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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Department
Received on:
APR 15 2015

City or County Name: CITY OF FREMONT

Mailing Address: 3955A LIBERTY STREET, FREMONT, CA 94538

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Reporting Period by Calendar Year: from 1/1/14 to 12/31/14

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: 04/07/15 07:00 PM
Div/Dept: Planning
Category: Plans, Policies and Studies

Sponsors:
DOC ID: 2339

STAFF REPORT (ID # 2339)

HOUSING ELEMENT ANNUAL STATUS REPORT (PLN2015-00180) - To consider an annual report on the status of implementation of the 2007-2014 Housing Element. This annual status report is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "project."

Contact Persons:

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Executive Summary: State planning law (Government Code Section 65400) requires cities to provide a status report on the implementation of the Housing Element each year to the Governor's Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD). This report is divided into three sections: a) progress towards meeting the City's Regional Housing Needs Allocation (RHNA); b) status of housing programs; and c) status of General Plan activities. The time period covered in this report is January 1 to December 31, 2014.

In 2014, the City issued building permits for 137 new housing units, none of which were restricted as affordable to extremely low, very low, low or moderate income households. Although no building permits were issued for affordable housing units in 2014, the City engaged in various activities to facilitate development of affordable housing in the future, such as acquiring funding for affordable housing, entitling affordable housing projects, releasing a Notice of Funding Availability (NOFA), and preparing a revision to the City's Affordable Housing Ordinance.

BACKGROUND: The City adopted a comprehensive General Plan update in December 2011. HCD certified the City's 2007-2014 Housing Element on October 15, 2009. This is the fifth and final annual progress report for the 2007-2014 Housing Element.

On December 2, 2014, the City adopted an updated Housing Element for the 2015-2023 period. The City's next annual report will pertain to the first year of the 2015-2023 Housing Element.

On March 26, 2015, the Planning Commission reviewed the 2014 Housing Element Annual Status Report, and recommended that the City Council direct staff to submit the report to OPR and HCD. The item was on the consent calendar and approved by the Planning Commission by a 7-0 vote without discussion.

DISCUSSION/ANALYSIS: State planning law requires the City to prepare an annual status report on implementation of the Housing Element. Specifically, California Government Code Section 65400 requires the City to provide a report, which has been reviewed by the City Council, to OPR and HCD on the status of the General Plan and also progress towards

implementing the City’s Housing Element programs and meeting its RHNA.

A. Progress in Meeting Regional Housing Need Allocation (RHNA)

The State of California provides population growth and housing need estimates to each regional Council of Governments for an eight-year period of time. The Association of Bay Area Governments (ABAG), which is the regional Council of Governments in the Bay Area, is then charged with distributing, based on projected local job and household growth, the regional housing need to jurisdictions and counties within the ABAG region. Each city’s need is further categorized by income category. Within their Housing Elements, cities and counties must demonstrate their ability to accommodate their share of this regional housing need at the various income levels through vacant or underutilized land zoned to allow residential development and housing production. Table 1 identifies the City’s RHNA for the 2007-2014 period. The City’s 2007-2014 Housing Element is required to demonstrate an ability to accommodate the 2007-2014 RHNA.

**Table 1
Fremont’s RHNA by Income Category (2007-2014)**

Income Category	% of Area Median Income (AMI)	RHNA
Extremely and Very Low Income	0 – 50% of AMI	1,348 (31.0%)
Low Income	51 – 80% of AMI	887 (20.0%)
Moderate Income	81 – 120% of AMI	876 (20.0%)
Above Moderate Income	120%+ of AMI	1,269 (29.0%)
TOTAL		4,380

Source: 2007-2014 Housing Element, Table 3-26.

Table 2 illustrates the City’s building permit activity since January 1, 2007. In 2014, a total of 137 housing units were issued building permits, but none were for extremely low-income, very low-income, low-income, or moderate-income units.

