



Housing Policy Department  
Received on:  
APR - 6 2016

March 22, 2016

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 25, 2016 hearing and by the City of Fremont City Council at their March 15, 2016 hearing.

The City of Fremont is also providing an annual report to HCD and OPR regarding the low and moderate income housing asset fund for Fiscal Year 2014/2015, as required under SB 341 and Section 34176.1(f) of the California Health and Safety Code.

Attached to this letter you will find the following:

1. Annual Report on the General Plan and Housing Element for calendar year 2015.
2. Attachments to Housing Element Annual Report:  
Exhibit “A” – Completed forms and Tables (A, A2, A3, B and C) for submission to HCD and OPR.
3. Annual Report regarding the low and moderate income housing asset fund for Fiscal Year 2014/2015.

If you have any questions regarding the Housing Element Annual Report or its attachments, please contact me by telephone at (510) 494-4545 or by e-mail at [hzhou@fremont.gov](mailto:hzhou@fremont.gov).

If you have any questions regarding the Annual Report regarding the low and moderate income housing asset fund for Fiscal Year 2014/2015, please contact May Lee, Housing Project Manager, by telephone at (510) 494-4506 or by email [mlee@fremont.gov](mailto:mlee@fremont.gov).

Sincerely,

Hang Zhou, AICP  
Planner I

Attachments/

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





**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: Hang Zhou Title: Planner I

Phone: 510-494-4545 FAX: (510)494-4402 E-mail: hzhou@fremont.gov

Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

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

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

-and-

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





**Fremont City Council**

3300 Capitol Avenue  
Fremont, CA 94538

**SCHEDULED**

Meeting: 03/15/16 07:00 PM  
Div/Dept: Planning  
Category: Plans, Policies and Studies

**STAFF REPORT (ID # 2638)**

Sponsors:  
DOC ID: 2638

**HOUSING ELEMENT ANNUAL REPORT – CITYWIDE – PLN2016-00226 - To Consider an Annual Report on the Status of Implementation of the General Plan and 2015 – 2023 Housing Element. This Annual Review is Exempt from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15378 in that the Activity Does Not Meet CEQA's Definition of a "Project."**

**Contact Persons:**

Name:	Hang Zhou	Kristie Wheeler
Title:	Planner I	Planning Manager
Div/Dept:	Planning	Planning
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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 as well as General Plan activities 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 Element actions and programs; and c) status of General Plan activities. The time period covered in this report is January 1 to December 31, 2015. This report reflects accomplishments for the first year of the updated Housing Element, which was adopted by the City Council in December 2014 and certified by HCD in February 2015.

In 2015, the City issued building permits for 447 new housing units, of which 64 units were made affordable to extremely low and very low income households. Three amendments to the General Plan were approved in 2015.

**BACKGROUND:** The City Council adopted a comprehensive General Plan update in December 2011. On December 2, 2014, the City Council adopted an updated Housing Element for the 2015-2023 period. HCD certified the City's 2015-2023 Housing Element on February 4, 2015. This is the first annual report since Housing Element certification.

**Planning Commission Meeting**

On February 25, 2016, the Planning Commission reviewed the 2015 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 unanimously approved by the Planning Commission.

**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 periodically provides population growth and housing need estimates to each regional Council of Governments. 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. Table 1 identifies the City’s RHNA for the 2014-2022 period. The City’s 2015-2023 Housing Element is required to demonstrate an ability to accommodate the 2014-2022 RHNA at the various income levels through vacant or underutilized land designated to allow residential development and housing production.

**Table 1 - Fremont’s RHNA by Income Category (2014-2022)**

Income Category	% of Area Median Income (AMI)	RHNA
Extremely and Very Low Income	0 – 50% of AMI	1,714 (31.42%)
Low Income	51 – 80% of AMI	926 (16.98%)
Moderate Income	81 – 120% of AMI	978 (17.93%)
Above Moderate Income	120%+ of AMI	1,837 (33.68%)
<b>TOTAL</b>		<b>5,455</b>

Source: Regional Housing Need Plan-San Francisco Bay Area 2014-2022, ABAG.

Table 2 illustrates the City’s building permit activity since January 1, 2014. In 2015, a total of 447 housing units were issued building permits including 64 units targeting very-low and extremely-low income households.

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

Income Category	RHNA	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date	Total Remaining RHNA
Very Low	1,714	0	64	–	–	–	–	–	–	–	64	1,650
Low	926	0	0	–	–	–	–	–	–	–	0	926
Moderate	978	0	0	–	–	–	–	–	–	–	0	978
Above Moderate	1,837	137	383	–	–	–	–	–	–	–	520	1,317
<b>Total RHNA</b>	<b>5,455</b>	<b>137</b>	<b>447</b>	–	–	–	–	–	–	–	<b>584</b>	<b>4,871</b>

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

**B. Progress in Implementing 2015-2023 Housing Element Programs**

The Housing Element identifies eight goals, 22 policies and 69 programs. Table C in Exhibit A lists in detail the various programs implementing the updated Housing Element goals and policies, with their current status.

A summary of important achievements in 2015 toward implementation of Housing Element goals and policies is provided below. For specific updates on each program, refer to Table C in Exhibit A.

***Goal 2: Ensure Availability of High Quality, Well Designed and Environmentally Sustainable New Housing of All Types and Income Levels Throughout the City***

**Housing Policy 2.01** relates to the continual update and application of building codes and design guidelines that ensure a high-quality housing stock.

- Action 2.01-A Residential Design Guidelines and Standards: In 2015, the City updated the Citywide Design Guidelines to clarify certain guidelines and provide consistency with updated residential and commercial development standards. The City also initiated a process to revise the Citywide Design Guidelines to address privacy concerns related to second story residential additions.

**Housing Policy 2.02** relates to reducing transportation cost and encouraging connected neighborhoods with diversified land uses and housing types.

- Action 2.02-A Explore Alternatives to Minimize Need for Wider Streets: In 2015, the City approved two Master Plans within the Warm Springs/South Fremont Community Plan Area. These were the Lennar Area 4 Master Plan and Warm Springs Station TOD Master Plan, which will implement the complete streets requirements outlined in the Community Plan including providing safe bicycling facilities and pedestrian pathways. The Warm Springs Station TOD Master Plan includes an innovative street modeled after a woonerf (a street where pedestrians and cyclists have priority over motorists as implemented in the Netherlands) that provides for pedestrian, automobile and bicycle travel in an efficient space.
- Action 2.02-B Mixed-Use Zoning: In 2015, the City updated its Mixed-Use Ordinance to ensure well designed and functional mixed-use developments in the City. The new ordinance clarified specific requirements and guidelines for mixed-use developments and provided consistency with General Plan directives and policies for commercial uses. It encourages multi-story residential and mixed-use development in Fremont's designated Town Centers.

