



Community Development Department  
Planning  
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006  
510 494-4440 *ph* | www.fremont.gov

March 21, 2012

Glen A. Campora  
Assistant Deputy Director  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**RE: Housing Element Annual Progress Report (APR)**

Dear Mr. Campora:

The City of Fremont is providing an annual report to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on the status and progress made in implementing the Housing Element of the City's General Plan as required under Section 65400 of Article 7 – Administration of General Plan, Planning and Zoning Law.

Attached to this letter you will find the following:

1. Annual Report on the General Plan and Housing Element for calendar year 2011.
2. Attachments to Annual Report:
  - Exhibit "A" – Completed forms and Tables (A, A2, A3, B and C) for submission to HCD and OPR.

If you have any questions regarding this letter or its attachments, please do not hesitate to call me at (510) 494-4454 or e-mail me at [KWheeler@fremont.gov](mailto:KWheeler@fremont.gov).

Sincerely,

Kristie Wheeler  
Planning Manager

Attachments/

cc. Ken Alex, Director, Governor's Office of Planning and Research

Housing Policy Department  
Received on:

APR 05 2012



Building & Safety  
510 494-4400

Engineering  
510 494-4700

Housing & Redevelopment  
510 494-4500

Planning  
510 494-4440



Department of Housing and  
Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Fremont

Mailing Address: 39550 Liberty Street, P.O. Box 5006  
Fremont, CA 94537-5006

Contact Person: Kristie Wheeler Title: Planning Manager

Phone: 510-494-4454 FAX: 510-494-4457 E-mail: KWheeler@fremont.gov

Reporting Period by Calendar Year: from 1/1/2011 to 12/31/2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044





## Fremont City Council

3300 Capitol Avenue  
Fremont, CA 94538

**SCHEDULED**

Meeting: 03/20/12 07:00 PM  
Div/Dept: Planning  
Category: Plans, Policies and Studies

### STAFF REPORT (ID # 1331)

Sponsors:  
DOC ID: 1331

## HOUSING ELEMENT ANNUAL REVIEW (PLN2012-00144) - To Consider an Annual Report on the Status of the General Plan and Housing Element

### Contact Persons:

Name:	Edmund Chew	Kristie Wheeler
Title:	Info Sys Appl Spec III	Planning Manager
Div/Dept:	Planning	Planning
Phone:	510-494-4462	510-494-4454
E-Mail:	echew@fremont.gov	kwheeler@fremont.gov

**Executive Summary:** State planning law requires cities to provide a status report on the General Plan to the Governor's Office of Planning and Research (OPR) and an update on the implementation of the Housing Element each year to the State Department of Housing and Community Development (HCD). The purpose of this report is to provide an annual review of the General Plan as well as progress in implementing the Housing Element in keeping with the requirements of Government Code Section 65400. The City adopted a comprehensive General Plan update during the 2011 calendar year and no other amendments occurred. The City issued building permits for 505 new homes in 2011. At the February 23, 2012 Planning Commission meeting, the Planning Commission recommended unanimously that the City Council accept the annual report on the General Plan and Housing Element.

**BACKGROUND:** As noted above, the City adopted a comprehensive General Plan update in December 2011. The State Department of Housing and Community Development certified the City's 2007-2014 Housing Element on October 15, 2009. This is the third annual report since Housing Element certification.

**DISCUSSION/ANALYSIS:** This report is divided into the following sections:

- I. A description of progress in meeting regional housing needs
- II. A description of the progress in implementing various programs in the Housing Element
- III. A description of the status of General Plan activities

### **I. Progress in Meeting Regional Housing Needs**

The State of California periodically provides population growth estimates to each regional council of governments (in the Bay Area, the regional council is the Association of Bay Area Governments [ABAG]) and ABAG is then charged with determining the share of new housing units for which a community must plan in order to accommodate projected housing needs of the estimated growth. The Regional Housing Needs Allocation (RHNA) determination was established by ABAG in 2008 and considers housing production from January 1, 2007 to December 31, 2014. Table 1 identifies the City's RHNA for the 2007-2014 review period.

#### **Table 1 Fremont Housing Need by Income Category (2007-2014)**

Income Category	Housing Need
Extremely Low Income	700 households ( 16%)
Very Low Income	648 households ( 15%)
Low Income	887 households ( 20%)
Moderate Income	876 households ( 20%)
Above Moderate Income	1,269 households ( 29%)
TOTAL	4,380 households (100%)

Source: Housing Element Table 3-26.

Generally, very low income households have incomes which do not exceed 50 percent of the area median income, low income households have incomes which do not exceed 80 percent of area median income, moderate income households have incomes which do not exceed 120 percent of area median income, and above moderate income households have incomes greater than 120 percent of area median income. The area median income of a four-person household in Alameda County was approximately \$92,300 in 2011.

Table 2 illustrates the City of Fremont’s building permit activity for the current reporting period that began on January 1, 2007. In 2011, a total of 505 housing units were issued permits, of which 15 would provide housing for low-income households. Permits were issued for 37 units at the moderate income level and 453 units at the above moderate income level. Five of the above moderate income level units were secondary dwelling units. Notably, 301 of the 505 permits are attributable to the Urban Housing project now under construction on Walnut Avenue.

**Table 2  
Regional Housing Needs Allocation Progress- Permitted Units issued by  
Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period.		2007	2008	2009	2010	2011	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5		
Very Low	1,348	0	0	0	160	0	160	1,188
Low	887	0	0	0	0	15	15	872
Moderate	876	71	42	36	9	37	195	681
Above Moderate	1,269	318	237	260	138	453	1,406	( 137)
Total RHNA by COG. Enter allocation	4,380	389	279	296	307	505	1,776	2,604

number:								
	Total Units	▶	▶	▶	▶	▶	▶	▶

Note: Units serving extremely low-income households are included in the very low-income permitted units' totals.

**II. Progress in Implementation of the Housing Element (Adopted July 2009, Certified October 2009)**

The Housing Element identified a Housing Policy Program with seven goals, 16 policies and 57 programs. Exhibit A (Table C of Attachment 1 - Program Implementation Status) lists in detail the various goals, policies and programs, with their current status. Because the Housing Element was certified in October 2009, many of the programs are in the beginning phases of implementation or ongoing throughout 2011.

The time period covered in this report is generally from January to December 2011. A summary of important achievements and highlights is provided below; however, for specific updates on each program, please refer to Exhibit A.

