



2021-2022  
Annual Action Plan  
DRAFT

City of Fremont  
Human Services Department  
2021-2022 Annual Action Plan

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## **AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

The City of Fremont is the second most populous city in Alameda County, with an estimated population of approximately 230,964 based on the 2017 American Community Survey (ACS). The southernmost City in the County, Fremont also covers the second largest geographic area (approximately 92 square miles) of any city in the Bay Area behind San Jose. It has a diverse racial and ethnic population, with persons identifying as Asian making up 57.4 percent of the population and persons identifying as Latino making up 13.5 percent of the population. People of color, non-White persons, make up approximately 75.1 percent of Fremont’s population.

The City has a mixed economic base, with a 3.6 percent of families and 5.4 percent of individuals living below the poverty level. The median household income in 2017 was \$122,191. The City also has a relatively high homeownership rate at 62.4 percent. By comparison, the percentage of homeownership units in Alameda County was 53.3 percent and 54.6 percent in all of California.

The City of Fremont is a Community Development Block Grant (CDBG) entitlement jurisdiction that receives annual CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The primary objectives of the CDBG program are to develop viable urban communities, principally for low- and moderate-income households, through the provision of decent housing, a suitable living environment, and economic opportunity. CDBG funds may be used for public service activities, public facilities improvement projects, economic and community development activities, and rehabilitation of housing. The City will receive \$1,758,063 for the 2021-22 program year (PY).

The City is also a member of the Alameda County HOME Consortium. The Consortium was formed so that participating jurisdictions could receive HOME funding from HUD. While the City is the lead agency for CDBG funds, the County is the lead agency for HOME funds. HOME

funds are dedicated to housing activities that meet local housing needs. HOME funds may be used for acquisition, construction, and rehabilitation of housing. They may also be used for tenant based rental assistance and homebuyer assistance. The City will receive \$404,791 for the 2021-22 program year.

To receive funding each year, the City of Fremont, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Fremont Consolidated Plan contains an abbreviated data analysis. The two documents work together, along with Consolidated Plans from other Cities in the Alameda County HOME Consortium, to complete the full analysis and strategies for the area.

The City of Fremont completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Fremont will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

This program year 2021-22 Annual Action Plan represents the second year of the five-year Consolidated Plan period.

## **2. Summarize the objectives and outcomes identified in the Plan**

The City's PY 2021-22 Action Plan activities with priorities, goals, and objectives are described in detail in other parts of this Action Plan. All of the activities being proposed by the City of

Fremont are consistent with its five-year Strategic Plan and HUD's outcome performance measurement objectives:

- Promote Affordable Housing
- Support Community Development (non-housing) Needs
- Address Homelessness
- Increase Supportive Housing
- Reduce Lead Based Pant Hazards

The City proposes to use available CDBG resources to fund public facility improvements; public service; fair housing administration; microenterprise programs; and housing related activities, including affordable rental housing rehabilitation activities, single family housing rehabilitation, and minor home repair activities.

The City also proposes to allocate up to \$355,613 to administration. Under CDBG rules, a maximum 20% of the sum of the City's CDBG entitlement plus anticipated program income for the current program year, may be spent for CDBG program administration. In addition to developing and administering CDBG projects and providing technical assistance to grant recipients, staff monitors all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG program reports to HUD.

### **3. Evaluation of past performance**

In the 2019-2020 Action Plan, the City of Fremont addressed five different goals. The Plan focused on improving public facilities, homeownership creation, homeownership stabilization, fair housing and critical safety net services. Accomplishments from the last year of the 2015-2019 Consolidated Plan include:

- Homeowner housing improved – 9 homes repaired or renovated

- Support public services for those in need – 2,444 people served
- Assist microenterprise businesses with startup costs – 17 businesses served
- Improve infrastructure and accessibility to public facilities for low-income clientele – 177 people served

It should be noted that these accomplishments were from programs and projects funded July 1, 2019 through June 30, 2020.

The City is responsible for ensuring compliance with all CDBG rules and regulations. The City regularly meets performance and regulatory standards established by HUD. During the FY 2015-2019 Strategic Plan period, the City had one monitoring visit by HUD. This visit concluded with no significant concerns or findings.

#### **4. Summary of citizen participation process and consultation process**

As a member of the Alameda County HOME Consortium, the City participates in the Consortium’s citizen’s participation process as well as its own public process for the purpose of developing the Strategic Plan.

**Community Needs Survey:** As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City’s website. 457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

**Public Hearings:** The City held four public hearings, which resulted in projects proposed in this Action Plan. Utilizing these CDBG funds, in conjunction with local, state, and federal sources, the City will continue to meet the Affordable Housing Needs, Community Development (non-housing) Homeless Needs and Support Housing Needs priorities for low and moderate-income

Fremont residents, as outlined in the City's FY 2020-2024 Strategic Plan.