**Table 2
RHNA Progress- Permitted Units issued by Affordability**

Income Category	RHNA	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date	Total Remaining RHNA
Very Low	1,348	0	0	0	160	0	38	0	0	198	1,150
Low	887	0	0	0	0	15	29	10	0	54	833
Moderate	876	71	42	36	9	37	16	29	0	240	636
Above Moderate	1,269	318	237	260	138	453	153	365	137	2,061	(792)
Total RHNA	4,380	389	279	296	307	505	236	404	137	2,553	1,827

Note: Units serving extremely low-income households are included in the totals for very low-income

Although no building permits were issued for restricted affordable housing in 2014, the City engaged in various activities to facilitate development of affordable housing in the future. In 2014, the City began the process of updating its Affordable Housing Ordinance to revise the affordable housing fee, incentivize production of market rate rental units, and restore some on-site production of moderate income ownership units, as discussed later in this report. In addition, the City Council entitled Laguna Commons, a 64-unit affordable/supportive housing development restricted as affordable to very low and extremely low income households, and Central Commons, a 30-unit housing project

restricted as affordable to low and very low income households. Also in 2014, the City continued to collect affordable housing fees from development projects, secured an award of more than \$1.7 million through HCD's Local Housing Trust Fund Program, and released a \$13+ million NOFA requesting proposals for acquisition and construction or rehabilitation of affordable housing. These activities will facilitate the development of affordable housing units during the next Housing Element cycle from 2015 to 2023.

B. Progress in Implementing 2007-2014 Housing Element Programs

The Housing Element identifies seven goals, 16 policies and 57 programs. Table C in Exhibit A lists in detail the various goals, policies and programs, with their current status.

As a result of Assembly Bill x1 26, which called for the dissolution of Redevelopment Agencies (RDAs) in California, Housing Element Programs 1.01-A: Neighborhood Home Improvement Program (funded by RDA tax increment funds), Program 3.01A: Midterm Review of Redevelopment Agency's Implementation Plan, Program 5.02A: Home Equity Conversion, and Program 5.03A: Rental Assistance are no longer applicable. Other programs assigned to the RDA have been reassigned to other City departments.

A summary of important achievements in 2014 toward implementation of Housing Element goals and policies is provided below. For specific updates on each program, refer to Table C in Exhibit A.

High Quality 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.

- Program 2.01-B Site Plan and Architectural Review: In 2014, the City adopted new Design Review regulations, permitting procedures, and Citywide Design Guidelines to ensure quality design and to streamline and provide early direction in the review process.
- Program 2.01-C Green Buildings: The City Council adopted the 2013 California Building Standards Code, which went into effect on January 1, 2014. The 2013 California Energy Code and portions of the 2013 California Administrative Code and 2013 Green Building Code also went into effect in Fremont on July 1, 2014. These codes encourage construction of residential buildings with reduced environmental impact, resulting in healthier occupants, and energy conservation and utility cost savings, making them more affordable over the long term.
- Program 2.01-E Explore Alternatives to Minimize Need for Wider Streets: In July 2014, the City adopted the Warm Springs/South Fremont Community Plan, which includes standards for complete streets designed to safely accommodate bicyclists, pedestrians, transit riders and motorists to create a livable community.

Encourage Affordable and Market Rate Housing to Meet RHNA

Housing Policy 3.01 encourages utilizing all available funding resources in order to provide maximum amount of affordable housing feasible.

- Program 3.01B: Affordable Housing Ordinance: In 2014, the City began the process of updating its 2010 Affordable Housing Ordinance. Through a series of stakeholder meetings and work sessions with Boards, Commissions, and the City Council, a number of objectives for the revised Ordinance emerged, including: increasing affordable housing fees (if justified by a nexus study); incentivizing production of market rate rental units; producing affordable units in the area around the new Warm Springs/South Fremont BART station; restoring some on-site production of moderate income ownership units; and phasing in any changes to allow the market to adjust. An updated Residential Nexus Study was completed in August 2014. In December 2014, staff presented a draft framework for Ordinance revisions to the City Council. On March 3, 2015, the City Council introduced the revised Affordable Housing Ordinance. Then, on March 17, 2015, the City Council re-introduced the revised ordinance as a result of additional changes made at that meeting. The ordinance is scheduled to be adopted on April 7, 2015.
- 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 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. The impact fee reduction program for residential development sunsetted at the end of 2013. However, fee deferral is still in place. Applicants remain able to 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 housing projects while also helping to increase market rate housing supply.