**Design and Sustainability**

Housing Policy 2.01 relates to the continual update and application of building codes and design standards that ensure a high-quality housing stock. The following four programs focus on the City's effort to find new ways to accommodate future housing growth while ensuring a high-quality and sustainable infill project. These four programs are as follows:

Program 2.01-A Multifamily Design Guidelines: The City completed a public review draft of the new guidelines. With the decreasing amount of open land, developers and the City work closely to "fit" new multifamily housing project types into existing neighborhoods. This strategy prompted the need for detailed design guidance to developers of these projects. The guidelines should reduce delays and uncertainty for developers. Staff is currently working on the final draft document for City Council review in spring 2012.

Program 2.01-C Green Buildings: The City began implementation of the California Green Building Code that was effective January 1, 2011. This included a requirement that residential development comply with "Tier 1" standards or, as an equivalent, achieve 50 points on the Build-It-Green Green Point Rated checklist.

Program 2.02-D Evaluate Universal Design: Study was initiated by City staff in 2009 and is complete. Staff met twice with external stakeholders before developing a local ordinance which is substantially the same as the State's "Model Universal Design Local Ordinance." The City Council introduced the ordinance on March 22, 2011, and adopted the ordinance on April 5, 2011. As stipulated by State law, the ordinance went into effect 30 days later.

Program 2.01-G Solar Panel Incentive Program: After evaluating development of a solar panel incentive program, the City instead decided to invest some of its federal energy stimulus funds into residential energy efficiency programs. In 2011, Eden Housing used a City grant of \$82,225 in federal funds for efficiency upgrades at Redwood Lodge, an affordable housing development. Rising Sun Energy Center, Inc., used a City grant of

\$69,450 in federal funds to train local youth to conduct "green house calls" at more than 200 homes in Fremont, where they provide information and free efficiency upgrades to residents.

### **Housing Constraints**

Housing Policy 3.04 relates to the removal of governmental constraints that hinder the development of housing in Fremont. The following two programs both address parking requirements and their effect on the development of housing, especially in two areas – transit oriented development (TOD) and affordable housing projects. These two programs are as follows:

Program 3.04-A Consider Modification to Parking: As indicated by developers and other housing stakeholders, parking is a major barrier to development because of its cost and space requirements. Staff prepared a draft ordinance allowing 30 percent parking reductions by right for both TOD and affordable housing projects. City Council reviewed the draft ordinance in December 2011 and tabled the item for future consideration.

Program 3.04-B Evaluate Unbundling of Parking near TOD Areas: In 2009, the City also began research on the unbundling of parking for new TODs near the City's major transit stations. This is embodied in the Draft Downtown Community Plan. The Mobility Element of the General Plan update supports unbundled parking.

### **Financial Resources**

The following programs encourage the development of affordable and market-rate housing:

Program 3.01B Affordable Housing Ordinance: The City's Affordable Housing Ordinance provides flexibility to developers by allowing them the option of building units on-site or fulfilling their obligation by paying the City an in-lieu fee, and expands the uses for the fund to include supportive services for extremely-low, very-low, and low-income populations.

The in-lieu and impact fee increased to \$15.60 per square foot for new market-rate housing. The City collected approximately \$1.4 million in in-lieu fees in 2011.

Program 3.01-E Impact Fee Deferrals: As part of the Fremont Economic Stimulus Package to encourage development during the economic downturn, the City instituted an across-the-board impact fee reduction of 25% for projects in the CBD, 50 percent in the Downtown District, and 10 percent for projects located elsewhere in the City. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. By offering this option more widely, the City continues to assist affordable projects while also helping to increase market rate housing supply.

In calendar year 2011, three projects requested impact fee deferrals for 67 units totaling approximately \$1,809,460 (Mission Road Homes: 3 units, Persimmon Park Phases 1-3: 42 units, and Lunare Townhomes Phase 1: 22 units)

Program 3.03-B Continue to Encourage Development of Affordable Family and Larger Sized Units: The City will continue to encourage the development of affordable units that have a

sufficient number of bedrooms to accommodate larger-sized family households. Units may be either for rental or purchase.

Existing and New in 2011 Below Market Rate Housing (Ownership):

- Irvington Commons (3 and 4 bedroom homes)
- Villa d'Este (3 bedroom homes)
- Park Lane West (3 and 4 bedroom homes)

### **III. Status of General Plan Activities**

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1, 2011 to December 1, 2011, and summarizes activity related to the General Plan update.

In accordance with Government Code Section 65358(b), the General Plan may not be amended more than four times per year. Each amendment may include more than one change. In 2011, there were no commercial, industrial use, or residential development related GPAs approved prior to the adoption of the General Plan update.

The General Plan update was adopted by City Council Resolution No. 2011-69 on December 13, 2011. The City's new General Plan envisions a "strategically urban" community with the majority of future growth in Fremont channeled toward transit hubs and corridors. The General Plan establishes a new "Urban Residential" land use category near transit hubs, with densities ranging from 30-70+ units per acre. The General Plan also establishes "Transit Oriented Development (TOD) Overlays" within a half mile radius of transit stations that incorporate parking requirements, setbacks, and other development standards aimed at focusing growth near transit to meet the City's housing needs while ensuring the availability of transportation options.

**ENVIRONMENTAL REVIEW:** The proposed project is exempt from the California Environmental Quality Act (CEQA). An annual report is not subject to CEQA per CEQA Guidelines Section 15378, definition of a project.

#### **ATTACHMENTS:**

- Exhibit A- HCD Form

#### **RECOMMENDATION:**

1. Hold public hearing
2. Find the Annual Report is not subject to the requirements of the CEQA per CEQA Guidelines Section 15378(b)(5), definition of a "project".
3. Find that the Annual Report of the General Plan and Housing Element and Exhibit A accurately depict the current status of the City of Fremont with respect to the General Plan and Housing Element and direct staff to submit required materials to the appropriate agencies.



