Fremont Draft 1 Preliminary Review
Received 8/25/2022
Questions

| Page # | Question | Response |
|---|---|---|
| 2-24 | Prohousing – Status? Upcoming opportunities? Add a program? | The City looks forward to continuing to work with HCD to explore the possibility of obtaining a pro-housing designation, as discussed in Program 53. |
| 4-32 | Housing conditions – citywide estimates? # of units in need of rehab and replacement. | An estimate has been added on page 4-34. |
| 5-11 | Transitional and supportive housing – permitted in D-E zone like multifamily? | Program 76 has been updated to include this correction. |
| 5-32 | Fees – any mitigations for infill, TOD, special needs, park rich areas? | The City recently updated its Development Impact Fees in June 2021 and added a program to reduce fees by 50% for affordable housing projects. Program 25 involves periodic review of the impact fee schedule. Additional programs could be considered in the future depending on identified goals and the demonstrated effectiveness of the current fee reduction program. |
| 5-35 | Fees – townhome at approx. $125 per unit? | The table (now on 5-39) has been revised. In the previous version, staff used inconsistent assumptions about affordable housing in-lieu fees, which made townhome fees appear higher than single-family home fees, when in fact they are ~$40,000/unit lower for a new subdivision. |
| General | Transparency – zoning, development standards and fees posted on the website? | All zoning standards and fees are posted on the City's website. This is now indicated on page 5-20 (standards) and 5-35 (fees). |

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Preliminary Checklist

| Topic | Notes | Revisions | |
|---|---|---|---|
| | | Page Number | Prelim Review |
| **Housing Needs Assessment** | | | |
| Lower income overpayment | Quantify and analyze tenure | 4-44 through 4-46 | |
| Extremely low-income | Expand discussion including disproportionate impacts, comparisons to other income groups, effectiveness of past strategies and magnitude of needs (including projected) | Disproportionate impacts based on income are discussed in AFFH Chapter:<br>• Homelessness: 7-74<br>• Tenure: 7-80<br>• Cost-burden: 7-85, 7-86<br>• Overcrowding: 7-91, 7-92<br>• Substandard housing: 7-95<br>• Displacement: 7-99 to 7-103<br>Past strategies analyzed on 6-7.<br>Magnitude of needs on 4-16 and 4-17. | |
| Housing conditions | Estimate or clarify city-wide need for rehabilitation and replacement | 4-34 through 3-36 | |
| Housing Costs | Add local data beyond ACS | 4-39, 4-42 | |
| **Affirmatively Furthering Fair Housing** | | | |
| Local Data and Knowledge | Complement state and federal data with local knowledge (e.g., analysis of impediments, outreach, CIP, other planning documents, city staff knowledge) | Staff has added additional local knowledge throughout the AFFH Chapter:<br>• Connections to Alameda County AI: 7-1, 7-10, 7-11, 7-12, 7-40, 7-72, 7-76<br>• Outreach: 7-30, 7-44, 7-52<br>• CIP: 7-65, 7-66, 7-67<br>• Other planning documents: 7-64, 7-78, 7-112 | |

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| | | • Staff knowledge: 7-30, 7-98 | |
| Other relevant factors | Complement state and federal data with other relevant factors such as historical land use (zoning, initiatives, growth control), federal and state investment that impacted socio-economic patterns, CIP, redevelopment areas) | Staff has added additional context and information throughout the AFFH Chapter:<br>• Historic land use: 7-31, 7-37<br>• Federal/state investment: 7-66, 7-104<br>• CIP: 7-65, 7-66, 7-67<br>• Redevelopment: 7-99, 7-101, 7-103 | |
| Contributing factors | Prioritize list (e.g., high, medium, low) | 7-3 | |
| Goals and Actions | TBD – HCD to re-evaluate | Acknowledged. | |
| **Sites Inventory and Analysis** | | | |
| RHNA Progress | Demonstrate pipeline will be built in the planning periods and support conclusions with discussion of anticipated steps, any known barriers, presence or absence of phasing, typical completion rates, drop out rates, etc. | Discussion regarding typical completion rates and potential barriers to completion. Adjustment factors added to pipeline projects based on analysis of previous Housing Element.<br><br>8-4 | |
| Infrastructure | Clarify sufficient water and sewer for the RHNA | Discussion has been added to regarding priority service allocations for water and sewer for lower income households.<br><br>5-32 | |
| Small sites | Support conclusion about common ownership and consolidation with recent trends by affordability or other discussion of site characteristics | Examples provided of small lots consolidated to facilitate an affordable housing project. Characteristics of the lots that made them appropriate for consolidation were provided, as well confirmation that consolidated inventory sites were consistent with these characteristics.<br><br>8-29 | |

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| Environmental constraints | Add discussion on any other known conditions and impacts on identified sites (shape, easements, conditions, compatibility) | Discussion added regarding known environmental constraints for inventory sites. Additional adjustment factors added. | |
| Nonvacant | • Add discussion of trends to support factors (e.g., ILV, age, existing FAR) and relate to identified sites with some typical examples<br>• FYI – 50% nonvacant finding in adoption resolution | Discussion has been added that identified market conditions correspond with observed trends that led to residential development. Representative development projects reflecting each trend were cited. Language was added indicating the sites inventory table keys market trends with specific inventory sites.<br><br>8-26<br><br>Adopting resolution will include appropriate 50% nonvacant finding. | |
| Publicly owned sites | For BART, Discuss steps, any known barriers, development schedule, necessary steps and anticipated completion | 8-39 | |
| ADUs | Rescale assumptions closer to recent four-year trend (60 units/year) | ADU assumptions have been recalled to 60 units/year.<br><br>8-26 | |
| Electronic sites | FYI | Acknowledged. | |
| **Zoning for a Variety of Housing Types** | | | |
| Emergency Shelters | Clarify by right is without discretionary action and areas/sites are not in areas unfit for human habitation (discuss other allowed uses) | 5-17 | |
| Transitional and supportive | Clarify D-E zone or correct table | 5-12, 2-35 | |
| **Governmental and Non-governmental Constraints** | | | |