In 2014, two residential projects requested impact fee deferrals for 20 dwelling units totaling approximately \$3.4M in fees. These projects included Treviso (16 units), and Crown Court (four units).

Housing Policy 3.02 encourages promotion of existing opportunities to intensify development.

- Program 3.02-C: Redesignation of Land for Higher-Intensity Housing Construction: The Warm Springs/South Fremont Community Plan was adopted in July 2014 to allow a mixed-use transit oriented development, including high density residential development within a half mile of the Warm Springs/South Fremont BART station. Additionally, the City is partnering with an affordable housing provider to develop a 64-unit affordable/supportive housing development known as the Laguna Commons in the Irvington Community Plan Area.

Housing Policy 3.04 relates to the removal of governmental constraints that hinder the development of housing in Fremont.

- Program 3.04F: Complete Implementation of Process and Procedure Improvements: In 2014, the City adopted new Design Review regulations, procedures and Citywide Design Guidelines to ensure quality design and streamlined development review.
- Program 3.04E: Review Fee Structure: In 2014, the City worked on preparing an update to impact fees, which is anticipated to be completed in 2015.

C. Status of General Plan Activities

Planning Activities

- Warm Springs/South Fremont Community Plan - In 2014, the City conducted public outreach and adopted a community plan and zoning ordinance for the 879-acre Warm Springs/South Fremont Community Plan Area near the proposed BART station, which calls for minimum residential densities of 50 units per acre within a quarter mile of the station and 30 units per acre within a half mile of the station.
- City Center Precise Plan – In 2014, the City continued to work on the City Center Precise Plan and zoning ordinance to implement form-based zoning standards for the development of more intense and walkable residential and commercial uses in Fremont’s Central Community Plan Area near the Fremont BART station. The plan and ordinance are anticipated to be completed in 2015.
- Downtown Community Plan – In 2014, the City amended the Downtown Community Plan and zoning to allow modifications to standard street details and design for Capitol Avenue between State Street and Paseo Padre Parkway. The Downtown Plan is based upon LEED Neighborhood Development criteria and taking advantage of its close proximity to major bus lines and the Fremont BART station.

General Plan Amendments

This section of the report focuses on General Plan Amendments approved from January 1 to December 31, 2014, and summarizes activity related to General Plan updates.

- On April 15, 2014, the City Council approved a General Plan Amendment (PLN2014-00059) which changed the land use designation of a site at 44100 Christy Street from Industrial-Tech to Commercial-Regional to facilitate the development an automobile dealership (CarMax).
- Also on April 15, 2014, the City Council approved a General Plan Amendment (PLN2014-00153) which changed the land use designation of a site at 38437 Mission Boulevard from Medium-Density Residential to General Commercial to facilitate the development of a medical office building (Gwalani Mission Office).
- On May 20, 2014, the City Council approved a General Plan Amendment (PLN2013-00267) which changed the land use designation of a site at 41126 and 41152 Fremont Boulevard from Commercial-General, Residential-Medium Density, and Open Space - Resource Conservation/Public to Residential-Urban and Open Space - Resource Conservation/Public to facilitate the development of a 64-unit affordable/supportive housing development (Laguna Commons).
- On July 22, 2014, the City Council approved a General Plan Amendment which changed the land use designation of a City-owned site on Stevenson Boulevard from Open Space to Medium Density Residential to facilitate future residential development (PLN2014-00198), an adjacent privately-owned parcel on Stevenson Boulevard from General Commercial to Medium Density Residential to facilitate future residential development (PLN2014-00194), and a site at 5555 Auto Mall Parkway from Commercial-Regional to

Industrial-Tech to facilitate the expansion of the SYNEX corporate headquarters (PLN2014-00311). This General Plan Amendment also changed the land use designation of various properties to the new category of Innovation Center and included text amendments to various elements of the General Plan associated with adoption of the Warm Springs/South Fremont Community Plan.

- On December 2, 2014, the City Council adopted the 2015-2023 Housing Element Update.