**Exhibit "A" of PLN2012-00144**  
**Annual Element Progress Report- Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Fremont  
Reporting Period 1/1/2011 - 12/31/2011

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4			5	5a	6		7	8				
			Affordability by Household Incomes					Total Units per Project	Est. # Infill Units*			Assistance Programs for Each Development See Instructions	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Rentier O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income									
Urban Housing	5+	R	0	15	30	256	301	Other	Regulatory Agreement						
<b>(9) Total of Moderate and Above Moderate from Table A3</b>											197	204			
<b>(10) Total by income Table A/A3</b>											0	15	37	453	505
<b>(11) Total Extremely Low-Income Units*</b>															

\* Note: These fields are voluntary

**Exhibit "A" of PLN2012-00144  
Annual Element Progress Report- Housing Element Implementation  
(CCR Title 25 §6202 )**

Jurisdiction City of Fremont  
Reporting Period 1/1/2011 - 12/31/2011

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program, it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity	1	1	7		9	
(2) Preservation of Units At-Risk	0	0	0		0	
(3) Acquisition of Units	0	0	0		0	
(5) Total Units by Income	1	1	7		9	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0	0	7	0	0	7	
No. of Units Permitted for Above Moderate	123	4	65	5	0	197	

\* Note: This field is voluntary

**Exhibit "A" of PLN2012-00144  
Annual Element Progress Report- Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Fremont  
Reporting Period 1/1/2011 - 12/31/2011

**Table B  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.  Income Level	2007		2008		2009		2010		2011		Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7								
Very Low	Deed	0	0	0	160	0									160	1,188
	Restricted Non-deed restricted	1,348			0	0										
Low	Deed	0	0	0	0	15									15	872
	Restricted Non-deed restricted	887			0	0										
Moderate	Deed	71	42	36	9	37									195	681
	Restricted Non-deed restricted	876			0	0										
Above Moderate		318	237	260	138	453									1,406	-137
Total RHNA by COG. Enter allocation number.		4,380														
Total Units		389	279	296	307	505									1,776	2,604
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**Exhibit "A" of PLN2012-00144  
Annual Element Progress Report- Housing Element Implementation  
(CCR Title 25 §6202 )**

Jurisdiction City of Fremont  
Reporting Period 1/1/2011 - 12/31/2011

**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				Status of Program Implementation
Name of Program	Objective	Assigned to	Timeframe in H.E.		
1.01-A: Neighborhood Home Improvement Program	5 to 8 housing rehabilitation loans. 20-40 minor home repair grants.	OHR, Community Preservation Staff: Lucia Hughes	Ongoing.	Single-Family Home Rehabilitation (AGENCY FUNDED ONLY): Nine (9) homes were rehabilitated during the reporting year. Loans were funded by Redevelopment Agency housing funds. The incomes of the 9 homeowner households assisted ranged from extremely low income (<30% AMI) to moderate income (<120% AMI). Single-Family Home Rehabilitation (CDBG FUNDED ONLY): Three (3) homes were rehabilitated during the reporting year and 15 minor home repairs were completed.	
1.01-B: Training for Apartment Owners and Property Managers	80-90 managers trained annually	OHR Staff: Janis Carey,	Ongoing.	No workshop trainings held in 2011.	
1.02-A: Redevelopment Area Capital Improvements	In Redevelopment areas, use a portion of tax increment funds for repair and reconstruction of neighborhood improvements and facilities that are substandard.	OHR Staff: Elisa Tierney	Ongoing.	Despite a freeze on many Redevelopment activities during CY2011, the Agency managed to finish a number of capital projects, including sidewalk work in Niles and remediation work on property formerly owned by Union Pacific.	
1.02-B: Citywide Capital Improvements	Through the City's Capital Improvement Program, identify and schedule periodic maintenance and improvement of residential facilities such as streets, sidewalks, etc.	Public Works Staff: Sean O'Shea	Ongoing.	During CY2011, the City has continued to complete capital improvement projects, focused on the maintenance and improvement of transportation infrastructure and public buildings. The FY 11/12-15/16 CIP was adopted in June 2011. The next CIP will be developed beginning in fall 2012.	
1.03-A: Liaison with Business and Neighborhood Associations	Maintain regular contact with business/neighborhood associations to review maintenance and development concerns and assist in private initiatives to improve neighborhood conditions.	OHR Staff: Barbara Szudry, Josh Huber	Ongoing.	Meet monthly with the Niles Property Owners' group.	

**Exhibit "A" of PLN2012-00144**  
**Annual Element Progress Report- Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction	City of Fremont	Reporting Period	1/1/2011 - 12/31/2011
<b>1.03-B: Community Engagement</b>	Work with neighborhood groups through programs such as National Night Out, Neighborhood Crime Watch and the Community Emergency Response Teams programs to build capacity for neighborhood problem solving which often results in improved levels of maintenance of homes and neighborhoods.	Police, Fire Staff: Karen Blount, Martha Matthiessen	Ongoing.
<b>2.01-A: Multifamily Design Guidelines</b>	Adopt new Multifamily Design Guidelines that provide detailed guidance to developers of multifamily projects. The Guidelines are meant to ensure high quality while also reducing delays and uncertainty for developers by clearly describing the City's design criteria and design interest in multifamily developments.	CDD, Planning Staff: Kelly Diekmann, Cliff Nguyen	Fall 2009
<b>2.01-B: Site Plan and Architectural Review</b>	Continue to use the City's site plan and architectural review process to assure the development is of a high quality and consistent with the scale and character of the community while also assuring that developers receive guidance from the City early in the development process so that affordable and multifamily housing projects are not delayed.	CDD, Planning Staff: Wayne Morris	Ongoing.
<b>2.01-C: Green Buildings</b>	Green buildings have a reduced environmental impact, are healthier for occupants, and also result in energy conservation and utility costs savings, making them more affordable over the long term. When green measures are considered during project design, they can be incorporated at minimal or no cost. Where the City has discretionary approval authority, ensure that new residential construction achieves adopted green building standards.	CDD, Planning Staff: Dan Schoenholz	Ongoing.
	National Night Out 2011 held neighborhood parties and City employees volunteered their time to visit and talk with residents around the community. The Community Engagement Unit also sponsors the Neighborhood Crime Watch programs across the City. In 2011, there were 460 active crime watch groups in Fremont. Fire Department and CERT Volunteers provide disaster response training to neighborhoods or community based teams throughout the year.		
	Public draft circulated in August 2011; Adoption anticipated in spring 2012.		
	The City has continued to implement its Site Plan and Architectural Review, providing direction early in the review process for development projects requiring this review.		
	The City began implementation of the California Green Building Code that was effective 1/1/2011. This included a requirement that residential development comply with "Tier 1" standards or, as an equivalent, achieve 50 points on the Build-It-Green Green Point Rated checklist.		

