2025 – 2029 Consolidated Plan
Draft

2025-2029 Consolidated Plan
2025-2026 Annual Action Plan
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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fremont is a Community Development Block Grant (CDBG) entitlement jurisdiction that receives annual CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The primary objectives of the CDBG program are to develop viable urban communities, principally for low- and moderate-income households, through the provision of decent housing, a suitable living environment, and economic opportunity. CDBG funds may be used for public service activities, public facilities improvement projects, economic and community development activities, and rehabilitation of housing. The City will receive $1,579,819 for the 2025 program year and anticipates receiving approximately $7.8 million in CDBG funding over the next five years, program years 2025 through 2029.

The City is also an Emergency Solutions Grant (ESG) entitlement jurisdiction that receives funds directly from HUD. The primary objectives of the ESG program is to address the needs of homeless people in emergency or transitional shelters to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG funds must be used for activities which primarily benefit individuals and families that meets HUD's "homeless" and "at-risk of homelessness" definitions in accordance with 24 CFR 576. The City will be receiving $146,207 for the 2025 program year and anticipates receiving approximately $750,000 in ESG funding over the next five years, program years 2025 through 2029.

The City is also a member of the Alameda County HOME Consortium. The Consortium was formed so that participating jurisdictions could receive HOME funding from HUD. While the City is the lead agency for CDBG funds, the County is the lead agency for HOME funds. HOME funds are dedicated to housing activities that meet local housing needs. HOME funds may be used for acquisition, construction, and rehabilitation of housing. They may also be used for tenant-based rental assistance and homebuyer assistance. The City will receive $330,047 for the 2025 program year and anticipates receiving approximately $1.5 million in HOME funding over the next five years, program years 2025 through 2029.

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

Fremont Consolidated Plan contains an abbreviated data analysis. The two documents work together, along with Consolidated Plans from other Cities in the Alameda County HOME Consortium, to complete the full analysis and strategies for the area.

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

This document will serve as both the Consolidated Plan and the Action Plan for the City of Fremont. The Consolidated Plan will cover program years 2025 through 2029. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2025 and end June 30, 2026. The last year of this Consolidated Plan will end on June 30, 2030.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has extensive housing and community development needs. CDBG funds alone are not sufficient to address the myriad of needs identified during the public outreach process. The City of Fremont's population is approximately 229,000 based on the 2023 United States Census American Community Survey (ACS). The southernmost City in the County, Fremont also covers the second largest geographic area (approximately 92 square miles) of any city in the Bay Area behind San Jose. It has a diverse racial and ethnic population, with persons identifying as Asian making up 62.4 percent of the population and persons identifying as Latino making up 10.3 percent of the population. People of color, non-White persons, make up approximately 82.8 percent of Fremont's population.

The City has a mixed economic base, with 5.1 percent of individuals living below the poverty level. The median household income in 2023 was $176,350. The City also has a relatively high homeownership rate at 60.2 percent. By comparison, the percentage of homeownership units in Alameda County was 53.1 percent and 55.8 percent in all of California.

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to the residents. As the non-profit's capital assets are aging, there will be a continued need for the City to provide CDBG funds to help finance the acquisition, construction, or rehabilitation of public facilities. The City also funds non-profits in providing social services to low-income residents. The City intends to use CDBG funds to coordinate program services, and projects consistent with the following goals and objectives:

Goal: Promote Affordable Housing

1. Assist low and moderate-income First-Time Homebuyers
2. Preserve existing affordable rental and ownership housing for low- and moderate-income households
3. Increase the availability of affordable rental housing for low and moderate-income households
4. Reduce housing discrimination

Goal: Support Community Development (non-housing) Needs

1. Public facilities and improvements
2. Public services
3. Economic development

Goal: Address Homelessness

1. Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services
2. Maintain and expand activities designed to prevent those currently housed from becoming homeless
3. Build on inter-jurisdictional cooperation to achieve housing and homeless needs

Goal: Increase Supportive Housing

1. Increase the availability of service-enriched housing for persons with special needs

Goal: Reduce Lead Based Pant Hazards

1. Lead-based paint hazard reduction

3. Evaluation of past performance

In the 2020-2024 Consolidated Plan, the City of Fremont worked in two priority areas and addressed five different goals. The Plan focused on improving public facilities, homeownership creation, homeownership stabilization, fair housing and critical safety net services. Accomplishments from the

first four years of the 2020-2024 Consolidated Plan include:

- Homeowner housing improved – 50 homes repaired or renovated
- Support public services for those in need – 9,532 people served
- Assist microenterprise businesses with startup costs – 122 businesses served
- Improve infrastructure and accessibility to public facilities in low-income neighborhoods – 11 facilities improved

It should be noted that these accomplishments were from programs and projects funded July 1, 2020 through June 30, 2024. The last year of the Consolidated Plan is not yet complete so data is only for the first four years of the 2020-2024 Consolidated Plan.

The City is responsible for ensuring compliance with all CDBG rules and regulations. The City regularly meets performance and regulatory standards established by HUD. During the FY 2020-2024 Strategic Plan period, the City had one monitoring visit by HUD. This visit concluded with one finding and two concerns, which were immediately addressed and resolved with HUD.

4. Summary of citizen participation process and consultation process

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

Community Needs Survey: As part of developing the Strategic Plan, in November 2024 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

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

Public Hearings: On January 9, 2025, in conjunction with its FY 2025-2026 CDBG Funding

Orientation, the Citizens' Advisory Committee (CAC), a citizens' body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

The hearing was attended by seven community agencies. Three comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, and public service needs.

A Request for Proposals for FY 2025-2026 CDBG funding was issued on January 9, 2025; four (4) proposals were received by the February 6, 2025 deadline. CAC and City Staff had a public hearing on February 19, 2025, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 27, 2025. CAC and City Staff held a public hearing on March 6, 2025, where the applicant agencies were interviewed based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 27, 2025, where CAC Members provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the July 8, 2025 City Council Meeting.

Due to the delay of the release of entitlement allocations, the City of Fremont released a draft Action Plan for a thirty-day period from June 6, 2025 through July 7, 2025. The City of Fremont placed a copy of the Consolidated Plan on its website.

5. Summary of public comments

No public comments were received.

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

The City of Fremont has accepted all comments regarding the drafting of the 2025-2029 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

7. Summary

The Alameda County's 2025-2029 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Fremont's 2025-2029 Consolidated plan has a needs and market overview because the housing market of the two cities is intertwined. Each community in the Alameda County HOME Consortium will have separate strategic plans as well as some separate public meetings regarding the funding process. All of the Consolidated Plans complete the requirements set by the U.S. Department of Housing and Urban Development.

In consultation with community stakeholders, public meeting input and data analysis, affordable housing is the number one need. Even when speaking to the needs of the workforce, affordable housing repeatedly came to the forefront of conversation. The analysis will show a large number of households pay more than 30 percent of their gross monthly income towards housing, experiencing a housing cost burden.

The City of Fremont has also funded supportive services for the most vulnerable community residents. Services have included:

- Fair Housing programs, including mediation for tenants and landlords
- Teaching refugees to be entrepreneurs and start up new businesses.
- Home based child care.
- Assistance for residents beginning micro enterprise businesses.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	FREMONT	Human Services Department
CDBG Administrator	FREMONT	Human Services Department
ESG Administrator	FREMONT	Human Services Department

Table 1– Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

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

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

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

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

The Alameda County Housing and Community Development (HCD) is the lead agency in implementing the Alameda County HOME Consortium and other County-sponsored programs around housing, homelessness, and community development. HCD administers a number of programs including Shelter Plus Care and Housing Opportunities for People with Aids (HOPWA).

Housing Authority of the County of Alameda (HACA) serves the City of Fremont. The Authority

administers several county-wide programs designed to assist low and moderate–income households and those with special needs. These programs include the tenant-based Section 8 Existing Certificate and Voucher Program, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program, and the Low Rent Housing Program.

