Chapter 6
Review of 2015-2023 Housing Element

This chapter reviews the progress towards implementation of the goals, policies, and programs in the 2015-2023 Housing Element planning period, including major accomplishments, and identifies areas in which Fremont faced challenges that resulted in falling short of stated goals. This chapter also identifies which programs will be retained in service of the next Housing Element's goals.

Purpose

Per California Government Code Section 65588(a), a Housing Element must review the outcomes of the previous element's goals, objectives, policies, and programs. For each program, the Housing Element must compare the differences between what was projected or planned in the element and what was achieved. The 2023-2031 Housing Element will need to incorporate what has been learned from the results of the previous element and community feedback. Resultantly, this analysis will help inform the process of developing the goals, objectives, policies, and programs for the 2023-2031 Housing Element.

The 2015-2023 Housing Element contains eight goals, which align with the values and vision established in the City's 2011 General Plan:

Goal 1	Preserve, Maintain, and Improve the Existing Affordable Housing Supply and Neighborhoods
Goal 2	Ensure Availability of High Quality, Well-Designed, and Environmentally Sustainable New Housing of All Types and Incomes Levels Throughout the City of Fremont
Goal 3	Facilitate the Development of Affordable and Market-Rate Housing in Order to Meet the City's Regional Housing Need Allocation (RHNA)
Goal 4	Ensure that all Persons Have Equal Access to Housing

Goal 5	Promote Regional Collaboration to Maintain and Expand the Range of Housing Alternatives in Fremont
Goal 6	Ensure Availability of Supportive Services to Help People Stay Housed
Goal 7	Address and Mitigate Constraints to Housing Challenges
Goal 8	Maintain an Updated Housing Element that is Reviewed, Updated and Effectively Implemented

In order to implement these goals, the 2015-2021 Housing Element included 22 policies and 69 programs. The policies and programs outlined specific actions that the City would take to further the identified goals. Responsibility for implementation programs spanned multiple City departments, including the Human Services Department, Community Development Department, Economic Development Department, and Police Department. The City reported on the status of each program in its Housing Element Annual Progress Report each year during the Housing Element cycle.

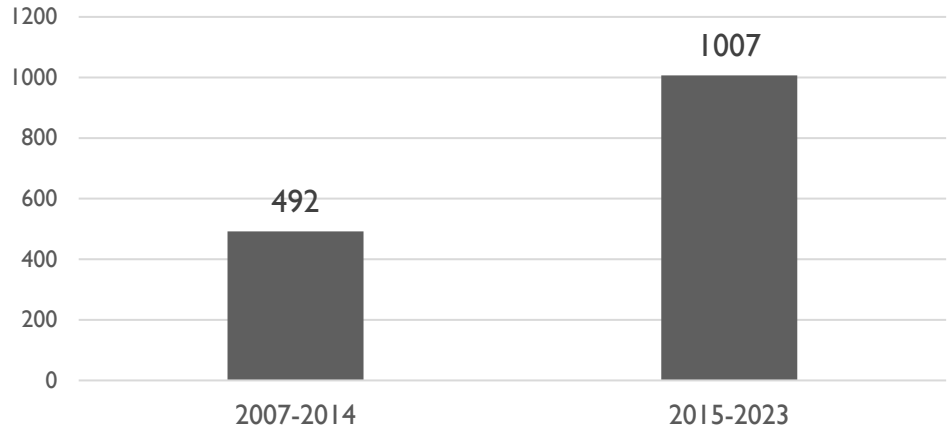
This memorandum summarizes the major accomplishments under each goal during the 2015-2022 Housing Element cycle, reviews the effectiveness of the existing policies, and proposes revisions to policies for inclusion in the 2022-2031 Housing Element.

Major Accomplishments by Area of Focus

Affordable Housing Production

Many of the programs in the 2015-2023 Housing Element are intended to promote affordable housing development within the City. In the previous 2007-2014 Housing Element planning period, affordable housing production was constrained due to the economic circumstances of the Great Recession. In this planning period, market conditions and new policies have been much more favorable for affordable housing development. Figure 6-1 shows that affordable housing production in the 2015-2023 planning period is more than double that of the previous period.

Figure 6-1: New Affordable Housing Units Constructed by Planning Period



Among the factors driving the increase in affordable housing production was a comprehensive update to the City's Affordable Housing Ordinance in 2015. The update expanded the options available to developers to satisfy their affordable housing requirements (*Program 3.01-B).* Payment of in-lieu fees by market-rate housing developers generates funding for the City's Affordable Housing Trust Fund. Other developers have chosen to utilize the option to provide below-market rate units on-site as part of their developments, such as the Innovia Apartments, Reilly Station Apartments, and Fairfield Apartments projects in the Warm Springs Innovation District (*Program 4.03-B).* The City additionally established a new commercial linkage fee in 2015, which also supports the Affordable Housing Trust Fund (*Program 3.01-G).* The Affordable Housing Trust Fund has been used to issue three Notices of Funding Availability (NOFAs) during the planning period to provide gap funding for affordable housing developments (*Program 5.02-A*).

Additional policies aim to reduce cost for affordable housing developers. Since 2021, affordable housing developments pay Parkland Acquisition, Park Facilities, and Transportation impact fees at a rate that is 50% of market-rate development projects (*Program 7.01-E)*. Affordable housing developers also have the option to defer payment of impact fees until building permit final, rather than building permit issuance (*Program 3.01-E).* Finally, the City has codified recently-modified provisions in State Density Bonus Law that provide development waivers, concessions, and incentives to qualifying affordable housing projects in order to facilitate their development *(Program 7.01-A).* The following list indicates all the 100% affordable housing projects issued building permits during the planning period:

- Laguna Commons: 64 units (2015)
- Stevenson Place: 80 units (2017)
- Innovia: 287 units (2017)
- Pauline Weaver Senior Apartments: 89 units (2017)
- Fairfield Geo Apartments: 102 units (2018)
- Central Commons: 19 units (2018)
- Reilly Station and Canyon Flats Apartments: 130 units (2019)
- City Center Apartments: 59 units (2020)
- Granite Ridge Apartments: 72 units (2021)
- Doug Ford Senior Apartments: 60 units (2021)

Despite the success of the City's affordable housing programs, overall production of affordable housing remains below the community's housing need. The City has continued to advocate for additional state and regional funding initiatives that provide additional resources for affordable housing, including the Alameda County Measure A housing bond, Senate Bill 2, Proposition 1 (Veterans and Affordable Housing Act), and Proposition 2 (No Place Like Home bond) (*Program 5.03-B*). Identifying resources and policies to build affordable housing to match the community's housing needs will be a major question for the 2023-2031 Housing Element update.

Transit-Oriented Development Focus

The City has also continued to support housing development located near major transit stations, to further our sustainability goals and reduce vehicle traffic in the City. Most housing development within the past planning period was high-density, multifamily development within the Warm Springs/South Fremont Community Plan Area (*Program 3.04-A)*. Within that plan area, the City approved multiple master plans that implement a complete streets network that provides safe bicycling facilities and pedestrian pathways to the nearby Warm Springs/South Fremont BART station for residents of the new developments (*Program 2.02-A)*. In other areas of the City well-served by bus transportation, the City implemented a new mixed-

use zoning district in 2015 to encourage high-density commercial and residential developments (*Program 2.02-B).*

Housing for the Formerly Homeless

The role of local jurisdictions in responding to homelessness has significantly expanded over the past planning period, and the City's own response has expanded with it. In addition to the provision of additional supportive and shelter services, the City has focused on providing permanent, supportive housing for people exiting homelessness. People experiencing homelessness are often considered "acutely low income", which corresponds to an income of 0-15% AMI (less than $13,200/year for an individual). The lowest income category that the City tracks in its Housing Element is extremely low income, which corresponds to an income of 0-30% AMI (less than $28,800/year for an individual). During the past planning period, the City specifically targeted housing for extremely low-income individuals and families as part of its Notice of Funding Availability process (*Program 3.01-C).* The following permanent supportive housing opportunities for extremely low-income (ELI) households were issued permits during the 2015-2023 Housing Element cycle:

- Laguna Commons: 32 ELI units (2015)
- Stevenson Place: 16 ELI units (2017)
- Pauline Weaver Senior Apartments: 24 ELI units (2017)
- Reilly Station and Canyon Flats Apartments: 26 ELI units (2019)
- City Center Apartments: 34 ELI units (2020)
- Granite Ridge Apartments: 15 ELI units (2021)
- Doug Ford Senior Apartments: 45 ELI units (2021)

The City has also sought additional funding to construct housing specifically intended for formerly homeless individuals. In January 2022, the City applied for funding from the Department of Housing and Community Development under the Project Homekey 2.0 Program to support the conversion of a hotel into a 156-unit permanent supportive housing development. All units in the development would be available to acutely low-income individuals experiencing homelessness.

