

HOUSING AND
COMMUNITY DEVELOPMENT
STRATEGIC PLAN
FY 2005 – FY 2009

CITY OF FREMONT

ALAMEDA COUNTY
HOME CONSORTIUM

May 5, 2005

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BACKGROUND

City of Fremont Demographic Information

The City of Fremont is the second most populous city in Alameda County with a population of approximately 203,413 residents, based on the 2000 Census. 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.

The City of Fremont has a diverse racial and ethnic population, with no one racial or ethnic group in the City making up a majority (50% or greater) of the population. According to the 2000 Census, minority groups (Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Asians; and Native Hawaiians and other Pacific Islanders) make up approximately 54% of Fremont's population. Only one of the City's 36 census tracts have minority population of less than 40% and 27 census tracts had minority populations of greater than 50%. The City's actual racial and ethnic diversity is even greater than shown in the Census, since distinct ethnic groups, such as the City's Afghan population, are categorized as "White" by the Census.

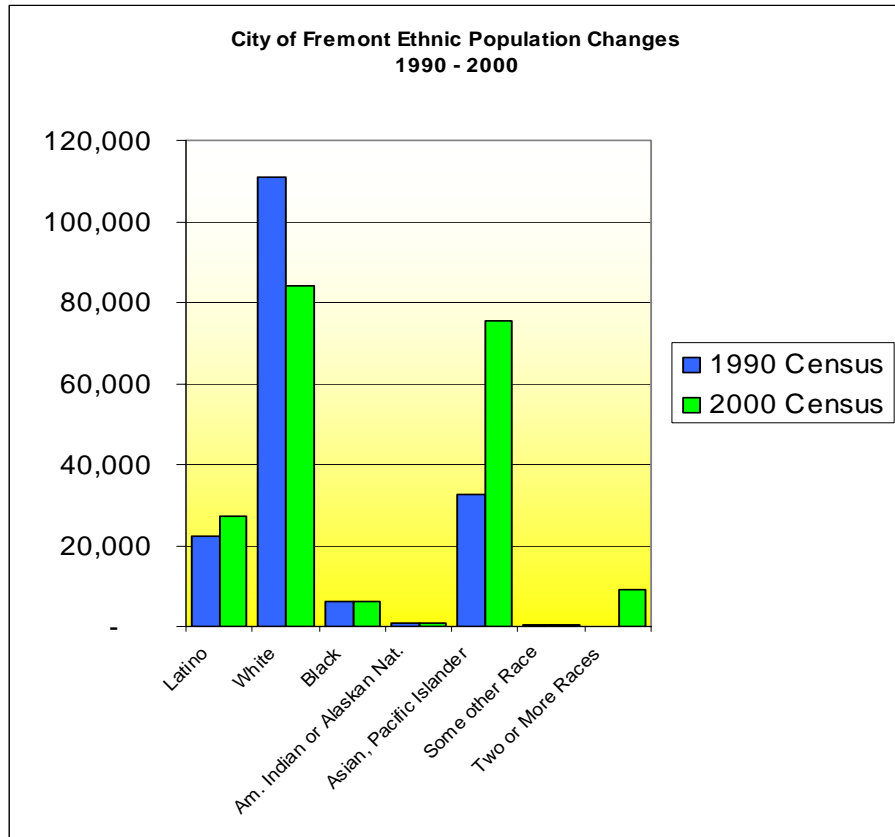
Table 1: Fremont Race and Ethnicity - 2000

<u>Race/Ethnicity</u>	<u>Number</u>	<u>Percent</u>
Latino	27,409	13.5%
White	84,149	41.4%
Black	6,084	3.0%
Am. Indian or Alaskan Nat.	656	0.3%
Asian, Pacific Islander	75,509	37.1%
Some other Race	553	0.3%
Two or More Races	9,053	4.5%
Total:	203,413	100%

Source: 2000 Census

This level of diversity is a significant trend within the City of Fremont. As shown in Table 2, the City of Fremont saw a significant percentage increase in its Asian/Pacific Islander population from 1990 to 2000. In 1990, Asian/Pacific Islanders were approximately 18.8% of the Fremont population. By 2000, this percentage increased to 37% of the population. There was also a small increase in the Latino population from 12.9% to 13.5%. The City's White/Caucasian population decreased significantly over the same period of time from 63.9% to 41.4%.

Table 2: Racial/Ethnic Population Changes in the City of Fremont (1990-2000)



The City has a mixed economic base, with a poverty rate of approximately 5.4%. The 2000 Census shows five census tracts with poverty rate of 9.2% to 11.2%. The City also has a relatively high homeownership rate. According to the 2000 Census, 64.5% of all households were homeowners, while, 35.5% of all households were renters. By comparison, the percentage of homeownership units in Alameda County was 54.7% in 2000. The percentage of homeownership units for all of California was 56.9% in 2000.

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 noted. 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.

Priority Needs Analysis and Strategy

The basis for assigning the priority given to each of the following needs includes existing jurisdictional needs assessments such as the City's Housing Element (updated in April 2003), the City's Redevelopment Agency Implementation Plan (adopted June 10, 2003), and the Alameda County-Wide Homeless Continuum of Care Council's report Comprehensive Data About Homeless in Alameda County (May 13, 2004). Priority needs are also based on public input received through community needs surveys and a citizens participation process.

Obstacles include limited public and private resources available to address affordable housing and supportive services. Recent State takeaways negatively affected the Office of Housing and Redevelopment's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund community development needs. In addition, the high cost of land and construction is a serious obstacle to the City's ability to meet the housing needs of low and moderate income households.

PART I. PRIORITY AFFORDABLE HOUSING NEEDS

Barriers to Affordable Housing

As described in the City of Fremont Housing Element, (updated April 2003) the two most powerful constraints on housing development in Fremont are construction costs and land costs. The Housing Elements cited a Fall 2002 analysis of the cost of developing housing affordable to moderate-income (80% of AMI) households in the City. By determining the difference between the cost of such housing and the part of that cost that could be recovered from affordable rents or sales prices, the City could determine the affordability “gap” of producing affordable housing. For stacked flat apartment developments, the “gap” amount was estimated to range from \$160,000 to \$170,000 per unit affordable to a moderate-income household. The gap for housing affordable to low-income (50% of AMI) households would be significantly larger.

