



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Livermore  
Reporting Period 1/1/2015 - 12/31/2015

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>		3		9		12	
No. of Units Permitted for <b>Above Moderate</b>	277	20	123			420	

\* Note: This field is voluntary

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## Housing Element Implementation

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**Jurisdiction** City of Livermore  
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**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	2015	2016	2017	2018	2019	2020	2021	2022	Year 8	Year 9			
Very Low	Deed												839
	Restricted Non-deed restricted	839											
Low	Deed	2										2	472
	Restricted Non-deed restricted	474											
Moderate	Deed	2										2	482
	Restricted Non-deed restricted	496										12	
Above Moderate		920										420	500
Total RHNA by COG													
Enter allocation number:												436	
Total Units												436	2,293
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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***Housing Element Implementation***

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**General Comments:**

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
GOAL 1: Diversity of Housing Choice - Address the diverse housing needs of all economic segments of the community by allowing for a range of housing types, price levels, and density.					
<i>Policy 1.1: Develop and maintain an inventory of land with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.</i>					
<b>Program 1.1.1: Land Inventory</b>					
Develop a land inventory that provides sufficient sites to meet the Regional Housing Needs Allocation (RHNA) of 2,729 units (839 very-low, 474 low, 496 moderate-income, and 920 above moderate).	Completed for the 2015-2022 Cycle	Community & Economic Development Department	General Fund	n/a	Complete. In March 2015, the City adopted an updated Housing Element for the 2015-2025 cycle that included a Land Inventory with sufficient sites to meet the RHNA. HCD certified the Housing Element on April 20, 2015.
In the event that a site included in the City's land inventory is developed commercially or with other non-residential uses, identify an additional site with the same or more capacity as the previous site.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. No sites listed in the Land Inventory were redesignated to a non-residential use in 2015.
Should a proposed density reduction decrease the number of units below the City's RHNA for the Housing Element period, identify additional sites/units to ensure the RHNA can still be met.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The City did not process any projects in 2015 that would decrease the number of units below the City's RHNA.
Maintain a file in the Planning Division of vacant residential acreage to assist developers in identifying land suitable for single-family and multi-family residential development.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. Staff provided the Land Inventory to several prospective home builders during 2015.
Maintain maps indicating current zoning as well as public facilities and services to these sites.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The zoning map is available on the City's website. The City's GIS system provides updated general plan and zoning information, and map

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Monitor on an annual basis the development of underutilized or vacant residential sites identified to meet the RHNA.	Annually	Community & Economic Development Department	General Fund	n/a	layers of the location of public facilities and services available to residential sites.
Following future amendments to the General Plan's Safety Element, ensure consistency with the Housing Element, including the land inventory.	As needed	Community & Economic Development Department	General Fund	n/a	Completed as part of the Annual Progress Report  The Safety Element was not updated in 2015.
<i>Policy 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.</i>					
<b>Program 1.2.1: Implementation of the General Plan, Downtown Specific Plan, and Development Code</b>					
Continue to update and amend the General Plan as needed and appropriate to provide a range of housing types, densities, and affordability levels.	As projects are proposed; reviewed annually	Community & Economic Development Department	General Fund	n/a	Ongoing. The City processed one project that involved a General Plan amendment to allow residential use or increase the density: The Vines by Ponderosa involved changing the land use designation from a mixed use commercial category to the residential-only "Urban High" category.
Continue to update and amend the Downtown Specific Plan as needed and appropriate to facilitate downtown revitalization, the provision of affordable housing, and mixed-use development.	As projects are proposed; reviewed annually	Community & Economic Development Department	General Fund	n/a	Ongoing.
Analyze potential Development Code updates that would expand opportunities for attached housing (e.g., small apartment complexes) and smaller unit types (e.g., studios and cottages).	By 2017	Community & Economic Development Department	General Fund	n/a	Staff has initiated a Development Code update that will involve this action item.

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Evaluate specific barriers to residential development of small properties	By 2017	Community & Economic Development Department	General Fund	n/a	The Development Code update process will include this evaluation.
<b>Program 1.2.2: Isabel BART Station Specific Plan</b>					
Develop a Specific Plan for the area surrounding the future Isabel BART Station, and revise the General Plan and Zoning designations accordingly to allow for residential transit-oriented development.	By 2017	Community & Economic Development Department	General Fund	n/a	Ongoing. Staff is in the process of preparing the "Isabel Neighborhood Plan", which is anticipated for adoption in early 2017. The preliminary vision for the planning area calls for about 4,000 new dwelling units in a range of housing types.
<b>Program 1.2.3: Mobile and Manufactured Homes</b>					
Continue to allow mobile and manufactured homes that meet State and City codes, as well as the City's design review requirements, in all residential districts.	Ongoing	Community & Economic Development Department	General Fund	40 new mobile or manufactured homes over the next 8 years	Ongoing. Based on data from the California Department of Finance, no new mobile homes were built in 2015.
<b>Program 1.2.4: Secondary Dwelling Units</b>					
Continue to encourage the development of secondary dwelling units by exempting them from certain development impact fees.	Ongoing	Community and Economic Development	General Fund	n/a	Ongoing. The City waives the Traffic Impact Fee (TIF), Downtown Revitalization Fee, and Parks Facility Fee for SDUs. The City process permits for nine SDUs in 2015.
<b>Program 1.2.5: Reduce Governmental Constraints</b>					
The City of Livermore facilitates and encourages the development of a variety of housing in the community. The City will monitor its development fees to ensure they are reasonable and do not	Ongoing; as changes are made to development fees. Make changes as needed.	Community and Economic Development	General Fund	n/a	Ongoing. As part of the Housing Element update completed in 2015, the City determined that its development impact fees are comparable to nearby jurisdictions with similar markets and are not constraining