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

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

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

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

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

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

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

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration, beginning in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will continue to use this same structure for the next five years.

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

1	**Agency/Group/Organization**	Midpen Housing Corporation
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation, a 43-unit affordable apartment complex.
2	**Agency/Group/Organization**	CURA, Inc.
	Agency/Group/Organization Type	Services-Persons with Substance Addition Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for support around their adult day program.
3	**Agency/Group/Organization**	Bay Area Community Health (BACH)

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

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

Table 2– Agencies, groups, organizations who participated

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

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

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

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

Table 2– Other local / regional / federal planning efforts

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

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

The City of Fremont is a member of the Alameda County HOME Consortium and works with Alameda County and other jurisdictions in sharing data and resources, and creating overall priority needs for the County of Alameda. The Consortium is also developing performance measures based on

input from each jurisdiction's individual public input processes.

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

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

Narrative

The City of Fremont has partnered with the Alameda County HOME Consortium to complete the 2025 – 2029 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2024 and wrapped up in winter 2025. The AI can be found on the Alameda Housing Authority website at https://www.achcd.org/read-alameda-countys-analysis-of-impediments-to-fair-housing-choice/. The City of Fremont must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

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

Community Needs Survey: As part of developing the Strategic Plan, in November 2024 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

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

Public Hearings: On January 9, 2025, in conjunction with its FY 2025-2026 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizen's body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

The hearing was attended by seven (7) community agencies. Comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, more public service needs.

A Request for Proposals for FY 20256-20256 CDBG funding was issued on January 9, 2025; four (4) proposals were received by the February 6, 2025 deadline. CAC and City Staff had a public hearing on February 19, 2025, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 27, 2025. CAC and

City Staff held a public hearing on March 6, 2025, where the applicant agencies were interviewed based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 27, 2025, where CAC Members provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the July 8, 2025 City Council Meeting.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Outreach via Survey	Non-targeted/ broad community	In November 2024, the City deployed a Community Needs Survey and received 243 responses to the survey.	The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants. There is also a need for social services, including mental health services, health services, and homeless programs. Additionally, respondents felt there was a need to maintain community centers and address needs for upgrades and rehabilitation.	All comments accepted	

2	Public hearing	Non-targeted/broad community	January 9, 2025 Citizens Advisory Committee Meeting to provide an orientation to the City's Goals and Strategies for the next five years. Determine needs in the community. Seven (7) agencies participated in the hearing	The following needs were identified: ● Maintain affordable housing units ● Rehabilitation of community facilities ● Social/mental health/health service needs ● Housing with supportive services ● Transitional housing	All comments accepted	
3	Public hearing	Non-targeted/ broad community	February 19, 2025 – Citizens Advisory Committee meeting to prepare additional questions for agencies who submitted a proposal.	Initial review of applications from agencies and prepared a list of questions for each organization.	All comments accepted	
4	Public hearing	Non-targeted/ broad community	March 6, 2025 – Citizens Advisory Committee meeting to interview applicants for CDBG funding.	Interview of individual applicants about their application for CDBG funding.	All comments accepted	

5	Public hearing	Non-targeted/broad community	March 27, 2025 – Citizens Advisory Committee meeting to approve applications and make recommendations to the City Council.	Meeting to approve applications and make recommendations to the City Council.	All comments accepted	
6	Thirty Day Public Comment Period	Non-targeted/broad community	For a thirty-day period from June 6, 2025 through July 7, 2025.	A summary of public comments will be included as part of the final draft.		

Table 4– Citizen Participation Outreach

NA-05 Overview

Needs Assessment Overview

During the development of the Consolidated Plan, the stakeholders (including residents, City staff, City Commissioners, Citizens Advisory Committee members, non-profit agencies, housing advocates, etc.) were invited to complete a Consolidated Plan survey. The outreach was done through e-mail distribution.

According to the 2023 ACS, approximately 23.5 percent of Fremont households earned incomes below $65,000 per year and 5.6 percent of Fremont households earned income less than $35,000 per year. According to the 2020 Analysis of Impediments to Fair Housing, 25,965 households were experiencing housing problems and 12,585 households were experiencing severe housing problems. Housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1 persons per room, or 4) housing costs exceeding 30 percent of the household's gross monthly income. Severe housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1.5 persons per room, or 4) housing costs exceeding 50 percent of the household's gross monthly income.

Fremont's population is aging. In 1990, the median age was 31.9; by 2010 it rose to 36.8 years and in 2017, it rose again to 37.7. As of 2023, the median age rose to 40.3 in Fremont. Of the total population, 15.9 percent or 35,880 are age 65 years or older, up from 11.8 percent in 2017. Of those individuals, 2,605 are over the age of 85. For the purpose of this document, those over the age 85 years will be considered frail elderly. One likely result of the aging of Fremont's population is an increased demand for elder care services and facilities, including senior housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, vocational and rehabilitation centers for the disabled and frail elderly, drug and alcohol residential center, a food distribution center, and a health clinic. As these public facilities are aging, the City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery.

How were these needs determined?

Public facility needs in the City were determined based on the following:

- Community needs hearings
- Responses from the consolidated plan survey
- Consultation with the City Parks and Public Works Departments

Describe the jurisdiction's need for Public Improvements:

The development of affordable housing is one of the highest needs identified the needs assessment. As more affordable housing is being developed, there will be a need for public offsite, transportation, and sidewalk improvements.

The City is currently working on the following local transportation and safety projects:

Fremont Boulevard Multimodal Corridor Project. The Fremont Boulevard Multimodal Corridor program seeks to improve bicycle and pedestrian connectivity, safety, and comfort within Fremont's Downtown/City Center Priority Development Area (PDA), Centerville Transit PDA, and Irvington Transit PDA. This area includes the Fremont BART Station, the Centerville Train

Depot (serving the ACE and Capitols/Amtrak systems), the planned Irvington BART Station, and access to AC Transit. The corridor also provides connections to American High School, Washington High School, Thornton Middle School, and Centerville Middle School.

The corridor includes a collection of past and current complete street projects along and connecting to Fremont Boulevard. The corridor area is bounded by American High School to the north and the future Irvington BART Station to the south. The corridor's goal is to encourage mode shift to active transportation and transit use, and to ultimately support the City's vision of "strategic urban" development in the Downtown, Centerville, and Irvington districts of Fremont.

Fremont Boulevard: Country to Mission View Project. The Fremont Boulevard: Country to Mission View Project will construct elevated bikeways and protected intersection improvements along Fremont Boulevard from Country Drive to Mission View Drive. The Project seeks to improve bicycle and pedestrian connectivity, safety, and comfort within the City's Downtown/City Center Priority Development Area (PDA), connecting hundreds of higher density and affordable housing units to local shopping, social services, recreational destinations, and regional transit stops (e.g., Fremont BART station).

The Project is part of a multi-year City effort to implement a comprehensive and connected active transportation network for all ages and abilities in the Downtown District, with enhanced bicycle and pedestrian facilities along Walnut Avenue and Fremont Boulevard serving as the main spine corridor to connect the various Downtown destinations and housing developments to the Fremont BART station.

Decoto Road Complete Streets Project. The Decoto Road Complete Streets Project will improve Decoto Road from just east of I-880 to Paseo Padre Parkway. The project will implement transit priority treatments to provide travel alternatives and ease congestion in the Dumbarton Corridor and will provide complete street upgrades to improve safety and access for bicyclists and pedestrians. Improvements to the Decoto Road Corridor and the I-880/Decoto Road interchange were among the top priorities identified in Fremont's Mobility Action Plan, a community-developed 5-year plan

for local action and regional advocacy launched by Fremont's Mayor and City Council in response to community concerns about traffic throughout Fremont.