The same Fall 2002 analysis also indicated that land costs alone for a single-family unit was \$162,000. For multi-family housing, the cost of land varied from \$62,000 to \$88,600 per unit, depending on density and the size of the development.

Priority: Assist low and moderate income first-time homebuyers.

Priority Analysis and Obstacles to Meeting Underserved Needs: In 2004, according to HUD, the median household income (for a family of four) for Alameda County was \$82,200, while the median home price was \$495,000 (California Association of Realtors). The Housing Needs Analysis showed that a household needs an income of at least \$110,000 to afford the median priced home, in the absence of special lending or government programs. The median household could afford to purchase a house for about \$365,000 without any outside subsidy assistance. Only 14% of Alameda County residents can now afford to buy a home without assistance.

Over the last several years, Fremont, along with the rest of the Bay Area, has experienced historic increases in the cost of home ownership. As an example, the average median home price in Fremont in September 1999 was \$333,625. By January 2004, the average median price for homes in the City’s four zip codes had increased to \$495,750. By January 2005, the median price had increased to \$604,000. Based on this data, the median home price increase from January 2004 to January 2005 varied from 7% to 35%, depending on the zip code. If calculated from September 1999 to January 2005, median home prices have increased approximately 72% to 106%, depending on the zip code.

Table 3: Fremont Median Home Price by Zip Code

Median Home Price by Fremont Zip Code					
<u>Zip</u>	<u>Sept. 1999</u>	<u>Jan. 2004</u>	<u>Jan. 2005</u>	<u>1 Year % Chg</u>	<u>5 Year % Chg</u>
94536	\$ 326,000	\$ 444,000	\$ 560,000	26%	72%
94538	\$ 268,000	\$ 408,000	\$ 551,000	35%	106%
94539	\$ 442,500	\$ 655,000	\$ 701,000	7%	58%
94555	\$ 298,000	\$ 476,000	\$ 605,000	27%	103%
Average:	\$ 333,625	\$495,750	\$604,250		

Source: Dataquick

The City’s First Time Homebuyer Program enables income eligible first time homebuyers to borrow up to \$40,000 for down payment and/or closing costs. Household gross annual income cannot exceed moderate income (or up to 120% of median). During FY 2004, the City partnered with California Housing and Finance Agency (CHFA), which also provides down payment assistance. Combined, the City and CHFA is able to issue up to \$95,000 in deferred loans to income eligible first time homebuyers. As a result of this partnership, the City has already closed escrow on ten (10) loans and is expecting to close escrow on over fifteen loans by the end of the fiscal year. In addition, over 1,500 households graduated from the City’s first-time homebuyer class.

Objective: Assist low and moderate income first-time homebuyers through participation in the City of Fremont First-time Homebuyers Program and the Alameda County Mortgage Credit Certification Program.

Accomplishments:

1. First-time Homebuyers Program

The City of Fremont First Time Homebuyers Program provides financial assistance to qualified households wishing to purchase their first home. The program will serve 15 low-income and 15 moderate-income families a year. This program may be supplemented with American Dream Downpayment Initiative (ADDI) funding depending on eligibility of buyer and availability of funding.

2. Mortgage Credit Certificate Program

The City will annually contribute Redevelopment Affordable Housing funds toward the administrative costs of the Mortgage Credit Certificate (MCC) Program, which is administered by the County of Alameda HCD Program. Approximately 50 MCC’s are expected to be placed over the next five years. The MCC Program allows moderate-income homebuyers to deduct 20% of their annual mortgage interest payments on their federal income tax return. This effectively lowers the amount of the homeowner’s monthly mortgage payments.

Geographic Distribution: The programs above are available to eligible households throughout the City of Fremont.

Priority: Preserve existing affordable rental and ownership housing for low and moderate-income households.

Priority Analysis and Obstacles to Meeting Underserved Needs

Rental Housing: The City has identified 11 affordable rental housing developments in Fremont that are in danger of converting to market rate during the 10-year period of 2002-2011 due to expiring government rent subsidies or rent regulatory agreements. The City actively seeks to maintain these units as affordable, serving as problem solver, facilitator, and liaison among all stakeholders. The conservation of “at-risk” affordable housing units, an Implementation Program in the City’s Housing Element, is used to preserve the existing affordable housing stock. This program states that the City will continue to monitor housing developments that could be at risk of converting to market rate. The program’s objective during 2002-2011 is to preserve 475 affordable housing units that are at risk of converting to market rate during this time frame.

Table 4: Affordable Housing Developments at risk of Conversion to Market Rate

<u>Development</u>	<u>Units</u>	<u>Affordability</u>	<u>Expiration Date</u>	<u>Date of First Contact in Preservation Effort</u>	<u>Date of Second Contact in Preservation Effort</u>
Good Shepherd	59	50% AMI	Dec. 31, 2004	Jan. 10, 2003	Jan 18, 2005
Rancho Luna	26	50% AMI	Mar. 6, 2005	Mar. 1, 2003	Jan. 20, 2005
Rancho Sol	12	50% AMI	Mar. 6, 2005	Mar. 1, 2003	Jan. 20, 2005
Crossroads Village	60	80% AMI	May 23, 2005	May 1, 2003	June 8, 2004
Parkside Place	16	80% AMI	Sept. 13, 2006	Sept. 1, 2004	March 21, 2005
Pasatiempo	59	50% AMI	Sept. 22, 2006	Sept. 1, 2004	March 21, 2005
Heritage Village	39	80% AMI	Mar. 2007	March 21, 2005	
Woodcreek	60	80% AMI	Aug. 2007	Aug. 2005	
Mission Wells	45	70% AMI	Sept. 2007	Sept. 2005	
Durham Green	64	60% AMI	Sept. 2010	Sept. 2008	
Treetops	35	50% AMI	Aug. 2011	Aug. 2009	

Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing. Given the large unmet affordability needs in the City, it is essential that the current supply be preserved.