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| On- and off-site improvements | List improvement requirements for typical/anticipated development and evaluate cost impacts | 5-32 | |
| Transparency | Clarify zoning, development standards and fees are posted or add a program | 5-20, 5-35 | |
| Fees | Evaluate as a constraint and consider additional mitigation programs (beyond affordable) | 5-35 | |
| Persons with disabilities | • Reasonable accommodation: list approval findings and evaluate<br>• Describe and evaluate any definition of family used in zoning and land use<br>• Clarify where and how group homes (7 or more persons) are permitted and add program | • Reasonable accommodation information on 5-14 and 5-15<br>• Definition of family on 5-14<br>• Group home discussion on 5-14. There is a program to remove zoning barriers for large residential care facilities on page 2-33. | |
| **At-risk Preservation** | | | |
| | Add list of qualified entities | 4-33 | |
| **Housing Programs** | | | |
| Beneficial Impact | Add discrete timing (e.g., at least annually or date) for Programs 39, 52 and 53 | • Program 39 updated to include specific commitment to AHSC funding.<br>• Program 52 updated to include specific commitment to apply to Homekey 3.0.<br>• Program 53 updated to include specific commitment to eligibility for PLHA funding. | |
| Sites | • Depends on complete analysis<br>• Public lands/BART: add schedule of actions, including numeric targets with affordability – HCD to assist with language | 2-30 | |
| Constraints | Depends on complete analysis | Acknowledged. | |

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| AFFH | TBD – HCD to re-review | Acknowledged. | |
| At-risk | Add commitment to complying with noticing requirements, outreach and coordination with qualified entities and education, outreach and support for tenants | 2-8 | |
| ADU | Add specific commitment to monitor more frequently | 2-40, 2-41 | |
| **Quantified Objectives** | | | |
| 2-42 | • Add objectives for rehabilitation<br>• Add conservation objectives beyond at-risk, can include MHP, vouchers, tenant stability, etc. | Objectives added for rehabilitation based on Program 3 (Minor Home Repair Grant Program).<br><br>Program 7 regarding Mobile Home Park preservation has been incorporated into conservation objective. | |
| **General Plan Consistency** | | | |
| | Add discussion of how consistency will be maintained throughout the planning period | 5-9 | |
| **Questions, Follow Ups, FYI, To Be Determined** | | | |
| FYI | 50% nonvacant resolution finding in the adopted | Acknowledged. | |
| FYI | Electronic sites inventory | Acknowledged. | |
| FYI | Rezoning timing (within 1 year) if compliance is late, including prior identified sites by right (Program 44) | Acknowledged. | |
| TBD | Public comments | Acknowledged. | |
| TBD | ADU ordinance and HCD review | Acknowledged. | |
| TBD | HAU inquiries | Acknowledged. | |
| TBD | BART work plan | Acknowledged. | |
| TBD | Other follows ups | Acknowledged. | |

**In addition to the edits requested by HCD, staff has made the following additional modifications to further update and strengthen the 2023-2031 Housing Element:**

| Revision | Page Numbers |
|---|---|
| **Goals, Policies, and Programs** | |
| Program 33 has been updated to commit to a bonus ADU program. | 2-18 |
| Programs 35, 37, and 40 have been revised to strengthen and explicitly state their connection to affirmatively furthering fair housing. | 2-19, 2-20. 2-21 |
| Program 35 has been updated to reflect the requirements of AB 2097. | 2-19 |
| Program 62 has been revised to clarify that the City submitted a Homekey 2.0 application and has assembled a shortlist of strong potential Homekey sites. The program's timeline has been revised to commit to apply for Homekey 3.0 funding when the NOFA is released. | 2-29 |
| Program 89 has been added, which requires that staff annually identify residential development projects that were approved below maximum density and assess whether development standards precluded development at maximum density. Where development standards have been shown to preclude development at maximum density, the development standard shall be modified. | 2-42 |
| Program 90 has been added to identify sites that were made available for housing under SB 6 and AB 2011 and publish them on the City's webpage along with the remainder of inventory sites. | 2-43 |
| **Affirmatively Furthering Fair Housing** | |
| A regional analysis of disproportionate housing needs has been added. | • Homelessness: 7-74<br>• Tenancy: 7-77<br>• Cost burden: 7-82<br>• Overcrowded households: 7-89<br>• Substandard housing: 7-94<br>• Displacement: 7-97, 7-98, and 7-101<br>• Displacement due to Natural Disasters: 7-104 to 7-109 |
| Stronger ties between identified issues and proposed policies have been added throughout the AFFH chapter. | 7-10, 7-38, 7-47, 7-54, and 7-113 |
| Additional analysis has been added to show how the largest sites in the inventory support access to opportunity. | 7-115 and 7-116 |
| **Sites Inventory** | |
| Average residential density in Commercial Town-Center district corrected from 33 to 39 du/ac. | 8-30 |
| Additional data added to various representative project tables. | |