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
unduly constrain development, while protecting the quality, health, and public safety of the community.					housing production. The City continues to use various practices to offset potential negative effects of development impact fees on housing development and cost. The City updated its development fees in 2015 to reflect cost of living increases, in accordance with local ordinance.
<i>Policy 1.3: Encourage the development of housing for individuals with disabilities.</i>					
<b>Program 1.3.1: Licensed Community Residential Care Facilities</b>					
Consistent with State law, continue to allow licensed community residential care facilities serving 6 or fewer persons in all residential districts as a means of providing housing for these special needs groups.	Ongoing	Community & Economic Development Department	None required	n/a	Ongoing. The Livermore Development Code continues to allow licensed community residential care facilities in the residential zoning districts.
<b>Program 1.3.2: Universal Design</b>					
Continue to include universal design features as project specific criteria to achieve a higher project-specific rating during competitive years of the Housing Implementation Program (HIP).	2014-2016 and 2017-2019 HIP Cycles	Community Development Department	General Fund	n/a	Ongoing. The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. The City will continue to include universal design as an emphasized category in future HIP programs.
Update the City's residential design guidelines and standards to encourage "visitability" and universal design features in new homes.	By 2018	Community & Economic Development Department	General Fund	n/a	Incomplete. The City intends to update the residential design guidelines and standards as part of the next comprehensive General Plan update, tentatively scheduled to begin in 2018.



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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Expand consumer awareness by providing information on universal design features at the City's Permit Center and develop resource information for the City's Permit Center website.	By 2018	Community & Economic Development Department	General Fund	n/a	Ongoing. The City has not yet developed Livermore-specific resources on universal design features, but provides information and guidance upon request at the Permit Center.
<b>Program 1.3.3: Development of Housing for Persons with Disabilities</b>					
Continue to provide monetary subsidies to market-rate developers and non-profits to encourage the development of new housing for persons with disabilities, including developmental disabilities, and for the improvement of existing housing.	As projects are proposed or through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	Affordable Housing Fund	n/a	In 2015, the City provided Hello Housing, a non-profit housing development agency, with two loans totaling \$1,310,000 as interim financing for acquisition and rehabilitation of a 5-unit multi-family property which will be affordable to very-low income (50% Area Median Income) households. Affordability restrictions are secured through a Regulatory Agreement. The project obtained additional funding through the State Mental Health Services Act for capital improvements. The project was sold to Housing Consortium of the East Bay (HCEB), a California non-profit public benefit corporation. HCEB assumed a portion of the City's initial loan of \$810,000, which will ensure that the project is able to remain affordable for 55 years.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<ul style="list-style-type: none"> <li>Seek state and federal funding to increase resources available for this program.</li> </ul>					<p>Ongoing. Staff looks out for funding opportunities on a daily basis. For example, our subscription to the California Office of Planning Research (OPR) list serves made us aware of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program. Other sources that staff monitors on at least a monthly basis include: Alameda County Housing and Community Development Department, State Housing and Community Development Department (HCD) Office of Financial Assistance, and federal sources through outreach to Congressional district staff.</p>
<p>Consider regulatory incentives for projects targeted for persons with disabilities, including persons with developmental disabilities.</p> <p>Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.</p>	<p>Annually, or as projects are proposed</p> <p>Annual renewal of Housing &amp; Human Services Grant funding agreements and as projects are proposed</p>	<p>Community &amp; Economic Development Department</p> <p>Community &amp; Economic Development Department</p>	<p>General Fund</p> <p>Affordable Housing Fund</p>	<p>n/a</p> <p>n/a</p>	<p>Ongoing. The Development Code update process may include an analysis of potential regulatory incentives.</p> <p>Ongoing.</p>
<p>Goal 2: Well Managed Growth - Manage residential growth to promote (1) the production of housing to meet local and regional housing needs; (2) a growth rate balanced with the provision of infrastructure capacity and public services; (3) a balanced relationship between residential and non-residential development; (4) the highest quality design for all residential units and neighborhoods; and (5) open space preservation.</p>					
<p><i>Policy 2.1: Encourage the provision of lower income housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.</i></p>					