Fremont Boulevard Safe and Smart Corridor. The Fremont Boulevard Safe and Smart Corridor is the City's vision to use technology to move traffic efficiently along the corridor at a safe speed, ensure safe pedestrian and bicycle movement, enhance transit service, and improve management of the traffic signal and lighting systems. The 10-mile section of Fremont Boulevard, between Paseo Padre Parkway and Cushing Parkway, would serve as a nationally significant demonstration of current traffic safety technologies and a test bed for new innovation opportunities.

Walnut Avenue Bikeway Improvements. The Walnut Avenue Bikeway project is located in the City Center of Fremont between Mission Boulevard and Argonaut Way. This two mile segment of Walnut Avenue serves as the primary east-west corridor in the City Center providing multimodal connections to Downtown BART Station, health care facilities such as Kaiser and Washington Hospital , Fremont government offices, School of the Deaf and School of the Blind, and numerous commercial and retail centers. The overall project calls for the construction of five protected intersections, one bicycle/pedestrian trail crossing enhancement consisting of a flashing beacon near the BART/Transit station, installation of Class 4 separated bicycle lanes with green bicycle lanes at intersection conflict points.

Paseo Padre Parkway Safe and Complete Street. The proposed project would include the following elements to transform Paseo Padre Parkway into a safe and complete street: A reconfiguration of the roadway that reduces the current two lanes per direction to a single lane per direction between signalized intersections; upgrading uncontrolled crosswalks to high visibility crosswalks with advanced yield markings; adding buffered bike lanes with green markings in "conflict zones"; and narrowing travel lanes to 10 feet wide for speed management.

How were these needs determined?

The primary document outlining the City's development policy is the City's General Plan (https://www.fremont.gov/398/General-Plan). It is the standard practice to involve extensive

public participation in the development and updates pertinent to the General Plan. Furthermore, each of the initiatives described above has had its own separate public involvement process.

Describe the jurisdiction's need for Public Services:

The City of Fremont has recognized the importance of funding public services under the CDBG Program. Additionally, the City has committed a portion of the General Fund revenues to fund various social service agencies serving low- and moderate-income Fremont residents. In the City's FY 23/24 Consolidated Annual Performance and Evaluation Report (CAPER) report, the City reported that approximately 2,155 low- and moderate-income people were served under the City's social service grant program. This program is supported by a combination of general funds, CDBG public service funds and Alameda County Measure "A" funds.

Examples of services funded by the City include, but are not limited to: childcare, counseling, programs for the homeless and hungry, programs for persons with disabilities, programs for abused children and adults, housing services, information and referral, meal delivery to homebound seniors, respite and day care services, health services, and legal assistance.

How were these needs determined?

Public service needs in the City were determined based on the following:

- Community Needs Hearings
- Responses from the Consolidated Plan Survey
- 211 Top Ten Needs of Fremont Callers

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Like much of the country, the COVID 19 Pandemic impacted housing prices with significant increases, both in the rental market and homeownership markets. According to the Zillow.com, the average home value has increased from $1,081,057 in March 2020 to $1,605,935 in February 2025, a 48% increase from the beginning of the pandemic. Over the last 12 months, since March 2025, the value of housing in the homeownership market has slowed.

The average rent in February 2025, according to Zillow, was $2,989 per month, just under the national average of $1,980. This was an increase of 3.4% from the previous year. The average rent in February 2020 was $2,682. This means the average rent has increased 11% since the beginning of the pandemic.

A full housing market analysis is included as part of the Alameda County Consolidated Plan for 2025-2029. That analysis looks at housing needs, housing costs, and housing condition for the entire area. This market analysis will examine the issues specific to Fremont, such as economic development needs, housing market conditions and concentrations, broadband access, and hazard mitigation.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

As part of the Silicon Valley, Fremont is home to a diverse and globally connected economy. The City is home to 900 manufacturing and hardware companies, accounting for one out of four jobs in the City. Life science is also a booming sector, with 115 companies, and strength in the medical device subsector. There has been growth in the pharmaceutical and biotherapeutics manufacturing areas. Fremont's foundation of hardware and semiconductor expertise has also helped create the epicenter of cleantech. Cleantech companies in Fremont specialize in energy storage technology, microgrids, and solar components.

While the economy has many positive attributes, the funding from the U.S. Department of Housing and Urban Development (HUD) must benefit households at 80% or below the area median income (AMI). Therefore, the economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below AMI.

HUD pre-files many of the tables throughout the Consolidated Plan document from the American Community Survey. Not all the tables were filled in this section. To complete the analysis in this section, the City of Fremont utilized information from the US Bureau of Labor Statistics, the 2023 American Community Survey, and from consultations with economic development staff within City departments.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction		216		0.2%	
Arts, Entertainment, Accommodations		3476		3.7%	
Construction		2,489		2.7%	
Education and Health Care Services		11,827		12.7%	
Finance, Insurance, and Real Estate		6,039		6.5%	
Information		5,194		5.6%	
Manufacturing		19,874		21.3%	
Other Services		1,804		1.9%	

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services		28,701		30.8%	
Public Administration		2,331		2.5%	
Retail Trade		4,838		5.2%	
Transportation & Warehousing		4,434		4.8%	
Wholesale Trade		1,972		2.1%	
Grand Total		93,195		100%	

Table 3 - Business Activity

Data Source: 2023 ACS 1-Year S2404

Labor Force

Total Population in the Civilian Labor Force	123,334
Civilian Employed Population 16 years and over	116,948
Unemployment Rate	4.8%
Unemployment Rate for Ages 16-24	
Unemployment Rate for Ages 25-65	

Table 4 - Labor Force

Data Source: 2023 ACS 1-Year (DP03 – first 3 numbers)

Occupation by Sector	Number of People	Median Income
Management, business and financial	80,928	$157,178
Farming, fisheries and forestry occupations	n/a	n/a
Service	9,005	$37,987
Sales and office	14,619	$51,215
Construction, extraction, maintenance and repair	3,742	$44,843
Production, transportation and material moving	8,771	$46,343

Table 5 – Occupations by Sector

Data Source: 2023 ACS 1-Year (S2405 & S2411)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	43,503	49.2%
30-59 Minutes	34,860	39.4%
60 or More Minutes	10,013	11.3%
Total	88,376	100%

Table 6 - Travel Time

Data Source: 2023 ACS 1-Year (B08012)

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,327	365	1,591
High school graduate (includes equivalency)	7,940	12	4,134
Some college or Associate's degree	14,792	836	4,121
Bachelor's degree or higher	77,242	4,301	12,640

Table 7 - Educational Attainment by Employment Status

Data Source: 2023 ACS 1-Year

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	217	140	362	1,874	2,254
9th to 12th grade, no diploma	1,593	1,306	503	2005	2,454
High school graduate, GED, or alternative	2,553	2,947	2,259	6,954	6,825
Some college, no degree	4,448	3,975	2,571	6,395	5,392
Associate's degree	531	1,420	1,175	4,372	2,275
Bachelor's degree	1,788	12,748	13,149	18,680	10,216
Graduate or professional degree	101	11,493	17,107	20,450	6,464

Table 8 - Educational Attainment by Age

Data Source: 2023 ACS 1-Year (B15001)

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	40,941
High school graduate (includes equivalency)	50,713
Some college or Associate's degree	52,109
Bachelor's degree	102,424
Graduate or professional degree	161,047

Table 9 - Median Earnings in the Past 12 Months

Data Source: 2023 ACS 1-Year (S1501)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors are Professional, Scientific, and Management Services (30.8%), Manufacturing (21.3%), and Educational and Health Care Services (12.7%). No other employment sectors employ 10% or more of the jobs in Fremont. The Retail Trade, Transportation and Warehousing, Information, and Finance, Insurance, and Real Estate sectors each provide between 4% and 7% of the jobs.

The City of Fremont is located on the Southeastern edge of the San Francisco Bay on the edge of Silicon Valley. The City's economy and employment opportunities are diverse. Fremont is known for its high number of manufacturing jobs, including advanced manufacturing related to the technology hardware for which Silicon Valley is known. Fremont's 21.3% share of jobs in Manufacturing far outpaces that of the whole country (11.9%) as well as the State of California (10.8%).

