CY 2013 LR

CITY OF Fremont

Community Development Department
39550 Liberty Street | P.O. Box 5006, Fremont, CA 94537-5006
www.fremont.gov

Housing Policy Department
Received on:
APR - 7 2014

April 1, 2014

Lisa Bates
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 Ms. Bates:

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. This annual report was reviewed by the City of Fremont Planning Commission at their February 27, 2014 hearing and by the City of Fremont City Council at their March 18, 2014 hearing.

Attached to this letter you will find the following:

1. Annual Report on the General Plan and Housing Element for calendar year 2013.
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) 494-4436 or e-mail me at jpullen@fremont.gov

Sincerely,

Joel E. Pullen

Joel Pullen, AICP
Senior Planner

Attachments/

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

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Fremont

Mailing Address: 39550 Liberty Street
Fremont, CA 94538

Contact Person: Joel Pullen Title: Sr. Planner

Phone: (510) 494-4436 FAX: (510) 494-4402 E-mail: jpullen@fremont.gov

Reporting Period by Calendar Year: from 1/1/2013 to 12/31/2013

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

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Exhibit "A" of PLN2014 - 00150

Housing Element Annual Progress Report

(CCR Title 25 §6202)

Jurisdiction City of Fremont
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Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Urban Housing	5+			10	20	167	197	197		Deed Restricted	
Central Park - Tract 7910	2-4	O				95	95	95			
Hackamore - Tract 8092	SF	O				35	35	35			
Tavenna - Tract 7735	SF	O			9	57	66	66		Deed Restricted	
513 038000600	SF	O				1	1				
513 040107100	SF	O				1	1				
513 060806400	SF	O				1	1	1			
513 074600700	SF	O				1	1				
519 165201900	SF	O				1	1				
519 167704800	SF	O				1	1	1			
525 030806300	SF	O				1	2				
525 030806300	SU	R				1	0				
525 047100500	SF	O				1	1	1			
525 047300200	SF	O				1	1	1			
525 164600201	SF	O				1	1				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ► ►					29	365	**394**	**397**			
(10) Total by income Table A/A3 ► ►			0	10	29	365	**404**				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	24	0	24	Century Apts.--Mid-Peninsula Rehab (see Table C 4.01c)
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	7	7	Below Market Rate (BMR) Program for existing housing units-(see Table C 3.01b)
(5) Total Units by Income	0	24	7	31	

* 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)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	9	0	20			**29**	29

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No. of Units Permitted for **Above Moderate**	102	95	167	1		**365**	359

* Note: This field is voluntary

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.			2007	2008	2009	2010	2011	2012	2013	2014	2015	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	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,348	0	0	0	160	0	38	0			198	1,150
	Non-deed restricted		0	0	0	0	0	0	0			0	
Low	Deed Restricted	887	0	0	0	0	15	29	10			54	833
	Non-deed restricted		0	0	0	0	0	0	0			0	
Moderate	Deed Restricted	876	71	42	36	9	37	16	29			240	636
	Non-deed restricted		0	0	0	0	0	0	0			0	
Above Moderate		1,269	318	237	260	138	453	153	365			1,924	-655
Total RHNA by COG. Enter allocation number:		4,380											
Total Units ► ► ► ► ► ► ►			389	279	296	307	505	236	404			2,416	
Remaining Need for RHNA Period ►													1,964

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

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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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1.01-A: Neighborhood Home Improvement Program	5 to 8 housing rehabilitation loans. 20-40 minor home repair grants.	Ongoing	As a result of ABx1 26, which called for dissolution of all Redevelopment Agencies in California, and the subsequent California Supreme Court decision in California Redevelopment Association v. Matosantos which upheld the constitutionality of ABx1 26, the Fremont Redevelopment Agency was dissolved on February 1, 2012. Therefore, no tax increment funds are available for neighborhood improvements. The City continues to use CDBG funds to support this program and in 2013, the City issued 2 housing rehabilitation loans and 23 minor home repair grants.
1.01-B: Training for Apartment Owners and Property Managers	80-90 managers trained annually	Ongoing	Workshop held on November 19, 2013
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.	No longer applicable	As a result of ABx1 26 and subsequent court decisions, the Fremont Redevelopment Agency was dissolved on February 1, 2012. Therefore, no tax increment funds are available for neighborhood improvements.
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.	Ongoing	The City adopted the FY13/14-17/18 Capital Improvement Program (CIP) in June of 2013. Programmed funding is focused on the maintenance and improvement of transportation infrastructure and public buildings, and park development. In CY2013, the City also completed 36 capital projects and closed out available funds for reprogramming in future CIPs. The 2nd year of CIP funding will be appropriated on July 1, 2014.