On February 11, 2021, staff and the Citizens Advisory Committee (CAC) issued Request for Proposals (RFP) for projects beginning July 1, 2021. The availability of funds was advertised through the Tri-City Voice Newspaper, the City's web page, the City's cable channel and an extensive mailing to social service agencies serving Fremont residents.

On February 11, 2021, staff conducted a public meeting to determine funding priority. Six (6) members of the public attended the virtual hearing. On March 22, 2021 the CAC and staff conducted a public hearing to develop questions for agencies regarding their proposals. On April 8, 2021 the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council. The fourth and final public hearing is to take place at the May 4, 2021 City Council meeting.

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizen participation process as well as its own public process for the purpose of development of this Action Plan. On April 9, 2021, the County published all members' Action Plans for a period of 30 days, ending on May 10, 2021. Comments from this 30-day comment period will be included in the final submission to HUD.

## **5. Summary of public comments**

Comments to appear in final draft.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received by the City of Fremont have been accepted.

## **7. Summary**

This Action Plan and the Consolidated Plan are part of the efforts by the entire Consortium and community stakeholders to make the City of Fremont an affordable place to work and live for all households in the community. The document will outline the projects and programs receiving CDBG funding in FY 2021 to address the priorities and goals of the 2020 – 2024 Consolidated Plan.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

- 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	City of Fremont	Human Services Department

**Table 1– Responsible Agencies**

The City of Fremont is the Lead Agency for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. It is responsible for the development of Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPER).

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The structure through which the City of Fremont will implement its housing and community development plan consists of consultation and coordination with various public and private agencies. The following provides a brief outline of the delivery system.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City outreached to more than 250 agencies, interested residents, service providers (including health and mental health providers), a public agency or department, affordable housing providers, advocates, public officials, consumers of homeless services and family members or caregivers of homeless consumers. The primary service deliverers and managers of the varied housing and supportive housing programs mentioned above are nonprofit agencies serving the Fremont area. These agencies assist in implementing the City’s housing and community development priorities by expanding the supply of affordable housing, providing emergency housing and/or transitional housing, and meeting special (homeless and non-homeless) housing needs. There are many experienced and well-managed non-profit organizations providing services in the Fremont area.

The City also coordinates with the State Housing and Community Development (HCD). HCD provides oversight to the major state housing planning process, the Housing Element of a jurisdiction’s General Plan. HCD is responsible for an annual State Housing Element and provides technical assistance to and certification of the local Housing Elements. Each local government in the State is required to develop a Housing Element which includes a housing assessment including projected housing needs, a land inventory, an analysis of governmental and non-governmental constraints on housing and housing programs and quantified objectives

that will be met over the Housing Element's planning period.

The Alameda County Housing and Community Development (HCD) is the lead agency in implementing the Alameda County HOME Consortium and other County-sponsored programs around housing, homelessness, and community development. HCD administers several programs including Shelter Plus Care and Housing Opportunities for People with Aids (HOPWA), as well as two programs for the City of Fremont: Mortgage Credit Certificate (MCC) Program and the Housing Rehabilitation and Emergency Repair Grant Program.

Housing Authority of the County of Alameda (HACA) serves the City of Fremont. The Authority administers several county-wide programs designed to assist low and moderate-income households and those with special needs. These programs include the tenant-based Section 8 Existing Certificate and Voucher Program, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program, and the Low Rent Housing Program.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Activities to address the housing needs of the homeless, extremely low-income persons with serious mental illness and/or those living with HIV/AIDS are based on the implementation of the *EveryOne Home Plan to End Homelessness*. The 2018 Strategic update to *EveryOne Home Plan to End Homelessness* calls for every member of the local Continuum of Care (CoC) in the community to act with renewed urgency in their efforts. The update was produced through a year-long community process that include 25 key stakeholder interviews, six focus groups attended by 70 people currently homeless in the county, multiple community forums with over 200 participants, and a review of best practices and plans from community with similar homeless populations and housing markets. The update includes four broad strategies to expand capacity, increase investment, build stronger partnerships, and align public policies. The proposed five-year targets include:

1. Reduce the number of people becoming homeless;
2. Increase the number of people returning to permanent homes;

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. The Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities and faith-based organizations guide this organization.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2023, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home along with services available to help them stay housed and improve the quality of their lives.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Alameda County Housing and Community Development Department, through HMIS and participation in the EveryOne Home Results Based Accountability Committee, supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to

implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration, beginning in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will continue to use this same structure for the next five years.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Midpen Housing Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation, a 43-unit affordable apartment complex.
2	<b>Agency/Group/Organization</b>	ALZHEIMER'S SERVICES OF THE EAST BAY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for support around their adult day-care program.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>ALAMEDA COUNTY HOUSING &amp; COMMUNITY DEVELOPMENT</p>

	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Service-Fair Housing  Other government - County</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Annually consult with as part of the City Action Plan Community Needs Assessment.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Fremont Family Resource Center</p>

<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
5 <b>Agency/Group/Organization</b>	City of Fremont – All Agencies
<b>Agency/Group/Organization Type</b>	Other government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

**Table 2– Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City strives to conduct a comprehensive outreach program and utilized a variety of outreach methods to solicit participation from a wide range of agencies and organizations involved in providing housing and community development services. No specific types of relevant agencies were excluded from the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.
Regional Analysis of Impediments to Fair Housing Choice	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Fremont Human Services Department was the lead agency in developing this Strategic Plan. It has worked to get the cooperation of input of various critical governmental and community- based agencies in developing the priorities discussed above.