Describe the workforce and infrastructure needs of the business community:

The total civilian employed population of Fremont is 116,948 while the business workforce supplies 93,195 total jobs. This indicates that the City's total resident workforce is larger than the number of jobs provided by the business community, with workers laving the City for their employment/jobs. Additionally, the jobs within the City do not always match the roles in which the resident workforce is employed. For example, 69.2% of residents work in Management, Business, and Finance (80,092) while only 30.8% of jobs are in Professional, Scientific, and Management Services (28,701) in Fremont. Historically, this would have indicated a very large number of residents in these fields commuting out of Fremont each day, since the COVID-19 pandemic commute patterns and the need to go into the office each day has changed drastically. The Management, Business, and Finance sectors are one area that has seen a greater ability to work remotely/from home more frequently than professions like, for example, Service, Construction, or Manufacturing jobs.

The City does have a large Manufacturing sector, as described above, which means businesses rely on transportation infrastructure within the City. These are used to bring raw materials to manufacturing facilities and to send products out – either for retail sale or as parts that are incorporated into larger products. The nature of the advanced manufacturing jobs in the City means that employers are seeking "middle-skilled" workers that have greater education and training than a high school diploma, but less

than a four-year college degree. This could include certificates, technical school education, or/and an associate's degree.

Since the time of the City's previous Consolidated Plan the resident workforce has experienced a noticeable decrease in overall commute times. The portion of residents whose commute time is less than 30 minutes is 49.2%, a 4.2% increase. Correspondingly, the portion of residents with commutes of 30-59 minutes and those with commutes of 60 or more minutes have both decreased.

The City's Economic Development staff meet regularly with businesses to understand their needs and the impacts of City projects and initiatives on business operations. The needs and status of these businesses have changed significantly since the onset of the COVID-19 pandemic, and continue to change as the Fremont workforce, alongside the Silicon Valley and even larger United States workforces, and to figure out what a long-term new normal look like. This includes changing office space needs, different traffic patterns, and even changing patterns of utilization of City libraries and recreational facilities.

In addition to individual meetings the City's Economic Development Advisory Commission provides a formal regular point of connection between City staff and the local business community. The Commission, made up of members from small businesses as well as the larger industrial companies and the Chamber of Commerce provides input to City staff to facilitate, enhance, and support business and economic development in the City. City staff will continue to work to stay aware of business needs and understand any role the City can play in strengthening the workforce as well as overall economic development initiatives.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Continued development in the City of Fremont's Warm Springs Innovation District, an 850-acre area planned for up to 12 million square feet in new commercial space adjacent to the Warm Springs BART station, will bring up to 20,000 new jobs to the City. The addition of more office space, alongside manufacturing jobs, will continue to provide jobs catered to the City's highly educated residential workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City's resident workforce is highly educated with 63% of the total workforce over the age of 18 having a bachelor's degree or a graduate/professional degree of some type. Focusing in on the core workforce between the ages of 25 and 65 years old, 71% have a bachelor's degree or a graduate/professional degree. This level of education is not uncommon for Silicon Valley but is not reflective of the employment opportunities within the City. There are a large number of Manufacturing jobs that are not oriented toward those with a bachelor's degree or higher and may primarily attract employees who reside outside of Fremont. Additionally, Fremont's relatively lower housing costs within the high-cost Silicon Valley make it an attractive place to purchase a home for residents who may have a high level of education and a high paying job elsewhere in Silicon Valley.

Unemployment rates are limited to the San Francisco-Oakland Fremont area on the US Bureau of Labor Statistics. The unemployment rate was 4.2% in February 2025. The unemployment rate topped out at 13.8% at the beginning of the pandemic, in April 2020. It steadily decreased with a low mark rate of 2.7% in December 2022. Since that time, unemployment rates have hovered between 4% and 4.5%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Alameda County Workforce Development Board has oversight of the Workforce Innovation and Opportunity Act Title I programs across the County (outside the City of Oakland). This federal legislation works to help both job seekers and employers through provision of and access to education, training, employment opportunities, and other support services.

Workforce development initiatives in the area include:

- The Fremont Family Resource Center offers a one-stop environment where partner agencies provide employment and training services to job seekers.
- La Familia's Department of Education and Employment Services, provides education, training, and guidance to steer program participants toward innovative pathways to sustainable careers, enhance their life skills, and build safe and economically vibrant neighborhoods and communities

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Fremont is part of the Association of Bay Area Governments (ABAG) a regional planning agency that in 2018 adopted the Comprehensive Economic Development Strategy for the San Francisco Bay Area. The CEDS includes the nine-county Bay Area and provides a strategic framework and action plan that looks at the region holistically.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City continues to be guided by the Economic Development Chapter of its General Plan adopted in 2011. The General Plan is a document required by the State of California to guide development within the City. Chapters of the General Plan such as Land Use, Housing, and Safety are required by law, while the Economic Development chapter is optional. The City's Economic Development Chapter formally outlines the City's framework for economic development activities and decisions.

With the goal of ensuring the City's regional competitiveness and long-term economic and fiscal stability, the key strategies and policies include:

1. Create a dynamic local economy
2. Vibrant shopping areas
3. A Diverse Mix of Industrial and Technology Uses
4. Promoting International Trade
5. Sustainability
6. Promoting Fremont

The City's Economic Development Advisory Commission, mentioned above, provides a regular public touchpoint between the business community and City staff. Additionally, in the large and competitive Bay Area, the City has worked to set itself apart from other jurisdictions. The City's "Think Fremont" initiative owns the thinksiliconvalley.com website URL which highlights the City's business-friendly environment and includes a "toolbox" of ways City staff can assist a variety of businesses, including traditional brick and mortar small businesses, technology-based startups, and life science research firms.

The website makes City staff accessible and encourages businesses to reach out to see how they can grow in Fremont.

Discussion

The City continues to monitor the long-term impacts of the COVID-19 pandemic, both on the strength of the local economy, as well as on the changing behaviors of residents and businesses. Undoubtedly, these will continue to create opportunities and challenges for different businesses. The City will also continue to monitor the ongoing impacts of the international trade policy of the United States on the City's economy. The advanced manufacturing jobs, which rely upon global trade to source raw materials whose price stability is in question will be of particular interest during the period of this Plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

An area of concentration of housing problems, as identified below, will be an area where 30% or more of the population has a housing problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The U.S. Census Bureau has defined minority persons as "anyone who is not single-race white and not Hispanic."[1] Fremont, with an Asian population that makes up 67% of City residents is a majority minority city. Concentration being defined as 50% or more of the population in each of those Census tracts is a race or ethnicity other than non-Latino white. There are 62 Census tracts within the City of Fremont. Of the those census tracts, 12 have an Asian population greater than 75% of the residents of the Census tract. Another 23 census tracts have an Asian population that makes up 50-75% of the total population. This indicates that more than half of the Census tracts (35 total) have a concentration of racial minorities.