**Exhibit "A" of PLN2012-00144  
Annual Element Progress Report- Housing Element Implementation  
(CCR Title 25 §6202 )**

Jurisdiction City of Fremont  
Reporting Period 1/1/2011 - 12/31/2011

<p><b>2.02-D: Evaluate Universal Design</b></p>	<p>Universal Design calls for residences to be built with certain design features that would improve their livability. Housing units that incorporate Universal Design improvements are more adaptable to persons as they age or face physical challenges so they can still function well in their homes. The City will evaluate the feasibility of a Universal Design Ordinance that provides for greater adaptability and accessibility of housing. In the interim, the City will encourage housing developers to incorporate Universal Design features such as no-step entries, a bedroom and full bath on the first floor, and wide interior doors and hallways in their projects.</p>	<p>CDD, Planning Staff: Amy Rakley</p>	<p>July 2010</p>	<p>Study was initiated by City staff in 2009 and is complete. Staff met twice with external stakeholders before developing a local ordinance which is substantially the same as the State's "Model Universal Design Local Ordinance". The City Council introduced the ordinance on March 22, 2011 and adopted the ordinance on April 5, 2011. As stipulated in State law, the ordinance went into effect 30 days later.</p>
<p><b>2.01-E: Explore Alternatives to Minimize Need for Wider Streets</b></p>	<p>The land and improvement costs related to wider streets can constrain housing development. Continue to work with utility providers and developers to minimize the need for wider streets.</p>	<p>CDD Staff: Jeff Schwob</p>	<p>Ongoing.</p>	<p>Staff is evaluating a number of specific projects that include narrow streets, particularly in association with the proposed Downtown Community Plan project street sections. These projects are still in the conceptual design phase.</p>
<p><b>2.01-F: Utility Trench Backfill</b></p>	<p>Soil excavated for utility trenches is typically not used as backfill because it may not meet specification. However, backfill would likely be cheaper for the developer than the common practice of importing backfill. Continue to evaluate alternatives that would save money and added truck trips by re-using excavated soils for backfill.</p>	<p>Public Works Staff: Andrew Russell</p>	<p>Ongoing.</p>	<p>The City permits the use of recycled trench backfill that conforms to specifications. The City evaluates proposals for new developments as related to utility trench backfill.</p>

**Exhibit "A" of PLN2012-00144**  
**Annual Element Progress Report- Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction	City of Fremont	
Reporting Period	1/1/2011	12/31/2011
2.01-G: Solar Panel Incentive Program	<p>Solar photovoltaic systems can lower utility bills for occupants while reducing the carbon footprint from new development. The Redevelopment Agency will evaluate establishing a solar panel incentive program for affordable multifamily projects.</p>	<p>RDA Staff: Dan Schoenholz</p>
3.01-A: Mid-Term Review of Redevelopment Agency's Implementation Plan	<p>The Redevelopment Agency is required by law to conduct a mid-term review of its Implementation Plan. The next Agency mid-term review will take place in early 2011. As part of the mid-term review, the Agency will review target allocations and adjust them as necessary to help the City meet its housing needs. In the event the Plan Amendment is approved, the mid-term review would provide an opportunity for the Agency to make modifications to its policies and goals to ensure that Agency funding continues to be allocated appropriately to meet the City's housing needs.</p>	<p>OHR Staff: Irene de Jong</p>
	Fall 2010	Spring 2011
	<p>After evaluating development of a solar panel incentive program, the City instead decided to invest some of its Federal energy stimulus funds into residential energy efficiency programs. In 2011, Eden Housing used a City grant of \$82,225 in federal funds for efficiency upgrades at Redwood Lodge, an affordable housing development. Rising Sun Energy Center, Inc., used a City grant of \$69,450 in federal funds to train local youth to conduct "green house calls" at more than 200 homes in Fremont, where they provide information and free efficiency upgrades to residents.</p>	<p>Staff began work on the Mid-Term Review document during CY2009. The document was presented to the Redevelopment Agency Board in January 2011 for review and comment so that it can be finalized for formal consideration and approval in June 2011.</p>

## Exhibit "A" of PLN2012-00144 Annual Element Progress Report- Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction		City of Fremont	
Reporting Period		1/1/2011	12/31/2011
<p><b>3.01-B: Affordable Housing Ordinance (formerly Inclusionary Housing Ordinance)</b></p>	<p>The City's Inclusionary Housing Ordinance included limited provisions whereby the developers can contribute to a Housing Trust Fund in lieu of construction affordable units within their projects. The City has been working on revisions to the Inclusionary Housing Ordinance that would increase opportunities for developers to choose to pay the fees rather than provide units, and expand the uses for the Fund to include supportive services for extremely-low, very-low, and low-income populations. However, based on a 2009 court decision, the City re-evaluated the proposed modifications to the Ordinance.</p>	<p>OHR Staff: May Lee</p> <p>April 1, 2010 (Adopted 6/15/2010)</p>	<p>In June 2010, the City adopted amendments to the Affordable Housing Ordinance. A major modification to the Ordinance provides flexibility to developers by allowing them the option of building units on site or fulfilling their obligation by paying the City an in-lieu fee of \$13.65 per square foot of living space. The in-lieu and impact fee increased to \$15.60 per square foot for new market rate high-density housing.</p>
<p><b>3.01-C: Develop a Target Percentage of Affordable Housing Funds to Support Extremely-Low Income (ELI) Households.</b></p>	<p>The Redevelopment Agency will conduct an in-depth analysis of ELI households housing needs and will develop a local policy target percentage of affordable housing funds to meet the housing needs of this segment of Fremont's population, consistent with all applicable statutory obligations.</p>	<p>OHR Staff: Elisa Tierney</p> <p>Spring 2010</p>	<p>The Agency Board held two work sessions, one in July 2010 and one in November 2010, where this question was considered. Because ELI households make up approximately 23% of the total low- and moderate-income housing need for Fremont in 2007-14, as laid out in the Regional Housing Needs Assessment, the Board directed staff to strive to build 23% of new units to be affordable to ELI households. This policy and guideline will be carried forward into future years.</p>

