

CITY OF FREMONT

LANDLORD EDUCATION WORKSHOP

November 7, 2018

We Need More Housing

The number of affordable rental units needed to meet current demand

CALIFORNIA

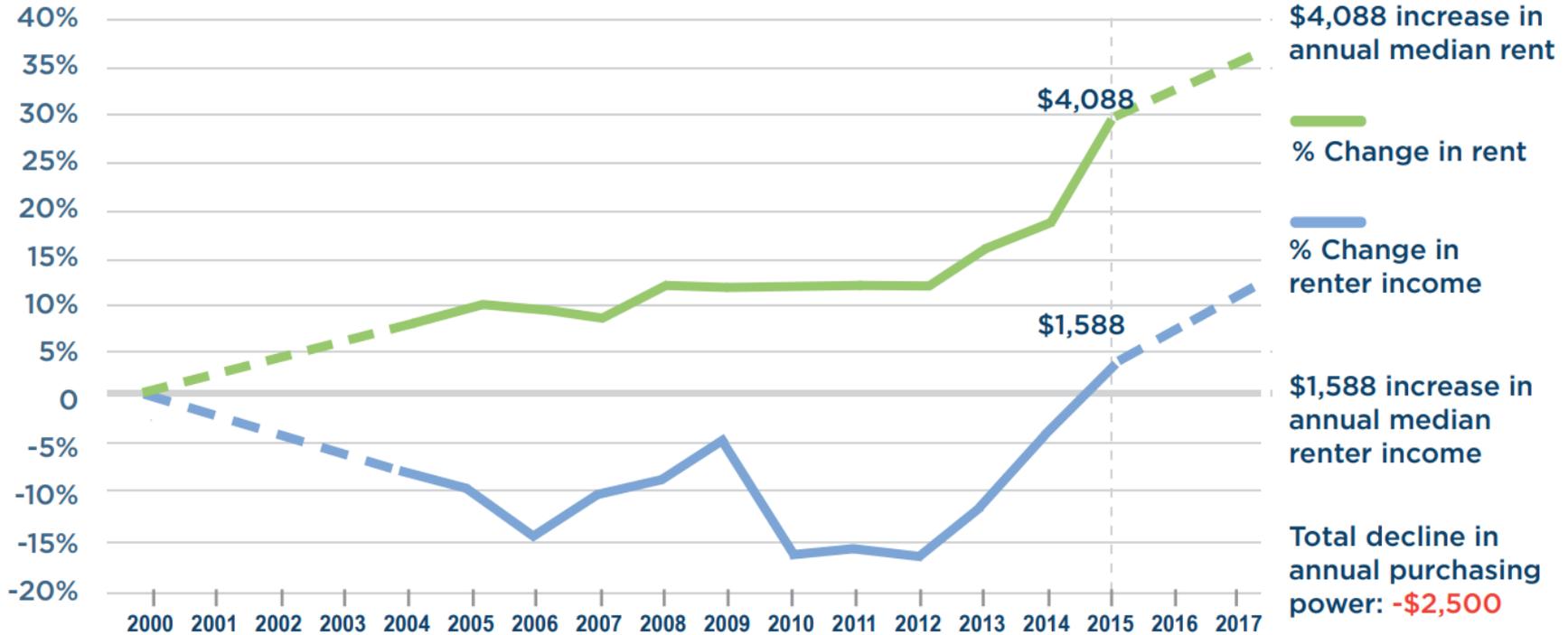
1.5 M



ALAMEDA COUNTY

53,691

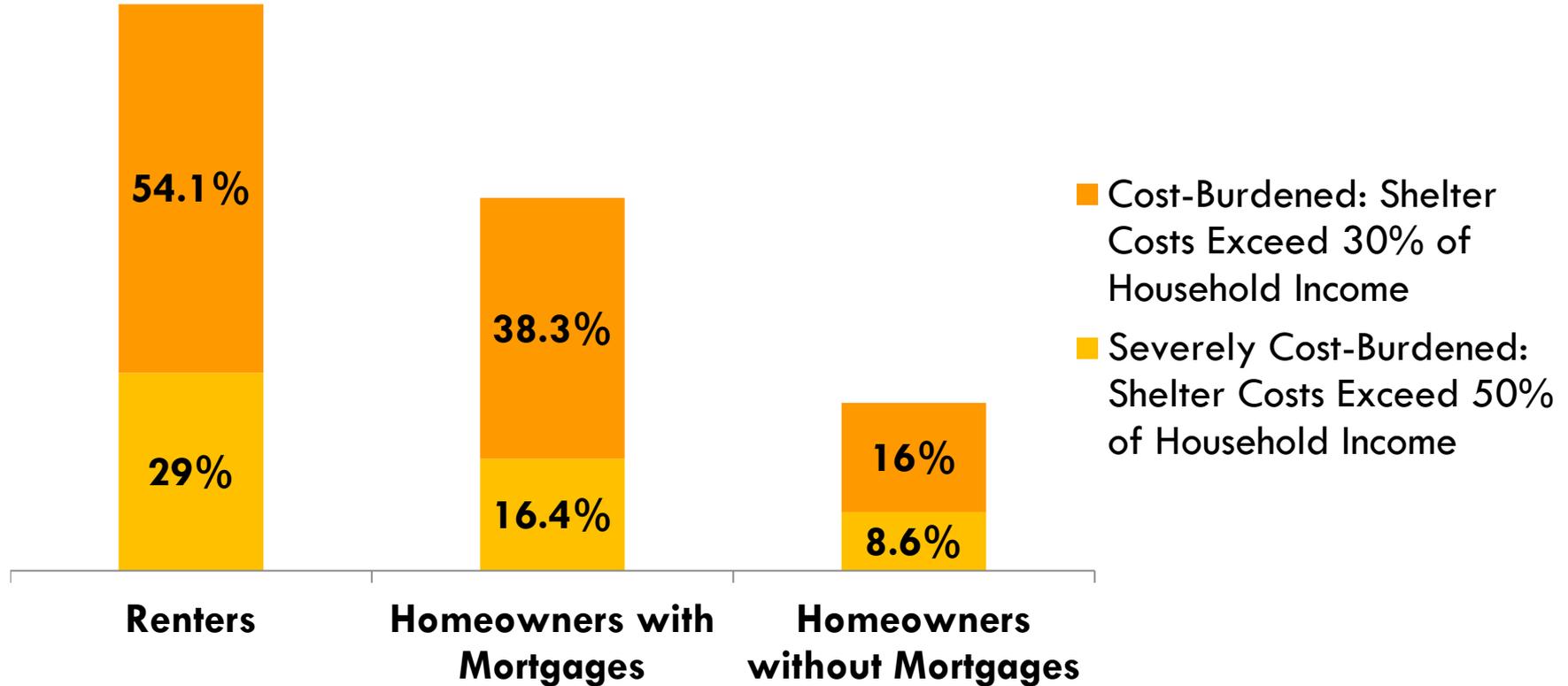