**Housing Policy 2.03** promotes energy efficiency in building and site design, and construction and landscape techniques.

- Action 2.03-A Green Building Standards and Water Efficient Landscape Ordinance: On December 1, 2015, the State's revised Water Efficient Landscape Ordinance (WELO) came to effective in the City to promote efficient water use in new and retrofitted landscapes. The new rules will be applied to all projects deemed complete after December 1, 2016.

***Goal 3: Encourage Affordable and Market Rate Housing to Meet RHNA***

**Housing Policy 3.01** calls for creativity/leadership in identifying and leveraging funding to provide affordable housing.

- Action 3.01A Continue to allocate "Boomerang Funds" to affordable housing: In fiscal year (FY) 2015-16, the City allocated \$1.26 million in general fund "boomerang funds" to affordable housing, up from \$1.1 million in FY 2014-15. The City intends to continue budgeting "boomerang funds" for affordable housing.
- Action 3.01B Affordable Housing Ordinance: After extensive public input, the City Council adopted an updated Affordable Housing Ordinance in spring 2015. The ordinance requires the payment of a fee for housing affordable to low, very-low and extremely-low income households in all new residential projects, with a developer option to either produce 3.5 to 4.5 percent on-site moderate income units or pay an additional fee. Fees are being increased in steps as justified by a nexus study from \$19.50/square foot to \$26/square foot for attached units and \$27/square foot for detached units in for-sale projects. To encourage the production of rental housing, the fee has been decreased from \$19.50/square foot to \$17.50/square foot and \$8.75/square foot for units less than 700 square feet in size. The revised ordinance is in effect and being implemented.
- Action 3.01-C Develop Housing Affordable to Extremely Low Income Households Commensurate with Need: In June 2015, the City Council concluded the Notice of Funding Availability (NOFA) process by awarding \$11.9 million to MidPen Housing for the Stevenson Family Apartments project, an 80-unit affordable project serving the low, very-low and extremely-low income families. In addition, Council directed staff to set aside \$6.97 million in affordable housing funds for the Parc 55 Senior Apartments project, a proposed 90-unit affordable senior project that is part of a larger proposed market rate master-planned senior community which was approved by the City Council on February 17, 2016. The Parc 55 project would provide a mix of one- and two-bedroom units serving very-low and extremely low income senior households. No NOFA is anticipated in 2016. Depending on the pace of affordable housing fee payments from market rate developments, the City may have sufficient funds to seek new affordable housing proposals in 2017.
- Action 3.01-D Maximize Existing Funding Resources: The City continues to utilize all available funding sources and to leverage outside funding for affordable projects. The Laguna Commons project, a 64-unit supportive services development scheduled to open in mid-2016, utilized Low Income Housing Tax Credits, project based vouchers, and Community Development Block Grant (CDBG) funds, among other funding sources. The City was also successful in obtaining a \$1.737 million Local Housing Trust Fund Grant from the State in 2015; these funds will be utilized for the Stevenson Family Apartments development. In addition, Habitat for Humanity was successful in 2015 in securing \$1 million in "cap and trade" funding for the Central Commons townhome project, which is anticipated to begin construction in 2016.

Action 3.01-E Impact Fee Deferrals: The City continues to offer a fee deferral program for housing in-lieu and development impact fees. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. By offering this option, the City continues to assist affordable housing projects while also helping to increase market rate housing supply. In 2015, the City approved impact fee deferrals for 12 residential projects totaling approximately \$17.15 million in fees.

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

- Action 3.02-C Redesignation of Land for Higher-Intensity Housing Construction: In 2015, the City approved the City Center Community Plan and form-based zoning code, which allows high density residential development in close proximity to the Fremont BART Station. The City also approved a rezoning in the Downtown District to facilitate the development of a mixed-use project (Capitol Villas) which proposed a density of 51.1 dwelling units per acre. The City also began review of an affordable housing development at Stevenson Place, which would include a rezoning to a Precise Planned District and would utilize a density bonus.

**Housing Policy 3.03** encourages development of a wide range of housing types and affordability levels throughout the community.

- Action 3.03-B Encourage Development of Second Units: The City is looking into options to allow flexibility for secondary units within the existing footprint of single-family homes. The City is also in the process of creating a Secondary Dwelling Unit Handbook that will guide homeowners through the most important planning, building, and outside agency requirements that may affect their project.
- Action 3.03-D Explore Incentives to Encourage Development of Smaller, More Efficient Units for Single-Person and Small Households: The City is looking into options to allow flexibility to create small, efficient secondary units within the existing footprint of single-family homes. The City is also amended the Fremont Municipal Code to allow up to 20 percent of required parking for residential projects to be satisfied through tandem parking in R-3 and TOD Overlay districts. The option to utilize some tandem parking provides developers with more flexibility to create smaller and more efficient units. The City also updated its methodology for calculating impact fees to be based on the number of bedrooms. This change encourages the development of small units.

**Housing Policy 3.04** involves focusing future housing in Transit Oriented Developments (TODs) and along transit corridors.

- Action 3.04-A Maximize opportunities for Housing and TOD Development in Warm Springs/South Fremont Community and City Center Plans: In 2015, the City approved two Master Plans within the Warm Springs/South Fremont Community Plan Area--Lennar Area 4 Master Plan and Warm Springs Station TOD Master Plan. When completed, these two projects will provide a combined 3,215 new residential dwelling units, including over 400 new low and very-low income affordable units. Discussions with a third developer (Valley Oak) were underway in 2015 and are anticipated to result in a Master Plan that includes construction of additional market rate and affordable housing in the Warm Springs/South Fremont Community Plan Area. In 2015, the City also adopted the City Center Community Plan and form based zoning, which encourages the development of a mix of housing types, and high density residential developments in areas near the Fremont BART station.

***Goal 5: Promote Regional Collaboration to Maintain/Expand Housing***

**Housing Policy 5.02** involves collaboration with other organizations in Fremont and Bay Area to address housing issues.

- Action 5.02-B Inter-jurisdictional and regional planning: The City is participating in a multi-jurisdiction affordable housing nexus study with jurisdictions in Santa Clara County and Alameda County regarding the feasibility of a commercial linkage fee.

### ***Goal 7: Address and Mitigate Constraints to Housing***

**Housing Policy 7.01** relates to removing constraints to housing development in Fremont.

- Action 7.01-E Review Fee Structure: The City adopted a comprehensive update to its impact fees in 2015. One change in the impact fee methodology was to charge fees based on bedroom count, which had the net effect of lowering fees for smaller units and increasing fees on houses with many bedrooms. This change benefited affordable projects since they tend to have fewer bedrooms on average than market-rate developments.