Per Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per year. Although five General Plan Amendments were approved in 2014, no individual element was amended more than four times. The Land Use Element was amended four times, but was unaffected by the adoption of the 2015-2023 Housing Element Update. Additionally, the General Plan Amendment for the Laguna Commons project is not subject to this limitation because Government Code Section 65358(c) states that affordable housing projects are not subject to this requirement.

FISCAL IMPACT: None.

ENVIRONMENTAL REVIEW: This annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "project."

ATTACHMENTS:

- Exhibit A - Housing Element Progress Report

RECOMMENDATION:

1. Find the annual report is not subject to the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), definition of a project.
2. Consider the annual report and Exhibit A, which depict the current status of the General Plan and Housing Element, and direct staff to submit the required materials to OPR and HCD.

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

**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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions.	7 Deed Restricted Units See Instructions.	8 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					
			0	0	0	0	0	0			
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	0	0				
(10) Total by income Table A/A3			0	0	0	0	0				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Housing Element Annual Progress Report
(CCR Title 25 §6202)

Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

**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	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	82	28	23	4	0	137	

* Note: This field is voluntary

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

**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 Non-deed restricted 1,348	0	0	0	160	0	38	0	0	0	198
Low	Deed Restricted Non-deed restricted 887	0	0	0	0	15	29	10	0	0	54	833	
	Deed Restricted Non-deed restricted 876	71	42	36	9	37	16	29	0	0	240	636	
Above Moderate	1,269	318	237	260	138	453	153	365	137		2,061	-792	
Total RHNA by COG: Enter allocation number:												4,380	
Total Units		389	279	296	307	505	236	404	137		2,553	1,827	
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 PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction City of Fremont
 Reporting Period 1/1/2014 - 12/31/2014

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; in 2013, the City issued 2 housing rehabilitation loans and 23 minor home repair grants and in 2014 the City issued 4 housing rehabilitation loans and 9 minor home repair loans.
1.01-B: Training for Apartment Owners and Property Managers	80-90 managers trained annually	Ongoing	Apartment Training Workshop was held on November 19, 2013. In 2014, the City held an Apartment Training Workshop focused on bed bugs.
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 CY2014, the City completed 25 capital projects and will close out available funds for reprogramming in future CIPs. The 2nd year of CIP funding was appropriated on July 1, 2014

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction <u>City of Fremont</u> Reporting Period <u>1/1/2014 - 12/31/2014</u>			
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	The City meets routinely with Fremont Chamber of Commerce, and Business Associations in Mission San Jose, Irvington, Centerville and Niles. The City also monitors monthly meetings of these organizations and will attend as appropriate or as requested to provide information and updates.
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 2014 included 140 neighborhood parties where 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 2014, there were 554 active crime watch groups in Fremont. Fire Department and CERT Volunteers provide disaster response training to neighborhoods or community based teams throughout the year. The Police and Fire Departments 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 39 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.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction Reporting Period 2.01-B: Site Plan and Architectural Review	City of Fremont 1/1/2014 - 12/31/2014	Ongoing	In 2014, the City adopted a new streamlined permitting process that includes a Design Review process applicable to all new residential construction, additions, and site improvements. The new Design Review process better defines and consolidates planning review into two categories: ministerial (staff level), or discretionary (review by Zoning Administrator). The new Design Review process continues to ensure that new residential 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 multi-family housing projects are not delayed.
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 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.

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 7/1/2014 - 12/31/2014

<p>2.01-D: Evaluate Universal Design</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>Completed</p>	<p>In 2011, the City adopted a Universal Design Ordinance that allows greater adaptability and accessibility in housing. To implement the ordinance, the City established a workflow process 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.</p>
<p>2.01-E: Explore Alternatives to Minimize Need for Wider Streets</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>Completed</p>	<p>The City has adopted a Complete Streets Policy in the General Plan, which requires periodic review of the City's street standards to incorporate standards that would facilitate multiple transportation modes. Complete Streets concepts would also be considered during major street resurfacing projects and as new Area or Specific Plans are developed within the City.</p> <p>In September 2012, the City Council adopted the Downtown Community Plan and Design Guidelines, which include narrower street sections. As part of the City's adoption of Multi-family Design Guidelines (MFDG) in 2013, the Private Vehicle Access Way Policy (PVAW) was reviewed and updated to specify minimum dimensions and authority to approve deviations. In July 2014, the City adopted the Warm Springs/South Fremont Community Plan, which includes complete streets designed to safely accommodate bicyclists, pedestrians, transit riders and motorists to create a livable community.</p>

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction <u>City of Fremont</u>			
Reporting Period <u>7/1/2014 - 12/31/2014</u>			
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 2014, 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 continued its participation 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 2014. 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 necessary.