ALAMEDA COUNTY'S INFLATION-ADJUSTED MEDIAN RENT INCREASED 29% WHILE MEDIAN RENTER INCOME INCREASED ONLY 3% FROM 2000 TO 2015



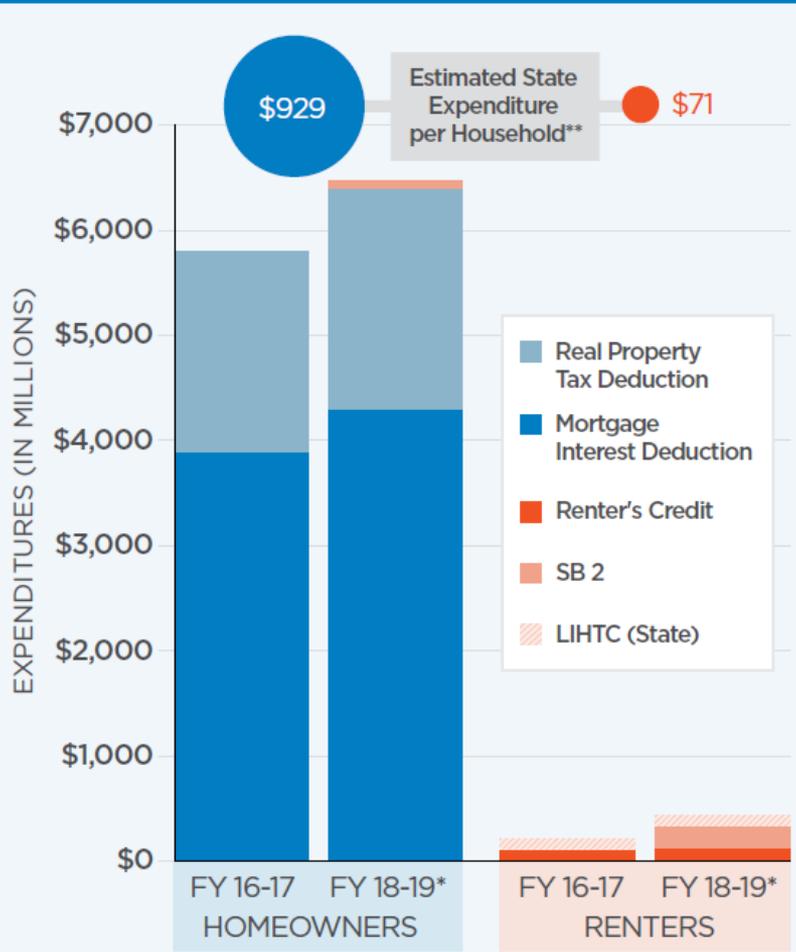
Source: CHPC analysis of 2000-2015 Census ACS data. Median renter income and rent from 2001-2004 and 2016 and 2017 are estimated trends. Median rent and median renter income are inflation adjusted to 2015 dollars.