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

#### Planning Activities

- Zoning Text Amendment - In 2015, the City approved a Zoning Text Amendment to Title 18 (Planning and Zoning) of the Fremont Municipal Code (FMC) and a minor amendment to Title 17 (Subdivisions) for conformity with the General Plan. The amendments included updating the City's Commercial, Mixed-Use, Open Space and Residential zoning districts; rescinding the Agricultural zoning district; updating definitions; updating provisions dealing with miscellaneous uses and amending defined terms in the Subdivision Ordinance.
- City Center Community Plan – On May 19, 2015, the City adopted the City Center Community Plan and introduced the ordinance approving the City Center Code, and on June 2, 2015, the City Center Code was adopted. The plan and code are designed to implement the General Plan's vision of creating a strategically urban mixed-use, sustainable, vibrant, pedestrian-oriented destination for residents of Fremont and the region. The City Center Community Plan and City Center Code 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 new building development standards would change the City Center's character from a currently low intensity, vehicular-oriented suburban development pattern with surface parking areas to a new mid-to-high intensity, transit-oriented development adjacent to and directly fronting streets and sidewalks.

#### General Plan Amendments

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1 to December 31, 2015, and summarizes activity related to General Plan updates. Under Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per year, although each amendment may include more than one change to the General Plan. Three GPAs were approved in 2015 (the Irvington BART Station and Peralta Crossing GPAs discussed below were adopted together and, thus, counted as one amendment), and no individual element was amended more than four times.

- On March 3, 2015, the City Council approved a GPA for the Niles Mixed-Use Project (PLN2014-00338), which changed the General Plan land use designation of a 6.07-acre site from Service Industrial (Special Study Area) to Town Center Commercial and Medium Density Residential to facilitate development of 98 residential units and 3,620 square feet of retail and community space in the Niles Community Plan Area.
- On June 16, 2015, the City approved a GPA to establish a 38-acre Irvington BART Station Study Area for the purpose of conducting comprehensive planning of the future Irvington BART Station and its relationship to the surrounding area. The Study Area requires site planning and land use analysis, with the goal of ensuring that public infrastructure and private development are consistent with the public's long-term interest in this important component of the regional transit system.
- On June 16, 2015, the City approved a GPA for the Peralta Crossing project (PLN2014-00297), which changed the General Plan land use designation of a 1.84-acre site from General Commercial to Medium Density Residential to allow the development of a new 43-unit residential condominium with a net density of 23.4 units per acre at 4133 and 4167 Peralta Boulevard.
- On October 13, 2015, the City approved an amendment to the Park and Recreation Master Plan and to the Parks and Recreation Element of the General Plan to include a new civic park subcategory of "Warm Springs Urban Plaza," which was identified in the Warm Springs/South Fremont Community Plan (WS/SF Community Plan) adopted by the City Council in July 2014. This GPA provided a ¼-acre minimum size standard for the "Civic Park" category.

**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 Annual Progress Report Tables

**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.





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

\* 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							
No. of Units Permitted for Above Moderate	170	11	185	17	0	383	

\* Note: This field is voluntary



**Table C  
Program Implementation Status  
Housing Programs Progress Report - Government Code Section 65583.  
as identified in the housing element.**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing	Objective	Timeframe in H.E.	Status of Program Implementation
1.01-A: Neighborhood Home Improvement Program	Assist 30 households annually	80-90 managers trained annually	Ongoing	No tax increment funds are available for neighborhood improvements. The City continues to use CDBG funds to support this program; in 2015, the City issued 5 housing rehabilitation loans and 29 minor home repair grants. On October 22, 2015, the City in collaboration with the Rental Homeowners Association, held its annual Apartment Owners Training and provided training on Fair Housing Laws, Landlord/Tenant Rights & Responsibilities and the Police Department's Crime Free Program. Over 40 property owners/managers attended the workshop.
1.01-B: Training for Apartment Owners and Property Managers	80-90 managers trained annually	Ongoing	Ongoing (CIP developed bi-annually)	Complete. The CIP for Fiscal Years 2015/2016 through 2019/2020 was adopted by the City Council on June 9, 2015, and includes over \$16.1 million in proposed expenditures on capital maintenance, transportation and parks and recreation improvements including funding for street ADA upgrades, sidewalk repair, street concrete /curb and gutter repair, and pavement management and rehabilitation.
1.02-A: 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.	Maintain regular contact with business/neighborhood associations to review maintenance and development concerns and assist in public private initiatives to improve neighborhood conditions.	Ongoing (CIP developed bi-annually) In 2015, adopt new CIP for FYs 2015/2016 – 2019/2020; and In 2017, adopt new CIP for FYs 2017/2018 – 2021/2022	City Staff attended quarterly meetings with the Fremont Chamber of Commerce and district Business Associations, and partnered with the Centerville Community & Business Association, Irvington Business Association, and Miles Main Street Association to meet with businesses in each district.
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.	Attend 1-2 meetings annually. Monitor meetings and share information monthly.	Ongoing	The National Night Out event is held each year on the first Tuesday in August. In 2015, the event was held on Tuesday, August 4, 2015. 114 block parties registered with the Fremont Police Department and more than 100 City employees teamed up to visit the parties throughout the City.
1.03-B: Community Engagement	National Night Out – volunteer annually; Continue CFMH certifications and CERT disaster training annually.	Increase homeownership rate by promoting federal, state, and local homebuyer assistance programs and leveraging the efforts of real estate professionals to promote home ownership in Fremont.	Annually	The City is in partnership with Habitat for Humanity to increase homeownership opportunities to 30 low and very low income households. Construction is expected to begin in Spring/Summer 2016.
1.04-A: Promote Home Ownership	Increase homeownership rate by promoting federal, state, and local homebuyer assistance programs and leveraging the efforts of real estate professionals to promote home ownership in Fremont.	Ongoing	Ongoing	The City is in partnership with Habitat for Humanity to increase homeownership opportunities to 30 low and very low income households. Construction is expected to begin in Spring/Summer 2016.