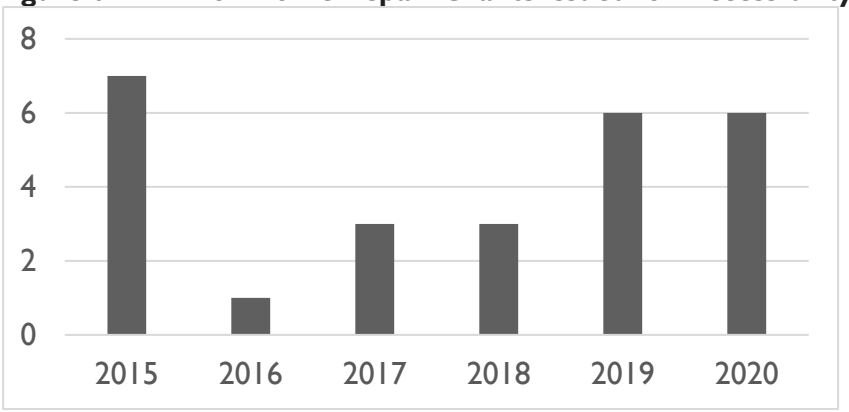
The total number of extremely low-income units constructed between 2015-2021 is 192. The City's identified need for ELI households was 832 units. The City will need to continue to pursue innovative solutions to develop housing affordable to homeless individuals in order to meet the community's housing needs.

Housing for Seniors

While seniors in the City may have different housing needs depending on their household type/size, ownership or rental status, and income, all seniors have special housing needs that the City tries to address through the Housing Element policies.

Seniors who own their homes may need support to successfully "age in place". Seniors may find that their homes need accessibility improvements as they age, such as ramps or grab bars. The City uses Community Development Block Grant (CDBG) funding to provide grants of up to $15,000 to individuals to perform accessibility upgrades to their homes (*Program 4.02-B)*. As you can see in Figure 6-2, the City met this goal during most years of the Housing Element planning period. Shortfalls were due to a lack of funding for the Minor Home Repair Grants program as a whole and staffing shortages at Habitat for Humanity, which runs the program on behalf of the City.

Figure 6-2 - Minor Home Repair Grants Issued for Accessibility Annually



The City has continued to encourage the production of accessory dwelling units (ADUs) (*Program 3.03-B*). ADUs may help seniors in several different ways. Seniors may construct an ADU and rent it out to supplement a fixed income; or they may choose to rent out the main home and live in a more accessibly-constructed ADU; or, they may choose to live with their extended family on the property, with the ADU as an independent-but-close living space. During the planning period, the City has waived all development impact fees for ADUs of any size, initiated a Preapproved ADU Program to facilitate streamlined construction of units, and completed timely ordinance updates to reflect state law changes regarding ADUs. As a result, the number of permits issued for ADUs has increased from 34 in 2018 to 77 in 2021.

For seniors who do not own their homes, affordable rental housing is often required in order to allow them to stay in the community. During the 2015-2023 Housing Element planning period, two affordable housing complexes specifically for seniors have been constructed. Pauline Weaver Senior Apartments, finished in 2019, provides 90 units of supportive senior housing within the Warm Springs District. The Doug Ford Senior Apartments project is currently under construction in the Irvington District. It will provide 89 units of supportive senior housing when it is completed. These developments also provide on-site resident services for seniors to help them continue to live independently (*Program 6.02-A).*

Housing for People with Disabilities

The City continues to implement its Universal Design Ordinance, which requires that all new residential developments provide alternative floor plans that facilitate the addition of accessible features to be available to home buyers (*Program 2.01-C).* The City maintains a webpage with information about the Universal Design Ordinance, including a Universal Design brochure that provides a summary of the benefits of universal design as well as accessibility options that can be incorporated into new development. During the project review process, the Planning Division notifies applicants of the requirements during the entitlement phase, and the Building Division verifies compliance with universal design requirements during plan review and inspection.

The City also implements a Reasonable Accommodation Ordinance to comply with the Federal Fair Housing Act and provide a process for acting upon requests to vary zoning standards in order to accommodate accessible features (*Program 4.01-D)*. During the current planning period, three requests for reasonable accommodation were received and granted administratively, without a public hearing. While the reasonable accommodation process is straightforward for applicants to navigate, the low usage of the process indicates that it may not be widely publicized among the disabled community.

Disproportionate Housing Needs of Extremely Low-Income Households

Extremely low-income households are disproportionately impacted by housing challenges such as substandard housing, cost burden, and overcrowding. The City's 2015-2023 Housing Element included policies that address these housing challenges. Some programs focused on the creation of new, code-compliant housing for low-income families. The City's Notices of Funding Availability (NOFAs) for affordable housing projects awarded extra points for the construction of new, large housing units to reduce overcrowding among larger families (*Program 3.03-C)*. Other programs focused on the retrofit of existing units to reduce the incidence of housing issues. The City's Minor Home Repair Grant Program offers one-time grants of up to $15,000 for low-income homeowners to address substandard housing and accessibility issues in their homes (*Program 1.01-A)*. The City also promoted County and State funding programs that help lower-income households achieve greater housing stability and affordability (*Program 1.04-A, Program 4.03-C)*. While these programs helped households who were able to access them, their effectiveness was limited by a lack of funding. Many programs utilized holdover money from Redevelopment that ran out during the latter half of the planning period. A mix of public funding and incentive for private investment is required to offset the more limited amount of funding that the City receives from County and State agencies.

In addition, displacement of low-income households was identified as a major issue in the previous housing element. A suite of policies was proposed in order to address this concern, including:

- Program 1.05-B: Long-Term Affordability Restrictions
- Program 1.05-D: Mobile Home Preservation and Rent Stabilization
- Program 1.05-E: Continue to Implement Condominium Conversion Ordinance
- Program 1.05-F: Monitor and Address Housing Displacement as a Result of New Development Activity
- Program 4.01-A: Continue Implementation and Administration of Residential Rent Increase Dispute Resolution Ordinance.
- Program 4.01-C: Administration of Landlord/Tenant Counseling Services and Eviction Prevention Services.

The City's 2021 Displacement Study found that despite these programs, a total of around 450 low-income households were displaced between 2010 and 2017. While these programs are important to retain, additional programs must be considered in order to further lower displacement rates.

Major Accomplishments by Housing Element Goal

Goal 1: Preserve, Maintain, and Improve the Existing Affordable Housing Supply and Neighborhoods

- **Program 1.01-B: Training for Apartment Owners and Property Managers.** This program involves providing yearly trainings to multi-family rental property owners and managers. The trainings educate property owners and managers about their legal responsibilities to providing safe, habitable dwellings and provide an overview of related City programs like code enforcement and the rent review ordinance. The City partnered with the Rental Homeowners' Association to provide trainings every year during the planning cycle. Attendance ranged from 40 to 100 participants depending on the specific event.

- **Program 1.05-D: Mobile Home Preservation and Rent Stabilization**. There were no losses of mobile home spaces in Fremont during the 2015-2023 Housing Element planning period. The City continued to implement its Mobile Home Rent Stabilization Ordinance, which limits rent increases for tenants in mobile home parks to prevent displacement.

- **Program 1.05-E: Continue to Implement Condominium Conversion Ordinance**. In order to discourage the conversion of "naturally-affordable" rental housing stock into ownership housing stock, the City specifies a procedure for applications for condominium conversion and limits the number of units that can be converted each year. The City did not receive any applications for condominium conversion during the 2015-2023 Housing Element planning period, indicating that the current ordinance is successful at dissuading potential conversions.

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

- **Program 2.01-A: Apply Residential Design Guidelines and Standards to Encourage Highest Level of Design Quality**. This program involves the development of design guidelines that encourage the highest level of design quality, while at the same time reducing delays and uncertainty for developers by providing clear direction on the required standards. During the previous Housing Element cycle, the City diligently updated its design guidelines and implemented new design guidelines as appropriate. Highlights from this work include:

    - *Citywide Design Guidelines update:* In 2016, the Citywide Design Guidelines were updated to provide more objective standards related to privacy and second-story massing on new homes and additions within existing single-family neighborhoods.
    - *Multifamily Design Guidelines update:* In 2018, the City updated its Multifamily Design Guidelines to provide clear, objective design rules in conformance with recent amendments to the Housing Accountability Act.
    - *Irvington BART Station Area Plan Design Guidelines adoption:* In 2019, the City adopted a new set of design guidelines intended to guide high-density, urban development within the vicinity of the anticipated Irvington BART Station.

- **Program 2.03-B: Mixed-Use Zoning.** The City successfully updated its zoning ordinance to include a new Mixed Use (MX) zoning district in 2015.

Goal 3: Facilitate the Development of Affordable and Market-Rate Housing in Order to Meet the City's Regional Housing Need Allocation (RHNA)

- **Program 3.01-B: Update Affordable Housing Ordinance.** The City completed an update of its affordable housing ordinance twice during the planning period, during 2015 and 2021. The 2021 ordinance update simplified the options available to developers and sought to encourage production of inclusionary units to further fair housing goals. The Affordable Housing Ordinance has generated significant income for the Affordable Housing Trust Fund since 2015.

- **Program 3.01-F: Assist Affordable Developers to Acquire Land for Affordable Housing.** This program involves identifying suitable sites for affordable housing and, as feasible, either acquiring or assisting developers with acquiring land for future development of affordable housing. The City has assisted with the purchase of land for affordable housing through a variety of mechanisms. In 2015, the City sold a surplus 2.3-acre site to MidPen Housing for the development of the Stevenson Family Apartments project. In 2017, 2018, 2019, and 2021, the City approved site acquisition loans to assist developers with the purchase of land for affordable housing projects. Throughout the planning period, City staff have provided early consultation to affordable housing developers regarding potential affordable housing sites.

