

# Fremont: Families & The Built Environment

## Community development policy from the Fremont 2011 General Plan

December 30th, 2019

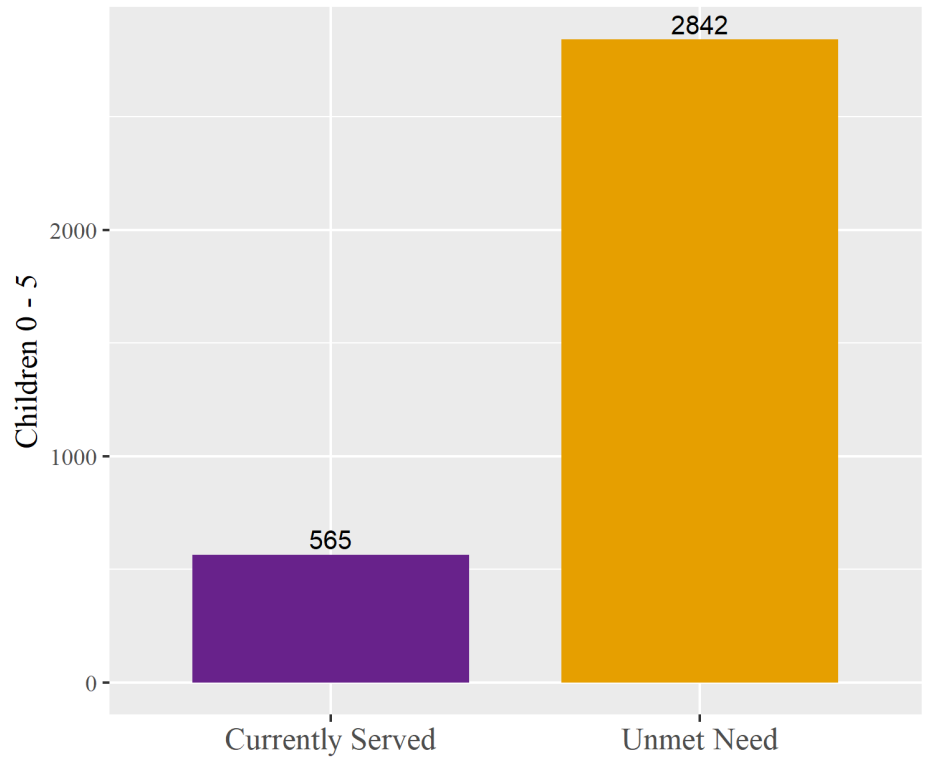
### Data

#### Community Demographics

- Number of income eligible children ages 0 to 5 at or below 85% SMI: 3,407
- Estimated percent of children 0-5 not served: 83%
- County Kindergarten Readiness rate: 44%

### Children Served & Estimated Unmet Need for Income Eligible Children 0-5

Fremont



Data from the 2016 AIR Early Learning Needs Assessment Tool

### Land Use Element

2-20: "The Low Density designation corresponds to most of Fremont's singlefamily residential neighborhoods. These areas are characterized by subdivisions of detached homes, usually on lots of 5,000 to 10,000 square feet. Low Density areas may also include larger-lot subdivisions in the 10,000 to 20,000 square foot range. Multiple zoning districts apply within Low Density Residential areas to distinguish areas with different minimum lot sizes. The high end of the density range, which would result in lots less than 6,000 square feet, is only permitted where specific conditions are met as established by the General Plan and Planned District zoning. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes R-1-10, R-1-8, R-1-6 and R-2 districts."

## Land Use Element

2-21: "The Low-Medium Density designation is intended for patio home (zero lot line) development, mobile home parks, and older parts of the City characterized by a mix of single-family homes and small multi-unit buildings. Net density in these areas generally ranges from 8.8 to 14.5 units per acre, corresponding to site area allowances of 3,000 to 5,000 square feet per unit. While a mix of housing types is present, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes small lot Planned Developments, R-2, R-G and some of the lower density R-3 districts."

2-21: "The Medium Density designation applies to garden apartments, condominiums, flats, townhouses, and low-rise multi-family complexes. Net densities in these areas generally range between 14.6 and 29.9 units per net acre, corresponding to site area allowances of 1,450 square feet per unit to 3,000 square feet per unit. These areas are multi family in character, but retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, and low building heights. Structures in these areas are generally less than four stories tall and have surface parking. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes the R-3 district zones and the R-G zone."

2-21: "The Urban Residential designation applies to apartment buildings and condominiums that are generally four stories or more. Densities exceed 30 units per net acre and may be as high as 70 units per net acre, corresponding to site area allowances of 625 to 1,450 square feet per unit. On larger parcels with this designation, common open space and other shared amenities are typically provided. Structured parking is also usually included. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. While this designation is principally intended for residential development, some mixed use development (i.e., apartments above retail shops/services/offices) may be allowed under certain conditions. Densities above 70 units per net acre may also be permitted under certain conditions. Correlating zoning in Urban Residential areas includes the higher density R-3 zones and the R-4 zone."