**Table C  
Program Implementation Status  
Housing Programs Progress Report - Government Code Section 65583,  
as identified in the housing element.**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>1.05-A: Monitor "At Risk" Affordable Housing Units</b></p>	<p>Preserve 131 units over planning period - Review list of potentially at-risk housing projects as needed to retain units ; - Pursue potential funding opportunities; - Include rehabilitation as eligible use of funding through NOFA process</p>	<p>Annually</p>	<p>In 2015, the City assisted in the preservation of 59 US Department of Housing and Urban Development (HUD) project-based Section 8 housing units.</p>
<p><b>1.05-B: Long-Term Affordability Restrictions</b></p>	<p>Maintain minimum 55-year affordability for rental units; and 30 years for ownership units</p>	<p>Ongoing via entitlement process and prior to building permit issuance.</p>	<p>The City is continuing to maintain minimum affordability restrictions of 55 years for rental units and 30 years for home ownership units.</p>
<p><b>1.05-C: Apartment Acquisition/Rehabilitation</b></p>	<p>- Rehabilitate 50-100 units over planning period; - Target apartment acquisition/rehabilitation in NOFA; - Pursue partnerships with affordable developers.</p>	<p>Target Acquisition and Rehabilitation in the NOFA every 2-3 years depending on availability of sufficient funds.</p>	<p>Depending on the pace of affordable housing fee payments, the City may have sufficient funds to seek new affordable housing programs through a NOFA. In 2017, The NOFA would provide an opportunity to fund apartment acquisition/rehabilitation projects.</p>
<p><b>1.05-D: Mobile Home Preservation and Rent Stabilization.</b></p>	<p>- Preserve 753 mobile homes; - Continue to enforce Mobile Home Preservation and Rent Stabilization Ordinance.</p>	<p>Ongoing during Housing Element timeframe 2015-2023</p>	<p>There has been no loss of mobile home units in 2015. Existing mobile home parks are still operating at current capacity.</p>
<p><b>1.05-E: Continue to Implement Condominium Conversion Ordinance.</b></p>	<p>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.</p>	<p>Ongoing during Housing Element timeframe 2015-2023</p>	<p>The City continues to implement the ordinance to maintain the community's supply of rental units. In January 2016, the Planning Commission received an annual update memo on the status of residential condominium conversions applications and approved allocations during 2015.  In 2015, the City received 0 applications for condominium conversions. Over the last 5-year calendar period (2011 to 2015), the City has received only 2 applications, one in 2011, which was deemed incomplete and therefore was not eligible for allocations. In 2012, the same project--the Camden Village Apartment Conversion--reapplied for allocations and was awarded 192 allocations (100 that same year and the remaining 92 spread over a 5-year period through 2016. As a result there were 88 allocations available in 2015.</p>

**Table C  
Program Implementation Status  
Housing Programs Progress Report - Government Code Section 65583.  
as identified in the housing element.**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>1.05-F: Monitor and Address Housing Displacement as a Result of New Development Activity.</b></p>	<p>- Examine additional available strategies/potential tools: - Continue monitoring and formulate overall process/strategy.</p>	<p>By 2016</p>	<p>The Housing Division continues to monitor affordable housing units at-risk of conversion and to work with property owners to retain units and proposed new development in TOD's, such as Warm Springs/South Fremont for potential displacement issues. In 2015, new housing entitlements occurred on primarily vacant infill properties, with no risk of displacement. In 2015, new housing entitlements occurred on primarily vacant infill properties, with no risk of displacement.</p>
<p><b>1.05-G: Work with Legislators and HCD to Allow Rehabilitated and Preserved Housing Units to Count Towards Regional Housing Need.</b></p>	<p>Housing units that have been substantially rehabilitated with committed resources and are reserved to remain available to low- and very low-income households implement housing goals can also facilitate anti-displacement goals related to new housing.</p>	<p>Ongoing 2015 - 2023</p>	<p>No Updates</p>
<p><b>2.01-A: Apply Residential Design Guidelines and Standards to Encourage Highest Level of Design Quality.</b></p>	<p>The Guidelines are used to encourage the highest level of design quality while providing the flexibility necessary to encourage creativity in design. The Guidelines will also reduce delays and uncertainty for developers by providing clear direction on those standards that are required and those that are suggested for new residential construction and additions.</p>	<p>Ongoing</p>	<p>The City continues to utilize the Citywide Design Guidelines and Multi-Family Residential Design Guidelines during review of development applications to ensure that new residential development is of a high quality and consistent with the scale and character of the community.  In 2015, the City updated the Citywide Design Guidelines to clarify certain guidelines and to provide consistency with updated residential and commercial development standards. The City also initiated a process to revise the Citywide Design Guidelines to address privacy concerns related to second story residential additions.</p>
<p><b>2.01-B: Design Review Process.</b></p>	<p>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 multifamily housing projects are not delayed.</p>	<p>Ongoing</p>	<p>The City continues to implement a team-based design review process that ensures high quality design by providing thorough, clear, and timely direction.  In 2015, the City consolidated its Design Review process into two categories: ministerial (staff level), or discretionary (review by Zoning Administrator). This allows some minor development projects that only require ministerial design review to be processed by permit center staff over the counter in one day.</p>

**Table C  
Program Implementation Status  
Housing Programs Progress Report - Government Code Section 65583.  
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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>2.01-C: Continue to Implement Universal Design Ordinance to Facilitate Residential Units that are Visitable, Usable, and Safe for Seniors and Persons with Disabilities.</b></p>	<p>Universal Design calls for residences to be built with certain design features that would improve their livability through various life cycles. 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.</p>	<p>Ongoing</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>In 2015, the City updated its website and developed a Universal Design brochure that provides a summary of the benefits of universal design as well as accessibility options that can be incorporated into new development. The City requires that all new residential developments provide alternative floor plans incorporating universal design features that will be available to home buyers.</p>
<p><b>2.02-A: Explore Alternatives to Minimize Need for Wider Streets.</b></p>	<p>To create a less auto-oriented, more pedestrian friendly street environment and minimize infrastructure costs to facilitate affordable housing, continue to work with utility providers and developers to design streets only as wide as required to provide necessary functions in new development.</p>	<p>Ongoing during development review process</p>	<p>In 2015, the City approved two Master Plans within the Warm Springs/South Fremont Community Plan Area. These were the Lennar Area 4 Master Plan and Warm Springs Station TOD Master Plan, which will implement the complete streets requirements outlined in the Community Plan including providing safe bicycling facilities and pedestrian pathways. The Warm Springs Station TOD Master Plan includes an innovative street modeled after a woonerf (a street where pedestrians and cyclists have priority over motorists as implemented in the Netherlands) that provides for pedestrian, automobile and bicycle travel in an efficient space.</p>
<p><b>2.02-B: Mixed-Use Zoning.</b></p>	<p>Update Zoning Ordinance to create Mixed-Use District</p>	<p>2015</p>	<p>Complete. In 2015, the City updated its Mixed-Use Ordinance to ensure well designed and functional mixed-use developments in the City. The new ordinance clarified specific requirements and guidelines for mixed-use developments and provided consistency with General Plan directives and policies for commercial uses. It encourages multi-story residential and mixed-use development in Fremont's designated Town Centers.</p>
<p><b>2.03-A: Implement Green Building Standards and Water Efficient Landscape Ordinance.</b></p>	<p>Green buildings have a reduced environmental impact, are healthier for occupants, and also result in energy conservation and utility cost savings, making them more affordable over the long term. When green measures are considered during project design, they can be incorporated at lower cost.</p>	<p>Ongoing</p>	<p>On December 1, 2015, the State's revised Water Efficient Landscape Ordinance (WELO) came to effective in the City to promote efficient water use in new and retrofitted landscapes. The new rules will be applied to all projects deemed complete after December 1, 2016.</p> <p>The City also adopted the 2013 California Building Code with amendments effective July 1st, 2015.</p>
<p><b>2.03-B: Energy Efficiency Measures.</b></p>	<p>Assist 150 - 200 households annually</p>	<p>Ongoing</p>	<p>The City contracted with Rising Sun Energy to operate the California Youth Energy Services (CYES) program in Fremont in summer 2015. CYES youth conducted more than 250 "green house calls" in Fremont, providing energy and water efficiency recommendations and installing simple upgrades like water aerators and energy efficient light bulbs.</p>