- **Program 3.03-D: Explore Incentives to Encourage Development of Smaller, More Efficient Units for Single-Person and Small Households.** In 2015, the City established a lower affordable housing fee for rental units under 700 square feet, to recognizes that units of this size are more affordable by design. The City has also waived impact fees for all accessory dwelling units (ADUs), which tend to be affordable by design, since 2016.

Goal 4: Ensure that all Persons Have Equal Access to Housing

- **Program 4.02-C: Provide Shelter Services to Homeless in Need.** This goal refers to operation of the Winter Warming Center and other shelter options. The role of local jurisdictions in responding to homelessness has significantly expanded over the past planning period, and the City's own response has expanded with it. This program did not anticipate the breadth of the City's activities in providing shelter services during the past planning period. The City now offers a diversity of effective shelter programs, each tailored to a different need. The City significantly expanded access to shelter services throughout the past planning period. Key accomplishments include:
    - Transitioned the Winter Warming Center into a Winter Shelter to provide overnight shelter to unhoused residents.
    - Adopted ordinances allowing faith-based organizations to establish temporary shelters and safe-parking sites at existing religious facilities.
    - Facilitated the expansion of the Bay Area Community Services Wellness Center into a Homeless Wellness Center to provide housing placement and dignity services.
    - Adopted a Shelter Crisis Resolution, which better positions the City to receive State funds to address homelessness and provides greater flexibility in prescribing standards of housing, health and safety when necessary to expedite the use facilities for shelter.
    - Established the Housing Navigation Center, which has 45 shelter beds and supportive services, providing clients with shelter for up to six months.
    - Transitioned the Winter Shelter program into a non-congregate hotel voucher program in Winter 2021-22, in response to the COVID-19 pandemic.

Goal 5: Promote Regional Collaboration to Maintain and Expand the Range of Housing Alternatives in Fremont

- **Program 5.02-B: Inter-Jurisdictional and Regional Planning.** This program involves coordinating with other local jurisdictions, counties, agencies, and regional organizations to plan for residential development. For example, the City participated in a multi-jurisdiction affordable housing nexus study with jurisdictions in Santa Clara County and Alameda County regarding the feasibility of a commercial linkage fee. The study allowed the City to proceed with implementing its own commercial linkage fee in 2015. Additionally, the City collaborated with regional planning partners to update the City's Priority Development Areas (PDAs) to reflect recently updated amendments to the Regional Growth Framework adopted by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). The City's active collaboration with regional stakeholders has benefitted local planning activities.

Goal 6: Ensure Availability of Supportive Services to Help People Stay Housed

- **Program 6.01-A: Funding for Non-Profit Social Service Providers.** For the duration of the planning period, the City provided annual grants to over 20 non-profit agencies. These agencies operate unique programs to provide a wide array of social services which include, but are not limited to, shelter services, basic needs services, domestic violence intervention, health services, family counseling services, and senior services. Examples of these agencies are Abode Services, Tri-City Volunteers, SAVE, Kidango, Tri-City Health Center, and Bay Area Legal Aid. These programs served around 60,000 people per year.

- **Program 6.02-A: Encourage Location of Case Management and Other Supportive Services in Affordable Housing Developments and Housing for Seniors.** The City completed three affordable housing developments that provide on-site supportive services during the planning period. Laguna Commons, a 64-unit development in downtown Irvington serving formerly homeless residents and veterans, was completed in 2016. Pauline Weaver Senior Apartments, an 89-unit project constructed as part of the Mission Falls development in 2018, provides on-site supportive services for its resident seniors. Finally, City Center Apartments, was recently completed in 2021 and has 60 units with on-site services. Supportive services are also a planned component of other affordable housing projects in the development pipeline.

Goal 7: Address and Mitigate Constraints to Housing Challenges

- **Program 7.01-A: Review and Periodically Amend Zoning Ordinance and Other Planning Documents as Needed to Reduce Constraints to Affordable Housing Production.** During the past planning period, multiple state laws have been passed to address constraints to affordable housing production. To implement and build upon these state regulations, the City completed multiple updates to facilitate affordable housing development during the past planning period, including:
    - Allowing supportive/transitional housing by-right in all residential zoning districts (2015)
    - Update to density bonus regulations (2016, 2020)
    - Updates to accessory dwelling unit regulations (2016, 2020)
    - Updates to develop objective standards for development projects (2018)

- **Program 7.01-B: Implement Modifications to Parking Requirements as Appropriate.** This program involved evaluating the opportunities for unbundling and reducing parking in areas near transit. During the past planning period, the City implemented targeted parking reductions:
    - The Warm Springs/South Fremont Community Plan, adopted in 2014, does not have any parking minimums for the majority of uses within the planning area, which is generally located within a half-mile of the Warm Springs/South Fremont BART Station.
    - The City Center Community Plan, adopted in 2015, promotes unbundled parking.
    - The zoning ordinance was amended in 2016 and 2020 to facilitate use of tandem parking in residential projects in order to reduce the amount of space dedicated to parking and provide additional flexibility to developers.

- **Program 7.01-E: Review Fee Structure.** This program involves periodically reviewing the City's impact fee structure in order to ensure that fees accurately reflect the demand for additional City services from new housing. The City completed comprehensive reviews of its fee structure in 2015 and 2020. In the 2015 update, the City changed its fee structure for residential projects so that fees were calculated based on bedroom count, in order to accurately capture the impact of large units (typically single-family attached or townhomes) versus small units (typically part of multi-family developments). In the 2021 update, the City lowered the Parkland Acquisition, Park Facilities, and Transportation fees for qualifying affordable housing units to 50% of the typical rates. This reflects the City's ongoing commitment to reducing fees for affordable housing developers.

Goal 8: Maintain an Updated Housing Element that is Reviewed, Updated and Effectively Implemented

- **Program 8.01-A: Annual Progress Report on Housing.** This program calls for the City to prepare a Housing Element Annual Progress Report (APR). Consistent submission of the APR qualifies the Community Development Department for funding from the state Department of Housing and Community Development (HCD) to support various planning initiatives. The City submitted an annual progress report during each year of the planning period.

Housing Production Review

Housing production in the City is driven by many factors, among the City housing policies. During the past planning period, the City exceeded its total Regional Housing Needs Allocation (RHNA). However, production did not match the affordability ratios specified in the RHNA because production of affordable housing trailed the RHNA targets. As of 2021, the City has completed only 25% of its assigned affordable housing targets. An additional 18% of the affordable housing need has secured entitlements and is working on obtaining its permits for construction.

The following table summarizes Fremont's housing production during the past planning period:

Table 6-1. Permitted Units Issued by Affordability

Income Category	RHNA	2015	2016	2017	2018	2019	2020	2021	2022[2]	Total Units	Total Remaining RHNA
Very Low[1]	1,714	64	2	217	34	78	51	140	–	586	1,128
Low	926	0	0	249	68	52	8	21	–	398	528
Moderate	978	1	0	0	19	2	1	–	–	22	956
Above Moderate	1,837	382	452	1,601	1,742	955	251	700	–	6,084	-
Total RHNA	**5,455**	**447**	**454**	**2,067**	**1,863**	**1,087**	**311**	**861**	**–**	**7,090**	

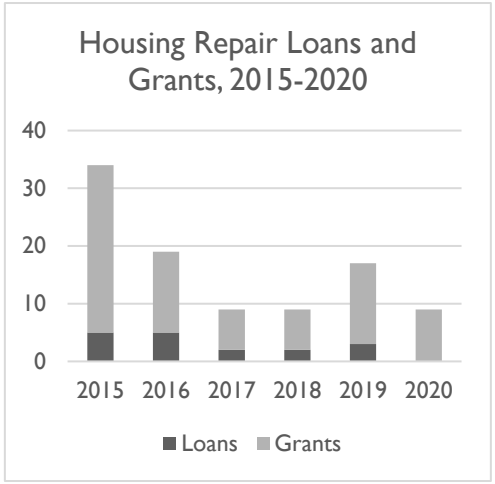
[1]Units serving extremely low-income households are included in the totals for very low income. Building permits were issued for 32 extremely low-income units in 2015, 40 extremely low-income units in 2017, 26 extremely low-income units in 2019, 34 extremely low-income units in 2020, and 60 extremely low-income units in 2021.
[2]Permit data for calendar year 2022 is not yet available.

2015-2023 Housing Element Summary Table

The following table summarizes the City's accomplishments under each program included in the 2015-2023 Housing Element. Additional columns provide an analysis of the effectiveness of each program, as well as a proposal for whether the program should be retained, modified, or removed in the 2023-2031 Housing Element update. In addition to analysis of new housing constraints and housing needs, as well as public input, this table will be used to develop a list of programs for the 2015-2023 Housing Element.