[1] https://www.census.gov/newsroom/releases/archives/population/cb12-90.html Accessed April 14,2025

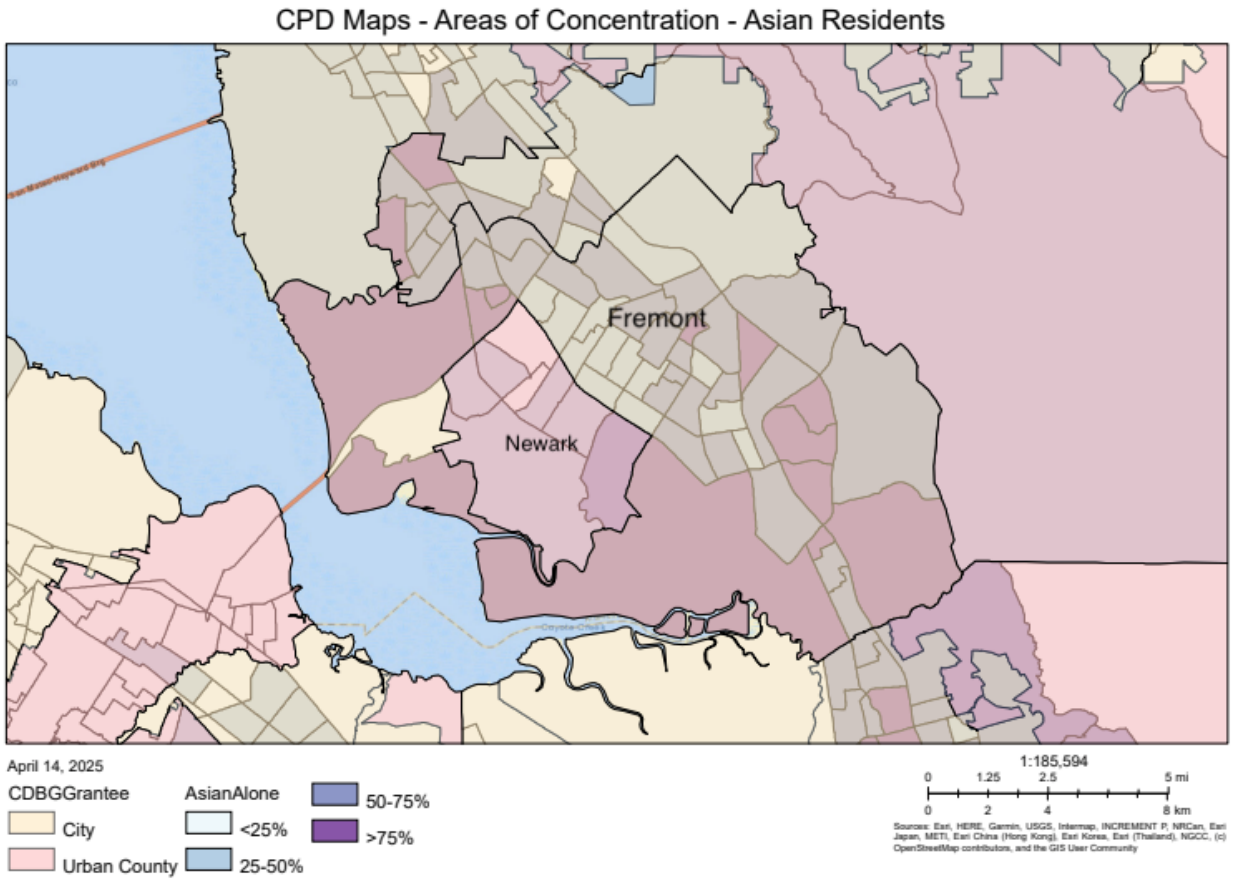

Figure 1 - Concentration of the Asian Population

There are no other race or ethnic minorities concentrated within a Census tract within the city. The CDBG program defines low-income concentration as any area where more than 50% of households earn 80% of AMI or less. There are no Census tracts with a concentration of low-income households in Fremont.

What are the characteristics of the market in these areas/neighborhoods?

There is not a strong differentiation of the market, including housing conditions and costs, based on the racially concentrated Census tracts. LIHTC and HUD Multifamily properties are most Concentrated along both sides of Fremont Blvd, an arterial road that serves as the dividing line for several Census tracts. There is no Census tract within the City where more than 15% of residents are voucher holders.

The Warm Springs neighborhood at the south end of the City and the Mission Valley neighborhood on the east/northeast side of the City have a concentration of rental housing built prior to 1980. The Census tracts that include these neighborhoods generally have 50-75% Asian residents, which is in line with the City average.

Are there any community assets in these areas/neighborhoods?

The minority majority Census tracts are distributed throughout the City, while community assets are centrally located in Fremont. For example, there are two library branches within the City that are located on opposite sides of the approximate geographic center of the City. The Centerville branch is located on the northwestern edge of the center city while the Main Library branch is located further south along the eastern edge of the center city.

City Hall, and many of the services provided by local government, is located within the geographic center of the City. The residential neighborhoods furthest from the center portion of the City, such as Vineyards/Avalon and Mission Hills in the southeast corner are furthest from community assets. Additionally, the West Industrial area at the south end of the City along the San Francisco Bay, home to many industrial and manufacturing uses but few residents is not located near community assets.

Are there other strategic opportunities in any of these areas?

The ethnic diversity and mixed economic base of the City of Fremont do not provide specific geographic areas of strategic opportunity or in which to concentrate programs. The City implements programs on a city-wide basis to meet the national objective of serving low and moderate-income clientele as well as low and moderate-income housing. Each individual activity benefits at least 51% low and moderate-income individuals and families.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the FCC National Broadband map (https://broadbandmap.fcc.gov/home), all of Fremont has access to fixed broadband, with 100% of units having access to download speeds exceeding 100 Mbps (uploads exceeding 20 Mbps), 99.82% of units having access to download speeds exceeding 250 Mbps (25 Mbps download speed), and 85% of units having access to download speeds exceeding 1,000 Mbps (upload speeds exceeding 100 Mbps).

Similarly, Fremont is within a coverage for the higher-speed mobile broadband technologies, including 88% coverage at 4G (5 Mbps download and 1 Mbps upload speeds), 99.23% at 5G-NR (7 Mbps download and 1 Mbps upload speeds), and 97.69% at 5G-NR (35 Mbps download and 3 Mbps upload speeds).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Even though much of Fremont is has access to broadband coverage, not all providers serve each of the residential areas. The top 10 providers of fixed Broadband in Fremont include:

- Space Exploration Technologies Corporation – 100% residential coverage
- Viasat Inc – 100% residential coverage
- Comcast Corporation – 98.5% residential coverage
- Hughes Network Systems, LLC – 94.89% residential coverage
- Tekify, LLC – 89.47% residential coverage
- AT&T Inc. – 80.83% residential coverage
- Etheric Communications LLC – 61.54% residential coverage
- T-Mobile USA – 50.75% residential coverage
- Verizon Communications – 48.82% residential coverage
- Robinson Hardware and Software Solutions – 29.22% residential coverage

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City's geography includes multiple natural features that leave the jurisdiction at greater risk of the impacts of climate change. The City's eastern edge lies along the San Francisco Bay, with 23 miles of coastline and a number of low-lying lands, while the City's western edge includes a portion of the Diablo Mountain Range which runs through much of central and north-central California. The lower western portion of the City is more susceptible to flooding and sea level rise while the mountainous eastern portion is susceptible to wildfires. The City is also located along the San Andreas Fault where earthquakes are prevalent.

The City's "Climate Ready Fremont" was adopted in October 2023 and is an update to the City's 2012 Climate Action Plan. The plan presents mitigation and adaptation strategies, measures, and actions to reduce greenhouse gas (GHG) emissions in the City and prepare the City for climate changes that are already underway.

The plan notes that the frequency of large storm sequences over short timeframes is projected to increase, causing increased flooding in areas of Fremont. Permanent sea level rise and extreme tides, and storm surges will result in impacts on low-lying areas in the City by 2050. The daily average temperature is projected to increase up to 3.5 °F by 2050 with approximately 12 to 16 days above 90°F annualy by 2050. Fremont has moderate to high wildfire severity zones in many areas of the City. Climate change is projected to result in increased variability in precipitation and may lead to wetter winters and increased vegetative growth in the spring, providing increased fuel loads during wildfire events. The increase in fuel loads combined with the increasing frequency and severity of intense wind conditions will cause fires to spread rapidly and irregularly. In addition, Fremont residents will continue to be impacted by smoke from more frequent wildfires occurring outside of the City.

The chart below, taken from the Fremont Annex to the Tri-City Local Hazard Mitigation Plan shows a summary of some of the hazards identified in the full plan's assessment. Below that are narrative descriptions of some of the most common and greatest severity of hazards.

