

Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...

New Housing: What's Approved vs. What's Needed

In the last few years, Fremont has approved over 1,400 new housing units:

- § Over 130 Affordable Housing units
- § Over 300 mostly high-end rental apartments
- § Nearly 100 for-sale condominiums
- § 650 luxury three-story townhouses
- § Nearly 270 single-family houses mostly in expensive Mission San Jose

How many medium-range apartments, condominiums, townhouses, or houses? **Only around 170!**

There are nearly 6,000 units being proposed:

- § 4,000 units in the Warm Springs BART area
- § Over 1,200 other units in six developments
- § Over 700 units in preliminary review for possible future development

What Do We Need?

Many developments have been proposed to attract people working in Silicon Valley ("millenniums") or families from out of town who want to attend the great Fremont schools. But what about the current residents and the existing character of our neighborhoods?

Where is the new housing for the younger generations of current Fremont residents who have only a medium level income? Right now there isn't any, and our adult children are either living in their parents' home or spending most of their income on what few available rental spaces there are. Or they move away and we lose any sense of family continuity in our town.

Where is the senior housing that will attract empty-nesters and thus freeing up their current homes for the next generation? Why are there multiple families living together in apartments and small houses sharing the rent?

"Affordable Housing" units are those that people at lower income levels must apply for. Housing that is affordable are units available to anyone that are affordable by design. They cost much less than the luxury units that are now being built.

Why does Fremont allow variances that enable developers to pack in high-end units rather than limit those variances to only the medium-priced housing that Fremont needs?

How Did We Get Here?

A few years ago, some residents were polled about what they wanted for Fremont. "Create us a pedestrian-friendly downtown with a sense of place..." they said. So we became "strategically urban" with high-rises and lots of 3-story luxury townhouses. How did our request for a great downtown turn into high-end urban housing all over Fremont?

The 2011 General Plan created four Transit Oriented Development (TOD) Overlays around train and BART stations as locations for high-density pedestrian-oriented housing. Over 230 units (other than Affordable Housing) have been approved in TODs. All but 4 have been high-end units. Why aren't the nearly 900 units in a proposed TOD apartment "resort complex" designed for medium-income residents?

The state mandates that cities add housing units if they want certain state funding. Each city is issued a Regional Housing Need Allocation or RHNA (pronounced Reena) Numbers. These are housing unit counts by Affordability Level. For some reason, Fremont's 2014-2022 "Above Moderate" allocation is 1/3 of the total need of 5,455 units. This ends up being used to justify Fremont's approving lots of expensive townhouses and single-family houses. Fremont is trying hard to fill the "Very Low" needs with Affordable Housing. But they are silent about filling the middle third.

Other Questions

Each development's impact on streets, infrastructure, schools, parks, libraries, etc. is evaluated separately.

Why not cumulatively to give a better sense of what all these developments are doing to our city?

Developers can get a General Plan Land Use Amendment passed to increase the housing density of a parcel. They only have to get the landowner to agree - a landowner who will benefit from such an increase - or they can purchase the land and become the landowner. Why aren't Fremont's residents allowed to apply to decrease the density unless they get the landowner's permission? Residents have to argue their case against amendments for increase but, the developers and landowners aren't made to fight against decreases - residents just aren't permitted to apply for an amendment by themselves.

Why does Fremont allow minimal new parking requirements for these high-density downtown developments? Won't those residents use up the little available downtown parking? Where will the rest of us park since we have to drive there?

Who Do We Contact for Change?

Ask your questions and voice your concerns directly to the City of Fremont. Find city contacts on the Contacts page at www.ShapeOurFremont.com