Goal #1: Preserve, Maintain, and Improve the Existing Affordable Housing Supply and Neighborhoods

Goal #1 focuses on the importance of preserving, maintaining and improving the City's existing housing supply. Much of Fremont's housing stock and infrastructure is more than fifty years old. Fremont's existing housing stock contains more than 1,000 rental units that are income restricted as well as almost 800 mobile homes that can provide an affordable housing option for families. Preserving and maintaining this existing housing stock is critical to meeting housing needs.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 1.01-A: Neighborhood Home Improvement Program. The City utilizes Community Development Block Grant (CDBG) funding to support home improvements through the Housing Rehabilitation Loan Program, Emergency Minor Home Repair Program, and the Energy Efficiency Program. **Objective:** Assist 30 households annually.	The City helped a high of 34 homeowners in 2015, and a low of 9 homeowners in 2017, 2018, and 2020. 	The City met the stated goal in only one year during the planning period. This is primarily because the amount of funding for the program stayed constant while construction costs escalated during the Housing Element planning period. The City chose to fund qualified applicants' full grant requests (up to the program maximum of $15,000) for a lower number of repairs, rather than only partially fund a greater number of repairs. This program was particularly effective at addressing the needs of seniors and disabled people. Most funded home improvements were related to household accessibility (see Program 4.03-B).	Now Program 3. This goal has been **modified** to more accurately reflect funding capacity and the specific benefits to seniors and disabled people.
Program 1.01-B: Training for Apartment Owners and Property Managers. This program involves providing yearly trainings to multi-family rental property owners and managers. The trainings educate property owners and managers about their legal responsibilities to providing safe, habitable dwellings and	Through a partnership with the Rental Housing Association, City staff provided trainings for rental property owners in all years during the planning period except 2016 and 2020. In the latter year, trainings were scheduled but cancelled due to COVID-19. Attendance steadily increased throughout the planning	This program is effective at reaching landlords to educate them about their legal responsibilities, as demonstrated by the consistency of the trainings and the increasing year-over-year attendance.	Now Program 2. This goal has been **retained.**

provide an overview of related City programs like code enforcement and the rent review ordinance. **Objective:** Train 80-90 managers annually.	period, from only 40 attendees in 2015 to over 120 attendees in 2021.		
Program 1.02-A: Citywide Capital Improvements This program requires passage of a Citywide Capital Improvement Program budget (CIP) to fund public infrastructure projects, including street repair, traffic improvements, and park development and maintenance. **Objective:** Identify periodic maintenance and improvement of residential facilities such as streets, sidewalks, etc.	The CIP has been developed and adopted bi-annually throughout the past planning period.	This program was written to reflect a general City process, which was effectively completed during the past planning period. However, the goal is generally not written in a way that effectively promotes the preservation or construction of housing.	Now Program 6 and Program 39. This goal has been **retained** and **expanded** to include efforts to seek funding for targeted infrastructure improvements in addition to the CIP.
Program 1.03-A: Liaison with Business and Neighborhood Associations This program requests that City staff maintain regular contact with business/neighborhood associations, to hear their concerns and assist in private initiatives to improve neighborhood. **Objective:** Attend 1-2 meetings annually and share information.	City staff attended quarterly meetings with the Chamber of Commerce and district business associations throughout the planning period.	This program was written to reflect the City's desire to incorporate community input and foster collaboration with existing community organizations, which was effectively completed during the past planning period. However, the goal is not written in a way that effectively promotes the improvement of existing housing.	Now Program 28 and Program 21. This goal has been **consolidated** into other programs to facilitate community engagement in housing development.
Program 1.03B: Community Engagement This program focused on the National Night Out, Neighborhood Crime Watch, and Community Emergency	The National Night Out was held every year during the planning period, including in 2020 when it was held virtually due to the COVID-19 pandemic.	While the program was completed successfully each year, the program itself does not have a strong, direct connection to the goal of promoting and improving housing.	This goal has been **removed** due to its insufficient connection to the goal of promoting

<table>
<tr>
<td>Response Team programs sponsored by the Fremont Police Department.

Objective: Hold National Night Out annually.</td>
<td></td>
<td></td>
<td>and improving housing.</td>
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<tr>
<td>Program 1.04-A: Promote Home Ownership.
This program involves promoting federal, state, and local homebuyer assistance programs and leveraging the efforts of real estate professionals to promote home ownership in Fremont.

Objective: Ongoing promotion.</td>
<td>The City maintained a webpage with links to resources for first time homebuyers for the duration of the planning period.

The City also facilitated construction of the Habitat for Humanity Central Commons project, which provided homeownership opportunities for 11 low-income families and 19 moderate-income families.</td>
<td>While the City reported meaningful actions to promote homeownership during the past planning period, the text of this program itself does not include specific actions or policies to promote homeownership, which limits its effectiveness.</td>
<td>Now Program 32.

This program has been modified to identify specific actions to promote homeownership.</td>
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<td>Program 1.05-A: Monitor "At Risk" Affordable Housing Units.
This program involved identification of properties at risk of conversion to market-rate, and pursuit of diligent efforts to prevent those conversions.

Objective: Preserve all 131 at-risk units.</td>
<td>The 2014-2021 Housing Element identified 131 units in four affordable housing complexes that were at-risk of conversion into market-rate units during the last Housing Element cycle. Of those units, 97 were preserved as long-term affordable units and 34 were converted back into market-rate:
<table>
<tr><th>Complex</th><th>Exp. Date</th><th>#</th><th>Status</th></tr>
<tr><td>Pasatiempo</td><td>2022</td><td>59</td><td>Preserved</td></tr>
<tr><td>Amber Court</td><td>2020</td><td>34</td><td>Converted</td></tr>
<tr><td>Rancho Luna</td><td>2020</td><td>26</td><td>Preserved</td></tr>
<tr><td>Rancho Sol</td><td>2020</td><td>12</td><td>Preserved</td></tr>
</table>
</td>
<td>The City made diligent efforts to engage the owner of the converted properties and seek to retain the affordable units. Ultimately, the owner was not interested in retaining any below-market-rate units on site. The City is not able to compel a private property owner to retain affordable units beyond the terms of the existing affordability covenant, and therefore was unable to prevent these units from being converted to market-rate.</td>
<td>Now Program 10.

This program has been retained to identify units at risk during the 2023-2031 planning period.</td>
</tr>
<tr>
<td>Program 1.05-B: Long-Term Affordability Restrictions.</td>
<td>The City maintained minimum affordability restrictions of 55 years for rental units and 30 years for home</td>
<td>The City codified this requirement in the affordable housing ordinance.</td>
<td>Now Program 48.</td>
</tr>
</table>

This program required that the City maintain long-term affordability covenants of 55-years for rental units and 30 years for ownership units. **Objective:** Ongoing.	ownership units for the duration of the planning period.		This program has been **consolidated** into a single program regarding review of the City's affordable housing ordinance.
Program 1.05-C: Apartment Acquisition/Rehabilitation. This program specifies the City's intention to fund affordable housing projects that acquire, renovate, and deed-restrict existing market-rate apartment units. **Objective:** Rehabilitate 50 units during the planning period.	The City solicited proposals for projects involving rehabilitation within its Notice of Funding Availability (NOFA) in 2017, 2019, and 2021. The City did not participate any rehabilitation projects that involved the conversion of market-rate apartments into affordable units during the planning period. The City has had greater success in rehabilitating hotels into apartments. The Islander Motel project was funded through the City's NOFA in 2017. In 2021, the City is pursuing Homekey funding for a rehabilitation and hotel conversion project at the Motel 6 in the Warm Springs Innovation District.	The City did not receive any proposals for apartment rehabilitation from affordable housing developers. Based on conversations with affordable housing developers, apartment rehabilitation projects are challenging due to market conditions, funding sources, and complications with relocating existing non-qualifying tenants.	Now Program 62. This program has been **modified** to include hotel acquisition and rehabilitation programs.
Program 1.05-D: Mobile Home Preservation and Rent Stabilization. This program relates to the City's continued implementation of its mobile home preservation ordinances. **Objective:** Ongoing.	The City continued to implement its Mobile Home Rent Stabilization Ordinance, which limits rent increases for tenants in mobile home parks to prevent displacement. There were no losses of mobile home spaces in Fremont during the planning period.	This program was effective in preventing the loss of mobile home spaces.	Now Program 7. This program has been **retained.**
Program 1.05-E: Continue to Implement Condominium Conversion Ordinance. In order to	The City did not receive any applications for condominium conversion during the planning period.	The lack of applications for condominium conversion suggests that	Now Program 8.

discourage the conversion of "naturally-affordable" rental housing stock into ownership housing stock, the City specifies a procedure for applications for condominium conversion and limits the number of units that can be converted each year. **Objective:** Ongoing.		the current ordinance is successful at dissuading potential conversions.	This program has been **retained.**
Program 1.05-F: Monitor and Address Housing Displacement as a Result of New Development Activity. This goal involved monitoring displacement within priority development areas and adopting policies to address displacement where it is found to be occurring. **Objective:** Ongoing.	None of the anti-displacement policies identified in this goal were implemented during the planning period.	This program did not specify actions that would be implemented displacement, which limited its effectiveness. Actions taken within the planning period were covered under separate programs (i.e. monitoring and preventing conversion of existing deed-restricted affordable units).	Now Program 15 and Program 16. This program has been **modified** to reflect the City's commitment to implement state laws preventing displacement.
Program 1.05-G: Work with Legislators and HCD to Allow Rehabilitated and Preserved Housing Units to Count Towards Regional Housing Need. **Objective:** Ongoing.	While the City has continued to advocate for these changes, the state legislature has not passed legislation to allow rehabilitated and preserved affordable housing units to count towards the RHNA.	The effectiveness of the program cannot be assessed given that the legislature has not adopted the recommended program.	Now Program 67. This program has been **consolidated** with other programs regarding legislative advocacy.