**Table C**  
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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
3.01-A: Continue to Allocate Percentage of General Fund Revenue from "Boomerang Funds" to Affordable Housing.	Meet Regional Housing Need Assessment obligation in lower income categories.	Ongoing / Annually	In fiscal year (FY) 2015-16, the City allocated \$1.26 million in general fund "boomerang funds" to affordable housing, up from \$1.1 million in FY 2014-15. The City intends to continue budgeting "boomerang funds" for affordable housing.
3.01-B: Update Affordable Housing Ordinance.	Complete Nexus Study	By 2015	Complete. After extensive public input, the City Council adopted an updated Affordable Housing Ordinance in spring 2015. The ordinance requires the payment of a fee for housing affordable to low, very-low and extremely-low income households in all new residential projects, with a developer option to either produce 3.5 to 4.5 percent moderate income units or pay an additional fee. Fees are being increased in steps as justified by a nexus study from \$19.50/square foot to \$26/square foot for attached units and \$27/square foot for detached units in for-sale projects. To encourage the production of rental housing, the fee has been decreased from \$19.50/square foot to \$17.50/square foot and \$8.75/square foot for units less than 700 square feet in size. The revised ordinance is in effect and being implemented.
3.01-C: Develop Housing Affordable to Extremely Low Income Households Commensurate with Need.	Provide new units affordable to Extremely Low-Income Households commensurate with need. - Target housing for extremely low-income in NOFA	NOFA every 2-3 years, depending on availability of sufficient funds.	In June 2015, the City Council concluded the Notice of Funding Availability (NOFA) process by awarding \$11.9 million to MidBen Housing for the Stevenson Family Apartments project, an 80-unit affordable project serving the low, very-low and extremely-low income families. In addition, Council directed staff to set aside \$6.97 million in affordable housing funds for the Parc 55 Senior Apartments project, a proposed 90-unit affordable senior project that is part of a larger proposed market rate master-planned senior community which was approved by the City Council on February 17, 2016. The Parc 55 project would provide a mix of one- and two-bedroom units serving very-low and extremely low income senior households. No NOFA is anticipated in 2016. Depending on the pace of affordable housing fee payments from market rate developments, the City may have sufficient funds to seek new affordable housing proposals in 2017.
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 continues to utilize all available funding sources and to leverage outside funding for affordable projects. The Laguna Commons project, a 64-unit supportive services development scheduled to open in mid-2016, utilized Low Income Housing Tax Credits, project based vouchers, and Community Development Block Grant (CDBG) funds, among other funding sources. The City also was successful in obtaining a \$1.737 million Local Housing Trust Fund Grant from the State in 2015; these funds will be utilized for the Stevenson Family Apartments development. In addition, Habitat for Humanity was successful in 2015 in securing \$1 million in "cap and trade" funding for the Central Commons lowhome project, which is anticipated to begin construction in 2016.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.01-E: Deferral of Impact Fees	Continue to offer deferred payment of impact fees as an option for affordable housing projects.	Ongoing	To facilitate affordable housing, the City continues to offer a fee deferral program for housing in-lieu and development impact fees. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. By offering this option, the City continues to assist affordable housing projects while also helping to increase market rate housing supply. In 2015, the City approved impact fee deferrals for 12 residential projects totaling approximately \$17.15 million in fees.
3.01-F: Assist Affordable Developers to Acquire Land for Affordable Housing.	The City will continue to work with affordable housing developers to identify suitable sites for affordable housing and, as feasible, either acquire or assist developers with acquiring land for future development of affordable housing.	Ongoing	In 2015, the City sold a surplus 2.3 acre site to MidPen Housing for the development of the Stevenson Family Apartments project. Staff also worked with the developers of the proposed Parc55 senior community and their non-profit partner (Eden Housing) to incorporate affordable housing in their proposed development. In addition, the City worked with market rate developers Lennar Homes and Toll Brothers to set aside land in planned developments in the Warm Springs/South Fremont Area for affordable housing. These affordable developments will meet the market-rate developers' obligations under the City's affordable housing ordinance and require no additional City subsidy.
3.01-G: Commercial Linkage Fee.	The City will evaluate its fee structure to determine feasibility for a commercial linkage fee and proceed with Nexus Study.	Fiscal Year 2015 - 2016	The City of Fremont is participating with many other jurisdictions in Alameda, San Mateo and Santa Clara Counties in a regional nexus study to determine the feasibility of a commercial linkage fee. The study was initiated in late 2015 with the final report expected in mid-2016. An economic consultant has been hired by the consortium and is in the data gathering phase of the project as of early 2016.
3.02-A: Maintain Inventory of Residential Vacant and Underutilized Opportunity Sites to Encourage Development.	Update Residential Development Activity/Underutilized Land Map and Tables	Ongoing	The City continues to maintain its inventory and to track development of parcels and land use types through its Development Activity Map and Table, which is updated four times a year and is available on the City's website. In 2015, the City also restructured its Development Activity Webpage to make it more user friendly.
3.02-B: Marketing Information for Multi-Family Housing.	Update website and written handouts/materials	Ongoing	The City maintains a housing web page with materials for developers to provide information about code requirements, incentives, and contacts. Throughout 2015, the City has updated this information to reflect new information.
3.02-C: Redesignation of Land for Higher-Intensity Housing Construction	Consider rezoning land for higher intensity (greater than 30 dwelling units/acre) development of both market rate and affordable housing as opportunities arise.	General Plan Amendment land use changes are processed quarterly as part of the General Plan Amendment cycle.	In 2015, the City approved the City Center Community Plan and form-based zoning code, which allows high density residential development in close proximity to the Fremont BART Station. The City also approved a rezoning in the Downtown District to facilitate the development of a mixed-use project (Capitol Villas) which proposed a density of 51.1 dwelling units per acre. The City also began review of an affordable housing development at Stevenson Place, which would include a rezoning to a Precise Planned District and would utilize a density bonus.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.02-D: Lot Consolidation	Provide feasible affordable residential and mixed-use projects, particularly on infill development sites	2015 to publicize: Ongoing for technical assistance to non-profit developers	The City continues to maintain an inventory of vacant and underutilized opportunity sites on the City's website, which includes small lots eligible for lot consolidation.
3.03-A: 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	Affordable developments are under construction/planned for many different areas in Fremont. Laguna Commons, a 64-unit supportive services project in Fremont's Irvington District, broke ground in 2015 and will open in mid-2016. The Stevenson Family Apartments, in Central Fremont, received funding from the City in 2015 and is proceeding through the entitlement process. Also in 2015, the Central Commons project in Fremont's Centerville District, an affordable housing project by Habitat for Humanity, moved forward with site remediation and building permit application, with construction anticipated to begin in 2016. In the Warm Springs/South Fremont area, where a new BART station will open this year, Council approved Master Plans for two developments that include affordable housing: one for Lennar Homes that will result in 286 V/L/LI affordable units, and one with Toll Brothers that will result in 132 V/L/LI units. The proposed Parc55 Senior Apartments affordable project is also located in South Fremont.
3.03-B: Continue to Encourage Development of Second Units	10 – 15 secondary units /year	By end of 2015 to implement	Seventeen secondary units were constructed in calendar year 2015.  The Housing Division is also looking into options to revise existing development standards that would allow flexibility for secondary units to be included through a more streamlined process within the existing footprint of single-family homes. The City is also in the process of creating a Secondary Dwelling Unit Handbook that will guide homeowners through the planning, building, and outside agency review process and requirements thereby encouraging/facilitating to develop secondary units.