Table A-22 City of Fremont—Hazard Identification Assessment

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/ Severity	Significance	Climate Change Influence
Climate Change	Extensive	Highly Likely	Limited	Medium	–
Coastal Flooding (with extreme tides) and Sea Level Rise	Limited	Likely	Limited	Medium	High
Dam Failure	Extensive	Occasional	Critical	High	Medium
Drought & Water Shortage	Extensive	Occasional	Negligible	Low	High
Earthquake	Extensive	Likely	Negligible - Catastrophic	High	Low/None
Flood: 1%/0.2% annual chance	Significant	Occasional	Critical	High	High
Flood: Localized/Stormwater Flooding	Extensive	Highly Likely	Limited	Medium	Medium
Landslide	Limited	Likely	Limited	Medium	Medium
Levee Failure	Limited	Unlikely	Limited	Medium	Medium
Severe Weather: Extreme Cold and Freeze	Extensive	Occasional	Limited	Medium	Medium
Severe Weather: Extreme Heat	Extensive	Likely	Limited	Medium	High
Severe Weather: Heavy Rain and Storms	Extensive	Likely	Limited	Medium	Medium
Severe Weather: High Winds and Tornadoes	Extensive	Likely	Negligible	Medium	Medium
Subsidence	Limited	Occasional	Negligible	Low	Low
Tsunami	Limited	Occasional	Limited	Medium	Low
Wildfire	Limited	Highly Likely	Critical	Medium-High	Medium

Geographic Extent
Limited: Less than 10% of planning area
Significant: 10-50% of planning area
Extensive: 50-100% of planning area

Likelihood of Future Occurrences
Highly Likely: Near 100% chance of occurrence in next year or happens every year.
Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less.
Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.
Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

Magnitude/Severity
Catastrophic: More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths
Critical: 25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability
Limited: 10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability
Negligible: Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid

Significance (*Medium or High Significance=Priority Hazard*)
Low: Minimal potential impact
Medium: Moderate potential impact
High: Widespread potential impact

Climate Change Influence
Low: Minimal potential impact
Medium: Moderate potential impact
High: Widespread potential impact

Sea Level Rise/Flooding

Climate Ready Fremont notes that the frequency of large storm sequences (i.e., atmospheric rivers) over short timeframes is projected to increase, causing flooding events that could affect portions of North Fremont surrounding Coyote Hills and portions of the City's industrial area west of I-880 and south of Stevenson Boulevard. Permanent sea level rise, extreme tides, and storm surges will result in impacts on low-lying areas in the City by 2050.

Dam Failure

The *2011 City of Fremont General Plan Safety Element* noted that dam failures are one of the greatest threats to life and property in Fremont because of the large population and areas exposed. The majority of Fremont's urbanized areas are at risk of inundation because of dam failure from the upstream dams in the Alameda Watershed. Of the 10 dams in the area, the Turner Dam and Del Valle Dam are most likely to impact the Fremont population. Failure of the Turner Dam would result in water reaching populated areas of the City of Fremont in 90 minutes while failure of the Del Valle Dam would result in water reaching populated areas of the City in 120 minutes. Flood impacts would be most severe in winter, when streams are more likely to elevated and reservoirs are more likely to be at or near capacity.

Other impacts associated with dam failure are landslides, bank erosion, and destruction of habitat. Dam failures can cause downstream flooding and can transport large volumes of sediment and debris and contaminants from the floodwaters. Other environmental impacts can include contamination from septic system failures and releases of contaminants from hazardous materials facilities, contamination of potable water supplies; changes in configurations of streams; loss of wildlife habitats; and degradation of wetlands.

Drought and Water Shortage

The effects of drought are primarily managed in the Bay Area through the importation of water and the storage of water in reservoirs. The Alameda County Water District (ACWD) provides much of the water in the City. Historically, ACWD has been able to secure sufficient water to meet the demands of a growing population. Through regional water coordination and informed management of reservoirs critical impacts of drought and water shortage are likely able to be avoided.

Earthquake

The City is concerned with all aspects of earthquakes. Fremont was incorporated in 1956, when five individual townships – Mission San Jose, Centerville, Niles, Irvington, and Warm Springs – became part of a new City of Fremont. Historic areas such as Niles, Irvington, Mission San Jose, and Centerville – boast historic buildings, walkable and vibrant commercial districts, and extensive history (including a California Mission and the pre-Hollywood home of California's motion picture industry). These same areas are among the most vulnerable areas of the City to earthquake, due to concentrations of unreinforced masonry buildings, and "zero lot lines" which increase vulnerability to fire following earthquake. Damage from earthquakes can also result in secondary natural disasters such as fire, flood, and landslides.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Within Fremont, housing occupied by low and moderate-income households are not more particularly vulnerable to environmental hazards than other city residents based on their geographic location. None of the LIHTC or HUD Multifamily properties are located within the 100-year flood plain. All these affordable housing properties in Fremont are located east of Interstate 880, removing them from the portion of the City closest to the San Francisco Bay and most susceptible to flooding and sea level rise.

There are only two Census tracts in Fremont with greater than 30% of the population made up of low-income households. These tracts are not located in areas close to the Bay, which can be more susceptible to liquefaction because of an earthquake. As development continues in Fremont, low-income and unhoused residents who are more vulnerable should be considered in growth plans.

Even without significant geographic distribution impacts, low-income households are more likely to occupy older housing units that become naturally affordable. In case of a natural disaster such as an earthquake, someone living in a home built prior to the 1993 Uniform Building Code, or even many decades prior, is more vulnerable to disaster risks than someone living in a new, modern construction home. Additionally, unhoused residents may seek shelter in geographic areas that put them at greater risk in part because of the separation they have from other residential uses.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Fremont over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2025-2029: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and advocate for fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan in the context of the COVID-19 Pandemic and still found them relevant to assisting residents of Fremont. However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development. The City of Fremont will continue to honor the planning process from prior to the pandemic, but also adjust its funding in the coming years to help the community with its recovery.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

The City of Fremont has a diverse racial and ethnic population; according to the 2023 American Community Survey (ACS). The Asian population accounts for 62.4 percent of the total population in the City. According to the 2017 ACS, people of color (Asians; Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races) account for approximately 82.8 percent of Fremont's population. The City's actual racial and ethnic diversity may not be fully described in the ACS data as some distinct ethnic groups, such as the City's Afghan population, are categorized as "White" by the U.S. Census.

1	**Area Name:**	City-wide initiatives
	Area Type:	Local Area
	Other Target Area Description:	Local Area
	HUD Approval Date:	
	% of Low/ Mod:	51%
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is the entire City of Fremont.
	Include specific housing and commercial characteristics of this target area.	The housing and market analysis discuss the needs in the community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Fremont must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.

	Identify the needs in this target area.	The housing and market analysis discuss the needs in the community.
	What are the opportunities for improvement in this target area?	The City of Fremont has positive economic growth and demand for housing.
	Are there barriers to improvement in this target area?	The housing and market analysis discuss the needs in the community.

2	**Area Name:**	Low Income Census Tracts
	Area Type:	Local Area
	Other Target Area Description:	Local Area
	HUD Approval Date:	
	% of Low/ Mod:	51% or more
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for the area include all census tracts with 51 percent of the households earning below 80 percent of the area median family income. The boundaries change based on Census information and information from the American Community Survey. A map of the low income areas is included as part of this section.
	Include specific housing and commercial characteristics of this target area.	Housing Cost Burden remains high for both renter and homeowner households. Pricing pressure from its proximity to the San Francisco Bay area keeps increasing costs for affordable housing development.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Fremont must complete a Consolidated Plan every five years and identify areas of priority and where it will target funding. Some projects will be targeted in areas of higher concentrations of low to moderate income households as guided by regulations and local leaders.
Identify the needs in this target area.	The needs vary from year to year, depending which census tracts are low to moderate income.
What are the opportunities for improvement in this target area?	Demand for housing is high. Affordable housing will continue to be in demand.
Are there barriers to improvement in this target area?	The housing and market analysis discuss the needs in the community.