Goal #2: Ensure Availability of High Quality, Well-Designed, and Environmentally Sustainable New Housing of All Types and Incomes Levels Throughout the City of Fremont

Goal #2 recognizes that throughout its history, Fremont has valued high-quality residential development. The City's comprehensively updated General Plan, adopted in 2011, calls for reducing the City's environmental footprint while continuing to offer a high quality of life, becoming more "strategically urban" by focusing future housing growth near transit hubs and corridors, embracing diversity by making housing available for people across the economic spectrum, and creating well designed and safe urban landscapes. Goal #2 ensures that new housing development continues to meet Fremont's high standards.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 2.01-A: Apply Residential Design Guidelines and Standards to Encourage Highest Level of Design Quality. This program involves the development of design guidelines that encourage the highest level of design quality, while at the same time reducing delays and uncertainty for developers by providing clear direction on the required standards. **Objective:** Ongoing.	During the previous Housing Element cycle, the City diligently updated its design guidelines and implemented new design guidelines as appropriate. Particular highlights include: • *Citywide Design Guidelines update:* In 2016, the Citywide Design Guidelines were updated to provide more objective standards related to privacy and second-story massing on new homes and additions within existing single-family neighborhoods. • *Multifamily Design Guidelines update:* In 2018, the City updated its Multifamily Design Guidelines to provide clear, objective design rules in conformance with recent amendments to the Housing Accountability Act. • *Irvington BART Station Area Plan Design Guidelines adoption:* In 2019, the City adopted a new set of design guidelines intended to guide high-density, urban development within the vicinity of the anticipated Irvington BART Station.	The City has updated its design guidelines to comply with state laws requiring use of objective design rules, which has been effective in creating certainty for housing developers.	Now Program 17. This program has been **modified** to emphasize diligent updates to design standards and highlight the benefits of this change for housing developers.

Program 2.01-B: Design Review Process. This program involves the streamlining of the design review approval process. **Objective:** Ongoing.	The design review process has been continuously improved through the previous Housing Element cycle, beginning with the implementation of a team-based review process in 2015 that simplified the permitting process. In 2017, the City implemented the new Accela Citizen Access permit tracking system, which facilitated coordination between reviewers and reduced administrative permit processing tasks. In 2020, in response to the COVID-19 pandemic, the City implemented online permit submissions and electronic plan review software, which allow staff to process permits digitally. The move to online permitting has enabled the City to maintain service throughout the pandemic and substantially reduced the amount of paper waste generated in the plan review process.	The transition to digital permitting, already a substantial and complex undertaking, was made more challenging by the COVID-19 pandemic. The transition resulted in permitting delays as staff and applicants became familiar with the new online systems. The City responded to address these issues, and ultimately resolved them through developing new protocols for online processing and permitting. Today, online permitting provides a convenient alternative to in-person processing. The City plans to make continual process improvements to its digital permitting systems.	Now Program 23. This program has been **consolidated** with other programs to reflect the City's plans for continual process improvements for digital permitting.
Program 2.01-C: Continue to Implement Universal Design Ordinance. **Objective:** Ongoing.	The City continued to implement the Universal Design Ordinance during the planning period.	The City's Universal Design Ordinance requires developers to include units that can be adapted to meet the accessibility needs of people with physical disabilities. This ensures that disabled people have equal access to housing.	Now Program 70. This program has been **retained.**
Program 2.02-A: Explore Alternatives to Minimize Need for Wider Streets. **Objective:** Ongoing on a project-by-project basis.	Planning staff implemented this objective on a project-by-project basis, in coordination with the Fire Department and Public Works Department.	This program effectively shaped development in the Warm Springs Community Plan Area to minimize street widths in new subdivisions. However, in other areas throughout the City, development within the previous planning cycle occurred primarily on	Now Program 39. This program has been **modified** to focus on funding for multi-modal

		infill sites where developers shared staff's goal of minimizing street width when possible to maximize building area on tight sites. The program was not required to promote small streets on infill sites.	infrastructure improvements.
Program 2.02-B: Mixed-Use Zoning. **Objective:** Implement new mixed-use zoning district.	The City successfully updated its zoning ordinance to include a new Mixed Use (MX) zoning district in 2015.	This program was effectively executed; however, new development proposals in the mixed-use district have been limited. Most mixed-use development is occurring in town center and city center districts.	Now Program 36. This program has been **modified** to include a program to update mixed-use development standards.
Program 2.03-A: Continue to Implement Green Building Standards and Water Efficient Landscape Ordinance. **Objective:** Ongoing.	The City continued to implement Green Building Standards and the Water Efficient Landscape Ordinance during the planning period.	This program was written to reflect an existing City ordinance, which remained in effect during the past planning period. However, the program did not involve additional actions to further sustainability during the planning period.	Now Program 19. This program has been **modified** in line with the Climate Action Plan.
Program 2.03-B: Energy Efficiency Measures. **Objective:** Ongoing.	During the past planning period, the City has continued collaborations with the California Youth Energy Services (CYES) "Green House Calls" program; the Bay Area Regional Energy Network (BayREN) energy efficiency education programs for single- and multi-family property owners; and the Bay Area SunShares Program group solar purchasing effort.	This program effectively promoted the retrofit of existing housing stock into modern, sustainable housing through expanding opportunities for solar energy and energy efficiency retrofits.	Now Program 19. This program has been **modified** in line with the Climate Action Plan.

Goal #3: Facilitate the Development of Affordable and Market-Rate Housing in Order to Meet the City's Regional Housing Need Allocation (RHNA)

Goal #3 recognizes that there are many factors that create barriers to developing housing at all income levels, including land costs, land use controls, and neighborhood resistance to new development. The policies in this goal attempt to address those constraints. These policies are intended to support and facilitate further development of affordable and market-rate housing to meet the City's allocated share of the regional need.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 3.01-A: Continue to Allocate Percentage of General Fund Revenue from "Boomerang Funds" to Affordable Housing. **Objective:** Ongoing.	The City allocated boomerang funds to affordable housing and shelter opportunities throughout the planning period. Between 2015-2019, the City allocated boomerang funds towards its Affordable Housing Trust Fund, which was subsequently distributed to affordable housing developers through the City's NOFA process. From 2020 onwards, the City has allocated boomerang funds to support the operation of its Housing Navigation Center (HNC). The HNC provides interim shelter and supportive services to unhoused residents.	The City's use of boomerang funds for affordable housing helped facilitate the issuance of three NOFAs during the planning period, as well as the construction of the HNC.	Now Program 47. This program has been **modified** to indicate that boomerang funds may be used for affordable housing and interim shelter projects.
Program 3.01-B: Update Affordable Housing Ordinance. **Objective:** Complete Nexus Study.	The City completed an update of its affordable housing ordinance twice during the planning period, during 2015 and 2021. The 2021 ordinance update simplified the options available to developers and sought to encourage production of inclusionary units to further fair housing goals.	The Affordable Housing Ordinance has generated significant income for the Affordable Housing Trust Fund since 2015.	Now Program 48. This program has been **modified** to include annual tracking of the progress on the affordable housing ordinance.

Program 3.01-C: Develop Housing Affordable to Extremely Low-Income Households Commensurate with Need. This program directs City funding towards housing for extremely-low income households. **Objective:** Provide new units affordable to extremely-low income households commensurate with need; target housing for extremely low-income in NOFA.	As of 2021, the City had issued building permits for 192 units affordable to extremely low-income households.	The City's identified need for ELI households was 23% of the total below-market-rate allocation, or 832 units. While the City completed only a fraction of the allocation, development of ELI units was significantly higher than the previous planning period due to the implementation of this program.	Now Program 59. This program has been **retained.**
Program 3.01-D: Maximize Existing Funding Resources. This program speaks to the City's commitment to leverage all available resources to promote affordable housing. **Objective:** Ongoing.	The City has utilized its full allocation for CDBG and HOME grants each year during the planning period. The City has also applied for new one-time and repetitive sources of funding. In 2015, the City received a Local Housing Trust Fund Grant from the State to support the Stevenson Terrace affordable housing project. In 2020, the City applied for and received the Permanent Local Housing Allocation (PLHA) which provides an ongoing source of funding for affordable housing and shelter services. The City used PLHA dollars to fund the Housing Navigation Center. In 2022, the City applied for funding from the Project Homekey 2.0 program to support the conversion of a Motel 6 hotel into 156 units of permanent supportive housing for people experiencing homelessness.	Throughout the planning period, the City has effectively applied for and utilized funding for affordable housing. This has more than doubled the amount of affordable housing produced compared to the past planning period. The City will need to remain competitive for existing funding and find new funding resources to meet its 2023-2031 RHNA affordable housing allocations.	Now Program 52 and Program 53. This program has been **retained** and **expanded** into two separate goals, one calling for the City to adapt to new funding resources and one which includes tangible actions that will place the City in the best position to obtain additional funding resources.
Program 3.01-E: Deferral of Impact Fees. This program involves continuing to offer deferred payment of impact fees	The City continues to offer the option for affordable housing projects to defer impact fees. The majority of projects	Impact fee deferment assists affordable housing developers by lowering the carrying costs on a project before final	Now Program 49.