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<p><b>3.03-C: Continue to Encourage Development of Affordable Family and Larger Sized Units.</b></p>	<p>The City will continue to encourage the development of affordable units that have a sufficient number of bedrooms to accommodate larger-sized family households. Units may be either rental or for purchase.</p>	<p>Ongoing</p>	<p>The City continues to facilitate development of affordable units that have sufficient number of bedrooms to accommodate larger-sized families. In 2015, the City approved Laguna Commons, an affordable multi-family rental housing development, which provides 3-bedroom units and is currently under construction. Also approved in 2015 was Maple Square, which also provides affordable 3-bedroom units to accommodate larger families. In 2015, the City also updated its Affordable Housing Ordinance. The updated Ordinance included a requirement that all on-site affordable units be comparable to the market-rate units in unit type and number of bedrooms per unit.</p> <p>The City has approximately 11 existing below market rate rental housing developments that offer units with 3 or more bedrooms. There are also approximately 9 existing below market rate ownership housing developments that provide 3 or more bedrooms to accommodate large families.</p>
<p><b>3.03-D: Explore Incentives to Encourage Development of Smaller, More Efficient Units for Single-Person and Small Households.</b></p>	<p>Develop incentives to facilitate smaller units</p>	<p>2015 - 2016</p>	<p>The City is looking into options to allow flexibility to create small, efficient secondary units within the existing footprint of single-family homes. The City is also amended the Fremont Municipal Code to allow up to 20 percent of required parking for residential projects to be satisfied through tandem parking in R-3 and TOD Overlay districts. The option to utilize some tandem parking provides developers with more flexibility to create smaller and more efficient units. The City also updated its methodology for calculating impact fees to be based on the number of bedrooms. This change encourages the development of small units.</p> <p>In 2015, the City also updated its Development Impact Fee. The methodology for calculating Impact fees was changed to be based on the number of bedrooms. This change encourages the development of small units.</p>
<p><b>3.03-E: Continue to Allow Manufactured Housing in Single-Family (R-1) Districts</b></p>	<p>The City currently allows manufactured housing, which tends to be more affordable, in single-family (R-1) districts. The City will continue to allow manufactured housing in single-family districts.</p>	<p>Ongoing</p>	<p>Manufactured housing continues to be a permitted use in single-family residential districts.</p>
<p><b>3.03-F: Facilitate Use of Creative and Alternative Housing Concepts.</b></p>	<p>Identify and encourage best practice alternative housing concepts that have proven effective in housing populations such as frail and isolated seniors, foster and emancipated youth, and homeless, etc through NOFA.</p>	<p>Target alternative housing concepts in NOFA every 2-3 years, depending on availability of sufficient funds.</p>	<p>Starting August 1, 2015, the City has partnered with HIP Housing to connect home owners or renters who have a residence with one or more bedrooms with persons seeking housing to pay rent or exchange services for reduced rent.</p>

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3.04-A: Maximize Opportunity for Housing and TOD Development in Warm Springs/South Fremont Community and City Center Plans.	Warm Springs Community Plan Area: Provides land use designations within TOD allowing minimum of 2,700 and up to 4,000 new residential dwelling units. City Center Plan: Will provide form-based regulations to facilitate residential densities of 50+ dwelling units/acre	Adoption in 2015	In 2015, the City approved two Master Plans within the Warm Springs/South Fremont Community Plan Area--Lennar Area 4 Master Plan and Warm Springs Station TOD Master Plan. When completed, these two projects will provide a combined 3,215 new residential dwelling units, including over 400 new low and very-low income affordable units. Discussions with a third developer (Valley Oak) were underway in 2015 and are anticipated to result in a Master Plan that includes construction of additional market rate and affordable housing in the Warm Springs/South Fremont Community Plan Area.  In 2015, the City also adopted the City Center Community Plan and form based zoning, which encourages the development of a mix of housing types, and high density residential developments in areas near the Fremont BART station.
4.01-A: Continue Implementation and Administration of Residential Rent Increase Dispute Resolution Ordinance.	Assist 100 percent of applicants	Ongoing	The City is in the process of reviewing the existing Rent Increase Dispute Resolution Ordinance (RRIDRO) to see if it can be improved to meet the interests of both tenants and landlords. In 2015, over fifty-two tenants requested conciliation services and seven utilized mediation services.
4.01-B: Continue Education on Fair Housing and Administration of Counseling Services.	Continue the administration of fair housing counseling services and discrimination complaint assistance.	Ongoing	The City investigated 26 fair housing cases in 2015. The City distributed 174 informational brochures to Fremont property owners and managers to increase their understanding of their rights and responsibilities. It also distributed 1,316 information brochures to tenants and people seeking housing in Fremont.
4.01-C: Administration of Landlord/Tenant Counseling Services and Eviction Prevention Services.	Respond to all inquiries	Ongoing	The City contracts with Fremont Fair Housing and Landlord/Tenant Services (FFHS) for landlord/tenant counseling services. In 2015 FFHS responded to approximately 2,453 landlord/tenant inquiries.
4.01-D: Implementation of "Reasonable Accommodations Ordinance.	Continue to implement the City's "Reasonable Accommodations Ordinance" to comply with the federal Fair Housing Act.	Ongoing	In calendar year 2015, the Community Development Department received and approved 2 requests for reasonable accommodation.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>4.01-E: Municipal Code Revision to Support Transitional, Supportive and Employee Housing.</b></p>	<p>- As part of Residential and Open Space Zoning District update, revise R-1 and R-2 zoning districts to explicitly permit Transitional and Supportive housing in all Single-family residential zones or zones that allow single-family residential uses; and - Allow employee housing as an agricultural use in the Open Space districts, where agriculture is permitted.</p>	<p>By January 2015</p>	<p>Complete. In 2015, the City amended the Fremont Municipal Code to allow transitional and supportive housing by right in all residential zoning districts. In 2015 the City also amended the Fremont Municipal Code to allow employee housing for ranch or farm workers with a Zoning Administrator Permit within areas of the Open Space (OS) Zoning District that allow agricultural uses.</p>
<p><b>4.02-A: Implement "Stay Housed" Self-Sufficiency Program.</b></p>	<p>Assist 10 households/year</p>	<p>Ongoing</p>	<p>In 2015, 18 households were assisted to remain in their homes.</p>
<p><b>4.02-B: Accessibility Improvements to Existing Housing.</b></p>	<p>Assist 5 households annually</p>	<p>Ongoing</p>	<p>There were seven (7) grants for household accessibility improvements issued in 2015.</p>
<p><b>4.02-C: Provide Shelter Services to Homeless in Need.</b></p>	<p>The Center provided opportunity for homeless individuals and families to "get out of the cold and wet weather" and find refuge in a safe and welcoming environment.</p>	<p>Ongoing</p>	<p>Despite California's current drought in 2015, Fremont's Warming Center was open for 23 days from November 15 through March 15. Fremont Senior Center, Wing A was transformed into a welcoming place for the 129 homeless men and women, twice as many as last year, who took advantage of the opportunity to get out of the wet and very cold winter temperatures. The Warming Center averaged approximately 20 participants per evening with as many as 35 on the wettest nights.</p>