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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 public private initiatives to improve neighborhood conditions.	Ongoing	Meet routinely with Fremont Chamber of Commerce, and Business Associations in Mission San Jose, Irvington, Centerville and Niles.
1.03-B: Community Engagement	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 better security throughout the neighborhoods.	Ongoing	National Night Out 2013 held 150 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 2013, there were 523 active crime watch groups in Fremont. Fire Department and CERT Volunteers provide disaster response training to neighborhoods or community based teams throughout the year. Police and Fire participate in the Crime Free Multi-Housing (CFMH) program, providing a partnership between the City, local property owners/managers, and residents to foster safe, healthy, crime free communities in rental housing. Fremont currently works in partnership with over 45 apartment communities and has 12 fully certified communities.
2.01-A: Multifamily Design Guidelines	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.	Completed	The Multi-family Design Guidelines were approved in Fall 2013.

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2.01-B: Site Plan and Architectural Review	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.	Ongoing	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.
2.01-C: Green Buildings	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.	Ongoing	The City began implementation of the California Green Building Code that was effective 1/1/2011, including a requirement that residential projects meet Tier 1 standards or the equivalent. The City Council adopted the 2013 California Building Standards Code (effective January 1, 2014) , which includes green building and energy conservation requirements. The City Council later changed the effective date of the 2013 California Energy Code and portions of the 2013 California Administrative Code and 2013 Green Building Code from January 1, 2014 to July 1, 2014 in accordance with action taken to delay implementation of these codes by the California Building Standards Commission.

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2.01-D: Evaluate Universal Design	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.	Completed	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. To implement the ordinance, the City established workflow whereby the Planning Division notifies applicants of Universal Design Ordinance requirements during the entitlement review process, and the Building Division verifies compliance during plan review and inspection.
2.01-E: Explore Alternatives to Minimize Need for Wider Streets	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.	Completed	In September 2012, the City Council adopted the Downtown Community Plan and Design Guidelines, which includes more narrow street sections. Staff will continue to look for opportunities to include narrow streets in new development projects. As part of the City's review of adopting Multi-family Design Guidelines (MFDG) the City has also reviewed its Private Vehicle Access way Policy (PVAW) and proposed updates to specify minimum dimensions and authority to approve deviations. The draft was reviewed and approved as part of the MFDG.

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2.01-F: Utility Trench Backfill	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.	Ongoing	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.
2.01-G: Solar Panel Incentive Program	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.	Completed	In 2013, the City continued its participation in the California Youth Energy Services program, which trains local youth to conduct energy and water audits of local residences at no charge to residents. More than 200 homes were audited as part of the program. The City also became a participant in the Department of Energy's American Solar Transformation Initiative (ASTI) aimed at helping cities adopt best practices for encouraging solar and streamlining solar permitting.
3.01-A: Mid-Term Review of Redevelopment Agency's Implementation Plan	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.	No longer applicable	As a result of ABx1 26, which called for dissolution of all Redevelopment Agencies in California, and the subsequent California Supreme Court decision in California Redevelopment Association v. Matosantos which upheld the constitutionality of ABx1 26, the Fremont Redevelopment Agency was dissolved on February 1, 2012. Therefore, the Mid-Term Reviews are no longer completed.