as an option for affordable housing projects. **Objective:** Ongoing.	eligible for deferment have chosen to defer impact fees.	occupancy is granted. The popularity of the program indicates its effectiveness.	This program has been **retained.**
Program 3.01-F: Assist Affordable Developers to Acquire Land for Affordable Housing. This program involves identifying suitable sites for affordable housing and, as feasible, either acquiring or assisting developers with acquiring land for future development of affordable housing. **Objective:** Ongoing.	The City has assisted with the purchase of land for affordable housing through a variety of mechanisms: • In 2015, the City sold a surplus 2.3-acre site to MidPen Housing for the development of the Stevenson Family Apartments project. • In 2017, 2018, 2019, and 2021, the City approved site acquisition loans to assist developers with the purchase of land for affordable housing projects.	The City's assistance with the purchase of land has directly facilitated multiple affordable housing projects, indicating that this policy has been effective at the creation of affordable housing units.	Now Program 56. This program has been **retained.**
Program 3.01-G: Commercial Linkage Fee. This program involves adoption of a commercial linkage fee to provide funding for affordable housing. **Objective:** Adopt fee by 2017.	The City adopted a new commercial linkage fee in 2017.	The commercial linkage fee provides funding for the Affordable Housing Trust Fund to support affordable housing projects through the City's NOFA process.	Now Program 48. This program has been **consolidated** into a program to reassess the affordable housing ordinance and fees.
Program 3.02-A: Maintain Inventory of Residential Vacant and Underutilized Opportunity Sites to Encourage Development. **Objective:** Ongoing.	Throughout the planning period, the City has maintained its site inventory publicly available to developers. The City has complied with the requirements in SB 166 regarding no net loss. The City also allows the public to track new development proposals through a Development Activity Map and Table,	The City has little control over the sites which private market-rate developers choose for housing. Due to the amount of land in the City already zoned for high-density production, market conditions drove production to sites outside of the City's designated housing inventory. Approximately 25% of all housing development within the last	Now Program 29 and Program 40. This program has been **expanded** to include the development of specific resources

	which is updated four times a year on the City's website.	planning period took place on inventory sites. Comparatively, 60% of all affordable housing development occurred on inventory sites. This reflects the early City input commonly provided on publicly-funded projects.	regarding inventory sites.
Program 3.02-B: Marketing Information for Multi-Family Housing. This program involves the creation and maintenance of a webpage for developers that contains code requirements, design guidelines, incentives, and City staff contacts. **Objective:** Ongoing.	The City maintained a residential projects webpage with useful information for residential developers for the duration of the planning period. The City also continues to regularly distribute the Development Digest, which is an online newsletter which provides updates on development projects, code changes, and other recent news related to development in Fremont.	The City's resources for residential development are effective at informing developers about the relevant regulations and design guidelines.	Now Program 41. This program has been **modified** to focus on the commitment to include residential development updates in the Development Digest, which is the City's primary communication tool to reach developers.
Program 3.02-C: Redesignation of Land for Higher-Intensity Housing Construction. This program involves the consideration of rezoning land for higher intensity (greater than 30 dwelling units/acre) outside of transit-oriented development areas already zoned for high-density uses, on a case-by-case basis. **Objective:** Ongoing.	The City considered nine General Plan Amendment requests during the planning period. Most involved single-family or low-density residential development. Two requests contemplated high-density residential development greater than 30 DU/AC. Of those two requests, one was approved to change the land use designation of a site at 47003-47320 Mission Falls Court from Tech Industrial to Urban Residential (30-70 dwelling units per net acre) to facilitate the development of the Parc 55 project, a new age-restricted master-planned community containing up to 497 units for	As only two sites were considered for high-density development during the planning period, the program did not result in the widespread consideration of high-intensity housing outside of areas already zoned for this purpose.	This program has been **removed** to reflect the City's commitment to initiating actions to increase density and focus growth in TOD areas zoned for higher densities, as called for in the General Plan.

	seniors, including 89 units of senior affordable rental housing.		
Program 3.02-D: Lot Consolidation. This program involves support for consolidation of small lots to facilitate affordable housing **Objective:** Ongoing.	During the current planning period, the City incorporated language in the zoning ordinance which states that combining small parcels may be necessary to fulfill the requirements for residential zoning districts.	While the City continues to support lot consolidation as a part of infill development projects, this program did not include any tangible actions to facilitate consolidation. Consolidation is also not feasible on many small infill lots, particularly within historic town center areas where a patchwork of ownership and small lot sizes limit its effectiveness.	Now Program 40. This program has been **consolidated** into the sites inventory resources program.
Program 3.03-A: Encourage Affordable Housing in a Variety of Locations. This goal encourages production of affordable housing in different parts of Fremont. **Objective:** Ongoing.	Affordable housing developed during the past planning period was located throughout Fremont, primarily in areas with high-quality access to transit. As of 2021, affordable housing was distributed throughout Fremont as follows: • North Fremont: 34 units • Irvington: 580 units • Warm Springs: 90 units • South Fremont: 524 units • Mission San Jose: 249 units • Centerville: 476 units • Central: 628 units	The distribution of high-density affordable housing is limited by identified opportunity areas, which are typically near transit. In areas that lack transit but are high-resource, more concrete and creative actions are required to spur development of affordable housing. Within areas that are near transit, affordable housing is well-distributed between the multiple transit-adjacent areas within the City.	Now Policy 3.03. This program has been **modified** to become a policy, with specific actions to facilitate affordable housing in higher-income neighborhoods in Fremont.
Program 3.03-B: Continue to Encourage Development of Second [Accessory Dwelling] Units (ADUs) **Objective:** 10-15 ADUs per year	The City has implemented multiple programs to encourage ADUs: • Waiver of all development impact fees for ADUs • Development of a Preapproved ADU Program • Creation of an ADU webpage and updated worksheets	The combination of new state laws plus the City's policies to encourage ADUs have led to a dramatic increase in ADU production, from 17 in 2015 to 77 in 2021.	Now Program 30, Program 31, and Program 51. This program has been **retained** and **expanded**.

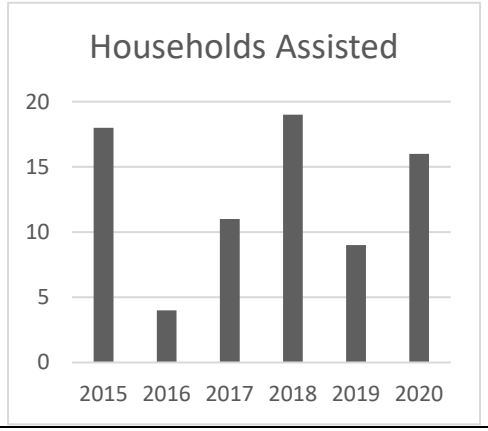
	• Timely updates of local ordinances to be consistent with state regulation		
Program 3.03-C: Continue to Encourage Development of Affordable Family and Larger Sized Units. **Objective:** Ongoing.	The City funded or facilitated multiple affordable housing projects with three- or four-bedroom units, including: • Laguna Commons (11) • Maple Square (40) • Stevenson Apartments (24) • Central Commons (20) • Innovia (8) • Granite Ridge (19) • Allied Housing (15)	Three-bedroom units were incorporated into many affordable housing projects during the last planning period. With impact fees charged by bedroom, there is need for specific actions to encourage larger units in affordable projects.	Now Program 60. This program has been **retained**.
Program 3.03-D: Explore Incentives to Encourage Development of Smaller, More Efficient Units for Single-Person and Small Households. **Objective:** Implement incentives by 2015-2016.	In 2015, the City established a lower affordable housing fee for rental units under 700 square feet, to recognizes that units of this size are more affordable by design. In 2021, the affordable housing ordinance was updated and this lower fee for smaller units was retained.	The City's affordable housing fee reduction for units under 700 square feet has effectively incentivized construction of those units in new rental apartment projects.	Now Program 80. This program has been **retained**.
Program 3.03-E: Continue to Allow Manufactured Housing in Single Family (R-1) Districts	The City has continued to allow manufactured housing in single-family districts.	The City has seen an increase in manufactured housing proposed in single-family districts, particularly the use of manufactured ADUs.	Now Program 30 and Program 31. This program has been **consolidated** with programs to encourage ADUs, as most manufactured housing in R-1 districts are ADUs.
Program 3.03-F: Facilitate Use of Creative and Alternative Housing Concepts. This goal intends to identify	The City partnered with HIP Housing to connect homeowners or renters who have a residence with one or more bedrooms with persons seeking housing	While the program looks at multiple types of alternative housing concepts, the City's efforts have focused on shared and co-housing models. The	Now Program 65. This program has been **modified** to

and encourage best practice alternative housing concepts. **Objective:** Ongoing.	to pay rent or exchange services for reduced rent.	program would be more effective if it identified specific actions to promote participation in those programs.	focus specifically on shared and co-housing models.
Program 3.04-A: Maximize Opportunity for Housing and TOD Development in Warm Springs/South Fremont Community and City Center Plans. **Objective:** Adopt Community Plans in 2015.	The City Center Community Plan and Warm Springs/South Fremont Community Plans were both successfully adopted in 2015. Both allow for high-density residential housing at 70 DU/AC and above.	The majority of new units constructed during the planning period were done so in the Warm Springs Community Plan area, indicating the success of that planning document in facilitating new housing development. Development has been slower to occur in the City Center area, reflective of the fact that the infill City Center area is not as conducive to housing development.	Now Program 38. This program has been **modified** to focus on reviewing the Warm Springs and City Center Community Plans now that they are adopted.