**Exhibit "A" of PLN2012-00144**  
**Annual Element Progress Report- Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction	City of Fremont	Reporting Period	1/1/2011 - 12/31/2011	OHR	Ongoing	
3.01-D: Maximize Existing Funding Resources		Ensure that the City is utilizing the full amount of CDBG and HOME funds available as part of the Urban County and HOME Consortium Program. Continue to provide support and information to developers in seeking additional funding resources such as Low Income Housing Tax Credits, Mortgage Revenue Bonds, Affordable Housing Program funds, etc.	OHR Staff: May Lee		Cottonwood Place Senior Apartments (formerly Peralta Senior/Eden Housing): In 2010, Eden Housing started construction on a \$37 million, 98-unit senior rental development that will serve very low and extremely low income seniors. The Agency and City provided a \$12.7 million development loan, which includes \$10.8 million of Agency housing funds, \$1.4 million of HOME Program and \$488,000 of CDBG funds. The HUD 202-funded project is scheduled to be completed in Spring 2012. Main Street Village: In August 2011, construction was completed on Allied Housing's Main Street Village, a 64-unit supportive housing development. The City and Agency provided \$6.6 million in financing, which included \$2.4 million of Agency funds, \$3 million of HELP funds, \$1 million of HOME funds and \$200,000 of CDBG funds. The \$26 million rental development received \$20 million of federal American Recovery and Reinvestment Act Funds administered by the CA Tax Credit Allocation Committee.  ECHO Rental Assistance Program: The City provided \$19,526 in CDBG funds to ECHO to administer the Rental Assistance Program (RAP) RAP provides assistance through loan guarantees or cash grants to help lower-income renters who are delinquent in one month's rent or who have insufficient resources to move into a unit by assisting them with their security deposit. A total of 73 households were screened. A total of three (3) households received RAP guarantees assistance. Federal Stimulus Funds: The City received \$1.17 million in Homelessness Prevention and Rapid Re-Housing funds to provide financial assistance and services to prevent homelessness and to help those who are homeless to be quickly re-housed and stabilized. The program began October, 2009 and is being operated out of the Fremont Family Resource Center using the existing network of support agencies and personnel that operate out of the Center and has assisted over 138 households with homeless prevention funds.	
3.01-E: Impact Fee Deferrals		Continue to offer deferred payment of impact fees as an option for affordable housing projects.	CDD, OHR Staff: Wayne Morris, Joel Pullen, Brittany Schafsky	Ongoing	As part of the Fremont Economic Stimulus Package to encourage development during the economic downturn, the City instituted an across-the-board impact fee reduction of 25% for projects in the CBD, 50 percent in the Downtown District, and 10 percent for projects located elsewhere in the City. The City extended those reductions for building permits pulled by December 2012. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. In December 2010, the City added the ability to defer affordable housing in-lieu and impact fees as well. By offering this option more widely, the City continues to assist affordable projects while also helping to increase market rate housing supply. In CY2011, three projects requested impact fee deferrals for 67 units totalling approximately \$1,809,460 (Mission Road Homes: 3 units, Persimmon Park Phases 1-3: 42 units, and Lunare Townhomes Phase 1: 22 units).	

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<p><b>3.02-A: Maintain Inventory of Residential Vacant and Underutilized</b></p>	<p>The City will maintain an inventory of residential vacant and underutilized land and encourage development of the land. No residentially designated parcel may be changed to a lower density than shown on the General Plan land use map nor may any residentially designated parcel be changed to a non-residential land use designation unless findings, supported by substantial evidence, can be made by the City Council pursuant to the provisions of Government Code Section 65883.</p>	<p>CDD, Planning Staff: Jeff Schwob</p>	<p>Ongoing</p>	<p>The City is maintaining this inventory and continually tracking the development of all parcels and land use types through its Development Activity report, which is completed and updated three times a year.</p>
<p><b>3.03-B: Continue to Encourage Development of Affordable Family and Larger Sized Units</b></p>	<p>The Redevelopment Agency has adopted as a criterion for awarding funds to projects, the targeting of a range of unit sizes, including units suitable for larger families. The City and Redevelopment Agency will continue to encourage the development of affordable units that have a sufficient number of bedrooms to accommodate larger-sized family households. Units may be either for rental or purchase.</p>	<p>OHR Staff: May Lee, Janis Carrey</p>	<p>Ongoing</p>	<p><b>Existing Below Market Rate Housing (Rental):</b> Pickering Place (4 and 3 bedroom units) Baywood (3 bedroom units) Archstone (3 bedroom units) Glen Haven (3 bedroom units) Glen View (3 bedroom units) Irvington Terrace (3 bedroom units) Maple Square (3 bedroom units) Oroyosom Village (3 bedroom units) Park Vista (3 bedroom units) Sundale Farms (3 bedroom units) <b>Existing and New in 2011 Below Market Rate Housing (Ownership):</b> Hummingbird (4 and 3 bedroom homes) Castilleja (4 bedroom homes) Cedarbrook (4 bedroom homes) Villa d'Este (3 bedroom homes) Cascade (3 bedroom homes) Loredo (3 bedroom homes) Sonora (3 bedroom homes) Parklane West (4 and 3 bedroom homes)</p>
<p><b>3.03-C: Continue to Allow Manufactured Housing in Single Family (R-1) Districts</b></p>	<p>The City currently allows manufactured housing, which tends to be more affordable, in single-family (R-1) districts. The City will continue to allow manufactured housing in single-family districts.</p>	<p>CDD, Planning Staff: Planning</p>	<p>Ongoing</p>	<p>The City's Planning Division continues to allow manufactured housing in existing single family residentially zoned areas. The Zoning Ordinance was amended in 2008 to clarify the development requirements of these home types.</p>

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<p><b>3.03-D: Encourage a Mix of Affordable and Market-Rate Housing Near Transit</b></p>	<p>Housing is a critical component of a successful transit-oriented neighborhood. Studies show that the most successful transit-oriented developments offer a range of housing types and affordability within a short distance of transit. As part of the City's comprehensive General Plan Update, the Land Use Element will include new policies to encourage a mix of housing near transit. The City will also continue existing policies to encourage a mix of uses near transit such as no density limit for mixed use projects, no minimum open space requirement for mixed use, administrative processing of lot consolidation requests, and financial support where available for mixed use affordable projects.</p>	<p>CDD Staff: Dan Schoenholz</p> <p>2010</p> <p>The City's new General Plan, adopted on December 13, 2011, envisions a "strategically urban" community with the majority of future growth in Fremont channeled toward transit hubs and corridors. The General Plan is to make Fremont "strategically urban".  See also Action 6.03-A.</p>
<p><b>3.03-E: Alternative Housing Concepts</b></p>	<p>Identify and encourage best practices alternative housing concepts such as co-housing which have proven effective in housing populations such as frail and isolated seniors, foster and emancipated youth, homeless, etc.</p>	<p>CDD, OHR, HS Staff: Elisa Tierney</p> <p>Ongoing</p> <p>One 'best practice' that has emerged is the inclusion of supportive or wrap-around support services in affordable housing projects as a means to help individuals achieve self-sufficiency. The Board has urged staff to continue this type of project.</p>

