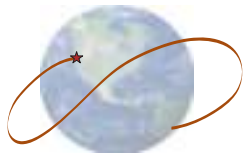




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Fremont: "Where Main Street Meets the World!"

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Developing Affordable Housing



Office of
Housing and Redevelopment

Reinvesting in Our Community!

Giving you the tools you need...

The City of Fremont has developed a package of incentives or “Tool Kit” to encourage and facilitate the development of housing that meets the needs of the Fremont community. The incentives described within this Tool Kit are available to both non-profit and for-profit developers of residential units.

These incentives have been designed primarily to focus on encouraging more affordable housing units within Fremont. As affordability levels increase in proposed projects, the number and range of incentives available also increase.

In addition to encouraging more affordable units, the City also provides incentives to developments that are transit-oriented.

Be a part of the solution...

As an added resource to you, the City’s website at www.fremont.gov provides useful information for housing developers, including links to the full text of applicable City Ordinances, such as:

- Inclusionary Housing
- Density Bonus & Affordable Housing Incentives
- R-3, Multiple Family Residential Zoning.

These and other useful links are available through the City’s website under the “Planning Division” webpage. Housing resources are also available and can be found under the “Housing and Redevelopment” webpage.

1

Base Level for Affordability Within Projects

Inclusionary Housing: All new residential developments of seven (7) or more units/ lots are required to provide a minimum of 15% of the total units as affordable housing. For sale units must be affordable to moderate-income households and rental units must be affordable to very low- and low-income households.

We provide you with the following incentives:

- Marketing and applicant screening- initial renters and/or eligible homebuyers are selected by the City.
- Inclusionary units may be smaller in aggregate area and have different interior finishes and features than market rate units.
- A residential project comprised of single-family detached homes may include attached affordable units.

develop affordable housing!

- A residential project that contains attached multi-story living units may include affordable units with only one story.
- Additional units authorized as part of a density bonus are not subject to the provisions of the City’s Inclusionary Housing Ordinance.



2

Projects with Increased Levels of Affordability

Density Bonus Housing: New developments consisting of five (5) or more residential units, including single-family and multi-family units, either for sale or for rent may qualify for a Density Bonus if the project includes the following affordability or special household provisions:

- a. At least 10% of the total units of the housing development as target units are affordable to **lower income households**; or
- b. At least 5% of the total units of the housing development as target units are affordable to **very low income households**; or
- c. 100 % of the total units of the housing development meet the definition of **senior citizen housing**; or

Help Fremont meet community housing needs,

- d. At least 10% of the total units of a newly constructed condominium project as target units are affordable to **moderate income households**.
- e. At least 33% of the total units in a condominium conversion project as target units are affordable to **low or moderate income households** as defined in State Health & Safety Code section 50093, or
- f. At least 15% of the total units in a condominium conversion project as target units are affordable to **lower income households** as defined in State Health & Safety Code Section 50079.5.

We provide you with the following incentives:

- Site identification assistance - City staff can help identify available locations.
- Marketing and applicant screening- initial renters and/or eligible homebuyers are selected by the City.
- Density bonus.

3

Additional Density Bonus Incentives (cont.)

- Streamlined processing of plans and permits.
- Consideration of other regulatory incentives or concessions proposed by the developer or the City, which can result in identifiable and actual cost reductions.

take advantage of incentive programs.



4

Affordable Housing Units within an R-3 (Multi-Family) Zoning Districts:

The City has developed a new multiple family zone to promote and encourage well planned, suitable, and appropriate multiple-family developments within medium, high, and very high density areas throughout the City.

We provide you with the following incentives:

- Site identification assistance - City staff can help identify available locations.
- Flexibility in lot and siting standards through the Site Plan and Architectural Review Approval process when the intent of the standard is met through other means.
- Land use modifications such as:
 - Allowance for neighborhood and office commercial uses on the first story of a multi-family residential building that is three stories tall or greater when located on a parkway, arterial or collector street;
 - Allowance for live-work units.

Good for you, good for the community.

- Streamlined processing of plans and permits.
- Marketing and applicant screening- initial renters and/or eligible homebuyers are selected by the City.
- Development standard modifications, such as:
 - Reduced lot sizes and/or dimensions;
 - Reduced minimum lot setbacks;
 - Reduced minimum outdoor/or private outdoor living area;
 - Increased maximum lot coverage;
 - Increased maximum height and/or stories;
 - Reduced on-site parking standards, including the number or size of spaces and garage requirements;
 - Reduced minimum building separation requirements; and
 - Reduced street standards, e.g., reduced minimum street widths.

5

Projects Which Provide at Least 49% of Units as Affordable Units:

The Office of Housing and Redevelopment is committed to increasing, improving, and preserving the supply of affordable housing in Fremont. A dedicated professional staff is available to facilitate projects from the pre-development phase through project completion. We provide a variety of tools and services to support the efforts of affordable housing developers.

Available Incentives Include:

- Deferral of impact fee payments of up to 18 months is available for affordable housing developments which restrict, at a minimum, at least 49% of the development's units as affordable to very low to moderate income households for a minimum of 45 years for ownership developments and 55 years for rental developments AND receive financial support from the City and/or Redevelopment Agency which, at a minimum, is sufficient to cover the cost of the development impact fees.

We're here to help you.

- Financial assistance may be provided using federal Community Development Block Grant (CDBG) funds and/or federal HOME funds, and/or Affordable Housing Funds provided by the Office of Housing and Redevelopment
- Facilitation with entitlement process.
- Assistance in community engagement activities.
- Site identification assistance - City staff can help identify available locations.
- Support in leveraging public and private funds.



6