Goal #4: Ensure That All Persons Have Equal Access to Housing

In addition to development and preservation of housing, the City of Fremont is also committed to ensuring that all individuals and families have fair and equal access to housing. This goal includes programs and actions to assist special needs households, including seniors, disabled, and the homeless.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
4.01-A: Continue Implementation and Administration of Residential Rent Increase Dispute Resolution Ordinance. **Objective:** Support 100% of applicants.	In October 2017, the City strengthened the Residential Rent Increase Dispute Resolution which is now referred to as the Rent Review Ordinance (RRO). The RRO provides tenants with an opportunity to request a public hearing to review the reasonableness of a proposed rent increase above five-percent. Over 100 requests for review were received and resolved since 2017.	After rent review, the average rental increase requested by the landlord decreased by around three percentage points. This indicates the RRO is assisting tenants by moderating their rent increases.	Now Program 12. This program has been **modified** with updated information about the RRO.
Program 4.01-B: Continue Education on Fair Housing and Administration of Counseling Services. This program involves providing information to both landlords and tenants regarding their rights and responsibilities related to fair housing. **Objective:** Continue providing assistance.	The City of Fremont contracted with Project Sentinel for the duration of the planning period to provide this educational information to residents. More than 1,500 people took advantage of counseling services during each year in the planning period.	Project Sentinel's counseling services are effective at assisting landlords and tenants with understanding their rights and responsibilities.	Now Program 13. This program has been **consolidated** into a single program about tenant education and counseling services.
Program 4.01-C: Administration of Landlord/Tenant Counseling Services and Eviction Prevention Services. This program involves providing information to both landlords and tenants regarding the eviction process.	The City of Fremont contracted with Project Sentinel for the duration of the planning period to provide this educational information to residents. More than 1,500 people took advantage of counseling services during each year in the planning period.	Project Sentinel's counseling services are effective at assisting landlords and tenants with understanding their rights and responsibilities.	Now Program 13. This program has been **consolidated** into a single program about tenant education

Objective: Ongoing.			and counseling services.
Program 4.01-D: Implementation of Reasonable Accommodations Ordinance. **Objective:** Ongoing.	The City continued to implement its Reasonable Accommodation Ordinance throughout the planning period. Three requests for reasonable accommodation were received during the planning period and all were approved.	The City effectively implemented its Reasonable Accommodations Ordinance, but the low use of the ordinance may indicate that people are not aware of its existence.	Now Program 68. This program has been **modified** to include actions taken to promote the reasonable accommodations process.
Program 4.01-E: Municipal Code Revision to Support Transitional, Supportive and Employee Housing. **Objective:** Update code by 2015.	The City updated its municipal code to allow supportive housing, transitional housing, and employee housing by-right in all residential zoning districts in 2015. The City continues to make regular updates to the code to comply with state laws related to supportive, transitional, and employee housing.	The City effectively met its objective to update the code to comply with state laws related to these housing types.	Now Policy 6.01. This program has been **modified** into a policy to update local ordinances to comply with state laws as the need arises.
Program 4.02-A: Implement "Stay Housed" Self-Sufficiency Program. This goal involves implementing a program to assist families to avoid eviction and prevent homelessness due to a financial crisis. **Objective:** Assist 10 families per year.	The City assisted between four and nineteen households each year during the planning period: 	The City met its goal of assisting ten households in all but two years of the planning period.	Now Program 14. This program has been **retained**.

Program 4.02-B: Accessibility Improvements to Existing Housing. The goal sets aside a proportion of minor home repair grants (Program 1.01-A) for accessibility improvements. **Objective:** Assist 5 households per year.	Despite issuing fewer minor home repair grants than anticipated during the planning period, the City issued at least five for accessibility improvements in all but two years of the planning period. In two years, all minor home repair grants were made for accessibility purposes.	The minor home repair grant program effectively supported accessibility improvement projects during the planning period.	Now Program 3. This program has been **consolidated** with Program 1.01-A to reflect the program's overall emphasis on accessibility.
Program 4.02-C: Provide Shelter Services to Homeless in Need. This goal refers to operation of the Winter Warming Center and other shelter options. **Objective:** Offer Winter Warming Center.	The City significantly expanded access to shelter services throughout the past planning period. Key activities included: • Transitioned the Winter Warming Center into a Winter Shelter to provide overnight shelter to unhoused residents. • Adopted ordinances allowing faith-based organizations to establish temporary shelters and safe-parking sites. • Facilitated the expansion of the Bay Area Community Services Wellness Center into a Homeless Wellness Center to provide homeless persons with housing placement and dignity services. • Adopted a Shelter Crisis Resolution, which better positions the City to receive State funds to address homelessness and provides greater flexibility in prescribing standards of housing, health and safety when necessary to expedite the use of public and private facilities used for shelter	The role of local jurisdictions in responding to homelessness has significantly expanded over the past planning period, and the City's own response has expanded with it. This program did not anticipate the breadth of the City's activities in providing shelter services during the past planning period. The City now offers a diversity of effective shelter programs, each tailored to a different need. This has a much greater impact than the initial program, which focuses on offering just the Winter Warming Center.	Now Program 72 and Program 73. This program has been **retained** and **expanded**.

	• Established the Housing Navigation Center, which has 45 shelter beds and supportive services, providing clients with shelter for up to six months. • Transitioned the Winter Shelter program into a non-congregate hotel voucher program in Winter 2021-22, in response to the COVID-19 pandemic		
Program 4.02-D: Continue Participation in and Support for Everyone Home Plan and Alameda County Impact Supportive Housing Program. This program involves City participation in countywide efforts to end homelessness, including the Alameda County Impact Program. The Impact Program serves chronically homeless persons who have multiple barriers to housing. **Objective:** Ongoing.	The City continues to actively participate in the county-wide effort to end homelessness under the leadership of Everyone Home. The City also continued to participate in the Alameda County Impact program. The program has housed 12 people from Fremont over the planning period.		Now Program 75 and Program 77. This program has been **retained** and **expanded.**
Program 4.03-A: Housing Scholarship Program for Students.	Between 2015-2018, the City assisted between three and fifteen low-income households each year through this program. Unfortunately, funding for this program ended in 2019.	The lack of program funding resulted in the termination of this program.	This program has been **removed.**
Program 4.03-B: Below Market Rate (BMR) Program. **Objective:** Allow developers to build on-site affordable units to satisfy their affordable housing requirements.	During the planning period, on-site affordable housing was included in multiple developments within the Warm Springs Community Plan Area: • 132 units associated with the Toll Brothers Metro Crossing Master Plan	The inclusionary requirement was effective at encouraging on-site affordable housing in the Warm Springs Community Plan Area. In other parts of the City, developers have preferentially chosen to pay the housing in-lieu fee	Now Program 48. This program has been **consolidated** into a single program that analyzes the

	• 290 units associated with the Lennar Homes Master Plan • 102 units associated with the Fairfield Apartments project Another seven affordable units were developed as the inclusionary component for other, smaller market-rate projects during the planning period.	rather than provide inclusionary units on-site.	effectiveness of AHO requirements.
Program 4.03-C: Mortgage Credit Certificate (MCC) Program. **Objective:** Assist 5-10 households annually.	In 2015 and 2016, no MCCs were issued. One MCC was issued per year in 2017 and 2018. Most recently, Alameda County has not had MCC funds for distribution since 2019, because the California Debt Limit Allocation Committee did not provide MCC funds to counties in those years.	The lack of program funding has resulted in the effective termination of this program. While the program may be reactivated, it is primarily operated by the County and the City's main role is promoting the program to potential applicants.	This program has been **removed.**

Goal #5: Promote Regional Collaboration to Maintain and Expand the Range of Housing Alternatives in Fremont

The need to provide sufficient housing for all income levels and to focus future housing near transit nodes is a regional challenge that requires the efforts, expertise and resources of multiple government agencies, non-profit service providers, and the private sector. This goal is meant to emphasize the role the City can play in promoting dialogue and education around housing issues; the City's intent to play a leadership role in focusing future housing near transit hubs; and the importance of regional cooperation and collaboration. "

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 5.01-A: Affordable Housing Week. Affordable Housing Week offers the opportunity for professionals and advocates to share best practices and support for affordable housing. **Objective:** Ongoing.	The City passed an Affordable Housing Week proclamation during each year of the planning period except 2020, when Affordable Housing Week was cancelled due to the COVID-19 pandemic.	Participation in Affordable Housing Week destigmatizes affordable housing in the community and raises awareness about affordable housing resources.	Now Program 66. This program has been **retained**.
Program 5.01-B: Conduct Affordable Housing Presentations. **Objective:** 1-2 presentations annually.	Staff provided presentations about affordable housing to interested groups, including affordable housing developers and the Rental Homeowners' Association, throughout the planning period.	While presentations are a component of important advocacy work, this program was too vague and undefined to be effective.	This program has been **removed** due to its lack of specificity.
Program 5.01-C: Crime Free Multi-Family Housing Program. **Objective:** Offer crime-free multi-family housing trainings annually.	Crime-free multi-family housing trainings were held annually during the planning period. The number of properties certified through the program increased from 39 to 45.	While the program is ongoing, it does not have a significant nexus to the goal of expanding the range of housing alternatives in Fremont.	This program has been **removed** to comply with HCD's requirements regarding affirmatively furthering fair housing.
Program 5.02-A: Support for Non-Profit Affordable Housing	Throughout the planning period, the City has supported affordable housing	The program did not identify any tangible actions to develop new	Now Policy 4.03.

