

Congregations Organizing for Renewal (COR)

affiliate of the PICO National Network

Organizing for economic opportunity for low income families
in S. Alameda County (East Silicon Valley)

congregations organizing for renewal



Welcome to Fremont, CA



Bay Area Rapid Transit

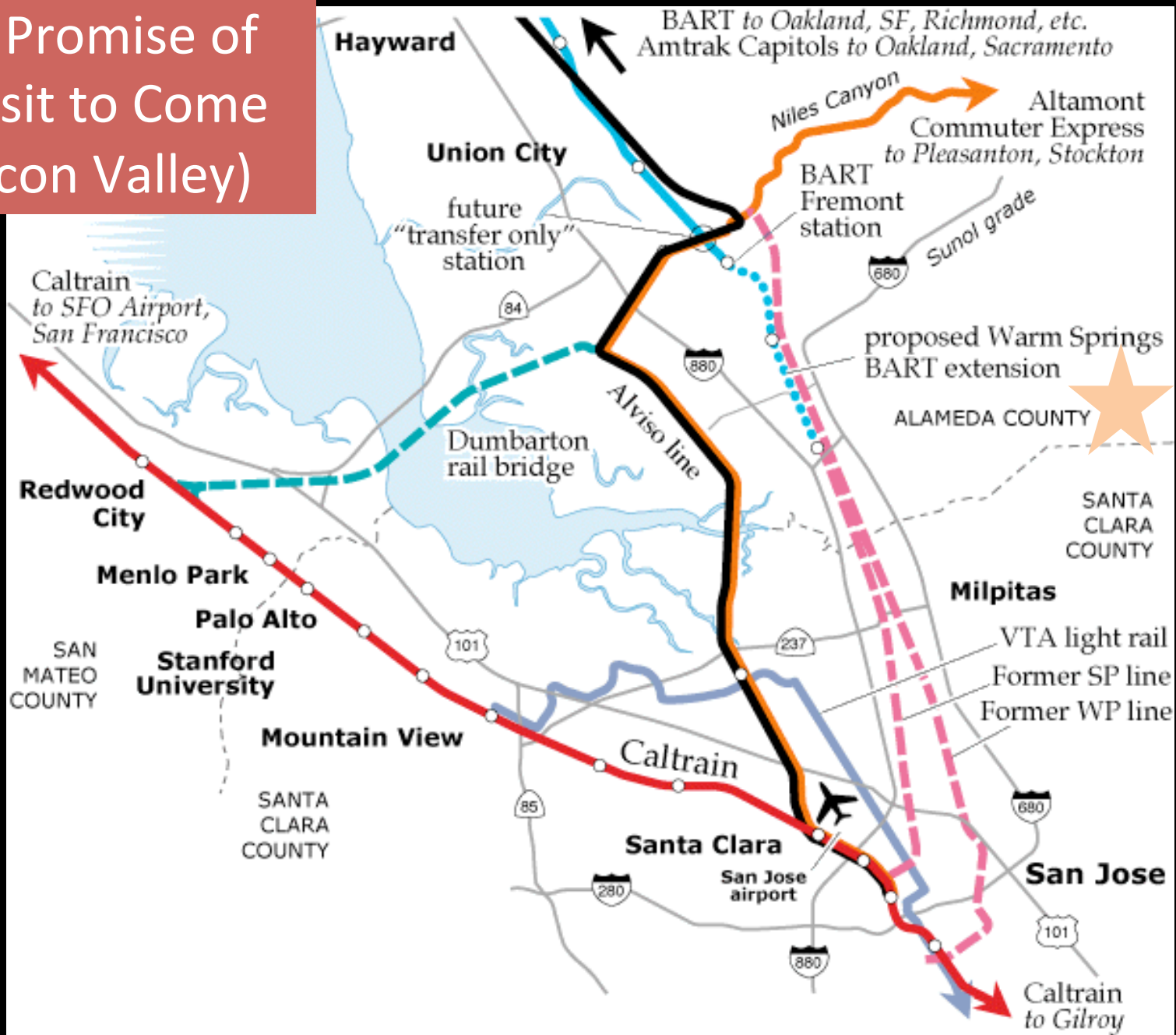


Richmond
Richmond-Fremont
Pittsburg-SFO
Dublin/Pleasanton
Fremont

- station
- multiple lines
- transfer
- timed transfer
- terminus



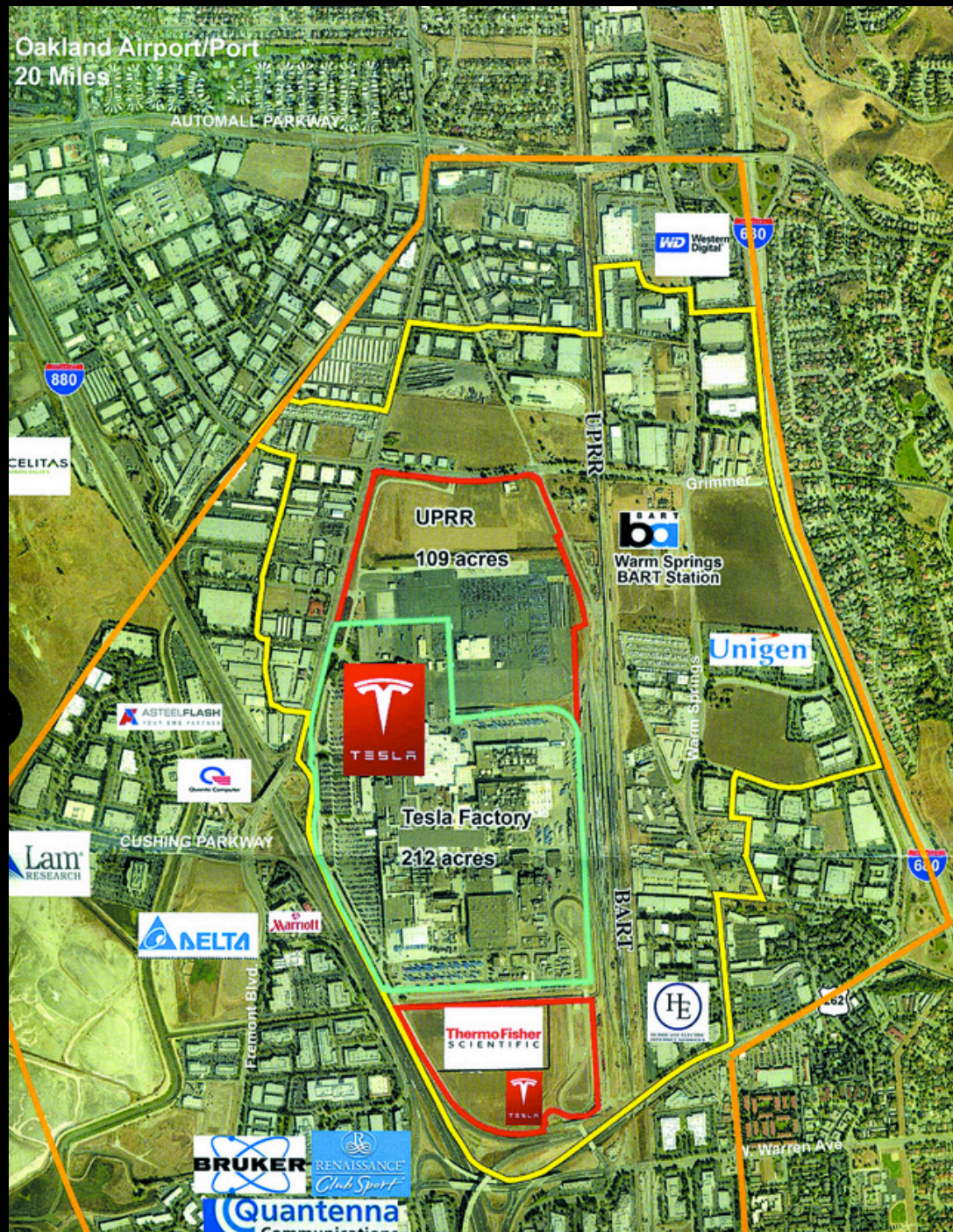
The Promise of Transit to Come (Silicon Valley)



Tesla plant (formerly NUMMI), anchors the Warm Springs development



Warm Springs
Bart
station,
870+
acre
infill
dev. site



Warm Springs TOD

Figure 1.1: South Fremont/Warm Springs Study Area



- including Tesla Motors Factory, BART station (opening 2015), and Union Pacific Railroad land
- 3 different land use alternatives:
 - Innovation Center/ Manufacturing
 - Innovation Campus/ Residential TOD
 - Innovation District/Residential Mixed-Use
- City is committed to strategic development to achieve community goals:

3,000
a region
0 acres
including Tesla Motors Factory
BART station (opening 2015)
and Union Pacific Railroad land