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<p><b>3.03-F: Encourage Affordable Housing in a Variety of Locations</b></p>	<p>Continue to encourage production of affordable housing in different parts of Fremont, while taking into account funding restrictions and the City's goal to focus housing near transit.</p>	<p>OHR, RDA Staff, May Lee</p>	<p>Ongoing</p>	<p>For the reporting period, the City has two affordable housing developments in progress.</p> <p>Cottonwood Senior Apartments (firmly Peralta Senior Housing), a 98-unit rental development, with on-site senior services under construction in the Centerville Redevelopment Area. Construction started in October 2010 and is anticipated to be completed in Spring 2012. The Agency is providing a \$12.7 million development loan to help finance the project.</p> <p>Main Street Village, a 64-unit supportive housing development in the Irvington Redevelopment Area. Construction started in June 2010 and was completed in August 2011. The Agency is provided a \$6.6 million development loan to help finance the project.</p> <p>The recent Notice of Funding Availability (NOFA) issued by the City made it clear that the City would consider projects throughout the City (not just in project areas) with a particular focus on building near transit accessible areas.</p>
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3.04-A: Consider Modification to Parking Requirements for Various Housing Types	Parking was identified by stakeholders as a barrier to housing development due to the associated costs. Evaluate modification to residential parking requirements, including allowances for tandem parking spaces, and possible reductions if analysis indicated that residents are likely to need less parking based on income level and/or proximity to transit.	CDD, Planning Staff: Kelly Diekmann	January 2011  Staff completed research and prepared a draft ordinance allowing 30% parking reductions by right. City Council reviewed the draft ordinance in December 2011 and tabled the item for review in 2012.
3.04-B: Evaluate Unbundling of Parking near TOD Areas	A parking system that "unbundles" parking from residences theoretically would provide more efficient use of land for parking. However, in practice, there are a number of challenges implementing an unbundled parking program. Evaluate options for unbundling of parking near TOD areas.	CDD, Planning Staff: Wayne Morris	January 2011  The Mobility Element of the General Plan update supports unbundled parking.  The draft Downtown Community Plan includes provisions for non-exclusive parking and reduced parking rates.
3.04-C: Early Identification of Possible Project Issues	In most housing development projects, there are challenges that must be resolved prior to permit issuance. Examples can include on-site historic resources; environmental requirements such as stormwater retention, hazardous materials, or wildlife habitat; water supply; traffic circulation.	CDD Staff: Team Based Approach	Ongoing  With the new Team Based Approach, City staff has restructured its reviewing process, giving development applicants a more complete view of possible site/project issues early in the review process.

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<p><b>3.04-D: Continue to Coordinate Development Review with Outside Agencies</b></p>	<p>Outside agencies such as Alameda County Water District, Union Sanitary District, Pacific Gas and Electric, and the Regional Water Quality Control Board have requirements that must be considered and incorporated into the development permit process. While the City works closely with these agencies and others to try to streamline review, the development community continues to identify coordination as a constraint. Continue to work with outside agencies to establish standards, share information and provide coordinated information to the development community.</p>	<p>CDD Staff: Team Based Approach</p>	<p>Ongoing</p>	<p>The new Team Based Approach strategy involves all possibly interested governmental agencies and parties from the beginning of the development project review.</p>
<p><b>3.04-E: Review Fee Structure</b></p>	<p>Within six months of adoption of the comprehensive update to the city's General Plan, review the City's impact fee structure to assure that fees are equitable and fair in relationship to the infrastructure needs identified in the updated General Plan and that fees are reflective of actual costs and remain consistent with the provisions of the Quimby and Fee Mitigation Acts. In particular, the City will analyze park dedication and development impact fees for ELL units where supportive services are also provided, and will analyze traffic impact fees based on income level, disability and proximity to transit.</p>	<p>CDD Staff: Dan Schoenholz, Jennifer Brame</p>	<p>Within 6 months of adopted updated General Plan</p>	<p>The General Plan Update was adopted December 13, 2011. A city-wide fee review is scheduled to begin within 6 months of this adoption. Also see program 3.01-E for other fee reductions issued by the City.</p>

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3.04-F: Complete Implementation of Process and Procedure Improvements			<p>A study of the City's development processes was completed in 2008 and identified 130 recommendations for improving the City's development review processes. When implemented, these recommendations will streamline the City's development process, providing improved customer service and efficiency to housing developers.</p>	<p>CDD Staff: Wayne Morris</p>	<p>Fall 2010</p>	<p>City staff has implemented many of the 130 recommendations made by an outside consultant to improve the development review process. As a result, the Team Based Approach to development review debuted in May 2009 and fully integrated during CY 2010.</p>	
4.01-A; Preserve "At-Risk" Affordable Housing Units			<p>Continue to monitor affordable housing developments that could be at risk for converting to market rate. There are three developments at risk during the 2007-2014 time frame representing 158 total units at risk. The City will utilize its financial resources (Redevelopment funds, HOME and CDBG, State and Federal funding sources, etc.) if necessary to aggressively prevent the conversion of affordable housing units to market rate. City staff carefully monitors at-risk units and believes, based on its past success in achieving continued affordability of at-risk units, that conversion of units can be prevented with minimal investment of the City's limited affordable housing funds and maximum utilization of existing state and federal programs. However, should the City received notice that any of the three at-risk projects is converting to market rate, the City will work with the property owner to ensure tenants received timely notification and information on alternatives. The City will also evaluate the potential of using outside funding to preserve units.</p>	<p>OHR Staff: May Lee, Janis Carey</p>	<p>2007-2014</p>	<p>While it is possible to invest funds, the majority of property owners the City has approached remain committed to providing below market rate rentals and are not interested in an ongoing regulatory relationship. HUD project based Section 8 has been the most effective program in preserving "at-risk" units throughout the City.</p>	