The City of Fremont is a member of the Alameda County HOME Consortium and works with Alameda County and other jurisdictions in sharing data and resources and creating overall priority needs for the County of Alameda. The Consortium is also developing performance measures based on input from each jurisdiction’s individual public input processes.

The Human Services Department also worked with other City departments to get their input on priority needs. The Department worked with the Housing Department to create a comprehensive view of the needs found within the City of Fremont. The Housing Department is responsible for developing the City’s Housing Element. The Human Services Department assisted in the development of the City’s Housing Element and the ongoing implementation of the Housing Element’s Housing Program Strategy. The Housing Department was also consulted to determine progress made toward affordable housing goals.

The City also received input from the City’s Aging and Family Services Division in developing needs of youth, families, and seniors.

## **Narrative**

The City of Fremont has partnered with the Alameda County HOME Consortium to complete the 2020 – 2024 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and

obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2019 and wrapped up in winter 2020. The AI can be found on the Alameda Housing Authority website at <http://www.alamedahsg.org/cms/one.aspx?pageId=3760617>. The City of Fremont must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

## **AP-12 Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizens' participation process as well as its own public process for the purpose of developing the Strategic Plan.

**Community Needs Survey:** As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

**Public Hearings:** On February 11, 2020, in conjunction with its FY 2021-2022 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizen's body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

A Request for Proposals for FY 2021-2022 CDBG funding was issued on February 11, 2021; two (2) proposals were received by the March 19, 2021 deadline. CAC and City Staff had a public hearing on March 22, 2021, where they reviewed the proposals and compiled additional questions for the agencies. CAC and City Staff held a public hearing on April 8, 2020, where the applicant agencies were interviewed. CAC and City Staff also provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the May 4, 2021 City Council Meeting.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Outreach via Survey	Non-targeted/ broad community	In November 2019, the City deployed a Community Needs Survey and received 457 responses to the survey.	<p>The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants.</p> <p>There is also a need for social services, including mental health services, health services, and homeless programs.</p> <p>Additionally, respondents felt there was a need to maintain community centers and address needs for upgrades and rehabilitation.</p>	All comments accepted	

2	Public hearing	Non-targeted/ broad community	December 12, 2019 Citizens Advisory Committee Meeting to provide an orientation to the City's Goals and Strategies for the next five years. Determine needs in the community. 13 agencies participated in the hearing	The following needs were identified: <ul style="list-style-type: none"> <li>● Maintain affordable housing units</li> <li>● Rehabilitation of community facilities</li> <li>● Social/mental health/health service needs</li> <li>● Housing with supportive services</li> <li>● Transitional housing</li> </ul>	All comments accepted	
3	Public hearing	Non-targeted/ broad community	February 10, 2020 – Citizens Advisory Committee meeting to prepare additional questions for agencies who submitted a proposal.	Initial review of applications from agencies and prepared a list of questions for each organization.	All comments accepted	
4	Public hearing	Non-targeted/ broad community	March 5, 2020 – Citizens Advisory Committee meeting to interview applicants for CDBG funding.	Interview of individual applicants about their application for CDBG funding.	All comments accepted	

4	Public hearing	Non-targeted/ broad community	March 12, 2020 – Citizens Advisory Committee meeting to approve applications and make recommendations to the City Council.	Meeting to approve applications and make recommendations to the City Council.	All comments accepted	
5	Five Day Comment Period	Non-targeted/ broad community	for a five-day period from June 15, 2020 through June 20, 2020. Because of a shelter in place order by the Governor of California, the City of Fremont placed a copy of the Consolidated Plan on its website.	A summary of comments will be included as part of the final draft.		