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

<p>Jurisdiction Reporting Period</p>	<p align="center">City of Fremont 1/1/2014 - 12/31/2014</p>		
<p>3.01-B: Affordable Housing Ordinance (formerly Inclusionary Housing Ordinance)</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>Ongoing</p>	<p>In 2014, the City began the process of updating its 2010 Affordable Housing Ordinance. Through a series of stakeholder meetings and work sessions with Boards, Commissions, and the City Council, a number of objectives for the revised Ordinance emerged, including: increasing the fee (if justified by a nexus study); incentivizing production of market rate rental units; producing affordable units in the area around the new Warm Springs BART Station; restoring some on-site production of moderate income ownership units; and phasing in any changes to allow the market to adjust. An updated Residential Nexus Study was completed in August, 2014.</p> <p>In December 2014, staff presented a draft framework for Ordinance revisions to the City Council. The draft called for requiring a fee to cover the ELI/VL/LLI nexus for all projects, accompanied by a 3.5%-4.5% on-site moderate income production requirement. Fees were proposed to be increased as justified by the Nexus Study to \$26-\$27/sq. ft. (depending on product type), except for rental units where they would be decreased to \$17.50/ft and to \$8.75/ft for units less than 700 sq. ft in size. On March 3, 2015, the City Council introduced the revised Affordable Housing Ordinance. Then, on March 17, 2015, the City Council re-introduced the revised ordinance as result of additional changes made at that meeting. The ordinance is scheduled to be adopted on April 7, 2015.</p>
<p>3.01-C: Develop a Target Percentage of Affordable Housing Funds to Support Extremely-Low Income (ELI) Households.</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>Completed 2014</p>	<p>The 2015-23 Housing Element (adopted December 2014) includes a target to provide new units affordable to Extremely Low Income Households commensurate with need (which is estimated at approximately 23% new affordable units serving ELI households.) 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.</p>

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

<p>Jurisdiction City of Fremont</p>	<p>Reporting Period 1/1/2014 - 12/31/2014</p>	<p>3.01-D: Maximize Existing Funding Resources</p>	<p>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.</p>	<p>Ongoing</p>	<p>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. In 2014, the City also was awarded more than \$1.7 million through the State Department of Housing and Community Development's Local Housing Trust Fund Program. These funds will be added to local funds and used to construct new affordable housing in Fremont.</p> <p>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. In 2014, the City released an \$8+ million NOFA requesting proposals for acquisition and construction or rehabilitation of affordable housing.</p>
<p>3.01-E: Impact Fee Deferrals</p>	<p>Continue to offer deferred payment of impact fees as an option for affordable housing projects.</p>	<p>Ongoing</p>	<p>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 sunsetting in December 2013.</p> <p>In 2010, the City instituted a fee deferral program for housing in-lieu and impact fees. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. In 2014, 2 projects requested impact fee deferrals for a total of 20 dwelling units (Treviso, 16 units; Crown Court, 4 units). A total of \$3.38M in fees was deferred.</p>		

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

<p>Jurisdiction Reporting Period</p>	<p align="center">City of Fremont 1/1/2014 - 12/31/2014</p>		
<p>3.02-A: Maintain Inventory of Residential Vacant and Underutilized</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 65863.</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 Map and Table, which is updated four times a year.</p>
<p>3.02-B: Marketing Package for Multi-Family Housing</p>	<p>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.</p>	<p>Ongoing</p>	<p>The City maintains a housing web page with materials for developers regarding code requirements, incentives, and staff contacts. Throughout 2014, the City has updated this information to reflect new information. The City will continue updating and distributing marketing information through written materials available at the Development Services Center, On-line information, and through one-on-one contact with developers.</p>