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3.01-B: Affordable Housing Ordinance (formerly Inclusionary Housing Ordinance)	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 lo-income populations. However, based on a 2009 court decision, the City re-evaluated the proposed modifications to the Ordinance.	April 1, 2010 (Adopted 6/15/2010)	In June 2010 and October 2011, 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 or other alternatives. Market rate rental housing is required to pay an impact fee. Affordable housing is exempt from fees. The in-lieu and impact fee increased to $17.55 per square foot for new market rate medium and high-density housing and $20.25 per square foot for low density housing. In 2012/2013, the City added seven properties to its low-income inventory through an alternative affordable housing plan for Persimmon Park. The Persimmon AHP resulted in the addition of 6 two-bedroom and 1 three-bedroom condominium units to the below market rate program. All of the units are located with in Central Fremont Community Plan area with three units along Fremont Boulevard, one unit near Hastings Street, and three units along Guardino Drive. In 2013, the Durham Road AHP resulted in the addition of 2, three bedroom condominium units to the below market rate program. Both units are located within the Central Fremont Community Plan area.
3.01-C: Develop a Target Percentage of Affordable Housing Funds to Support Extremely-Low Income (ELI) Households.	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.	Spring 2010	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. While the Redevelopment Agency was dissolved on February 1, 2012, the City continued to work to preserve and create ELI units per previous Board direction. State legislation (SB 341) that went into effect in 2013 also requires that 30 percent of all revenues to Housing Successor agencies from Housing Assets be spent on ELI housing, further solidifying the framework for ELI funding.

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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.	Ongoing	The City has fully utilized CDBG and HOME funds to support affordable housing in the past and will continue to do so in the future. Additionally, the City (as the Housing Successor to the former Redevelopment Agency) will utilize revenues from former RDA housing assets such as loan repayments to support affordable housing, consistent with SB 341. The City Council also budgeted about $1 million of general fund dollars for affordable housing in FY 2013-14. Finally, some residential developers have chosen to fulfill their affordable housing obligations under the City's Affordable Housing Ordinance by paying an in-lieu fee rather than providing on-site units. When combined with other developer-secured funding sources such as Low Income Housing Tax Credits, these various sources will allow Fremont to continue supporting new affordable housing development, albeit at a slower pace than was possible when the Redevelopment Agency still existed.
3.01-E: Impact Fee Deferrals	Continue to offer deferred payment of impact fees as an option for affordable housing projects.	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 percent for projects in the Central Business District (CBD), 50 percent in the Downtown District, and 10 percent for projects located elsewhere in the City. Residential project fee reductions sunsetted in December 2013. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. In 2013, 3 projects requested impact fee deferrals for a total of 194 dwelling units (Hackamore, 35 units; Central Park Terraces, 94 units; Villa d'este, 65 units). A total of $5.28M in fees was deferred.

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3.02-A: Maintain Inventory of Residential Vacant and Underutilized	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 65863.	Ongoing	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.
3.02-B: Marketing Package for Multi-Family Housing	The City has developed a marketing package for multi-family developers. The package includes an inventory of available incentives (modified parking requirements, impact fee deferral, etc...), a description of density bonus provisions, and identification of staff contacts. The City will continue updating and distributing this marketing package through written materials available at the Development Services Center, on-line information, and through one-on-one contacts with developers.	Ongoing	The City maintains a housing web page with materials for developers to provide information about code requirements, incentives, and contacts. The City periodically updates this information to reflect new information.

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3.02-C: Redesignation of Land for Higher-Intensity Housing Construction	While the City has sufficient land available to meet its projected housing needs through 2014, the City will continue to consider rezoning land for higher intensity (greater than 30 units/acre) development of both market-rate and affordable housing as opportunities arise. The City will evaluate these possible conversions in accordance with the General Plan, taking into account the need to focus housing growth near transit and also effect on the local economy	Ongoing	The City is currently preparing plans for the Warm Springs/South Fremont Community Plan, which would provide for higher-intensity housing. Additionally, the City is partnering with an affordable housing provider to develop the Laguna Commons project in the Irvington Community Plan Area. The City periodically reviews private development proposals for increasing residential density on a case-by-case basis.
3.03-A: Continue to Encourage Development of Second Units	The City's second unit ordinance is intended to encourage production of second units on residential parcels. The City will continue to work with property owners to encourage development of second units.	Ongoing	The City has consistently encouraged the production of second units within new construction or additions to existing residents.