**Table 4– Citizen Participation Outreach**

**AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

In the upcoming fiscal year, the City will receive \$1,758,063 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$204,268 in reprogrammed funds, \$145,067 of which was Program Income in PY 2020-21. Lastly, the City anticipates \$20,000 in PY 2021-22 program income. The City’s total CDBG program budget is \$1,982,331. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

<b>CDBG Program Year 2021-2022 Annual Budget</b>	
<b>PY 2021-2022 Budget</b>	<b>\$1,982,331</b>
<b>Administration</b>	<b>\$355,613</b>
<b>Public Services</b>	<b>\$285,469</b>
Homeless Services	\$65,000
Homelessness Prevention	\$61,000
Fair Housing	\$48,000
Safety Net	\$111,469
<b>Community Development</b>	<b>\$1,341,249</b>
Economic Development Support	\$130,000
Affordable Housing Preservation	\$250,000
Public Improvements	\$961,249
<b>Total</b>	<b>\$1,982,331</b>

**Table 5 - Program Year 2021-2022 CDBG Annual Budget**

**Expected Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,758,063	\$20,000	\$204,268	\$1,982,331	\$1,626,718*	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.

**Table 6 - Anticipated Resources**

\*Note: The Expected Amount Available Remainder of Con Plan includes the estimated allocation for years 2021-2022 plus the estimated program income, minus the amount the City expects to expend on Admin.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding. Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City of Fremont does not anticipate using any publicly owned land for projects identified in this Plan.

**Discussion**

The primary activities the City of Fremont will fund in the next year are:

- Strong Public Services
- Increase economic opportunities
- Promote affordable housing;
- Non-Housing Community Development (Public Improvements)
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

**Goals Summary Information (One Year) - Table 7**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2021	2022	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$111,469	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
2	Homeless Services	2021	2022	Non-Housing Community Development	City-wide initiatives	Address Homelessness	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Homelessness Prevention	2021	2022	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$60,500	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Economic Development Support	2021	2022	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: \$130,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
5	Affordable Housing Preservation	2021	2022	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$250,000	Homeowners Housing Rehabilitated: 6 Units

6	Public Improvements	2021	2022	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$961,249	Other: 2 Facilities
7	Administration	2021	2022	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$355,613	
8	Fair Housing	2021	2022	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$48,000	

**Table 8 - Goal Descriptions**

1	<b>Goal Name</b>	Public Services - Safety Net
	<b>Goal Description</b>	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services.
3	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
4	<b>Goal Name</b>	Economic Development – Support
	<b>Goal Description</b>	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
5	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
6	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers.
8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This Action Plan covers the period from July 1, 2021 through June 30, 2022. The City will receive \$1,758,063 in CDBG entitlement funds for PY 2021-22. Other CDBG funds noted in the Plan for PY 2021 include reprogramming of \$204,268 in reprogrammed funds that was not expended by projects, \$145,067 of which was Program Income in PY 2020-21. Lastly, the City anticipates \$20,000 in PY 2021-22 program income. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Fremont is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Fremont expects to invest \$404,791 of HOME funding from the Alameda County HOME Consortium within its borders.

Additional federal, state, local, and grant resources expected to be leveraged and available during the planning period.

#	Project Name
1	CDBG Administration
2	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
3	Afghan Coalition
4	SparkPoint Fremont Family Resource Center
5	Senior Peer Counseling
6	Youth and Family Services
7	Project Sentinel – Fair Housing Program
8	Project Sentinel – Landlord/Tenant Services
9	Habitat for Humanity East Bay/Silicon Valley Housing Rehabilitation and Minor Home Repair Program
10	Bay Area Community Health/Tri-City Health Mowry III Clinic Renovation
11	Fremont Family Resource Center American Disabilities Act Repairs
12	Safe Alternatives to Violent Environments Shelter Operation
13	Acquisition, Rehabilitation and Infrastructure for Affordable Housing Sites and Public Facilities

Table 9 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In preparing the PY 2021-22 Action Plan, the City of Fremont consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

Recognizing the effect of the declining economy on low-income Fremont residents, the City Council also identified an increased need for public services and rent relief for families who have faced added stress from the COVID-19 pandemic.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$355,613
	<b>Description</b>	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD. This project is eligible under 24 CFR 570.206 (a).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
	<b>Planned Activities</b>	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
2	<b>Project Name</b>	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support

	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The program provides home-based childcare microenterprise development assistance.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The agency will use CDBG funds to support the creation and expansion of home-based child-care businesses in Fremont. Participants will be low- and moderate-income residents of Fremont.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The agency will use CDBG funds to support the creation and expansion of home-based child-care businesses in Fremont. Participants will be low- and moderate-income residents of Fremont.
3	<b>Project Name</b>	Afghan Coalition
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The program teaches refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program teaches approximately ten refugees and other immigrants' entrepreneurial skills with the objective of increasing self-sufficiency.
	<b>Location Description</b>	39155 Liberty Street, Ste. D460 Fremont, CA 94538
	<b>Planned Activities</b>	Afghan Coalition will use the CDBG funds to provide microenterprise technical assistance to ten low- and moderate-income residents who expressed interests in developing microenterprise.
4	<b>Project Name</b>	SparkPoint Fremont Family Resource Center
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise. The project is eligible under 24 CFR 570.201 (o) (1) (ii) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Fremont Family Resource Center will use the CDBG funds to provide technical assistance to ten low- and moderate-income individuals who express interests in developing microenterprise.