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

<p>Jurisdiction City of Fremont</p>	<p>Reporting Period 1/1/2014 - 12/31/2014</p>		
<p>3.02-C: Redesignation of Land for Higher-Intensity Housing Construction</p>	<p>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</p>	<p>Ongoing</p>	<p>The City will evaluate possible conversions to higher density residential development in accordance with the General Plan, taking into account the need to focus housing growth near transit and also the effect on the local economy. General Plan Amendments for land use changes to higher density will be reviewed on a case-by-case basis. The City also provides outreach information, via the internet and website, to the public regarding possible feasible sites for conversion and directs developers to the City's Housing Element Sites Inventory as well. The City also promotes higher-intensity housing sites through the Notice of Funding Availability (NOFA) process.</p> <p>Examples of recent conversions include the Warm Springs/South Fremont Community Plan, which was adopted in July 2014 to allow a mixed-use transit oriented development, including high density residential development within a half mile of the Warm Springs/South Fremont BART station. Additionally, the City partnered in 2014 with an affordable housing provider to entitle and develop a 64-unit affordable/supportive housing development known as Laguna Commons in the Irvington Community Plan Area.</p>
<p>3.03-A: Continue to Encourage Development of Second Units</p>	<p>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.</p>	<p>Ongoing</p>	<p>The City has consistently encouraged the production of second units within new construction or additions to existing residents and will continue to work with property owners to encourage their development. The City will also continue to exclude second units from density calculations for General Plan purposes. Four second units were constructed in 2014.</p>

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction Reporting Period 3.03-B: Continue to Encourage Development of Affordable Family and Larger Sized Units	City of Fremont 1/1/2014 - 12/31/2014	Ongoing	The City will continue to encourage development of affordable units that have sufficient number of bedrooms to accommodate larger-sized families, such as those listed below: 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) Oroyoson Village (3 bedroom units) Park Vista (3 bedroom units) Sundale Arms (3 bedroom units) Existing 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 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	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.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction	City of Fremont		
Reporting Period	1/1/2014 - 12/31/2014		
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 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 vision for Fremont is to become "strategically urban." The City adopted the Downtown Community Plan and zoning to allow by-right development of residential and mixed use projects 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 the Fremont BART station. 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 a half mile of transit stations. In July 2014, the City adopted the Warm Springs/South Fremont Community Plan and Zoning Ordinance, which calls for minimum residential densities of 50 units per acre within a quarter mile of the Warm Springs/South Fremont Community Plan and 30 units per acre within a half mile of the station. 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	Staff began investigating the possibility of establishing a pilot shared housing program as a way to provide additional affordable options and also to provide additional income and assistance for seniors in their homes.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction <u>City of Fremont</u> Reporting Period <u>7/1/2014 - 12/31/2014</u> 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 were considered by the Planning Commission and City Council in 2014. 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 for Humanity to facilitate the purchase. Habitat for Humanity secured 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 and Warm Springs/South Fremont Community Plan Area. In addition, the City adopted a Transit Oriented Development (TOD) Overlay District in 2012 with reduced parking requirements. 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 and the City has allowed it in the Downtown Community Plan Area, Warm Springs/South Fremont Community Plan Area, and TOD Overlay Districts. The City will continue to assess its appropriateness in specific areas such as TODs. The City has found that reduced parking rates were more likely to be accepted in the market than only allowing for unbundling.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction Reporting Period 3.04-C: Early Identification of Possible Project Issues	City of Fremont 1/1/2014 - 12/31/2014	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 restructured "Team-based" approach to development project review, City staff is able to provide a coordinated and thorough response to development applicants 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 involves all possibly interested governmental agencies and parties from the beginning of the development review process.	