Homeownership Housing: The Alameda County HOME Consortium Housing Market Analysis describes the condition of the Consortium’s housing stock, including the existence of substandard rental and ownership housing. According to data collected for the American Housing Survey for the United States (1997) about 12% of the rental housing stock and 5% of the owner housing stock were defined as having moderate to severe physical problems with the property. Of the rental units, 15% of the interiors and 9% of the exteriors were reported as inadequate. It is estimated that these

figures are reflective of the housing and rental stock in the Alameda County HOME Consortium.

The City's Housing Element calculated that approximately 38% (26,274 units) of the City's existing housing units are now 30 years or older. It also calculated that approximately 6% - 13% of the housing stock in older neighborhoods (Centerville, Irvington, Niles) needs rehabilitation. By applying these percentages to all older housing stock in the City, the Housing Element estimated that 1,576 to 3,415 housing units are in need of rehabilitation. Investing in home improvement prevents neighborhood deterioration and decline and increases neighborhood economic prosperity.

Objective: Maintain programs to preserve and improve existing housing units affordable to extremely low, low, and moderate-income households by leveraging available funding from the CDBG program, Redevelopment Affordable Housing fund, and HOME Program.

Accomplishments:

1. The City will continue its neighborhood home improvement program (funded with CDBG and Redevelopment Affordable Housing funding), thus increasing the number of homeowners receiving assistance. Based on the current funding level and the per-unit cost of single-family home rehabilitation (estimated at \$35,000-\$60,000 per unit), the City can support from 8-14 rehabilitation loans/projects per year or 40 to 70 loans over the next 5 years.
2. The City will continue to monitor housing developments that could be at risk of converting to market rate. The program's objective through 2011 is to preserve 475 affordable housing units that are at risk of converting to market rate during this time frame.

Geographic Distribution: In general, the City's rehabilitation program is available on a citywide basis. Programs using redevelopment funds are available in the redevelopment project areas and to adjacent neighborhoods.

Priority: Increase the availability of affordable rental housing for low and moderate-income households.

Priority Analysis and Obstacles to Meeting Underserved Needs

Rental Affordability: As a standard of affordability, it is generally recognized that households should spend no more 30% of their income on housing. In 2000, there were approximately 24,183 renter-occupied units in the City of Fremont. Approximately 38.7% of all rental households paid 30% or more of their income toward housing. This percentage significantly increased for low and moderate income families. The Census indicated that at least 83% of low and moderate income Fremont renters paid 30% or more of their income for housing.

Housing Need: The Association of Bay Area Governments (ABAG) is charged by the State with the responsibility of determining the number of new housing units needed for its member communities, including the City of Fremont. On March 15, 2001, the ABAG Board of Directors certified the “Regional Housing Needs Determination,” for the period of January 1, 1999 through June 30, 2007. ABAG also analyzed the equitable number of lower income households that each jurisdiction was expected to develop. The goal of this analysis was to distribute lower income households equitably throughout a region, thereby avoiding undue concentrations of very low and low income households in one jurisdiction. ABAG estimated that the City needed to develop a total of 6,708 housing units, including approximately 1,715 low and moderate income housing units and 4,993 units for above moderate-income families. These housing productions goals were incorporated into the City’s state approved Housing Element.

Table 5: Revised Regional Housing Need Determination

Revised Regional Housing Need Determination (2002-2007)			
Household Income Level*	Need Determination (1999)	Units Approved/ Under Construction (2004)	Revised Need Determination (By 2007)
50% of AMI	1,079	397	682
80% of AMI	636	106	530
Above 80%	4,993	2,175	2,818
Total	6,708	2,678	4,030

Source: City of Fremont Annual Report on General Plan and Housing Element (9/14/04)

As shown in Table 5 above, the City has made progress toward the goals outline by ABAG. As of December 2004, approximately 397 units of low-income (50% of AMI) housing have either been developed, are under construction, or have been approved for construction, in the City of Fremont. Approximately 106 Moderate income (80% of AMI) units have at least completed the approval stage as of December 2004. In total the City has committed to developing 2,678 units of housing during this time. Based on this progress, the City’s revised need determination states the City must create an additional 1,212 units low and moderate income housing and 2,818 units of above moderate-income housing by 2007.

The Housing Element (pg. 24-25) estimates that of the 24,204 rental units in Fremont, only 968 (4%) were 3 bedrooms or larger. At the same time, approximately 10.8% (2,602) of rental households were large households. The Housing Element also estimates that approximately 10.8% (2,619) of rental units are occupied by overcrowded households.

Inclusionary Housing: In December 2002, the City of Fremont strengthened its existing Voluntary Inclusionary Housing Program, (which requested that developers voluntarily set aside a certain percentage of units as affordable units), by adopting a mandatory Inclusionary Housing Ordinance. Under the new ordinance, developers of new residential housing projects of seven units or more are required to set-aside 15% of those units as affordable housing.

Objectives: The City of Fremont may use one or more of the following funding programs to fund the development of affordable rental housing in Fremont and meets its regional housing need determination:

1. Redevelopment Affordable Housing Fund
2. Home Program
3. Community Development Block Grant Program
4. State and Federal Tax Credits
5. Tax exempt revenue bonds
6. Private Financing

Accomplishments: The proposed accomplishments for this category are dependent on the availability of funds and the recommendations of the City Council.

The City continues to support the development of rental and ownership housing affordable to low and moderate-income families and individuals. In 2002, the City's Redevelopment Agency adopted an "Affordable Housing Investment Strategy". This strategy is intended to guide the Agency and the community for the most productive use of Redevelopment Agency set-aside funds. The foundation of the strategy is the Five-Point Program which includes new construction, First-Time Homebuyer Assistance, Home Improvement Program (single-family homeowner rehabilitation), Apartment Acquisition and Rehabilitation and Preservation of Affordable Housing.