	<b>Location Description</b>	Fremont Family Resource Center 39155 Liberty Street, Ste. A 110, Fremont, CA 94538
	<b>Planned Activities</b>	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
5	<b>Project Name</b>	Senior Peer Counseling
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$78,167
	<b>Description</b>	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 seniors will benefit from this proposed activity.
<b>Location Description</b>	3300 Capitol Avenue, Bldg. B, Fremont CA 94538	
<b>Planned Activities</b>	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.	
6	<b>Project Name</b>	Youth and Family Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net

	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$33,302
	<b>Description</b>	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 youth and their families will benefit from this proposed activity.
	<b>Location Description</b>	39155 Liberty Street, Ste. E500 Fremont, CA 95438
	<b>Planned Activities</b>	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
7	<b>Project Name</b>	Project Sentinel - Fair Housing
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$48,000
	<b>Description</b>	Administer the City's fair housing program at the Fremont Family Resource Center. The project is eligible under 24 CFR 570.206 (c) and will benefit all protected classes.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 24 households in Fremont will benefit from the proposed activities.
	<b>Location Description</b>	39155 Liberty Street, Ste. D440 Fremont CA
	<b>Planned Activities</b>	Administration of the City of Fremont's fair housing program.
8	<b>Project Name</b>	Project Sentinel - Landlord Tenant Project
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Homelessness Prevention
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	CDBG: \$61,000
	<b>Description</b>	Provide housing search information and referral assistance. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,400 renters in Fremont will benefit from the proposed activities.
	<b>Location Description</b>	39155 Liberty Street, Ste. D440 Fremont CA

	<b>Planned Activities</b>	Administration of the City of Fremont's fair housing program. Provide landlord/tenant services at the Fremont Family Resource Center and housing search information and referral assistance.
9	<b>Project Name</b>	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Minor Home Repair Program
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Promote Affordable Housing
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Provide housing rehabilitation loan and minor home repair services to low income households. The project is eligible under 24 CFR 570.202 (a)(1) and will have a low to moderate income housing benefit.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six single family homeowners will receive minor home repair and emergency repair grants.
	<b>Location Description</b>	City-wide
<b>Planned Activities</b>	CDBG funds will also be used to provide loans and repair grants to single family homeowners.	
10	<b>Project Name</b>	Bay Area Community Health/Tri-City Health Mowry III Clinic Renovation
	<b>Target Area</b>	City-wide

	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$137,000
	<b>Description</b>	Renovate the meeting rooms and spaces at the Mowry III Health Clinic, located at 1999 Mowry Ave, Fremont. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	06/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 200 individuals a year will benefit from the services provided by BACH/TCV at the clinic.
	<b>Location Description</b>	1999 Mowry Ave, Fremont CA
	<b>Planned Activities</b>	CDBG funds are being used to renovate meeting/clinic rooms and spaces at the Mowry III Clinic. Costs to be incurred will be construction costs.
11	<b>Project Name</b>	Family Resource Center – ADA Repairs
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$519,078
	<b>Description</b>	Family Resource Center will use the CDBG funding to complete ADA Repairs as outlined by an ADA consultant. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele

	benefit.
<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 4,000 individuals will benefit from the services that are offered at the Family Resource Center.
<b>Location Description</b>	39155 Liberty Street Fremont, CA 9543

	<b>Planned Activities</b>	Family Resource Center will use the CDBG funding to complete ADA Repairs as outlined by an ADA consultant. This will ensure the long-term viability of the FRC in serving low- and moderate-income people.
12	<b>Project Name</b>	Safe Alternatives to Violent Environments Shelter Operation
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	\$65,000
	<b>Description</b>	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.

<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,500 victims of domestic violence will benefit from these proposed activities.
<b>Location Description</b>	Suppressed
<b>Planned Activities</b>	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.

13	<b>Project Name</b>	Acquisition, Rehabilitation and Infrastructure for Affordable Housing Sites and Public Facilities
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	\$305,171
	<b>Description</b>	CDBG funds will be used to support the acquisition, rehabilitation, and infrastructure for affordable housing sites and public facilities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	CDBG funds will be used to support the acquisition, rehabilitation, and infrastructure for affordable housing sites and public facilities.

**Table 10: Project Summary Information**

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In general, the most common housing problem for low to moderate-income households in the City of Fremont is cost burden greater than 30 percent of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 37.9 percent of the total renter households are cost burdened, and about 24.2 percent of owner households having cost burden. For severe cost burden, the proportions are 15.7 percent and 9.1 percent for renters and owners, respectively (2014-2018 ACS).