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3.03-B: Continue to Encourage Development of Affordable Family and Larger Sized Units	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.	Ongoing	**Existing Below Market Rate Housing (Rental):** Main Street Village (3 bedroom units) Pickering Place (4 and 3 bedroom units) Central Park South (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 Arms (3 bedroom units) **Existing and New Below Market Rate Housing (Ownership):** 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) Tavenna (3 bedroom homes)
3.03-C: Continue to Allow Manufactured Housing in Single Family (R-1) Districts	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.	Ongoing	The City's Zoning Ordinance continues to allow manufactured housing in existing single-family residential zoning districts. The Zoning Ordinance was amended in 2008 to clarify the development requirements of these home types.

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3.03-D: Encourage a Mix of Affordable and Market-Rate Housing Near Transit	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.	2010	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". The City adopted the Downtown Community Plan and zoning to allow for by-right development of residential and mixed use development at densities greater than 50 units per acre. The Downtown Plan is based upon LEED Neighborhood Development criteria and taking advantage of its close proximity to major bus lines and BART. The City adopted a new Transit Oriented Development (TOD) zoning overlay on December 4, 2012, facilitating high density and mixed use development on designated properties within 1/2 mile of transit stations. See also Action 6.03-A.
3.03-E: Alternative Housing Concepts	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.	Ongoing	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. City staff continues to look for ways to retain supportive services where they exist and provide such services in new affordable housing development.

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3.03-F: Encourage Affordable Housing in a Variety of Locations	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.	Ongoing	Laguna Commons, a proposed 64-unit supportive services project in Fremont's Irvington District, continues to move forward. Developers Allied Housing and MidPen Housing submitted an application for planning entitlements for the project--these will be considered by the Planning Commission and City Council in early 2014. Also in 2013, the City Council approved a proposal by a market-rate developer to meet its affordable housing obligation by partnering with Habitat for Humanity to purchase land in Fremont's Centerville District for future development of affordable for-sale homes. Community Development Block Grant funds were also awarded to Habitat to facilitate the purchase. Habitat has submitted preliminary plans and intends to secure project entitlements in 2014.
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.	January 2011	The City adopted reduced parking requirements for residential uses within the Downtown Community Plan area, as well as with the TOD Overlay Zone in 2012. The City continues to allow for parking modifications and waivers for additional reductions based upon location and type of use.
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.	January 2011	The Mobility Element of the General Plan supports unbundled parking. The City considered unbundling of parking and allows it to occur within the Downtown Community Plan area and within TOD Overlay Zone. The City found that reduced parking rates were more likely to be accepted in the market than only allowing for unbundling.

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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.	Ongoing	With the 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.
3.04-D: Continue to Coordinate Development Review with Outside Agencies	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.	Ongoing	The Team Based Approach strategy involves all possibly interested governmental agencies and parties from the beginning of the development project review.

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3.04-E: Review Fee Structure	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 ELI units where supportive services are also provided, and will analyze traffic impact fees based on income level, disability and proximity to transit.	Within 6 months of adopted updated General Plan	The General Plan Update was adopted December 13, 2011. A city-wide impact fee review began in late 2012. The fee update has taken longer to complete than anticipated, but will be completed in 2014. Also see program 3.01-E for other fee reductions issued by the City.
3.04-F: Complete Implementation of Process and Procedure Improvements	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.	Completed	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. In 2013, the City prepared ordinance changes coupled with improved design guidelines in order to streamline development review, findings, and the process for ministerial vs. discretionary permits. The changes are scheduled for review and adoption in early 2014.

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4.01-A; Preserve "At-Risk" Affordable Housing Units	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.	2007-2014	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. In 2013, City staff also participated in Reconnecting America's "Preservation of Affordable Housing Near Transit" project. Reconnecting America will provide analysis and recommendations on how to preserve affordable housing in areas proximal to new and existing transit hubs.
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.	Ongoing	Please see program 3.01-B. Also, the requirement for a 45-year affordable term will revert back to a 30-year term for "for sale" units in Spring 2014 under a revision to the Affordable Housing Ordinance, as the longer period related to the Redevelopment Law standards that no longer apply due to the dissolution of Redevelopment Agencies. See program 3.01-A.