The New Construction Program funds rental and homeownership new construction. Two hundred (200) units of affordable rental apartments (Fremont Oak Gardens - 50 units; Bridgeway East - 18 units; Maple Square Apartment Homes - 132 units) are currently under construction and assisted with assistance from New Construction redevelopment funds. In addition, 111 units of affordable rental housing (Irvington Family Apartments - 100 units; Lincoln Street Apartments - 11 units) have received project approval over the past year. Both projects have received total funding commitments of \$7.6 million from New Construction redevelopment set-aside funds, \$1.3 million of HOME Program and \$1.46 million of CDBG funds. Rental housing assistance is directed to extremely low and low income households. Another component of the strategy, Apartment Acquisition and Rehabilitation funds the purchase and /or rehabilitation of apartments in Redevelopment Project areas of the City. Over the past two years, the City has invested \$3,350,000 of Apartment Acquisition and Rehabilitation funds to assist with the acquisition and rehabilitation of affordable rental apartments (Glen Haven - 57 units; Glenview - 70 units).

Geographic Distribution: In general, all the programs identified above will be available on a city-wide basis. However funding sources may dictate that certain programs only be available in specific targeted areas within the City, such as Redevelopment Project Areas.

Priority: Reduce housing discrimination.

Priority Analysis and Obstacles to Meeting Underserved Needs: The Alameda County HOME Consortium Housing Market Analysis shows the racial and ethnic diversity of Alameda County. In 1999, over half of the population was people of color. Eden Council for Hope and Opportunity (ECHO Housing), a local fair housing advocacy organization, reports in recent years it has received increased numbers of fair housing complaints which charge discrimination based on race, ethnicity, family composition and size.

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for Realtors and property owners on fair housing laws.

Despite increased knowledge of fair housing laws and continued community efforts, discrimination continues to exist. The discrimination has also become much subtler. In tight housing markets, investigating complaints is harder due to the rapid speed at which vacancies are filled and the hesitancy of tenants to complain due to fear of losing their housing. It also gives the landlords the ability to choose among prospective tenants, which may lead to increased illegal discrimination.

The City of Fremont contracts with Project Sentinel to investigate alleged claims of housing discrimination in Fremont based on race, ethnicity, family composition and size, and religion. Project Sentinel opened 23 new fair housing cases in the first six months of FY 2004-05. They also handled 1359 referral calls. These statistics illustrate the demand for information on and enforcement of housing discrimination laws.

Objectives: The City of Fremont will continue to support programs that help reduce incidence of housing discrimination; provide counseling to tenants and landlords on their rights and responsibilities under the California Civil Code; and help train owners and managers or rental property to improve their property management skills.

Accomplishments:

1. Fair Housing Services

The City will continue to provide CDBG funding for fair housing services including providing community education and outreach to homeseekers and to rental property owners and managers on federal and State fair housing laws; responding to informational calls from homeseekers and landlords concerning fair housing laws; investigating complaints of alleged illegal housing discrimination; and counseling and/or referral of complaints of alleged illegal housing discrimination to government agencies or private attorneys for legal action, when appropriate. Based on prior years' complaints, between 30 and 40 complaints of alleged housing discrimination will be investigated during each fiscal year.

2. Tenant/Landlord Counseling

The City will continue to provide Affordable Housing funds to Project Sentinel to provide counseling to tenants and landlords on their rights and responsibilities under the law. Project Sentinel staff will improve targeting of tenant/landlord counseling services to special needs populations including victims of domestic violence, job training students, and emergency shelter clients by working with Tri-City Homeless Coalition, Shelter Against Violent Environments, and other agencies to train their staff to develop a more thorough knowledge of the housing resources in the community. Project Sentinel expects to provide tenant/landlord counseling and general homeseeking assistance to over 4,000 clients a year.

3. Multifamily Management Assistance Program (MMAP)

MMAP is an educational program for owners and managers of rental properties. The City will continue to work in cooperation with the Rental Housing Owners Association of Southern Alameda County to help train local apartment owners and managers in order to improve their property management skills and the quality of rental housing in Fremont. The educational program consists of seminars which cover a variety of topics relevant to refining management operations and increasing the safety and marketability of rental units, fair housing requirements, contracting under Section 8, ways to create a better living environment, referral of residents to available recreational and social services, and methods to help owners protect their investments and prevent crime. It is anticipated that each MMAP will train approximately 50-60 apartment owners and managers.

Geographic Distribution: All programs listed above are available to eligible households throughout the City of Fremont.

PART II. PRIORITY COMMUNITY DEVELOPMENT (Non – Housing) NEEDS

Priority: Public Facilities and Improvements:

Priority Analysis and Obstacles to Meeting Underserved Needs: 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, homes for abused and neglected children, 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.

Objectives: The City will support the expansion or improvement of existing public service facilities to the extent feasible given funding availability and community support. Over the term of this plan, the City may allocate up to 65% of its annual CDBG funds to help nonprofit agencies improve service delivery or expand services through financing capital improvements.

Accomplishments: The City will provide assistance to a variety of nonprofit agencies that provide critical services to low and moderate income persons.

Geographic Information: All facilities funded are located in Fremont or are located in southern Alameda County and serve Fremont residents.

Priority: Public Services

Priority Analysis and Obstacles to Meeting Underserved Needs: The City of Fremont has recognized the importance of funding public services under the CDBG Program. Additionally, the City has committed a portion of its General Fund revenues to fund various social service agencies serving low and moderate income Fremont residents.

Human Services: Human Services Grants are targeted to those children, youth, and adults who may benefit from offered services. The Human Relations Commission (HRC) is responsible for reviewing and recommending grant funding of Human Service proposals to the Fremont City Council. Examples of services funded by Human Service grants include (but are not limited to):

- Childcare.
- Education and training.

- Programs for the homeless and hungry.
- Programs for persons with disabilities.
- Programs for abused children and adults.
- Housing services.

Senior Services: Senior Services Grants are targeted to those persons 55 years and older. Examples of services funded by Senior Service grants include (but are not limited to):

- Meal delivery to homebound seniors.
- Respite and day care services.
- Health services.
- Housing services.

As part of the City of Fremont's commitment to serving its senior population, it is developing a comprehensive Plan to guide to prepare for the upcoming "Baby Boom" senior generation. Planning began with a series of 24 focus groups held in 8 languages in January 2000. Focus group discussions targeted the needs and interests of elders from Fremont's many cultural and ethnic communities, as well as that of caregivers and professionals working with older adults.