and Create
Sustainability
Sustainable
Station

The City of Fremont's vision



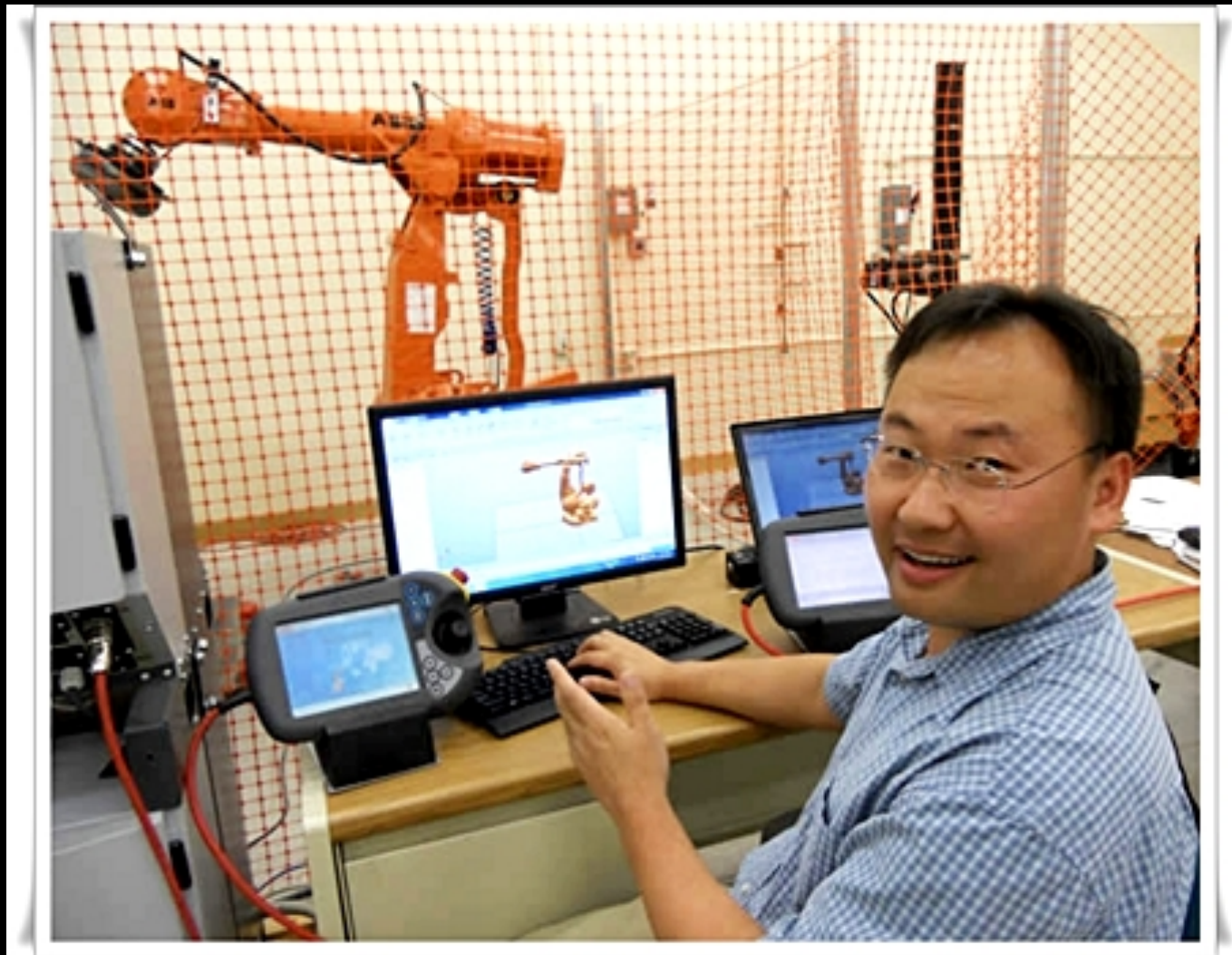
Warm Springs Study Area



Solutions:

1. Work with developers to solve our communities' common problems (lack of good paying jobs, lack of affordable housing, low rates of democratic participation, crime, etc.) –ask for CBAs, job creation impact fees, etc.
2. Invest in community participation
3. Aggressive, stable housing plans and policies including short term and long term solutions to protect our most marginalized residents.
4. Invest in internships and job creation efforts with the Trades, local businesses, cities/ counties, workforce development partners, etc.

Warm Springs TOD: “Who will benefit?”



The Opportunity

Community

Equity

- “With up-zoning you get public benefits”

Incentives for Fremont employers

- “talented workers”
- “incentive zoning”

The Eastern Neighborhoods Plan SF

Appendix: Public Benefits Incentive Zoning (excerpt)

- The purpose of Public Benefits Incentive Zoning is to ensure that any increased development potential resulting from a rezoning of the Mission District helps to develop a diverse, balanced, and healthy neighborhood. Where the rezoning allows an increase in density or buildable square footage, it not only confers greater development potential, but also creates greater land value for property owners and sales or rental value for developers. Increased private value is thereby conferred by a public act, but without gaining advantages for the local community. This program creates a mechanism to capture a portion of this increased land value in the form of Public Benefits that will mitigate the impact of the additional development rather than allow it to become windfall profit to the landowner. Public Benefits may take the form of affordable family and senior housing units above the required inclusionary zoning, community serving space, publicly accessible open space, and light industrial space where appropriate. For the purpose of this program, "rezoning" includes increases in height, bulk, buildable square footage, or density, or major changes in allowed uses."

COR is:

- A faith-based community organizing group affiliated with the PICO National Network. We represent 25,000 residents in S. Alameda County. We are multi-racial, multi-faith and have passed such initiatives as: doubling the # of affordable housing units at the TOD site in San Leandro; passing Measure UU in Union City to implement CeaseFire, an anti-violence best-practice; winning thousands from Fremont for a youth center; and championing linkage fees and pre-apprenticeship programs in S. County.