Housing Costs are High for Everyone

Percentage of Households With Housing Cost Burden or Severe Housing Cost Burden, 2016



STATE EXPENDITURES ARE HIGHLY INEQUITABLE BETWEEN HOMEOWNERS AND RENTERS



Income Needed to Qualify for Fremont Rentals



Average Rent

\$1,861

\$2,347

\$3,258

**Income Needed to
Qualify for a Rental**

\$6,203

\$7,823

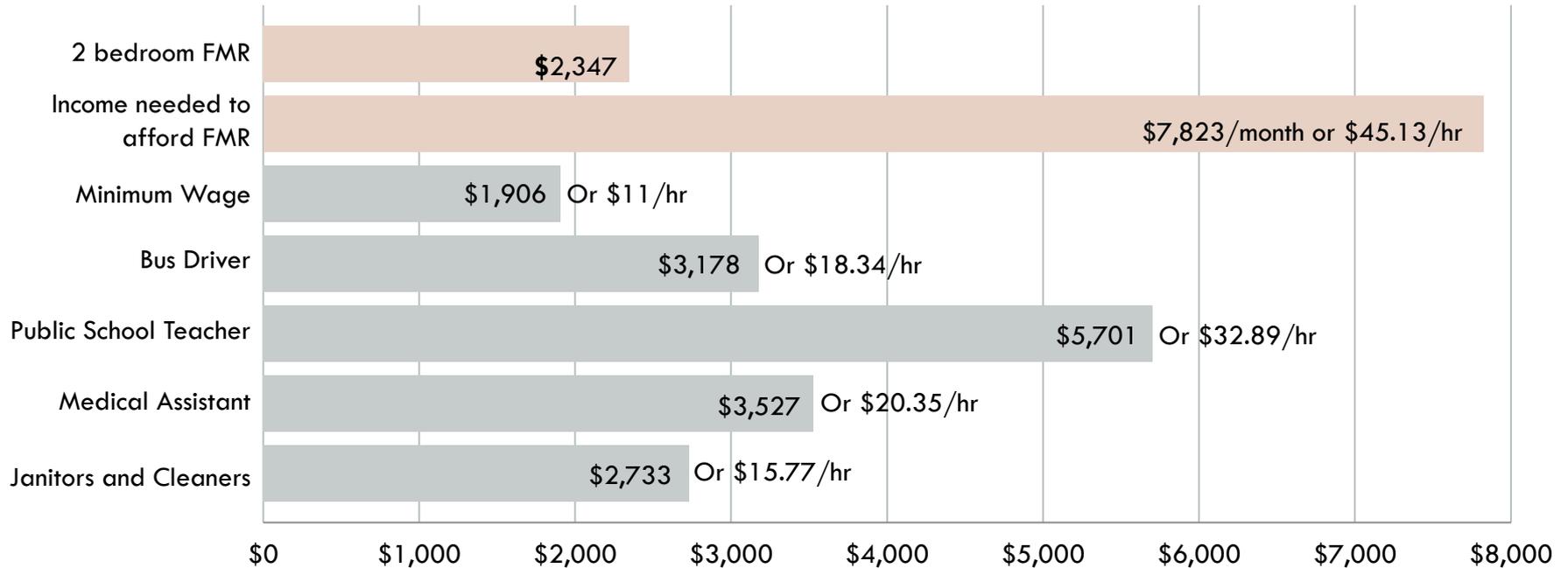
\$10,860



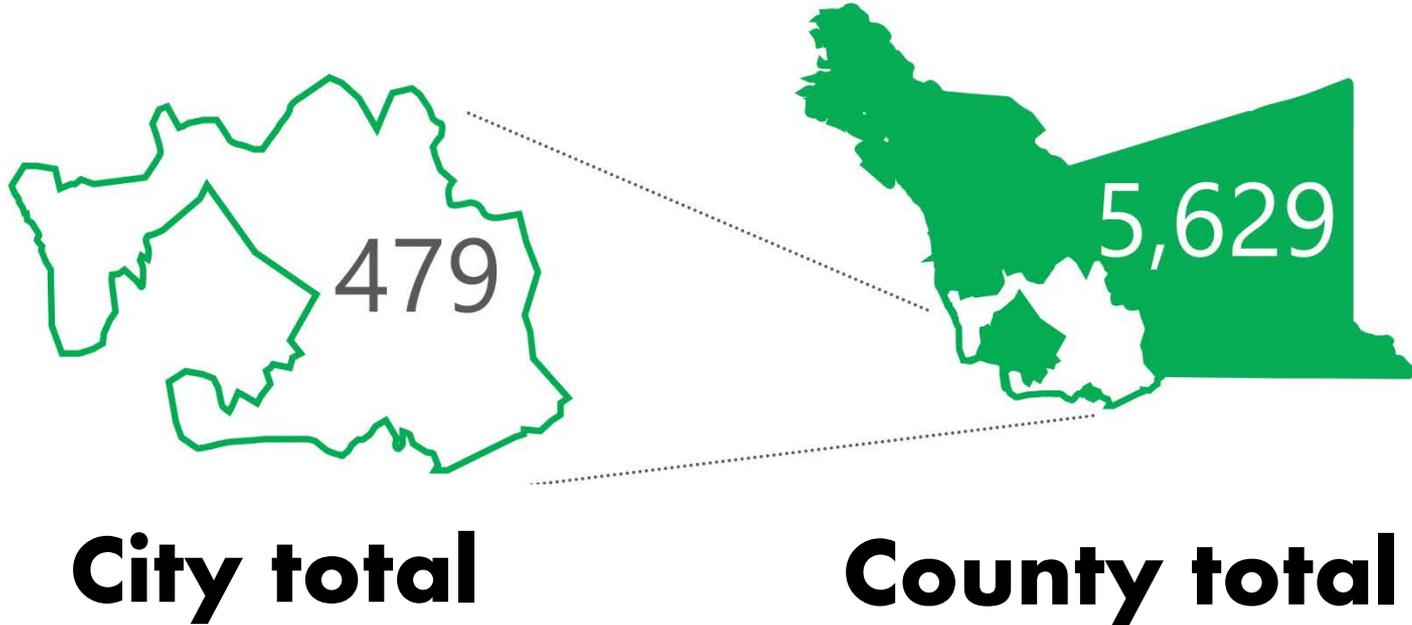
Minimum Wage: \$11/hr or \$1,906/month

Rent Affordable at Min Wage: \$574/month

FREMONT RENTERS NEED TO EARN \$7,823/MONTH TO AFFORD FAIR MARKET RENT FOR 2 BEDROOM AT \$2,347



HIGH RENTS ARE HELPING TO CONTRIBUTE TO A GROWING HOMELESS POPULATION



Subpopulations



Chronically Homeless | 123 Individuals

16%
Sheltered



84%
Unsheltered



Veterans | 27 Individuals

4%
Sheltered

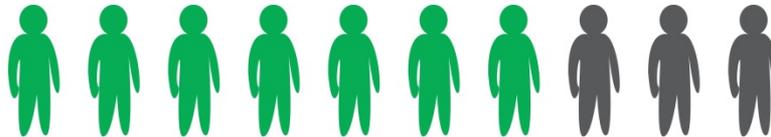


96%
Unsheltered

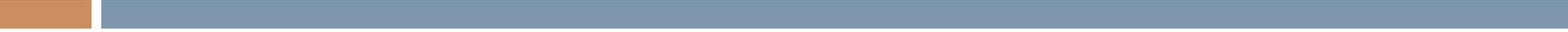


Unaccompanied Transitional Age Youth | 36 Individuals

64%
Sheltered



36%