In 2004, the City of Fremont, as part of the *Tri-City Partnership for Older Adults*, was selected to receive a \$150,000 grant from The Robert Wood Johnson Foundation through its *Community Partnerships for Older Adults* (CPOA) national program. Over the next 18 months, the City of Fremont Human Services Department and the Tri-City Elder Coalition will develop a 10-year action plan to address the needs of

- a) A growing, culturally diverse population;
- b) Medically fragile elders, particularly those with dementia; and
- c) The "baby boomer" wave of seniors.

As a development grantee, the Tri-City Partnership will have the opportunity to compete for a four-year, \$750,000 implementation grant to create the activities described in their plans and pursue additional resources to sustain them.

Objectives: The City will continue to allocate up to 15% of its CDBG funds to nonprofit agencies providing critical public services to Fremont residents. The City also anticipates providing general fund support to public service agencies.

Accomplishments: The following Social Service agencies have been designated for funding through FY 2006-2007. All of the organizations listed below will have the opportunity to reapply for funding in the next funding cycle of FY 2007 through 2010.

Table 6: City Funded Social Service Agencies

1. Tri-City Homeless Coalition	9. Afghan Coalition
2. Shelter Against Violent Environments	10. Parental Stress Services
3. Kidango	11. Bay Area Community Services
4. Tri-City Free Breakfast Program	12. Community Resources for Independent Living
5. Child Abuse Prevention Program	13. 4 Cs of Alameda County
6. Tri-City Volunteers	14. Tri-City Health Center
7. Deaf Counseling Advocacy & Referral Agency	15. Life Eldercare
8. East Bay Agency For Children	16. Legal Assistance for Seniors

Geographic Distribution: All activities are located in Fremont or serve Fremont residents.

Priority: Economic Development:

Priority Analysis and Obstacles to Meeting Underserved Needs: Childcare is a critical economic development tool. A 2004 Cornell study, Childcare and Parent Productivity: Making the Business Case noted that 63 percent of employees reported improved productivity while using quality dependent care. It also noted that the average American working parent misses nine days of work per year. As children move through daycare and into elementary school, the number of days missed increases to thirteen.

Fremont has been faced with critical shortage in affordable quality child-care services for several years. According to 4C’s 2003 Child Care Report and the 2002 Alameda County Child Care Needs Assessment, the current supply of licensed care meets less than 30% of the need. There are 8,151 licensed child care spaces in Fremont and according to 2000 census data, there are now approximately 27,606 children in Fremont, ages 0-13 who live in households where all parents present are in the labor force. While some of these children are being care for by relatives and family friends, the huge gap between supply and need indicates that many children are being cared for by unregulated, untrained caregivers. In 2003, 1,242 Fremont families contacted 4C’s for child care referrals. Forty-four percent (44%) of the requests were for infant and toddler care. 72% of the parents cited employment as the reason for needing care.

Objectives: The City will support child care and child care service development with the economic development objective of making affordable quality child-care more accessible for working low-income families and at the same time creating jobs opportunities for low income individuals interested in entering the childcare industry.

Accomplishments: The Community Childcare Coordinating Council (4C’s) of Alameda County

has been designated for microenterprise funding through FY 2006-2007. 4C's and other agencies meeting this objective will have the opportunity to apply for funding in the next funding cycle of FY 2007 through 2010. 4C's will help train unemployed low to moderate income Fremont residents to become licensed family child-care providers. The City's overall goal on this economic development effort is to make affordable quality child-care more accessible for low-income families and at the same time create jobs for unemployed low income individuals.

Geographic Information: All Services funded are located in Fremont or are located in southern Alameda County and serve Fremont residents.

PART III. PRIORITY HOMELESS NEEDS

Homeless Inventory

Tri-City Homeless Coalition (TCHC) currently operates the Sunrise Village homeless shelter, which provides over 21,000 bednights each year to both families and individuals. The shelter provides 66 beds, include 14 beds for single women, 16 beds for single men and 36 beds for families. In addition to shelter, Sunrise Village provides drug/alcohol recovery services and individual case management to its clients. TCHC also operates the BridgeWay transitional housing project, which provides 8 units of affordable housing. When the BridgeWay East expansion is completed in the summer of 2005, this project will provide 26 units of housing to families and individuals transitioning out of homelessness.

TCHC developed Project Independence (PI) in October 2000 to provide young adults aging out of foster care or group homes with case management, linkages to education and employment opportunities and to healthcare resources, as well as rental subsidies. TCHC is also a key partner in the Homeless Outreach for People Empowerment (HOPE) project. This project consists of a mobile clinic that provides medical, mental health, drug/alcohol and case management services throughout south and east Alameda County. This project also includes the Winter Relief Program, which provides six months of family emergency shelter at various church sites throughout the City.

Shelter Against Violent Environments (SAVE) also provides emergency shelter of 30 beds, for up to a 60-day stay, for victims of domestic violence.

In addition to these facilities located within City limits, the City has also supported facilities outside the jurisdiction with the understanding that these facilities will be available to families and individuals transitioning out of Fremont homeless shelters. These facilities include the 15-unit SAVE WINGS transitional housing facility located in an undisclosed location in Alameda County. Alliance Housing project (6 units reserved for Fremont clients) in Castro Valley and Banyan House Transitional Co-housing facility in unincorporated area of Alameda County.

Priority: Maintain and 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.