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4.01-B: Long-Term Affordability Restrictions	Continue to require long-term affordability restrictions for existing and new housing units assisted with public funds. The Affordable Housing Ordinance was amended in June 2010 and requires a 55 year affordable term for rental units and a 30-year affordable term for "for sale" units. In 2013, the affordable term for "for sale" units will be increased to a 45 year affordable term.	OHR Staff: May Lee, Harvey Levine	Ongoing	Please see program 3.01-B.
4.01-C: Apartment Acquisition/Rehabilitation	The Redevelopment Agency will continue its Apartment Acquisition and Rehabilitation Program, which provides funding for affordable housing developers to acquire and rehabilitated multifamily rental units.	OHR Staff:	Ongoing	The Redevelopment Agency Board appropriated \$200,000 FY 2009-10 and \$240,000 in FY 2010-11 for its Apartment Acquisition and Rehabilitation Program. City staff has reached out to apartment owners (particularly in the redevelopment project areas) to participate, however, no owners agreed to participate in the 2011 reporting year.
4.01-D: Mobile Home Preservation and Rent Stabilization	Preserve existing mobile homes (756 mobile homes) and continue to enforce the City's Mobile Home Rent Stabilization Ordinance.	OHR Staff: May Lee, Harvey Levine	Ongoing	No updates to report, existing mobile homes are still operating at current capacity.
4.01-E: Continue to Implement Condominium Conversion Ordinance	The City's Condominium Conversion Ordinance generally limits and provides conditions for conversion of no more than 100 rental units to condominiums in any calendar year. It is intended to ensure the adequate supply of rental units within the community.	CDD, Planning Staff: Jeff Schwob, Cliff Nguyen	Ongoing	In CY2011, the City received one conversion application; review of that application is pending. No units were converted in 2011.
5.01-A: Residential Rent Increase Dispute Resolution Ordinance	Continue the administration of the Rent Increase Dispute Ordinance and consider revisions as necessary to make the Ordinance as effective as possible in protecting both tenants and landlords.	OHR, CAO Staff: May Lee, Janis Carey	Ongoing	No revisions are planned at this time.
5.01-B: Fair Housing Counseling Services	Continue the administration of fair housing counseling services and discrimination complaint assistance.	OHR, HS Staff: May Lee, Janis Carey	Ongoing	Investigated 25+ fair housing cases in 2011. The City distributed over 1,200+ brochures and other information to approximately 1,700 residents to teach them about fair housing and their rights.

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5.01-C: Landlord/Tenant Counseling Services			<p>The City contracts with Fremont Fair Housing and Landlord/Tenant Services. FFHS responded to over 1,500 landlord/tenant inquiries.</p>
5.02-A: Seniors: Home Equity Conversion Program			<p>Two (2) persons received in depth counseling in 2011. Seventeen (17) persons received information pertaining to the Home Equity Conversion Program from the City. In 2011 over 120 residents were provided information on the program from outreach events, flyers and PSAs.</p>
5.02-B: Disabled: Accessibility Improvements to Existing Housing			<p>A total of three (3) households received rehabilitation assistance in 2011.</p>
5.02-C: Homeless: EveryOne Home Plan			<p>To develop a coordinated system for prevention and re-housing services that is effective and efficient, the jurisdictions of Alameda County have agreed to work together, with the leadership of EveryOne Home, to implement regional housing assistance centers that provide a variety of prevention and re-housing services, linked through a countywide referral, assessment and outcome tracking system. Coordination is also provided with the County's Social Service Agency, receiving TANF funding.</p> <p>The City received a total of \$1.17 million in 2009 to administer and operate a homeless prevention and rapid re-housing program in the south county, serving Fremont, Union City and Newark residents. The Fremont Family Resource Center has become the Housing Assistance Center for south county. The program opened its door on November 2, and has served approximately 526 people in CY2011.</p> <p>The City continues to actively participate in the county-wide effort to end homelessness under the leadership of EveryOne Home.</p>
5.03-A: Rental Assistance Program			<p>If residents fall behind in rent or need assistance in the move-in deposit, then ECHO can assist.</p> <p>The ECHO staff monitors compliance and also have recently revised their screening process and intake forms to simplify the application process for residents.</p> <p>In CY2011, the Rental Assistance Program provided the following services: 6 Grants/Guarantees, 53 Pre-Screens performed, 2 Support Counseling Sessions, 12 attended outreach programs.</p>

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5.03-B: First Time Homebuyers Program	Over 280 potential first-time homebuyers attended the Office of Housing and Redevelopment's first-time homebuyers workshops during the previous planning period, and over 60 first-time low- and moderate-income homebuyers received down payment assistance from the City in purchasing their first home. Interest in the program has grown steadily since its inception.	OHR Staff: May Lee	Ongoing	Workshops were held quarterly and over 280 individuals attended the homeownership workshop.
5.03-C: Mortgage Credit Certificate Program	This program allocates mortgage credit certificates to first-time homebuyers.	Alameda County, OHR Staff: May Lee	Ongoing	Program run by the County, but the City of Fremont continues to assist in financing for this program. No other updates to report.
6.01-A: Affordable Housing Week	Continue to utilize Affordable Housing Week as an opportunity to publicize the need for and the benefits of affordable housing through Council proclamations, press releases, and other appropriate mechanisms.	OHR Staff: May Lee	Ongoing	In CY2011, the following actions were taken: Proclamations were issued for Affordable Housing Week. A booklet on affordable housing was updated and made available for residents. OHR celebrated Fair Housing/Affordable Housing Week.
6.01-B: Affordable Housing Presentations	Make presentations and/or train community groups to deliver presentations regarding affordable housing to the community at large.	OHR Staff: May Lee	Ongoing	Advocates for Affordable Housing, a resident-sponsored advocate group, and city staff have facilitated 5+ presentations to various resident organizations, including rotary clubs. City staff has provided the power point presentation to Human Services staff and to affordable housing developers such as Eden Housing to use in their outreach programs concerning affordable housing programs.
6.02-A: Support for Non-Profit Affordable Housing Providers	Recognize and support the efforts of non-profit affordable housing providers that are located in Fremont and the Bay Area. Encourage the participation of these providers in developing housing and meeting the affordable housing needs of Fremont households. Examples of support might include public recognition of affordable housing developers, early consultation on projects, or project funding.	OHR Staff: May Lee	Ongoing	Refer to program 6.01A.  The City also presented a Resolution to Eden Housing at a Council meeting to recognize Eden's success in securing a \$2.2 million in HUD funding for energy efficiency upgrades and installation of solar panels at the Sequoia Manor and Pacific Grove affordable developments.