The City of Fremont has a diverse population with no one race comprising a majority in 2018. White persons account for 24.1 percent of the population, Asian persons represent 58.4 percent and Hispanics and Latinos represent 13.4 percent of the population City-wide. Black or African American persons represent 3.1 percent of the population, followed by the remaining category of “other” which is at 14.4 percent.

Due to the City’s racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting low- and moderate-income individuals, families or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA) in eligible census tracts, using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects, receiving funding, may be located in other jurisdictions if the agency receiving funding serves Fremont residents

### Geographic Distribution

Target Area	Percentage of Funds
City-wide Initiatives	100%

Table 11 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In making funding decisions, the City of Fremont will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Fremont
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Participation in a larger revitalization project that includes new affordable housing opportunities

### Discussion

Most of the programs the City of Fremont funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like Project Sentinel, Youth and Family Services, the Afghan Coalition, 4C’s Child Care Initiative and Senior Peer Counseling, the City will focus resources on support services and empowerment services needed by the area’s residents.

At the same time, there are many low-income or disabled homeowners and renters who live in Fremont, and assistance will be provided home repair assistance to qualified households. The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

## **AP-75 Barriers to Affordable Housing**

### **Introduction**

The development, preservation, and availability of affordable and market-rate housing is an important goal for the City. The City continues to proactively support and implement programs that will facilitate affordable housing and also programs that would help to eliminate barriers and constraints to housing development. A variety of factors can inhibit or constrain housing development, including environmental and market conditions, and government regulations.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

The development, preservation, and availability of affordable and market-rate housing is an important goal for the City. The City continues to proactively support and implement programs that will facilitate affordable housing and also programs that would help to eliminate barriers and constraints to housing development. A variety of factors can inhibit or constrain housing development, including environmental and market conditions, and government regulations.

The City took action to remove or ameliorate the following negative effects of public policies that serve as barriers to housing, including affordable housing:

- Modify the density ranges used in residential development.
- Modify parking requirements.
- Allow for mixed-use development.
- Continue to zone land to maintain a land inventory capable of meeting regional needs. for lower income households.
- Amend the City's ordinances and policies to conform to SB-2.

## **Discussion**

The City also has the following programs/ policies/ ordinances in place to facilitate the preservation and creation of affordable housing:

- Preserve, Maintain, and Improve the Existing Affordable Housing Supply to provide loans and grants to eligible rental property owners and homeowners through the Housing Rehabilitation Loan and Grant Program.
- Continue to monitor affordable housing developments that could be at risk for converting to market rate. There are four developments at risk during the 2015-2023 timeframe representing 165 total units.
- Continue to require long-term affordability restrictions for existing and new housing units assisted with public funds.
- Continue to work with affordable housing developers to acquire and rehabilitate multifamily rental units at risk of conversion to market rate housing.
- Preserve existing mobile homes and continue to enforce the City’s Mobile Home Space Rent Stabilization Ordinance.
- Continue to encourage development of second units
- Continue to operate “Stay Housed” Self Sufficiency Program to prevent households from becoming homeless
- Adopted the Rent Review Ordinance to allow tenants the right to have their rent increase to be heard before the Rent Review Board if the proposed rent is more than 5%.
- Adopted a Commercial Linkage Fee to support the development of affordable housing.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City's strategies in meeting underserved needs and promoting and maintaining affordable housing are described in detailed in the sections below.

### **Actions planned to address obstacles to meeting underserved needs**

Over the past few years, the City has made substantial changes to its zoning and land use controls to remove or ease these governmental constraints. In particular, the City acted to:

- Zone land in excess of that required to meet the regional housing needs allocation
  - Adopt a conforming density bonus ordinance
  - Create a new multi-family zoning district with improved flexibility in setbacks, increased height allowance and open space requirements
  - Update the City's Second Unit ordinance to make development of second units more feasible; and eliminate impact fees on second units to encourage their construction
- Modify parking requirements to link the number of spaces to bedroom count and create findings for parking reductions (e.g., reductions near transit, services or need of residents).

Allowing for mixed-use development in a variety of commercial districts, has expanded opportunities for new housing. In the fall of 2017, the State of California adopted a package of fifteen bills aimed at increasing the production of new housing. Many of the bills impose new requirements on local governments. In March 2018, the City Council adopted amendments to Title 17 (Subdivisions) and Title 18 (Planning and Zoning) of the Fremont Municipal Code (FMC) for conformance with the 2017 housing legislation. The code amendments clarified or created new definitions, procedures and required findings, and standards. In addition, amendments to the Multifamily Design Guidelines were adopted to add new design rules which are intended to be supplemental objective design standards for new multifamily projects.