Priority Analysis and Obstacles to Meeting Underserved Needs: On May 13, 2004, the Alameda County-wide Homeless Continuum of Care Council released the report Comprehensive Data About Homelessness in Alameda County ... The People, The Facts, The Solutions. The report concluded that the South and East County, which includes Fremont, Union City, Newark, Pleasanton, Livermore, and Dublin, serves a total of 1,967 homeless on any given night. This is approximately 18.8% of the 10,420 homeless living in Alameda County. The report concluded that a

disproportionate amount of homeless families live in South and East County. While the study estimated that approximately 18.8% of all homeless in Alameda County live in South and East County, 28.7 % (221/769) of Homeless Adults with Children in Alameda County live in the South and East County. This report also concluded that there are 79 chronic homeless (disabled, single individuals) in South and East County on any given night. (pg. 3-14, table 3-6)

Table 7: Racial/Ethnic Breakdown of South and East County Homeless Population

<u>Race/ Ethnicity</u>	<u>Number</u>	<u>Percent</u>
Amerindian, Alaska Native	167	8.5%
Asian	163	8.3%
Black, African American	393	20.0%
Hispanic	637	32.4%
White	506	25.7%
Other	101	5.1%
Total:	1,967	100%

Source: Comprehensive Data About Homelessness in Alameda County ...The People, The Facts, The Solutions (pg. 4-4, table 4-3)

Homeless and low income people are at greater risk for developing nutrition-related diseases, including diabetes, cancer, and heart disease. Homeless people with one disability are also at greater risk for developing other disabilities. Many homeless people are dually or triply diagnosed with physical health, mental health and alcohol and drug (AOD) problems. They typically receive health treatment through the public system of care, and only when they require expensive emergency treatment. Improving the delivery of health services will reduce the numbers of people who continue to cycle through periods of homelessness and reduce the high costs of acute medical, in-patient substance abuse, and psychiatric treatment.

In order to compete in today’s evolving job market; many homeless people need job training or retraining, followed by placement into “living wage” jobs. Due to their unique circumstances, training and placement for homeless people must also be matched by basic services such as appropriate clothing, literacy training, as well as intensive services such as transportation, child care, on-going job counseling and substance abuse treatment.

Alameda County annually submits a Consolidated Application in response to HUD’s annual Continuum of Care SuperNOFA (SuperNOFA). The SuperNOFA has been a crucial funding source for serving the homeless in Fremont. It has provided annual renewal funding of \$269,790 for South and East County’s Homeless Outreach for People Empowerment (HOPE) Project, which provides medical, mental health, drug/alcohol and case management services throughout south and east Alameda County. The continuance of this funding renewal will have a major impact on the ability of the City of Fremont and its partner agencies to maintain existing homeless services.

Objective: Continue to provide support for emergency and transitional housing programs for homeless families and people at risk of becoming homeless. Activities include a variety of housing programs, which provide shelter combined with on-site supportive services. These services will

include health, mental health and substance abuse services.

Accomplishments:

1. Tri-City Homeless Coalition Sunrise Village

The City will continue to financially support the operational costs of Sunrise Village. The shelter will provide approximately 110,000 bed-nights to over 250 homeless families with children and single adults without children over the five-year period.

2. Shelter Against Violent Environments

The City will continue to support the operational costs of SAVE's shelter for victims of domestic violence in Fremont. Approximately 1,500 women and their children are expected to receive services during the next five years.

3. HOPE Project

A team of four professionals will provide 450 local street homeless with services at various locations through the use of mobile van. Services include health, mental health and alcohol services.

Geographic Distribution: All activities described in this section will be available to serve eligible households.

Priority: Maintain and expand activities designed to prevent those currently housed from becoming homeless.

Priority Analysis and Obstacles to Meeting Underserved Needs: For many people in the county who are working at low paid jobs, unemployed, or living on public benefits, it is very difficult to remain housed. According to the Alameda County-wide Homeless Continuum of Care Plan, as many as 120,000 Alameda County households survive on less than the equivalent of 50% of the area median income; of those, 66,000 households are at only 30% of area median income.

For most people, housing is typically the largest expense in the household budget. Federal, state, and local housing programs frequently require that low-income households should pay no more than 30% of their gross income towards housing costs. An analysis of Census 2000 data calculating gross rent as a percentage of household income shows that approximately 83% of low and moderate income families pay 30% or more of their household income toward rent.

Even when housing is available and a household can afford the rent payment, there are barriers, which make it difficult for the household to obtain and maintain the housing. The move-in costs of first and last month's rent and security deposit are a large barrier to low income households who have difficulty making ends meet at the end of the month. Any crisis such as job loss, health emergency, alcohol or drug (AOD) problems can cause the household to begin the spiral into homelessness.

Emancipated foster youth is another important component of potential homelessness in Fremont. According to the Tri-City Homeless Coalition, more than 40% of the emancipated youth never complete high school and half become homeless within the first 18 months of emancipation. Approximately 65% of the youth leave the foster care system with no place to go.

Prevention activities need to be expanded in programs that provide short-term rental assistance, rental guarantees, move-in costs, and housing scholarships to homeless and very low-income people. It is usually less expensive to prevent someone from becoming homeless than to help them once they lose housing.

Objectives: Support and develop programs that recognize and assist residents currently housed, but at risk of becoming homeless.

Accomplishments:

1. ECHO Rental Assistance Program

The City will use CDBG funds to continue to contract with ECHO Housing for its Rental Assistance Program (RAP). The RAP program assists families with move-in costs or delinquent rent due to a temporary financial setback. RAP helps by arranging a guaranteed repayment contract between the tenant and landlord. Each year, ECHO hopes to provide assistance in the form of a rental guarantee or grant to 20-30 low-income families.

2. Project Independence Tenant Based Rental Assistance

City HOME funds will continue to support Project Independence through the City's Tenant-Based Rental Assistance Program. Project Independence assists young adults emancipating from the foster care by providing housing and skill development. The goal of the program is ensure that emancipating youth successfully transition to independence.

3. Discharge Coordination Policy

The City of Fremont continues to support agencies that strive to prevent homelessness resulting from discharge from a publicly funded institution or system of care. Through HOME funds, the City has committed to support Tri-City Homeless Coalition's Project Independence. The City has also committed Redevelopment and CDBG funding to the BridgeWay East affordable housing expansion project, which will include units for Project Independence participants.

Geographic Distribution: All activities described in this section will be available to serve eligible households.

Priority: Build on interjurisdictional cooperation to achieve housing and homeless needs.

Priority Analysis and Obstacles to Meeting Underserved Needs: Alameda County excels in interjurisdictional cooperation and coordination of services to the homeless. There has been coordination around homelessness since 1987, both in terms of planning and the provision of targeted housing and services. The Alameda Countywide Homeless Continuum of Care Working Group was formed in 1995 to develop the Countywide Continuum of Care Plan. In 1997, the Continuum of Care Council (the standing body formed by the Working Group) adopted a completed Continuum of Care Plan to serve as a blue print for even greater participation on a regional and community basis.