2-51: Policy 2-2.13: Public-Private Partnerships

"Implementation 2-2.13.A: Public Benefit Uses in Large-Scale Development--recognize the opportunity to incorporate activities that provide a public benefit (such as child care centers and libraries) within private development through public-private partnerships."

2-58: Policy 2-4.6: Conversion of Older Shopping Centers and Commercial Uses

"Policies 2-4.5 and 2-4.6 recognize that some "pruning back" of existing retail space may be needed in Fremont. Some of the City's older shopping centers and commercial properties may be economically obsolete and may have difficulty competing with more contemporary centers. Yet these centers still serve as community focal points, providing affordable floor space, and goods and services to residents in nearby neighborhoods. Some centers could benefit from the introduction of new non-retail uses, such as public facilities, offices, services such as child care, and even housing to keep them viable. The City will support zoning regulations and other tools to facilitate economically productive use of all centers."

2-59: Policy 2-4.7: Collocation of Public Services in Centers

"Encourage the collocation of public services such as education, health care, libraries, child care, senior centers and job training in shared facilities located within neighborhood and community centers. Such facilities and services may be incorporated within new large-scale private development as a way to provide community benefits and meet the service needs generated by that development."

## Housing Element

5-3: "Fremont needs new housing to survive as a healthy city. The City's workforce is expected to grow by tens of thousands by 2035 as remaining vacant industrial lands are developed and older industrial and commercial sites are redeveloped, generating significant employment growth. Fremont needs housing for these workers, as well as for its teachers, its police and fire personnel, its nurses and child care workers and the retail and service workers that are the lifeblood of the local economy. Fremont also needs housing for seniors and others with limited mobility and fixed incomes. And the City needs housing for families in crisis and others who cannot find adequate shelter in the local marketplace."

5-29: Action 3.03-F: Facilitate Use of Creative and Alternative Housing Concepts

"Identify and encourage best practice alternative housing concepts, such as co-housing, microhousing units, shared units, and also incorporating supportive services, such as child care if feasible, within new housing. These concepts have proven effective in housing populations such as frail and isolated seniors, foster and emancipated youth, and homeless, etc. The City will facilitate these alternative housing concepts through the NOFA. City staff is also conducting site visits to shared housing to understand feasibility and concept."

5-37: "Policy 5.02 focuses on housing assistance programs for special needs populations (elders, homeless, disabled). The City also assists/funds a variety of supportive services that can aid individuals and families to remain in their existing housing. Research shows that supportive services, such as finance management, counseling, or child care, are an efficient and effective means to keep people housed who may be faced with a financial crisis. While all of the support services provided by the City or by non-profits with City funding are not necessarily limited to low-income households, most of the consumers of these services are in fact extremely low, very low, or low income.

5-38: Action 6.01-A: Funding for Non-Profit Social Service Providers

"The City currently provides funding to local non-profit agencies that offer a variety of supportive services to the community, including homeless assistance, meal programs, domestic violence services, child care services, health services, adult day care, and case management. These services, such as In-Home Assessment and Care Coordination for seniors, paratransit, the Family Resource Center (FRD), and SparkPoint, enable households to stay housed."

5-38: Action 6.01-B: Continue to Operate the Fremont Family Resource Center

"The City partners with more than 25 government and non-profit organizations in the operation of the Fremont Family Resource Center (FRC), where families can access a variety of supportive services under one roof. FRC programs include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs."

5-72: 7.02-B: Encourage On-Site Child Care in Affordable Housing Developments

"Where it is feasible, encourage on-site child care in affordable housing developments serving families with children."

5-101: "In addition to lower incomes, single parent households are also more likely to require child care assistance, which reduces the income available for housing. The gap in income level makes it more difficult for the female-headed households to secure decent and affordable housing. Table 4-20 shows the percentage of single-parent households in Fremont that are considered below the poverty level. The number of female-headed households below the poverty level far exceeds the number of male-headed households living below the poverty level."

5-102: "'Large Households' contain five or more persons. In the 2010 U.S. Census, approximately 14.0 percent of all Fremont households met this definition. Because of high housing costs and competing expenses (for child care, food, health care, travel, etc.), large households may have difficulty finding suitable housing in a community. In addition to cost of larger sized housing, the available stock may also be limited."

## Housing Element

5-109: "Because ELI households have special needs, the City has taken steps to promote the development of housing types that might serve ELI residents. The Housing Element has added a goal to focus on supportive services. These services can range from on-site child care to jobskills training to counseling. By encouraging the provision of supportive services in conjunction with the development of affordable housing, especially ELI housing, the hope is to assist residents so that they remain housed. In addition, Action 3.01 C in Chapter 2 calls for the City to strive to develop affordable housing for ELI households commensurate with the need."