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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 rehabilitate multifamily rental units.	Ongoing	The City (as successor to the Fremont Redevelopment Agency) worked with Mid-Peninsula Housing in 2012 to restructure their debt and obtain new tax credit financing to allow for a major rehabilitation of the Century Village Apartments. By agreeing to extend the loan term for about $4 million in previously-provided funding, the City helped facilitate significant investment into this aging complex. In addition, Mid-Peninsula Housing agreed to make the entire complex affordable, a net increase of 24 affordable units over the previously-required 75 affordable units. Rehabilitation was completed in 2013 and all tenants are now residing in rent-restricted, renovated units.
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.	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.	Ongoing	In CY 2012, one condominium conversion, the Camden Village Apartment Conversion, was filed during the allowable acceptance period from 3/1/2012 to 3/15/2012. The 100-unit allocation in CY 2012 was allocated to the Camden Project. In addition, the Planning Commision allocated units from five consecutive future years to allow the Camden Project to complete the conversion in a single phase. The first 100 units were allocated under CY 2012, and the remaining 92 units were allocated by borrowing 20 units each from future CYs 2013 through 2016, and an additional 12 units from CY 2017. Accordingly, the allocation conversion cap for CYs 2013-2016 was reduced to 80 units per calendar year and 88 units for CY 2017. There is no roll-over allocation from CY 2013 of 80 units to CY 2014 because the vacancy rate for the last quarter of 2013 was below five percent.
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.	Ongoing	No revisions are planned at this time. Fifty-six tenants requested conciliation services and four households utilized mediation services in 2013.
5.01-B: Fair Housing Counseling Services	Continue the administration of fair housing counseling services and discrimination complaint assistance.	Ongoing	Investigated 32 fair housing cases in 2013. The City distributed 1,508 brochures and other information to approximately 2,352 residents to teach them about fair housing and their rights.

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5.01-C: Landlord/Tenant Counseling Services	Continue the administration of landlord/tenant counseling and eviction prevention services.	Ongoing	The City contracts with Fremont Fair Housing and Landlord/Tenant Services. FFHS responded to over 2,372 landlord/tenant inquiries.
5.01-D: Continue the administration of "Reasonable Accommodations Ordinance"	Continue to implement the City's "Reasonable Accommodations Ordinance" to ensure compliance with the Americans with Disabilities Act.	Ongoing	The City's Reasonable Accommodations Ordinance remains applicable and in place for use in those cases in which reasonable accommodations for persons with disabilities is necessary.
5.02-A: Seniors: Home Equity Conversion Program	Provide information and counseling to senior homeowners on various home equity conversion options.	No longer applicable	Due to the elimination of Redevelopment Agency (RDA) funds in February 2012, the City had to terminate some CDBG Housing Public Service programs such as Home Equity Conversion (HEC), to sustain the HUD mandated Fair Housing and Landlord/ Tenant program which was partially funded by RDA funds. The HEC program was terminated on March 1, 2012
5.02-B: Disabled: Accessibility Improvements to Existing Housing	Continue to provide rehabilitation assistance to housing units that need accessibility improvements for use by their disabled residents.	Ongoing	There were five (5) grants for household accessibility improvements issued in 2013.
5.02-C: Homeless: EveryOne Home Plan	Continue active participation in the EveryOne Home Plan, the Countywide plan to end homelessness through a continuum of housing services and opportunities for homeless households, including emergency shelters, transitional housing and permanent affordable housing opportunities.	Ongoing	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. 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 640 people through August 2012, when the program sunsetted. The City continues to actively participate in the county-wide effort to end homelessness under the leadership of EveryOne Home.