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<p><b>4.02-D: Continue Participation in and Support for Everyone Home Plan and Alameda County Impact Supportive Housing Program.</b></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>The City continues to actively participate in the county-wide effort to end homelessness under the leadership of Everyone Home.</p> <p>The Alameda County (AC) Impact program serves homeless persons who have multiple barriers to housing and who are "frequent users" of public systems, with a particular emphasis on chronically homeless who have multiple interactions with law enforcement agencies. The project proposes to connect fifty (50) people to housing (9 from Fremont) and the services needed to stabilize their lives, improve health outcomes, and significantly reduce their encounters with law enforcement, hospital emergency rooms, and other emergency services. The program has connected 39 people in housing to-date, five who are from Fremont. The City has been providing \$30,000 each year for the last three years to support the program.</p>
<p><b>4.03-A: Housing Scholarship Program for Students.</b></p>	<p>Assist 20-25 students annually</p>	<p>Ongoing</p>	<p>Assisted over 15 extremely low income households in various job training programs in 2015.</p>
<p><b>4.03-B: Below Market Rate (BMR) Program.</b></p>	<p>Continue to implement the Affordable Housing Ordinance to provide an option for market-rate developers to include 15 percent affordable units in their projects.</p>	<p>Ongoing</p>	<p>In 2015, the City received on-site affordable housing development plans from Lennar and Toll Brothers to develop over 400 affordable housing units in the Warm Springs/South Fremont Community Plan Area.</p>
<p><b>4.03-C: Mortgage Credit Certificate Program.</b></p>	<p>Assist 5-10 households annually</p>	<p>Ongoing</p>	<p>In 2015, the Mortgage Credit Certificate (MCC) Program did not issue any MCCs and re-issued 1 MCC.</p>
<p><b>6.01-A: Affordable Housing Week.</b></p>	<p>Continue to utilize Affordable Housing Week as an opportunity to publicize the need for and the benefits of affordable housing through City Council proclamations, press releases, and other appropriate mechanisms.</p>	<p>Ongoing</p>	<p>In 2015, the City issued an Affordable Housing Week Proclamation.</p>
<p><b>5.01-B: Conduct Affordable Housing Presentations.</b></p>	<p>Training/education on strategies for affordable housing</p>	<p>1-2 presentations/trainings annually.</p>	<p>In 2015, the City provided several Affordable Housing Presentations to groups such as the Community Ambassador Program as well as the Rental Homeowners Association.</p>

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<p><b>5.01-C: Crime Free Multi-Family Housing Program</b></p>	<p>Encourage property owners and managers to participate in the Crime Free Multi-Family (CFMF) Housing Program to foster a safe, healthy, crime free community in rental housing.</p>	<p>Participate in CFMF trainings/certifications annually or as offered.</p>	<p>The City, in collaboration with the Rental Homeowners Association conducted a workshop to over 40 property owners and managers to promote the Crime Free Multi-Family Housing Program. The City retained 39 fully certified properties in 2015 and currently 3 properties are in the process to become fully certified. The first solo 8 hour Manager Training class was conducted at the Police Department (PD) in March with a total of 22 attendees (6 are from properties interested in learning more about the Crime Free Program). Officer Mandy Singh and PSA Bheana Becker attended the International Crime Free Conference in July to renew the Operating Agreement for Fremont Police Department to use the Crime Free Program name and resources. PD has been conducting annual Crime Prevention Through Environmental Design (CPTED) Inspections and Safety Socials for certified properties and is sending out 'Calls for Service' reports to certified managers.</p> <p>Based on average numbers Calls for Service are down 60.0% Reports are down 70.5% Arrests are down 93.2%</p>
<p><b>5.02-A: Support for Non-Profit Affordable Housing Providers.</b></p>	<p>Assist all applicants</p>	<p>Ongoing</p>	<p>The City is working in partnership with MidPen Housing to develop a 80-unit affordable housing development for singles and families and with Eden Housing to develop an affordable development for seniors.</p>
<p><b>5.02-B: Inter-Jurisdictional and Regional Planning.</b></p>	<p>Continue to coordinate with local jurisdictions, Alameda and Santa Clara Counties, Silicon Valley Agencies, and regional organizations, such as ABAG, to plan for residential development and affordable housing opportunities and seek funding opportunities for implementation, particularly in Fremont's PDAs.</p>	<p>Ongoing</p>	<p>The City is participating in a multi-jurisdiction affordable housing nexus study with jurisdictions in Santa Clara County and Alameda County regarding the feasibility of a commercial linkage fee.</p>
<p><b>5.02-C: Consultation with Housing Stakeholders.</b></p>	<p>Consult with affordable housing developers, market-rate developers, housing advocates, real estate professionals, the business community, and other stakeholders on all proposed housing policy changes.</p>	<p>Ongoing</p>	<p>The City continues to meet with developers, real estate professionals, property owners and managers and housing advocates to explore various options in the rental market.</p>