## **Actions planned to foster and maintain affordable housing**

The City was awarded a \$5 million grant from the State of California’s Local Housing Trust Fund Program in 2021. The City’s Affordable Housing Ordinance provides for the production and preservation of affordable housing through requirements for market rate housing to mitigate its impact on the need for affordable housing. The ordinance provides various incentives and options for developers to meet the requirements under the ordinance; these include, but are not limited to, partnership with non-profit developers to produce affordable rental units, land dedication, preservation of units at-risk of loss, and payment of affordable housing fee. The City is in the process of updating its affordable housing ordinance from 2015 to continue to stimulate the production and preservation of affordable housing and incentivize market rate developers to incorporate affordable housing into their projects.

In November, 2016, Alameda County voters enacted the Measure A1 affordable housing bond, which provided more than \$50 million in funding for five new affordable rental housing projects in Fremont. In June 2017, the City Council considered and approved a new fee on non-residential development to support affordable housing. These continued efforts to generate resources for affordable housing have resulted in numerous projects that are recently completed, underway or in the planning stages, including:

- **Innovia**—a 290-unit transit-oriented mixed-use affordable housing development near the South Fremont/Warm Springs BART Station, which opened for service in March 2017. Innovia was fully leased up at the end of 2020
- **Central Commons** – a 30-unit Habitat for Humanity townhome project for low-income homebuyers broke ground in March 2017. The first phase of construction which produced 11 units was completed in January 2019 and the second phase which produced 19 units was completed in the fall of 2020.
- **Pauline Weaver Apartments** – a 90-unit affordable senior apartment project that began construction in mid-201, was completed in Spring 2019.
- **Stevenson Family Apartments** – an 80-unit affordable housing project that has

received a funding award from the City. The developer began construction in early 2017, with construction completed in Spring 2019.

- **Fairfield Residential Geo Apartments**—102-unit (Fairfield Geo Apartment) transit-oriented affordable projects near the new South Fremont/ Warm Springs BART station was completed in the late summer of 2020.
- **Reilly Station and Canyon Flats** (Toll Brothers /Eden Housing) 132-unit transit-oriented affordable projects also near the new South Fremont/Warm Springs BART Station. Reilly Station, a 61-unit development was completed in the fall of 2020 and Canyon Flats, a 71-unit development was completed in the spring of 2021.
- **City Center Apartments** - 60 unit affordable and supportive housing development on 1.1 acres in the Centerville district of Fremont. Construction on the project has begun and is anticipated to be completed in the summer of 2021.
- **Irvington Senior Apartments** – 89-unit affordable and supportive development for seniors with units set-aside for formerly homeless veterans in the Irvington district of Fremont. The developer will begin construction at the end of April 2021 and is anticipated to be completed in late 2022.
- **Granite Ridge Apartments** – 73-unit affordable development for low income families located in the Northgate neighborhood of Fremont. The developer will start construction in May 2021 and the development is anticipated to be completed in late 2022.

In addition to these new affordable housing projects, the City of Fremont has established other creative approaches to increase affordable housing. The City offers a home sharing program that creates affordable housing options from the existing housing stock by matching people who have spare bedrooms available with those seeking a place to reside, resulting in a mutually beneficial solution for the community.

The Housing Element also reports that the high cost of acquiring land and construction is a major nongovernmental constraint towards the production of housing, especially affordable housing. There is very little the City can do to affect the cost of land or construction because

they are the result of private market forces; however, the City’s overall strategy to produce affordable housing helps mitigate these constraints by making land available at higher densities, providing financial assistance to affordable housing developments, and working with motivated and experienced developers to better contain project costs.

**Actions planned to reduce lead-based paint hazards:**

The Alameda County Lead Poisoning Prevention Department (ACLPPD) is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area which includes the HOME Consortium cities of Alameda and Emeryville. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

*Primary Prevention Education/Services*

Property owner services and public education provided in the four-city County Service Area for Lead Poisoning Prevention are focused on raising awareness of the sources of lead in residential buildings and helping property owners to address hazards in a lead-safe manner with the goal of exposing fewer children, property owners, and workers to lead.

*Case Management/Secondary Prevention*

The ACLPPD receives State of California Department of Public Health funds for Public Health Nursing case management services to lead poisoned children and their families, advocacy for blood lead screening, and marketing and consultations to the medical provider community and Medi-Cal Managed Care Organizations.

Environmental Investigations are conducted in the homes of children with elevated blood lead levels. A Registered Environmental Health Specialist provides property owners with a risk assessment report detailing the environmental test results and recommendations for addressing the lead hazards.

### *Training*

Trained contractors and workers are needed to ensure that renovation and remodeling of housing is done lead-safely. The ACLPPD provide State accredited classes and the HUD/EPA-approved *Lead Safety for Remodeling, Repair and Painting* class since the standardized class materials became available in 2004. The ACLPPD offers a 2-hour Lead Safe Work Practice class for homeowners.

### *Compliance/Enforcement*

Effective January 2003, the State of California Health and Safety Code was amended to include lead hazards as a violation of State housing code and to clarify the authority of local code compliance, public health, and environmental health agencies to investigate and require treatment of lead hazards.

