



Grover Wehman-Brown &lt;grover@ebho.org&gt;

---

## Public Comment - City Council Oct 12, 2021, Item 5A - Affordable Housing Ordinance Update

---

Jeffrey Levin &lt;jeff@ebho.org&gt;

Tue, Oct 12, 2021 at 3:16 PM

To: "citycouncil@fremont.gov" &lt;citycouncil@fremont.gov&gt;

Cc: Lucia Hughes &lt;LHughes@fremont.gov&gt;, "City of Fremont Community Development (dschoenholz@fremont.gov)" &lt;dschoenholz@fremont.gov&gt;

Bcc: grover@ebho.org

Dear Mayor Mei and Members of the City Council:

I am writing on behalf of East Bay Housing Organizations (EBHO) to support the proposed changes to Fremont's Affordable Housing Ordinance. We believe these changes will not only simplify the ordinance and make the various options more clear for developers, but also will help generate more resources for the city to meet its pressing needs for affordable housing, particularly for very low and low income households.

EBHO is a member-driven organization working to **preserve, protect, and create affordable housing opportunities for low-income communities** in the East Bay by **educating, advocating, organizing, and building coalitions**.

The proposed changes to the Affordable Housing Ordinance would increase the in lieu fees on new for sale developments (other than stacked flats buildings) and phase these changes in over time with an initial increase on adoption and a subsequent increase in January 2023. These increases are justified by the updated nexus study and feasibility analysis, and will help mitigate the impact of new higher end residential development on lower-paid jobs (especially sales and service jobs) that in turn add to the need for affordable housing for these new workers.

Fremont will be facing new challenges in the next Housing Element cycle, as the Draft Regional Housing Needs Allocation (RHNA) must allocate a much larger number of units across the region than in the last cycle. Fremont's draft allocation includes 3,640 units of very low income housing and 2,096 units of low income housing. These goals can only be met with substantial public investment. To maximize the leveraging of Low Income Housing Tax Credits as well as State and regional housing funds, local funding commitments are essential to a competitive application. The increased fees called for in this update will better position Fremont to address these needs and enhance the ability of local developers to bring in outside funding, often providing more units and at much deeper affordability levels than an inclusionary requirement alone can provide.

We appreciate the City's move to update this requirement and look forward to working with the City to maximize the use of these funds and to craft policies that address the need to produce, preserve and protect housing opportunities for low income households and affirmatively further fair housing.

Sincerely yours,

Jeffrey Levin  
Policy Director

**NOTE:** I am generally working only on Monday afternoons and all day on Tuesday and Thursday, so I may not be able to reply to your e-mail right away.

**East Bay Housing Organizations (EBHO)**

538 Ninth Street, Suite 200 | Oakland, CA 94607

510-663-3830 ext. 316 | [jeff@ebho.org](mailto:jeff@ebho.org)

**Save the date! Our Annual Membership Meeting & Celebration is November 10th. We will share updates on EBHO's campaigns throughout the year and vote on board membership, and we want you with us! [Join or renew your membership for 2022](#), then [RSVP for the Membership Meeting & Celebration](#).**

*Thank you for supporting our efforts to protect, preserve and create affordable housing for all!*

*Visit us at [www.EBHO.org](http://www.EBHO.org) and follow us on [Facebook](#) and [Twitter](#)*