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5.03-A: Monitor Legislation and Participate in Programs and Share Best Practices with Housing Organizations in the Bay Area to Influence Affordable Housing Priorities and Legislation.	The City will proactively seek to collaborate with Bay Area housing organizations to share best practices and to participate in programs to influence priorities for affordable housing and legislation.	Ongoing	The City is actively working with affordable housing groups including but not limited to Non Profit Housing and the East Bay Housing Organization to support and promote development and increase the supply of affordable housing units in Alameda County.
5.03-B: Promote State and Regional Funding Initiatives that will Provide Additional Resources for Affordable Housing.	The City will monitor, evaluate, and support new funding initiatives such as investment of state Cap-and Trade program funds in affordable transit-oriented development, and energy efficiency investments in affordable housing.	Ongoing	The City obtained a \$1.7 million grant from the California Department of Housing and Community Development to increase the supply of affordable housing in Fremont.
6.01-A: Funding for Non-Profit Social Service Providers.	Continue to coordinate with local jurisdictions, Alameda County, and regional organizations to plan for residential development and affordable housing opportunities.	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 are 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.
6.01-B: Continue to Operate the 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 operating in 2015 include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs.
6.01-C: Continue to Implement the Pathways to Positive Aging Project.	The City of Fremont provides extensive support 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.	Ongoing	The City's Human Services Department, in partnership with numerous other service providers and community volunteers, is continuing to support the Positive Pathways to Aging Project through various programs such as the Senior Help Line, VIP Rides, Senior Mobile Mental Health and a fall prevention program.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>6.02-A: Encourage Location of Case Management and Other Supportive Services in Affordable Housing Developments and Housing for Seniors.</b></p>	<p>Research shows that convenient, accessible supportive services are a key to keeping many families housed. Access to support services are also key to assisting older adults to age in place. Where it is feasible, the City will encourage on-site case management, senior services and other support services in affordable housing developments and housing for seniors, or to provide space which would allow services to be brought on site.</p>	<p>Ongoing</p>	<p>The City continues to encourage the provision of on-site case management, senior services and other support services in affordable housing developments and housing for seniors, or to provide space, which would allow services to be brought on site. Currently, the City has three senior housing complexes (Cottonwood Place, Sequoia Manor and Redwood Lodge) with on-site service coordination for seniors to identify needs and connect seniors with community-based services.</p> <p>In 2015, the City approved Laguna Commons (now under construction), a 64-unit multi-family affordable housing development that includes on-site supportive service for future residents.</p>
<p><b>7.01-A: Review and Periodically Amend Zoning Ordinance and Other Planning Documents as Needed to Reduce Constraints to Affordable Housing Production.</b></p>	<p>The City will continue to review adopted planning documents, such as Area Community Plans, Specific Plans, and residential Design Guidelines for consistency with legislative changes and to implement Housing Element policies and programs.</p>	<p>Residential and Open Space Zoning District Update – end of 2015 Commercial and Industrial Zoning District Updates – end of 2015</p>	<p>Complete. In 2015, the City amended the Fremont Municipal Code to allow transitional and supportive housing by right in all residential zoning districts to implement Housing Element Policy 4.01-E. The City is also currently working on providing flexibility to allow small secondary dwelling units within the footprint of existing homes to implement Housing Element Policies 3.03-B and 3.03-D.</p> <p>The City is currently working on amendments to the Fremont Municipal Code to address legislative changes to the State's density bonus regulations.</p>
<p><b>7.01-B: Implement Modifications to Parking Requirements as Appropriate.</b></p>	<p>- Continue to evaluate appropriateness of unbundling parking in specific areas such as near TODs - Consider parking reductions on case by case basis through entitlement process based on need analysis.</p>	<p>Ongoing</p>	<p>In 2015, the City adopted the City Center Community Plan, which includes policies that support unbundled parking.</p> <p>The City continues to review requests for parking reductions on a case-by-case basis through the entitlement process. For example, the City approved a parking reduction in 2015 for a 14-unit residential project (Pepper Tree Residences). The guest parking requirement for the project was reduced from seven on-site spaces to four on-site spaces because adequate on-street parking was available and because the project site was located in close proximity to the Centerville train station and AC Transit bus lines 210, 211, 216 and U, which provide service to much of Fremont and the tri-city area.</p>

**Table C  
Program Implementation Status  
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.

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
7.01-C: Early Identification of Possible Project Issues.	The City's process for early identification of project challenges includes 1) a "Team-based" approach to project review, which allows the City to provide a coordinated and thorough response to the applicant ; 2) Preliminary Review Procedure (PRP) application that allows an applicant to get early feedback prior to formal application. This affords a developer flexibility to determine the feasibility of a project prior to preparing detailed plans and paying the more extensive entitlement fees.	Ongoing	The City continues to utilize a "team-based" development review process, which ensures that developers are provided with thorough comments early in the review process. The City continues to process PRP applications, which provide applicants with early feedback prior to a formal application.
7.01-D: Continue to Coordinate Development Review with Outside Agencies.	Continue to work with outside agencies to establish standards, share information and provide coordinated information to the development community.	Ongoing	The City continues to utilize a "team-based" development review process, which involves all possibly interested governmental agencies and parties from the beginning of the development review process and allows comments/requirements from various agencies to be addressed early on.
7.01-E: Review Fee Structure.	Periodically 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 Mitigation Fee Act.	Every 5 years	The City adopted a comprehensive update to its impact fees in 2015. One change in the impact fee methodology was to charge fees based on bedroom count, which had the net effect of lowering fees for smaller units and increasing fees on houses with many bedrooms. This change benefited affordable projects since they tend to have fewer bedrooms on average than market-rate developments.
7.01-F: Continue Assessing Process and Procedure Improvements for Efficiency.	<ul style="list-style-type: none"> <li>- Continue Team-based approach to development review;</li> <li>- Finish permit software procurement process.</li> </ul>	<ul style="list-style-type: none"> <li>- Ongoing for Team-based approach;</li> <li>- By 2016 for software procurement.</li> </ul>	<p>The City continues to utilize a "team-based" development review process, which ensures that developers are provided with thorough comments early in the review process.</p> <p>The City is currently in the process of implementing a new permit tracking software system that will increase efficiency and facilitate data tracking.</p>

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Housing Programs Progress Report - Government Code Section 65583.  
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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>8.01-D: Annual Progress Report on Housing.</b></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>The City continues to prepare annual progress reports regarding the City's Housing Element. The Planning Commission will receive an Annual Housing Element progress report covering calendar year 2015 in February 2016. The City Council will receive the report in March 2016. The City's Human Services, Housing, Planning, Economic Development, Engineering Department and also the Police Department were consulted in the preparation of the report.</p>