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6.02-B: Inter-Jurisdictional and Regional Planning	Continue to coordinate with local jurisdictions, Alameda County, and regional organizations to plan for residential development and affordable housing opportunities.	CDD, Planning, OHR Staff: Jeff Schwob, Elisa Tierney	Ongoing
6.02-C: Consultation with Housing Stakeholders	Consult with affordable housing developers, market-rate developers, housing advocates, the business community, and other stakeholders on all proposed housing policy changes.	CDD, Planning, OHR Staff: Dan Schoenholz	Ongoing
6.02-D: Annual Housing Report	Prepare an annual housing report for review by the City Council including information on progress made towards meeting new construction needs, affordable housing needs, effectiveness of existing programs and recommendations for improvement. Consult with non-profit providers, special need providers and other community resources in the preparation and evaluation of the report.	CDD, Planning Staff: Kelly Diekmann	Annually, Ongoing
6.03-A: Update Land Use Element of General Plan	Consistent with regional planning efforts, the City plans to accommodate much of its future housing need in the Central Business District and in areas near existing and planned transit hubs (Centerville Train Depot, Fremont BART, Irvington BART) and along transit corridors. As part of a comprehensive update of its General Plan, the City will amend the Land Use element to reflect this long-range vision of intensified uses near transit. The updated General Plan will provide a policy basis for future rezoning of land near transit at higher densities.	CDD, Planning Staff: Dan Schoenholz	2010 (Adopted Dec 13, 2011)
			<p>The City staff has worked with ABAG to further the goals of many regional planning efforts. These include the Priority Development Areas policy work, as well as providing ABAG with City specific data to assist in projections for housing in the Bay Area region. The City has participated in SB375 implementation with MTC and ABAG.</p> <p>City and OHR staff met with stakeholders on a variety of issues in 2011, including revisions to the Affordable Housing Ordinance and availability of funding for construction of new affordable housing.</p> <p>Report completed in February 2012. No further action to report. Planning Commission Public hearing scheduled for February 23, 2012. City Council Public hearing scheduled for March, 2012.</p> <p>The City's General Plan Update was adopted on December 13, 2011. It calls for Fremont to become "strategically urban" with the bulk of future growth directed to areas near transit. The plan establishes a new "Urban Residential" land use category near transit hubs, with densities ranging from 30-70 units per acre. The plan also establishes "Transit Oriented Development (TOD) Overlays" within a half mile radius of transit stations that incorporate parking requirements, setbacks, and other development standards aimed at focusing growth near transit to meet the City's housing needs while ensuring that transportation options are available.</p>

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<p><b>7.01-A: Funding for Non-Profit Social Service Providers</b></p>	<p>The City currently provides funding to local non-profit agencies that offer a variety of supportive services to the community, including homeless assistance, meal programs, domestic violence services, child care services, health services, adult day care, and case management. Services are funded through a combination of CDBG and local funds.</p>	<p>OHR, HS Staff: May Lee, Lucia Hughes</p>	<p>Ongoing</p>	<p>The City provides grants to a total of 20 non-profit agencies which operate a total of 25 programs to provide a wide array of social services which include, but is not limited to shelter services, basic need services, domestic violence intervention, health services, family counseling services, and senior services. Examples of these agencies are Abode Services, Tri-City Volunteers, SAVE, Kidango, Tri-City Health Center, Family Paths, and Bay Area Adult Day Care. These programs served approximately 60,000 people per year.</p>
<p><b>7.01-B: Continue to Operate in Fremont Family Resource Center</b></p>	<p>The City partners with more than 25 government and non-profit organizations in the operation of the Fremont Family Resource Center (FFRC), where families can access a variety of supportive services under one roof. FFRC programs include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs.</p>	<p>HS Staff: Judy Schwantz</p>	<p>Ongoing</p>	<p>Federal Stimulus Funds: The City received \$682,331 in Homelessness Prevention and Rapid Re-Housing (HPRP) funds to provide financial assistance and services to prevent homelessness and to help those who are homeless to be quickly re-housed and stabilized. The program began on November 1, 2009 and is being operated out of the Fremont Family Resource Center using the existing network of support agencies and personnel that operate out of the Center. All HPRP funds must be spent by August 2012.</p>
<p><b>7.01-C: Continue to Implement the Pathways to Positive Aging Project</b></p>	<p>The City of Fremont provides extensive supports to elders, including paratransit and in-home health and case management services. As part of its Pathways to Positive Aging project, the City is partnering with numerous other service providers and community volunteers to enhance the service network and to increase community awareness. This work is funded through a combination of outside grants and local funds.</p>	<p>HS Staff: Karen Girmsich</p>	<p>Ongoing</p>	<p>The City's Human Services Department is continuing to implement the Positive Pathways to Aging Project.</p>

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<b>7.02-A: Encourage Location of Case Management and other Supportive Services in Affordable Housing Developments</b>	<p>Research shows that convenient, accessible supportive services are a key to keeping many families housed. Where it is feasible, encourage on-site case management and other support services in affordable housing developments, or provide space which would allow services to be brought on site.</p>
<b>7.02-B: Encourage On-Site Child Care in Affordable Housing Developments</b>	<p>Convenient, affordable, high-quality child care is an important support for families with children. Where it is feasible, encourage on-site child care in affordable housing developments serving families with children.</p>
<b>7.02-C: Encourage Location of Senior Supportive Services in Affordable Housing Developments for Seniors</b>	<p>Research shows that in order to assist older adults to age in place, access to support services are a key. Where feasible, encourage affordable housing developments to locate senior services on-site or at a minimum, provide space which would allow community senior services to be routinely brought on site.</p>
	<p>OHR, HS Staff: May Lee, Janis Carey, Suzanne Shenfil</p>
	<p>Ongoing</p>
	<p>The Main Street Village project includes a variety of on-site supportive services that will be operated by ABODE services. See also 3.01D.</p>
	<p>OHR, HS Staff: May Lee, Janis Carey, Suzanne Shenfil</p>
	<p>Ongoing</p>
	<p>Main St Village Apartments intends to offer a children's program as well as an Afterschool Program.</p>
	<p>OHR, HS Staff: May Lee, Janis Carey, Suzanne Shenfil</p>
	<p>Ongoing</p>
	<p>The Cottonwood Place Senior Apartments (formerly Peralta Senior Mixed Use/Eden Senior Housing) project will include the On-Lok supportive services office. Additionally, the City's Human Service Department is studying the feasibility of opening a satellite office in this building.  See also 3.01D.</p>

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