Providers. This program supports affordable housing by providing public recognition of affordable housing developers, early consultation on projects, and/or project funding. **Objective:** Assist all applicants.	developers through close collaboration on projects. Project funding has been provided through the City's NOFA process.	structures that provide additional support to developers. More specific actions are required in order to make this program effective.	This program has been **modified** into a policy with specific implementation actions.
Program 5.02-B: Inter-Jurisdictional and Regional Planning. This program involves coordinating with other local jurisdictions, counties, agencies, and regional organizations, such as ABAG, to plan for residential development. **Objective:** Ongoing.	The City collaborated with local and regional stakeholders throughout the planning period. Highlights included: • Participating in a multi-jurisdiction affordable housing nexus study with jurisdictions in Santa Clara County and Alameda County regarding the feasibility of a commercial linkage fee. • Implementing County Measure A1, which authorized $580 million in bond funding for affordable housing. • Updating the City's Priority Development Areas (PDAs) to reflect recently updated amendments to the Regional Growth Framework adopted by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC)	The City's active collaboration with regional stakeholders has benefitted local planning activities.	Now Program 84. This program has been **retained**.
Program 5.02-C: Consultation with Housing Stakeholders. **Objective:** Ongoing.	The City maintains a developers' interest list, through which it notifies developers of any proposed policy changes and opportunities for feedback. Throughout the planning period, the city has consulted with affordable housing developers, market-rate developers,	The City's early consultation with developers has allowed important policy proposals, such as the recent development impact fee update, to incorporate developer input.	Now Program 42. This program has been **retained**.

	housing advocates, real estate professionals, the business community, and other stakeholders on proposed housing policy changes.		
Program 5.03-A: Monitor Legislation and Participate in Programs and Share Best Practices with Housing Organizations in the Bay Area to Influence Affordable Housing Priorities and Legislation. **Objective:** Ongoing.	The City continuously worked with affordable housing groups including but not limited to Non-Profit Housing and the East Bay Housing Organization to increase the supply of affordable housing units in Alameda County.	The program did not identify any tangible actions. More specific actions are required in order to make this program effective.	Now Policy 4.06. This program has been **modified** into a policy with specific implementing actions.
Program 5.03-B: Promote State and Regional Funding Initiatives that will Provide Additional Resources for Affordable Housing. **Objective:** Ongoing.	The City provided support for new funding initiatives for affordable housing, including the following: • Alameda County Measure A housing bond • Senate Bill 2 • Proposition 1, Veterans and Affordable Housing Act • Proposition 2, No Place Like Home bond	The funding measures that the City has supported have been effective at providing additional affordable housing resources to the community.	Now Program 55. This program has been **modified** to promote collaboration with the new regional housing finance authority.

Goal #6: Ensure Availability of Supportive Services to Help People Stay Housed

Goal 6 focuses on housing assistance programs for special needs populations (elders, homeless, disabled). The City also assists/funds a variety of supportive services that can aid individuals and families to remain in their existing housing. Research shows that supportive services, such as finance management, counseling, or child care, are an efficient and effective means to keep people housed who may be faced with a financial crisis. While all of the support services provided by the City or by non-profits with City funding are not necessarily limited to low-income households, most of the consumers of these services are in fact extremely low, very low, or low income. This goal is meant to highlight the City's commitment to providing supportive services that help individuals and families stay housed.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 6.01-A: Funding for Non-Profit Social Service Providers. **Objective:** Ongoing.	For the duration of the planning period, the City provided annual grants to over 20 non-profit agencies. These agencies operate unique programs to provide a wide array of social services which include, but are not limited to, shelter services, basic needs services, domestic violence intervention, health services, family counseling services, and senior services. Examples of these agencies are Abode Services, Tri-City Volunteers, SAVE, Kidango, Tri-City Health Center, and Bay Area Legal Aid. These programs served around 60,000 people per year.	The non-profit agencies funded by the City support the most vulnerable members of the community and help keep people housed.	Now Program 83. This program has been **retained**.
Program 6.01-B: Continue to Operate the Fremont Family Resource Center. **Objective:** Ongoing.	The Family Resource Center programs operated throughout the planning period to provide housing information, youth and family services, case management, child care resources and referral, and economic self-sufficiency programs.	The services provided at the Family Resources Center help keep people housed.	Now Program 81. This program has been **retained**.
Program 6.01-C: Continue to Implement the Pathways to Positive Aging Project. This program relates to the City's efforts to enhance	For the duration of the planning period, the City supported elderly community members through various programs such as the Senior Help Line, VIP Rides, Senior	The services provided to seniors help them retain quality of life and housing appropriate for their needs.	Now Program 79. This program has been **retained**.

the service network for seniors in the community. **Objective:** Ongoing.	Mobile Mental Health and a fall prevention program.		
Program 6.02-A: Encourage Location of Case Management and Other Supportive Services in Affordable Housing Developments and Housing for Seniors. **Objective:** Ongoing.	The City completed three affordable housing developments that provide on-site supportive services during the planning period: • Laguna Commons (2016) • Pauline Weaver Senior Apartments (2019) • City Center Apartments (2021) Supportive services are a planned component of other affordable housing projects in the development pipeline.	The construction of affordable housing developments with social services ensures there is new housing for residents with a variety of needs and helps those residents who may need more support or assistance stay housed.	Now Program 82. This program has been **retained**.

Goal #7: Address and Mitigate Constraints to Housing Challenges
The City's Housing Element identifies constraints to housing production. This goal includes actions intended to remove those constraints.

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 7.01-A: Review and Periodically Amend Zoning Ordinance and Other Planning Documents as Needed to Reduce Constraints to Affordable Housing Production. **Objective:** Ongoing.	The City completed multiple updates to facilitate affordable housing development during the past planning period, including: • Allowing supportive/transitional housing by-right in all residential zoning districts (2015) • Update to density bonus regulations (2016, 2020) • Updates to accessory dwelling unit regulations (2016, 2020) • Updates to develop objective standards for development projects (2018)	The initial policy failed to identify specific actions to amend the zoning ordinance to reduce housing constraints, which limited its effectiveness. Updates provided throughout the planning period focused on efforts to implement state laws that facilitated affordable housing.	Now Policy 6.01. This program has been **modified** into a policy focused on implementing state regulations.
Program 7.01-B: Implement Modifications to Parking Requirements as Appropriate. This program involved evaluating the opportunities for unbundling and reducing parking in areas near transit. **Objective:** Ongoing.	During the past planning period, the City implemented targeted parking reductions: • The Warm Springs/South Fremont Community Plan, adopted in 2014, does not set parking minimums in areas of the plan closest to transit. • The City Center Community Plan, adopted in 2015, includes policies to support unbundled parking • The zoning ordinance was amended in 2016 and 2020 to facilitate use of tandem parking in residential projects	The initial policy failed to commit to specific actions or a timeline to revise parking requirements, which reduced the effectiveness of the program.	Now Program 34. This program has been **modified** to include a specific action to reduce parking requirements near transit.

	The City continues to review requests for parking reductions on a case-by-case basis through the entitlement process.		
Program 7.01-C: Early Identification of Possible Project Issues. This program involves use of a "team-based" preliminary review procedure (PRP) process to allow developers to get informal feedback on an application prior to a formal submittal. **Objective:** Ongoing.	The City continued to process PRP applications throughout the planning period.	The PRP process is effective at allowing early identification of project issues.	Now Program 20. This program has been **retained**.
Program 7.01-D: Continue to Coordinate Development Review with Outside Agencies. **Objective:** Ongoing.	The City continues to collaborate with outside agencies from the beginning of the development review process.	The inclusion of outside agencies in the PRP process allows comments and requirements from various agencies to be addressed early on.	Now Program 22. This program has been **retained**.
Program 7.01-E: Review Fee Structure. **Objective:** Review fee structure every five years.	The City completed comprehensive reviews of its fee structure in 2015 and 2020. Important changes in impact fee structure to facilitate housing during the planning period include: • Charging fees based on bedroom count (2015) • Lowering Parkland Acquisition, Park Facilities, and Transportation fees for qualifying affordable housing units to 50% of the rates applicable to other housing units (2020)	The regular review of impact fees allows the City to assure that fees are equitable and that fees are reflective of actual costs and remain consistent with the provisions of the Mitigation Fee Act.	Now Program 25. This program has been **retained**.
Program 7.01-F: Continue Assessing Process and Procedure Improvements for Efficiency. This program involved implementation of	The City implemented new permit tracking software in 2017 and implemented electronic plan review in 2020.	The City effectively met this goal by implementing new permit software in the timeline specified.	Now Program 23. This program has been **modified** to

new permit software and a transition to electronic plan review. **Objective:** Implement new software by 2017.			reflect new process improvement goals, particularly related to online permitting and electronic plan review.

Goal #8: Maintain an Updated Housing Element that is Reviewed, Updated, and Effectively Implemented

Program	Accomplishments	Analysis of Effectiveness	Status in 2023-2031 Housing Element
Program 8.01-A: Annual Progress Report on Housing **Objective:** Annually.	The City submitted an annual progress report during each year of the planning period.	Due to the City's compliance with the Housing Element APR requirements, the City became eligible for state grants like SB2 and LEAP, which have provided resources to support programs to increase housing production. The completion of the APR is therefore an important goal to ensure the City retains its ability to receive future state funding.	Now Program 86. This program has been **retained**.