Unsheltered



48%

of respondents experiencing
homelessness for the first time



What the City of Fremont is doing

We are Building Affordable Housing

- 226 units constructed since 2011
- 410 units currently under construction
- 581 units proposed or in the pipeline



City of Fremont Declares Shelter Crisis

- September 18, 2018 – Fremont City Council approves an ordinance amending Fremont Municipal Code Title 15

Other Assistance Programs

- Section 8
- Rapid Re-Housing
- Stay Housed (helps families overcome financial crises to remain in rental units)
- Emergency Shelters
- VASH (Veterans Assistance)
- Shared Housing

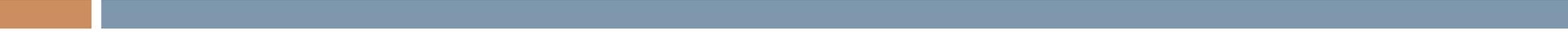
Potential Landlord Incentive Programs

- ❑ **Signing Bonus** (ex. \$1,000)
- ❑ **Apartment Repair Fund** (ex. up to \$2,500)
- ❑ **Vacancy Loss Payment** (ex. up to 2 months of rent)
- ❑ **Re-Rent Bonus** (ex. \$500)
- ❑ **24/7 Landlord Hotline**

www.PollEv.com/FremontCares

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Questions?