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction	City of Fremont		
Reporting Period	1/1/2014 - 12/31/2014		
3.04-E: Review Fee Structure	<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>Within 6 months of adopted updated General Plan</p>	<p>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 2015.</p>
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>Completed</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 has been fully integrated since CY 2010.</p> <p>In 2014, the City adopted new Design Review regulations and procedures and Citywide Design Guidelines to ensure quality design and streamline development review, findings, and the process for ministerial vs. discretionary permits.</p>

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction Reporting Period 4.01-A; Preserve "At-Risk" Affordable Housing Units	City of Fremont 1/1/2014 - 12/31/2014	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	During this Housing Element cycle, the City was successful in preserving 59 affordable at risk units. 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 provided analysis and recommendations on how to preserve affordable housing in areas proximal to new and existing transit hubs. City staff continues to carefully monitor at-risk units and utilizes a five-step proactive strategy to prevent the loss of affordable housing that involves: 1) early/proper notification of affected residents and agencies; 2) early discussion with apartment managers/owners; 3) working with owners/affordable housing developers who might be interested in acquiring property; 4) seeking out resources to assist; 5) working with owners are to ensure tenants are noticed and resources provided.
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Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction City of Fremont			
Reporting Period 1/1/2014 - 12/31/2014			
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 reverted 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.
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 Commission 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.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction		City of Fremont	
Reporting Period		1/1/2014 - 12/31/2014	
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. In 2014, over forty-eight tenants requested conciliation services and two households utilized mediation services.
5.01-B: Fair Housing Counseling Services	Continue the administration of fair housing counseling services and discrimination complaint assistance.	Ongoing	The City investigated 31 fair housing cases in 2014. The City distributed 1,535 brochures and other information to approximately 2,248 residents to teach them about fair housing and their rights.
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. In 2014 FFHS responded to approximately 2,286 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 nine (9) grants for household accessibility improvements issued in 2014.

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction City of Fremont
 Reporting Period 1/1/2014 - 12/31/2014

<p>5.02-C: Homeless: EveryOne Home Plan</p>	<p>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.</p>	<p>Ongoing</p>	<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. The City continues to actively participate in the county-wide effort to end homelessness under the leadership of EveryOne Home.</p>
<p>5.03-A: Rental Assistance Program</p>	<p>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.</p>	<p>No longer applicable</p>	<p>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 RAP program was terminated on March 1, 2012</p>
<p>5.03-B: First Time Homebuyers Program</p>	<p>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.</p>	<p>No longer applicable</p>	<p>As a result of ABx1 26 and subsequent court decisions, the Fremont Redevelopment Agency was dissolved on February 1, 2013. Therefore, no tax increments funds are available to assist first time homebuyer households with down payment loan assistance.</p>
<p>5.03-C: Mortgage Credit Certificate Program</p>	<p>This program allocates mortgage credit certificates (MCC) to first-time homebuyers.</p>	<p>Ongoing</p>	<p>The MCC Program is run by Alameda County HCD, but the City of Fremont continues to assist in financing for this program. In 2014, the Program issued 4 MC certificates to Fremont households.</p>
<p>5.01-A: Affordable Housing Week</p>	<p>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.</p>	<p>Ongoing</p>	<p>In 2014, a City Council proclamation was issued for Affordable Housing Week.</p>

Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
 (CCR Title 25 §6202)

Jurisdiction		City of Fremont	
Reporting Period		1/1/2014 - 12/31/2014	
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	Staff presented updates on affordable housing to social service professionals at the Fremont Family Resource Center as part of a day-long workshop/treat focused on affordable housing. Staff also presented information about the City's Affordable Housing Ordinance at the 2014 NPH affordable housing conference in San Francisco.
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 advocate 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 2014 utilized regional funds for planning efforts in two Priority Development Areas (South Fremont/Warm Springs and the City Center). The City also works closely with Alameda County on the HOME Technical Advisory Committee.
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	Several stakeholder meetings were held in 2014 in connection with the Housing Element update and as part of the effort to update the City's Affordable Housing Ordinance. Input from these meetings influenced several Housing Element programs and also helped shape proposed Ordinance revisions.