Table 18 - Geographic Priority Areas

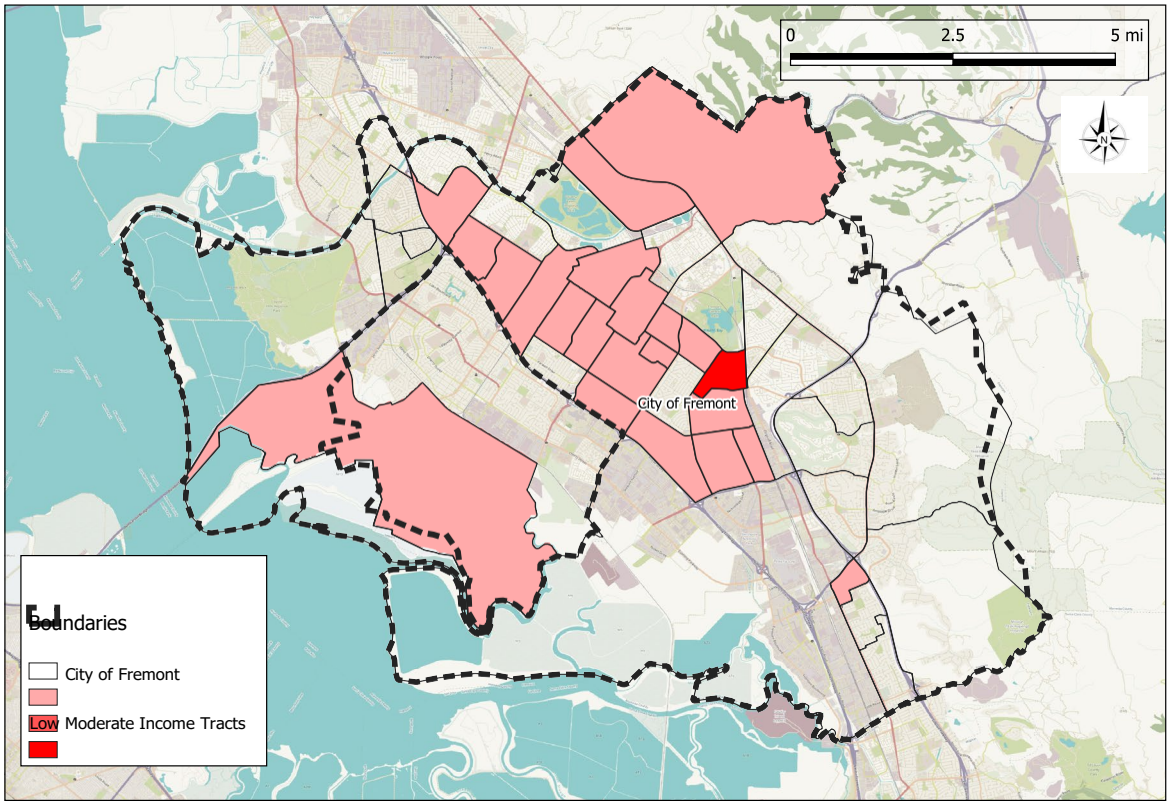

Figure 1 - Map of Low to Moderate Income Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has not established specific target areas to focus the investment of CDBG funds.

Due to the City's racial and ethnic diversity, mixed economic base, and large geographic area, programs are implemented on a community-wide basis unless otherwise notes. The City also implements programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting at least 51% low- and moderate-income individuals and families. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Strong Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Public Services – Safety Net Food Access
	Description	The City of Fremont will focus on supporting public services, reducing barriers for low to moderate income households.
	Basis for Relative Priority	The City of Fremont recognizes the importance of funding public services under the CDBG Program, and has committed a portion of the its General Fund revenues to fund various social service agencies serving low- and moderate-income Fremont residents. The City will commit 15% of its annual CDBG allocation toward Public Service activities.

2	**Priority Need Name**	Address Homelessness

	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Homelessness Services Homelessness Prevention
	Description	The City of Fremont will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
2	**Priority Need Name**	Economic Development/Microenterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	City-wide
	Associated Goals	Economic Development – Support Economic Development - Buildings
	Description	The City of Fremont will promote economic development opportunities for all residents.
	Basis for Relative Priority	The City of Fremont will help low- and moderate-income individuals to become self-sufficient is the opportunities for entrepreneurship. The City will continue to dedicate a portion of CDBG funding for microenterprise development.
3	**Priority Need Name**	Promote Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Down Payment Assistance Affordable Housing Provision Affordable Housing Creation Supportive Housing

	Description	The City of Fremont will promote affordable housing for all residents living in the community.
	Basis for Relative Priority	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.
4	**Priority Need Name**	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City-Wide Low Mod Areas
	Associated Goals	Public Improvements

	Description	The City of Fremont will build community assets and make public improvements.
	Basis for Relative Priority	The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, a food distribution center, and a health clinic. The City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery.
6	**Priority Need Name**	Administration and Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Administration Fair Housing

	Description	The City of Fremont will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Fremont as well as other private/public to improve services in the community also fall under this initiative.
	Basis for Relative Priority	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

Table 10 – Priority Needs Summary

Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the areas. Likewise, the City of Fremont faces a demand for affordable housing that greatly outstrips the supply. Low-income households are highly likely to pay more for housing than they can afford and have other housing-related problems. These include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units, and high rents and ownership costs.

The identification of priority housing needs was prepared, in accordance with HUD guidelines by the City of Fremont, in partnership with the Alameda County HOME Consortium. The City of Fremont is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a city-wide basis unless otherwise indicated.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

In the upcoming fiscal year, the City will receive $1,579,819 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately $408,685 in re- programmed funds, and anticipates $75,200 in FY 2025-26 program income. The City's total CDBG program budget is $2,063,704. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

In the upcoming fiscal year, the City will be receiving $146,207 in Emergency Solutions Grant (ESG) entitlement funds. It is projected that at least 100 percent of residents benefiting from the CDBG program will primarily benefit individuals and families that meets HUD's "homeless" and "at-risk of homelessness" definitions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$1,579,819	$75,200	$408,685	$2,063,704	$1,324,015*	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.
ESG	Public-federal	Administration, Shelter, Outreach, Homelessness Prevention, HMIS, Rapid Re-housing, and Housing Stability	$146,207	$0	$0	$146,207	$135,242*	As an ESG entitlement jurisdiction, the City of Fremont receives annual ESG entitlement allocations from HUD.

Table 11 - Anticipated Resources

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

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

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

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

Discussion

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

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

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

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fremont	Government	Economic Development, Homelessness, Non- Homeless Special Needs, Ownership, Planning, Rental Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction

Table 12 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies engaged in providing the housing and services to Fremont residents. Several agencies have multiple partnerships or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State, and non-profit agencies. Twenty (20) agencies will receive Social Service Grant funding from the City in FY 2020-21. Over a dozen agencies will also receive CDBG capital, public service, or microenterprise funding. In addition to receive funding through the City, agencies also partner with the City to provide direct services. Several agencies benefit from more than one source of funding or work with the City on more than one partnership.

Gaps with the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of the State's redevelopment agencies

negatively impacts the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 13 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the comprehensive planning and coordination of services for the homeless. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update.*

The *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update* is a comprehensive blueprint to address homelessness, including preventing people from becoming homeless, expanding affordable

housing, offering critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in the area's most impacted and vulnerable communities.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every organization, city and CoC member participating. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. The 2025-2029 Analysis of Impediments to Fair Housing found, through community feedback, that persons with disabilities often find it difficult to find an appropriate housing unit. Contributing factors affecting disability and access include:

- Access to publicly supported housing for persons with disabilities;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A primary strength of the housing and community development delivery systems is the coordination of efforts between the HOME Consortium jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations.