The Continuum of Care Council continues to be guided by the Continuum of Care Plan (to be updated in July 2005). The Plan identified gaps in the current service delivery system and is intended to link homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. A comprehensive, year-long community-wide process of identifying and prioritizing continuum-wide goals and outcomes culminated in the creation of a Continuum of Care Council Workplan in March 2001. This Workplan has guided the activities of all the Continuum of Care Council’s committees and has led to the creation of Consumer Rights Standards, assessment and implantation of Health, Safety, and Accessibility Standards for shelters, and advocacy for retaining and expanding critical support services and housing.

The Council is in the process of implementing a Homeless Management Information System (HMIS) and Standards of Service in Alameda County. A comprehensive HMIS for homeless service providers is being developed and implemented to obtain an unduplicated count of demographics and needs of homeless individuals and families in Alameda County. The HMIS systems will allow better tracking and shared information on individuals while they are in the housing system.

Objectives: Continue to participate in the Alameda County Continuum of Care Council.

Accomplishments: The Continuum of Care system will provide assistance to all eligible residents of the City of Fremont and other participation jurisdictions.

Geographic Distribution: All activities described in this section will be available to serve eligible households.

PART IV. PRIORITY SUPPORTIVE HOUSING

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

Priority Analysis and Obstacles to Meeting Underserved Needs: Low income persons and families with special needs, including the frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other drug problems, and victims of domestic violence need housing with support services. Within the HOME Consortium there is a critical need to increase the amount of housing with supportive services to meet a variety of special needs. Supportive housing can increase life expectancy and quality of life for persons with special needs. For many, it can be key to preventing or permanently ending homelessness.

Each special need population requires different levels of service and support. Persons with acute disabilities, such as end-stage AIDS or severe mental illness, may require a high level of service available on site. Less vulnerable populations may need fewer services at their residence, but may require access services in the broader community. Services often associated with supportive housing include case management, alcohol and drug counseling, health and mental health care, money management and childcare.

The California Department of Rehabilitation estimates that 3% of the total population have disabilities which effect their housing requirements to a significant degree, forcing the disabled to live near medical facilities, live in specially designed homes or live in congregate housing. Many have difficulty obtaining housing when vacancy rates are low and housing is unaffordable. Most affordable housing does not have the accessibility to accommodate a physically disabled person. Education of landlords and disabled tenants regarding reasonable accommodations is sporadic. The misunderstanding between landlords and the needs of disabled tenants often leads to eviction proceedings rendering the disabled person homeless and with a poor tenant history, making future rental opportunities more difficult.

The following housing complexes within the City of Fremont provide housing for people with special needs. These units are *not* expected to be lost from the City’s assisted housing inventory:

Table 8: Fremont Special Needs Housing

<u>Complex</u>	<u>Special Need</u>	<u>Income Eligibility</u>	<u># of Units</u>
Pacific Grove	Mentally Disabled	50% of AMI and below	20
Redwood Lodge	Disabled	50% of AMI and below	24

Objective: Assist nonprofit housing developers finance the construction of affordable housing for people with special needs such as the elderly and disabled.

Accomplishments:

1. Housing for Adults with Developmental Disabilities and Seniors with Disabilities

The City of Fremont will continue to provide financial support to housing developments targeting adults with developmental disabilities and seniors with disabilities.

2. Housing for Adults with Alcohol and Drug Abuse Problems

The City of Fremont will continue to provide financial support to housing developments targeting adults with alcohol and drug abuse problems.

Geographic Distribution: All programs listed are available to eligible households throughout the City of Fremont

PART V. OTHER ACTIONS

Lead-Based Paint Hazard Reduction

Lead paint, which was commonly used in household paint until 1978, is a leading contributor of lead poisoning. Approximately 17.5% of the total County Consortium units that were built prior to 1978 are located in Fremont. The 17.5% 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 of Fremont complies with Sec. 570.608 of the CDBG regulations, which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal assistance.

As part of the housing rehabilitation contract between Alameda County Housing and Community Development (ACHCD) and the City of Fremont, ACHCD provides paint grants to qualified Fremont residents. These paint grants include the cost of lead abatement. Homeowners receiving financial assistance are provided written information on the hazards of lead-based paint poisoning and the steps for eliminating lead-based paint hazards.

Anti-Poverty Strategy

Homeless Coordination: ACHCD is the lead agency for various programs such as HOPWA and the Supportive Housing Program (SHP) which serve the homeless through housing and supportive services and aim to reduce the number of people living in poverty in the County. ACHCD is also a lead agency on the county-wide homeless Continuum of Care Council, which includes representatives from each of the HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, and education and health care professionals. The Continuum of Care planning process identifies gaps in the current service delivery system and sets priorities for future efforts to address homelessness in Alameda County. The Plan links homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. It provides a set of locally agreed-upon principles and priorities which each jurisdiction implements within their own funding guidelines, and identifies areas for multi-jurisdictional collaboration.

City Social Service Funding: In addition to the strategies outlined in this Strategic Plan, the City expects to allocate approximately \$468,175 a year from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are designed to foster the

independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All of the funded agencies provide services primarily to extremely low to moderate income clients.

City / Service Provider Partnerships: In June 1999, the City of Fremont officially 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-two different agencies with a host of integrated services under one roof. 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, 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 2001 Survey of 15 FRC agencies found that 90% (16,971 of 18,787) of FRC clients served by those agencies were low income.

Housing Assistance: The City's Office of Housing and Redevelopment will continue to facilitate the Housing Scholarship Program. This program combines job training, supportive services and affordable housing to lower income families to help them transition from public assistance to self-sufficiency. Apartments are offered by private for-profit and nonprofit owners at below market rates for up to one year for participants who have children, and who have made a commitment to obtaining a full-time job upon completion of job training. In addition, a portion of the City's HOME program funds are used to provide tenant-based assistance to qualified Housing Scholarship participants. The City also supports applications by the Alameda County Housing Authority for additional Section 8 Certificates and Vouchers. These programs provide a tenant-based subsidy enabling extremely low and low-income families to pay no more than 30% of their incomes on housing costs. Continuation of these programs is a critical piece of the City's anti-poverty strategy because these households are able to spend less on housing costs and more on other necessities.