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

<p>6.02-D: Annual Housing Report</p>	<p>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.</p>	<p>Annually, Ongoing</p>	<p>Report completed in March 2015. The Planning Commission will receive the report on March 26, 2015, and the City Council will receive the report on April 7, 2015. The City's Human Services Agency was consulted in the preparation of the report.</p> <p>The City has submitted annual progress reports for the 2009-2014 Housing Element timeframe.</p>
<p>6.03-A: Update Land Use Element of General Plan</p>	<p>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.</p>	<p>2010 (Adopted Dec 13, 2011)</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.</p> <p>During 2012, the City adopted the Downtown Community Plan which is a subarea of the City Center. The plan allows for 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 District. The City is also preparing the City Center Plan and Code to further land use planning and zoning implementation in City Center. Adoption of the City Center Plan and Code is anticipated in 2015.</p> <p>In July 2014, the City adopted the Warm Springs/South Fremont Community Plan to allow a mixed-use transit oriented development, including high density residential development within a half mile of the Warm Springs/South Fremont BART station.</p>

**Exhibit "A" of PLN2015-00180
Housing Element Annual Progress Report
(CCR Title 25 §6202)**

Jurisdiction <u>City of Fremont</u> Reporting Period <u>1/1/2014 - 12/31/2014</u>			
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.	Ongoing	FRC programs include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs.
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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Housing Element Annual Progress Report
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Jurisdiction City of Fremont
Reporting Period 1/1/2014 - 12/31/2014

<p>7.02-A: Encourage Location of Case Management and other Supportive Services in Affordable Housing Developments</p>	<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>	<p>Ongoing</p>	<p>The last two affordable housing projects in Fremont (Cottonwood Place and Main St. Village) have included on-site supportive services. The Laguna Commons project, which will begin construction in 2015, will also include on-site supportive services.</p>
<p>7.02-B: Encourage On-Site Child Care in Affordable Housing Developments</p>	<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>	<p>Ongoing</p>	<p>Main St Village Apartments offers a children's service program that includes activities for kids as well as coordinating tutoring and other educational opportunities.</p>
<p>7.02-C: Encourage Location of Senior Supportive Services in Affordable Housing Developments for Seniors</p>	<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>Ongoing</p>	<p>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.</p>

General Comments:

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2013/2014 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
City of Fremont, Community Development Department
Housing Division**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 16, 2014. This Report sets forth certain details of the City of Fremont, Community Development Department, Housing Division (Housing Successor) activities during Fiscal Year 2013/2014. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund Comprehensive Annual Financial Report for Fiscal Year 2013/14 as prepared by Macias Gini O'Connell, LLP (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2004 to June 30, 2014.
- XI. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by December 31, 2014. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website at www.fremont.gov/DocumentCenter/View/25535

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$2,622,302 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$3,720,901 of which no fund is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

Monitoring and Administration Expenditures	\$276,389
Homeless Prevention and Rapid Rehousing	\$ 53,897
Services Expenditures	
Total Housing Development Expenditures	
Expenditures on Low Income Units	
Expenditures on Very Low Income Units	
Expenditures on Extremely Low Income Units	
Total Housing Development Expenditures	
LMIHAF Expenditures in Fiscal Year	\$330,286

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

Statutory Value of Real Property Owned by Housing Authority		none
Value of Loans and Grants Receivable		\$75,340,482.59
Total Value of Housing Successor Assets		\$75,340,482.59

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VI. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

Cottonwood Place, 98 affordable units at 3701 Peralta Blvd, Fremont, CA. was completed on 04/20/2012.

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012:

N/A

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2008-2013 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at www.fremont.gov/DocumentCenter/View/25535.

Inclusionary/Production Housing. According to the Amended Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plan is posted on the City's website at www.fremont.gov/DocumentCenter/View/25535.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10 year period of July 1, 2004 – June 30, 2014:

Senior Housing Test		2004 - 2014
# of Assisted Senior Rental Units		148
# of Total Assisted Rental Units		373
Senior Housing Percentage		39.6%

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The LMIHAF was not created until February 1, 2012. The current balance of \$2,622,302 on deposit in the LMIHA does not exceed the sum of the annual deposits made in the preceding three fiscal years (N/A) and as a result, the LMIHAF does not have an Excess Surplus.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14
Beginning Balance	N/A			
Add: Deposits	N/A			
(Less) Expenditures	N/A			
Ending Balance	N/A			

The LMIHAF does not have an Excess Surplus.