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5.03-A: Rental Assistance Program	Continue to fund the Rental Assistance Program, which assists households at extremely low, very low, and low income levels with move-in costs or delinquent rent due to temporary financial setbacks.	No longer applicable	Due to the elimination of Redevelopment Agency (RDA) funds in February 2012, the City had to terminate some CDBG Housing Public Service programs such as Rental Assistance Program (RAP), to sustain the HUD mandated Fair Housing and Landlord/ Tenant program which was partially funded by RDA funds. The HEC program was terminated on March 1, 2012
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.	No longer applicable	As a result of ABx1 26 and subsquent court decisions, the Fremont Redevelopment Agency was dissolvedon February 1, 2013. Therefore, no tax increments funds are available to assist first time homebuyer households with down payment loan assistance.
5.03-C: Mortgage Credit Certificate Program	This program allocates mortgage credit certificates to first-time homebuyers.	Ongoing	The MCC Program is run by Alameda County HCD, but the City of Fremont continues to assist in financing for this program. In 2013, the Program issued 7 MCC to Fremont households.
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.	Ongoing	In 2013, a City Council proclamation was issued for 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.	Ongoing	Due to the dissolution of Redevelopment, no staff was available in 2013 for general community presentations regarding affordable housing.

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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.	Ongoing	Refer to program 6.01A. The City also continued its membership in the East Bay Housing Organization, a consortium of local governments, non-profits, and others that advocates for affordable housing.
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.	Ongoing	The City staff has worked with ABAG to further the goals of many regional planning efforts. The City has participated in SB375 implementation with MTC and ABAG, and in 2013 utilized regional funds for planning efforts in two Priority Development Areas (South Fremont/Warm Springs and the City Center).
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.	Ongoing	City staff responded to requests from stakeholders to facilitate Council consideration of use of a portion of new general fund dollars accruing to the City as a result of the dissolution of the Redevelopment Agency (sometimes referred to as "boomerang funds") for affordable housing. The outcome of the policy discussion was a decision to allocate approximately $1 million to affordable housing beginning in FY 13/14, making Fremont one of the first communities in the region and the state to commit boomerang funds to affordable housing.

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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.	Annually, Ongoing	Report completed in February 2014. No further action to report. A Planning Commission Public hearing is scheduled for February 27, 2014, and a City Council Public hearing is scheduled for March 18, 2014.
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.	2010 (Adopted Dec 13, 2011)	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. During 2012, City adopted the Downtown Community Plan which is a subarea of the City Center. The Plan allows or high density residential and mixed use development by right in combination with commercial uses. Additionally, density and floor area ratios were increased for certain properties near transit through the adoption of the TOD Zoning overlay. The City also received a Station Area Planning Grant from the Metropolitan Transportation Commission (MTC) to further land use planning and zoning implementation in City Center. The City Center station area plan known as the City Center Precise Plan will be considered for approval in 2014.

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7.01-A: Funding for Non-Profit Social Service Providers	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.	Ongoing	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.
7.01-B: Continue to Operate in Fremont Family Resource Center	The City partners with more than 25 government and non-profit organizations in the operation of the Fremont Family Resource Center (FRC), where families can access a variety of supportive services under one roof. FRC programs include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs.	Ongoing	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 were required to be spent by August 2012.
7.01-C: Continue to Implement the Pathways to Positive Aging Project	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.	Ongoing	The City's Human Services Department is continuing to implement the Positive Pathways to Aging Project.

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7.02-A: Encourage Location of Case Management and other Supportive Services in Affordable Housing Developments	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.	Ongoing	The last two affordable housing projects in Fremont (Cottonwood Place and Main St. Village) have included on-site supportive services. The Laguna Commons project, for which the City provided funding to purchase the property in 2012, will also include on-site supportive services.
7.02-B: Encourage On-Site Child Care in Affordable Housing Developments	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.	Ongoing	Main St Village Apartments offers a children's service program that includes activities for kids as well as coordinating tutoring and other educational opportunities.
7.02-C: Encourage Location of Senior Supportive Services in Affordable Housing Developments for Seniors	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.	Ongoing	The Cottonwood Place Senior Apartments (formerly Peralta Senior Mixed Use/Eden Senior Housing) project, which is the most recently-completed affordable housing project for seniors in Fremont, includes a supportive services office. The City's Human Service Department has a satellite office in this building which houses a resident services coordinator.

General Comments:

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