In addition to the above programs, the City of Fremont will use CDBG funds to undertake lead- based paint hazard mitigation when required by the housing rehabilitation regulations. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). A clearance test is performed after all lead paintwork is completed.

### **Actions planned to reduce the number of poverty-level families**

The City expects to allocate approximately \$737,604 in fiscal year 2021 from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are designed to foster the independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All the funded agencies provide services primarily to extremely low to moderate income clients.

### **Actions planned to develop institutional structure**

The entities comprising the institutional structure through which the City of Fremont will carry out its housing and community development plan are detailed in the City's Strategic Plan. The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies providing housing and services to Fremont residents. Several agencies have multiple partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State and non-profit agencies. Approximately 24 agencies will receive Social Service Grant funding from the City in FY 2021. Over 7 agencies will also receive CDBG capital, administration or public service funding. In addition to receiving City funding, agencies also partner with the City to provide direct services.

Gaps within the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of redevelopment agencies and state takeaways have negatively affected the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program at levels sufficient to keep pace with increased costs of service delivery.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Fremont has continued to encourage the coordination of activities between various housing and social services agencies. As stated above, the City promotes collaboration and coordination between social services agencies to reduce duplication of services and maximize the use of public resources available to fund these types of services.

A prime example of collaboration is the FRC. The FRC houses approximately 24 City, County, state and non-profit social service agencies. The goal of the FRC is to create a "one-stop shopping" center for people in need of social services and encourage mutually beneficial relationships between agencies. For the HOME Program, the City will continue to administer

its local HOME-funded activities with Alameda County HCD.

Historically, the City has participated in Participating Public Jurisdiction (PPJ) Agreements to provide greater efficiency in activities such as monitoring and disbursement of funds. PPJ Agreements outline the various responsibilities of local public entities involved in jointly funded projects serving residents of many cities. In the past, the City has entered into PPJ Agreements for various projects with the cities of Hayward, San Leandro, Union City, Livermore, Milpitas, and the County. The City will continue to utilize PPJ Agreements for jointly funded projects.

**Discussion:**

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain

records reflecting the analysis and actions taken in this regard. The County of Alameda, as

lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Each jurisdiction set goals to address during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate approximately \$35,000 of CDBG funds annually over the next five-year AI period to fund one or multiple agencies to provide these services.
- Meet with fair housing organization(s) annually to evaluate program effectiveness and

determine any changes/ improvements.

- Allocate resources (as available) to support agencies such as CRIL and DCARA that help people with disabilities locate housing. Funding resources are allocated through the City 's Social Service grant funding process.
- Continue to implement and enforce mobile home stabilization ordinance.
- Provide information on AB 1482 and other applicable housing legislations to the extent practicable, on City's website.
- The City will periodically review existing inclusionary housing in-lieu fees to produce affordable units in a manner consistent with current housing market conditions and applicable law.
- Aim to implement the programs described in the City 's Housing Element within the current Housing Element cycle.
- Continue to work together with other jurisdictions to fund a study to seek adjustments to the FMRs as needed.
- Continue to educate landlords and tenants on the requirements through workshops, website and other marketing materials, consistent with applicable state/local source of income discrimination requirement.
- Continue to fund minor home repair program and rehabilitation loan program. Support Renew AC program through advertising and referrals.
- Continue to administer the City's Affordable Housing Ordinance and provide local funding support to affordable housing developments subject to funding availability.
- Continue to administer the BMR program and promote AC Boost. The City may consider funding homeownership projects if need and if funding is available.
- Continue to fund home-based childcare projects and microenterprise projects with CDBG funds, as long as same levels of funding continue.
- Subject to funding availability, the City will continue to support the operation of the local year-around homeless shelter and homeless wellness center. Continue to operate a seasonal shelter during the winter months. Continue to operate a mobile hygiene unit. Continue to have a mobile evaluation team to provide mental health support. Operate a homeless navigation center for at least one year.
- Continue to assist affordable housing developers in advertising the availability of BMR

units via the City website, email interest lists, other media outlets, and community centers.

- Continue to provide General Fund support to 2-1-1 as funding is available. The City will also advertise 2-1-1 on its website. Continue to require Social Service and CDBG to promote 211 on their website.
- Continue to provide key information on programs in multiple languages.

**AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)**

**Introduction**

This Action Plan covers the period from July 1, 2021 through June 30, 2022 (PY/FY 2021). The City of Fremont will receive an allocation of \$1,758,063 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$204,268 in reprogrammed funds, \$145,067 of which was Program Income in PY 2020-21. Lastly, the City anticipates \$20,000 in PY 2021-22 program income. The City’s total CDBG program budget is \$1,982,331.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low-and moderate-income	100%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low-and moderate-income. Specify the years that include this Annual Action Plan.	7/1/2021-6/30/2022