### 5-143: Density Bonus Ordinance

"In accordance with the California Government Code, Sections 65915, 65915.5, and 65917, the City modified its Density Bonus Ordinance in April 2005 to provide incentives for the production of housing for very low-income, and senior households, and for the production of housing for moderate income households residing in condominium and planned development projects. The modified Ordinance is intended to facilitate the development of affordable housing and to implement the goals, objectives and policies of the City's Housing Element. Consistent with state law, the Ordinance provides density bonuses and incentives and concessions to developers providing units affordable to low-income, very low-income, and senior housing development and also for the donation of land for affordable housing or the provision of child care facilities."

## Economic Development Element

### 6-28: Policy 6-1.3: Business Recruitment/Retention--Implementation 6-1.3.F: Child Care Facilities

"Encourage the siting of child care facilities in areas with compatible land use and character, including located near transit hubs, employment centers, recreation facilities, community centers, schools, and homes."

## Public Facilities Element

9-3: "The Public Facilities Element of the General Plan addresses the provision of public facilities and services. Although the Public Facilities Element is not required by State law, the topics addressed here are an integral part of the City's overall planning strategy. Fremont has a long history of excellent police, fire, and human services, high quality child care, schools and libraries, and well maintained infrastructure. The policies in the Public Facilities element are intended to ensure that the community's public facilities will continue to serve Fremont's needs into the future."

### 9-28: Fremont Family Resource Center

"The Fremont Family Resource Center (FRC) houses more than 25 nonprofit and government agencies that provide services to families. The FRC was named one of the "Best of the Best" community development projects in the nation shortly after it opened in 1998, and continues to provide one-stop services to many local families. Available services include employment development, counseling, child care resource and referral, and many others. The FRC also focuses on helping families achieve economic self-sufficiency through food stamp registration, money management and credit repair services, and a volunteer income tax assistance program."

### 9-28: Non-profit Agenices

"Fremont benefits from the efforts of many non-profit social service agencies. Some of the services offered by these agencies include; emergency shelter for the homeless and for victims of domestic violence; subsidized child care; meal delivery for homebound seniors; health services; job training; assistance to residents with physical and developmental disabilities; and emergency food assistance. The City has supported many of these programs with federal Community Development Block Grant funds as well as local funds."

## Public Facilities Element

### 9-29: Child Care

"In-home child care businesses are regulated by the State, in part to ensure that local zoning regulations do not preclude their development. In Fremont, as in other cities throughout California, facilities providing care for eight children or less are a permitted use in residential areas. In-home facilities providing care for up to 14 children can be regulated locally, but the approval considerations may relate to concentration of facilities, traffic control, parking, and noise control only.

Commercial child care centers are allowed within most commercial zones and only selectively within industrial zones when incorporated as part of an employer. They are also allowed in residential zones subject to discretionary review.

The City recognizes child care, both in-home and commercial, not only as an essential service to working families, but also as an important part of the local economy. The Alameda County Child Care Planning Council estimated that child care was a \$44 million industry in Fremont in 2001, employing 1,076 persons in licensed establishments and creating nearly 798 other jobs in affiliated industries. Child care also enables greater participation in the workforce by working parents. In addition, affordable, reliable child care is particularly important for single parent and lower income households.

Ideally, child care facilities would be geographically dispersed across the community and integrated as a key part of a neighborhood. Locating child care near residential areas, high employment centers, or transit hubs can result in reduced commutes, reduced traffic congestion, and increased transit ridership for parents dropping off children before commuting to work. Integrating services also builds continuity and connections within neighborhoods."

9-41: Goal 9-13: Child Care--"Appropriately located, affordable and accessible child care in Fremont to meet the community's current and future needs."

Policy 9-13.1: Non-Profit Agencies: "Support non-profit agencies linking families to child care."

> Implementation 9-13.1.A: Funding for Child Care Agencies: "As available funding permits, continue to provide Community Development Block Grant and other financial support to agencies providing child care training and resource and referral."

Policy 9-13.2: A Range of Child Care Facilities: "Encourage the siting of a range of child care facilities and programs compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels."

> Implementation 9-13.2.A: Child Care in Multi-Family Developments: "Encourage the development of child care facilities in new multi-family housing developments, near major transportation hubs as part of high-density projects, and in residential areas lacking adequate child care. See Implementation 7.02-B in the Housing Element for measures related to child care in affordable housing developments."

> Implementation 9-13.2.B: Protection from Incompatible Uses: "Continue to apply standards that restrict the proximity of sensitive receptors near industrial operations that conflict with the health and safety needs of children."

> Implementation 9-13.2.C: Density Bonus for Child Care Facilities: "Develop a formula for granting a bonus in density or intensity of use for large commercial, industrial and residential projects that provide child care facilities."

> Implementation 9-13.2.D: Before and After School Care: "Encourage the school district to continue and expand the provision of before- and after-school care on or near school sites."

> Implementation 9-13.2.E: Child-Care-Friendly Regulations and Information: "Review and revise as necessary Zoning Ordinance provisions affecting child care facilities to ensure that they do not pose unnecessary hindrances to the development of child care facilities and to allow child care in commercial and industrial locations when the location is safe for children. Create easy-to-use informational materials laying out City requirements for those intending to open a child care facility."