Public Housing Resident Initiatives

NA - No public housing exists within City limits. Because the City of Fremont does not have any public housing, it does not plan on pursuing any public resident housing initiatives.

PART VI. STRATEGIC PLAN COORDINATION EFFORTS

Institutional Structure

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

State Agencies

1. 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.
2. California Housing Finance Agency (CHFA)
CHFA provides financing for affordable housing at the state level. CHFA issues mortgage revenue bonds and finances rehabilitation and new construction programs for both rental and ownership housing.

County Agencies

1. Alameda County Housing and Community Development (HCD)
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), as well as two programs for the City of Fremont: Mortgage Credit Certificate (MCC) Program and the Housing Rehabilitation and Emergency Repair Grant Program.
2. Housing Authority of Alameda County
The Housing Authority of Alameda County serves the City of Fremont. The Authority administers several countywide 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.

Nonprofit Agencies

The primary service deliverers and managers of the varied housing and supportive housing programs listed 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 nonprofit organizations providing services in the Fremont area. The following is a list of some of the agencies that have been serving the City of Fremont in the areas of community development, affordable housing, homelessness, special needs, supportive services:

1. Afghan Coalition
2. Bay Area Community Services (South County Creative Living Center)
3. Bay Area Community Services (Adult Day Care)
4. BRIDGE Housing Inc.
5. City of Fremont Youth and Family Services
6. City of Fremont Senior Peer Counseling
7. Community Childcare Coordinating Council
8. Community Resources for Independent Living
9. Deaf Counseling, Advocacy and Referral Agency
10. Eden Council for Hope and Opportunity
11. Eden Housing Inc.
12. Fremont Fair Housing Services
13. Housing Consortium of the East Bay
14. Kidango
15. LIFE Eldercare (Meals on Wheels)
16. Project Sentinel
17. Shelter Against Violent Environments
18. Tri-City Free Breakfast Program
19. Tri-City Health Center
20. Tri-City Homeless Coalition

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 partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State and non-profit agencies. Sixteen (16) agencies will receive Social Service Grant funding from the City in FY 2005-06. Over a dozen agencies will also receive CDBG capital, administration or public service funding. In addition to receiving 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. Recent state takeaways negatively affect the Office of Housing and Redevelopment'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.

Managing the Process

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

The City of Fremont is a member of 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 has also worked with other City departments to get their input on priority needs. The Department has worked with the Office of Housing and Redevelopment (OHR) and the Development and Environmental Services Department (DES) to create a comprehensive view of the needs found within the City of Fremont. DES (Planning Department) is responsible for developing the City's Housing Element. OHR, the City's lead housing agency and the Human Services Department assisted DES in developing the City's Housing Element and the ongoing implementation of the Housing Element's Housing Program Strategy. DES 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 senior needs.

The City also implemented an extensive citizen's participation process, which is detailed in the following section.

Citizen Participation

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 January 2005, community input and interest was sought through a three-page Community Needs Survey. The City sent surveys to approximately 142 agencies, individuals and community organizations. Recipients included agencies that serve racial and ethnic minorities.

Agencies that serve Fremont residents were asked to rate the priority needs of housing and community development activity types, household types and income groups. Agencies were asked to prioritize the activities and groups as having high, medium, low and nonexistent need priority.

Staff also sent out a Priority Needs Matrix for public input. This matrix listed Consolidated Plan Priority Needs and suggested performance measures for these needs. Staff asked agencies to review the suggested performance measures for each priority need activity and provide comments. The City will incorporate these performance measures into the City's Social Services Grant and Community Development Block Grant programs.

Nineteen agencies representing a variety of community interests responded to the survey. The data from these surveys were used to help determine the priority needs stated in the strategic plan. Based on average scores, Childcare centers and homeless facilities received the highest priority ratings among public facilities. Among public services, senior services, childcare services, special needs services, and health services received the highest priority ratings. Transitional housing and rental assistance activities received the highest priority rating among affordable housing needs. Single parents, seniors and small families received the highest priority ratings among all household types. Transitional housing and homeless shelters received the highest priority rating for housing type. One agency commented on the housing needs, homeless needs, and community development needs of special needs populations.

Although not statistically significant, the survey results showed support for transitional housing and childcare. Some respondents provided written comments on priorities. These comments stressed the need for domestic violence services, housing for the deaf community, mental health services, senior services, youth services, and infrastructure improvements that accommodate disabled residents.

Public Hearings: On December 16, 2004, in conjunction with its FY 2005 Funding Orientation, the Citizen's 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 public hearing was attended by eight community agencies. Comments were received regarding the need for affordable housing, public facilities, and dental services for low-income families.

The CAC also held a public hearing in February 2005. At this hearing, the CAC reviewed the results of the Community Needs Survey. No further comments were received.

The Consortium held a pre-draft public hearing on January 20, 2005 at HCD's Housing and Community Development Advisory Committee meeting. The public hearing consisted of an overview of the Consolidated Plan and request for input on housing and community development needs in the HOME Consortium. No comments were received during this meeting.

A 30-day public comment period for the Action Plan was held from March 28, 2005 through April 26, 2005. All Consortium member Action Plans were distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies. No comments were submitted.

Monitoring

The City of Fremont Human Services Department and the Office of Housing and Redevelopment will monitor progress of activities undertaken with HUD funds, including CDBG and HOME, as part of their on-going monitoring procedures. Monitoring includes providing updates on the progress of projects to the City Council, CDBG Citizens Advisory Committee, Human Relations Commission and Senior Citizens Commission.

Other monitoring procedures include annual on-site monitoring and program evaluations of sub-recipients including financial monitoring, record keeping, and reporting requirements; regular staff progress review meetings; and HUD monitoring. The City will also comply with all statutory requirements required by the CDBG and HOME programs. These include, but are not limited to, the National Environmental Policy Act, Section 3 of the Housing and Urban Development Act of 1968, labor requirements, contracting and procurement practices, and the Uniform Relocation Act.