Regional strategies that are included in the 2025-2029 Analysis of Impediments to Fair Housing are:

- Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing.
- Participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or Analysis of Impediments, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2025	2029	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: $480,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
2	Food Access	2025	2029	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: $75,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Homeless Services	2025	2029	Non-Housing Community Development	City-wide initiatives	Address Homelessness	CDBG: $325,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Homelessness Prevention	2025	2029	Homeless	City-wide initiatives	Address Homelessness	CDBG: $230,000 ESG: $676,210	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

5	Economic Development Support	2025	2029	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: $850,000	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
6	Economic Development Buildings	2025	2029	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: $225,000	Businesses assisted: 3 Businesses Assisted
7	Down Payment Assistance	2025	2029	Non-Housing Community Development	Low Income Census Tracts	Promote Affordable Housing	CDBG: $100,000	Down Payment Assistance: 5 Households Assisted
8	Affordable Housing Preservation	2025	2029	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: $1,500,00	Rental Units – Renovated: 10 Units Homeowners Housing Rehabilitated: 60 Units
9	Affordable Housing Creation	2025	2029	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: $1,500,000	Rental Housing Added: 10 Units Homeowner Housing Added: 10 Units
10	Supportive Housing	2025	2029	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: $300,000	Rental Housing Added: 5 Units
11	Public Improvements	2025	2029	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: $2,500,000	Other: 5 Facilities

12	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: $1,655,000 ESG: $55,000	
13	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: $245,000	

Table 23 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in crisis."
2	**Goal Name**	Food Access
	Goal Description	Improve access to food and reduce food insecurity.
3	**Goal Name**	Homelessness Services
	Goal Description	Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services.
4	**Goal Name**	Homelessness Prevention
	Goal Description	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
5	**Goal Name**	Economic Development – Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
6	**Goal Name**	Economic Development – Buildings
	Goal Description	Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.
7	**Goal Name**	Down Payment Assistance
	Goal Description	Assist low and moderate-income First-Time Homebuyers.
8	**Goal Name**	Affordable Housing Preservation
	Goal Description	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
9	**Goal Name**	Affordable Housing Creation
	Goal Description	Increase the availability of affordable rental housing for low and moderate-income households.

10	**Goal Name**	Supportive Housing
	Goal Description	Increase the availability of service-enriched housing for persons with special needs.
11	**Goal Name**	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
12	**Goal Name**	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
13	**Goal Name**	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Fremont will fund public service programs within the City. Based on previous performance, the public service organizations will serve 1,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.

Homeowner repair programs across the City will benefit households earning more moderate level income. An estimated 12 units of repair will be targeted towards households earning 51-80 percent of the area median income and an estimated 4 units of repair will be targeted towards households earning 31-50 percent of the area median income.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead paint, which was commonly used in household paint until 1978, is a leading contributor of lead poisoning. Approximately 17.5 percent of the total County Consortium units that were built prior to 1978 are located in Fremont. The 17.5 percent figure represents a total of 42,529 units in Fremont that were built prior to 1978. Furthermore, the Consortium reports that many low-income households, particularly renter households, occupy the much older housing stock in the Consortium, units which potentially contain lead-based paint.

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

Any required lead paint mitigation measures will be coordinated with the total renovation effort to streamline the process for the benefit of the homeowner; and also maximize total rehabilitation dollars. This process will minimize the number of days the owner will have to be temporarily relocated during the abatement process.

How are the actions listed above integrated into housing policies and procedures?

The following has been incorporated into the local policies and procedures manual:

The level of hazard reduction required depends on the level of assistance. Specific actions required include:

Up to $5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

$5,000 - $25,000 - Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over $25,000 - Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of Fremont residents. According to the 2013 ACS, in the City of Fremont, 12,093, up from 10,915 individuals in 2017. Poverty leads to a cycle of hunger, housing challenges and crime in the community that is often difficult to break. This strategy is crucial for demonstrating the City's commitment to tackling poverty and creating an inclusive economy with support for families trying to increase their income and opportunity.

In June 1999, the City of Fremont opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-four different agencies with a host of integrated services under one roof. The Center brings together supportive programs and activities in a consolidated, family friendly setting that fosters collaboration and efficient service.

The FRC is a centrally located place where lower income families of all kinds can find resources and services that are of value to them. Customers can access nonprofit, State, County and City of Fremont services in a timely manner. Services include adult and youth employment, CalWorks, child care information and referral, public health and mental health services, parent education and support services, counseling, immigration services, tax filing services, housing information and domestic violence prevention. As part of the City's commitment to families, the FRC also provides a drop-in childcare service, free of charge, to clients of social service agencies housed at the FRC. A 2013 Survey of 24 FRC Agencies found that 91% (27,023 of 29,860) of FRC clients served by those agencies were low income.

The Fremont Family Resource Center (FRC) became a SparkPoint Center in January 2012. The vision of SparkPoint at Fremont FRC is to help families achieve financial stability by providing services that

can help families improve credit, reduce debt, build income, and build and save assets through integrated innovative, comprehensive, and integrated financial, employment, and supportive services. The City of Fremont through its Human Services Department Fremont Family Resource Center is serving as the Lead Agency. With assistance from the United Way of the Bay Area, Citibank and Walter and Elise Haas Foundation, and in partnership with nine community agencies, SparkPoint at Fremont FRC welcomes all Tri-City residents who do not yet meet the self-sufficiency standard.

The VITA program is designed to help low-income taxpayers who cannot afford professional tax assistance. The program also increases access for these individuals to claim the Earned Income Credit, and Child Tax Credit. For the third consecutive year, the FRC hosts a VITA site, coordinates the recruitment and training of volunteers to provide free tax preparation services to low-income earners, persons with disabilities, and non-English speaking persons.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The primary strategy in 2025 to 2029 for the City of Fremont will be to close the gap on housing for households earning less than 30 percent of the area median income. So few housing units are available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Fremont will take on in the next five years include:

Goals: Affordable Housing Needs

- Assist low and moderate-income First-Time Homebuyers
- Preserve existing affordable rental and ownership housing for low- and moderate-income households
- Increase the availability of affordable rental housing for low and moderate-income households

Goals: Priority Homeless Needs

- Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other

services

- Maintain and expand activities designed to prevent those currently housed from becoming homeless

Goals: Priority Supportive Housing

- Increase the availability of service-enriched housing for persons with special needs

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent of the City of Fremont is to work cooperatively with contractors and sub-recipients in the use of federal funds as best as possible and within reasonable time constraints. Monitoring shall be an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

Initial Review of Project Eligibility

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.
2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low- and moderate-income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.
3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.
4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

Ongoing Review of Project Compliance

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City of Fremont. Desk reviews and off-site monitoring will be an ongoing activity.
2. Claims for payment are filed, with appropriate documentation, with the program manager. The

program manager reviews the claim and approves it for payment.

3. Quarterly, monthly, and/or annual reports on project and activity status is required of all sub-recipients.
4. The program manager will also monitor for beneficiary compliance.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** City of Fremont 2025-2029 Consolidated Plan Survey
	List the name of the organization or individual who originated the data set. City of Fremont
	Provide a brief summary of the data set. Assess priority needs in these areas: 1. Affordable Housing Needs 2. Non-Housing Community Needs 3. Homeless Needs 4. Supportive Housing Needs
	What was the purpose for developing this data set? The purpose of the data set is to inform the development of the Strategic Plan.
	Provide the year (and optionally month, or month and day) for when the data was collected. January 2025
	Briefly describe the methodology for the data collection. The City deployed a survey via its website and constant contact and newsletter listserve. A link to the survey was sent to over 250 grantee agencies, individuals, public officials, city staff and community organizations via e-mail. The survey was also available on the City's website.
	Describe the total population from which the sample was taken. See above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The City deployed a survey via its website and constant contact listserve. A link to the survey was sent to over 250 grantee agencies, individuals, public officials, city staff and community organizations via e-mail. The survey was also available on the City's website.