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 2.1.1: Housing Implementation Program (HIP)</b>					
Ensure that future HIP programs address the need to provide very low- and low-income housing units (according to the City's RHNA) by establishing sufficient allocations for development of sites identified in the land inventory.	Ongoing	Community & Economic Development Department	General Fund	n/a	The 2014-2016 HIP includes sufficient allocations for development sites identified in the Land Inventory, including 1,739 in the Downtown area.
Re-evaluate and continue HIP exemptions as needed to facilitate housing construction, redevelopment, and large scale catalyst projects in the Downtown area.	Ongoing	Community & Economic Development Department	General Fund	n/a	The 2014-2016 HIP did not continue HIP exemptions in the Downtown area, since there are 1,739 available allocations due to the previous HIP cycle exemptions. Allocations for the Downtown area will be reevaluated as residential development reaches build-out under the Specific Plan.
Continue to allow exemptions from the HIP in conjunction with the TDC Program to encourage infill development.	Ongoing	Community & Economic Development Department	General Fund	n/a	The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. In future competitions, the City will continue to allow exemptions.
Continue to use emphasized categories during competitive years as a mechanism to encourage infill development, mixed-use (commercial/residential) projects, and lot consolidation for larger projects.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The City will continue to use emphasized categories in HIP programs.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<p>Provide information on the HIP on the Community and Economic Development website and conduct outreach to local developers.</p> <ul style="list-style-type: none"> <li>- Conduct 2-3 developer workshops during the 2015-2022 period.</li> <li>- Conduct outreach at the yearly Real Estate Roundup.</li> </ul>	Ongoing	Community & Economic Development Department	General Fund	n/a	<p>Ongoing. Information on the HIP program and application process are posted on the city website. City planning staff is also available to meet and answer questions one-on-one with potential applicants. The City also conducts notification and outreach to local developers. The City attended the Chamber of Commerce Real Estate Roundup in 2015.</p>
<b>Program 2.1.2: Monitor Infrastructure Needs</b>					
<p>Continue to analyze infrastructure needs and capacity to guide HIP allocations in a manner that balances residential growth with the provision of adequate infrastructure and services.</p>	Every three years, as part of HIP process	Community & Economic Development Department	General Fund	n/a	<p>The City prepares a "Community Services and Infrastructure Report" (CIR) every three years as the basis for establishing HIP allocations, in order to ensure the growth rate does not exceed the City's capability to provide services and infrastructure. The 2014 CIR was prepared for the 2014-2016 HIP Cycle.</p> <p>The City annually reviews and amends it CIP as needed to accommodate upgrades to support intensified development. The 2014-2017 CIP includes funding for Downtown Revitalization Projects such as infill site acquisition, infrastructure for the mixed use Livermore Village catalyst site, and demolition of vacant buildings for the purpose of future affordable housing construction.</p>
<p>Review infrastructure needs to support intensified development on infill sites within City limits and in the Downtown area; program improvements and upgrades into the City's Capital Improvement Program (CIP).</p>	Annually, as part of CIP updates	Community & Economic Development Department	General Fund	n/a	<p>The City annually reviews and amends it CIP as needed to accommodate upgrades to support intensified development. The 2014-2017 CIP includes funding for Downtown Revitalization Projects such as infill site acquisition, infrastructure for the mixed use Livermore Village catalyst site, and demolition of vacant buildings for the purpose of future affordable housing construction.</p>

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<p>Work with the City's water and sewer provider in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period.</p>	<p>Ongoing; as projects are proposed</p>	<p>Community &amp; Economic Development Department, Public Works Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>The Community Services and Infrastructure Report prepared for the 2014-2016 HIP evaluated capacity for water and wastewater systems to accommodate housing needs during the three-year cycle. The City's 2014-2017 CIP includes improvements/upgrades to the sewer system. The City is currently updating its Water Master Plan to evaluate long-term water supply and infrastructure needs. The City continues to work with Cal Water Company during the review of projects within their service area.</p>
<p>Prioritize proposed developments that include housing affordable to lower-income households.</p>	<p>As needed</p>	<p>Community &amp; Economic Development Department, Public Works Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing.</p>
<p>Provide a copy of the Housing Element and any future amendments to the utility providers immediately after adoption.</p>	<p>After adoption of the Housing Element and as needed</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Complete.</p>
<p><b>Program 2.1.3: Support Mixed-Use and Transit-Oriented Development</b></p>					
<p>Promote lot consolidation to increase opportunities for mixed-use development.</p>	<p>Ongoing</p>	<p>Community &amp; Economic Development Department</p>	<p>Affordable Housing Fund</p>	<p>n/a</p>	<p>Ongoing. Following the dissolution of redevelopment agencies, the City continues to explore funding sources to assist with lot consolidation and increase opportunities for mixed use development in Priority Development Areas (PDA).</p>

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<p>Continue to require minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.</p>	<p>Underway</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing. There are minimum residential densities in the Downtown area to support higher density housing in this mixed use, transit-oriented neighborhood. The City is preparing a Neighborhood Plan for the Isabel PDA to guide development around the proposed BART station. The preliminary vision for the Isabel neighborhood calls for a mix of higher density housing types to take advantage of regional transit access and support Housing Element goals.</p> <p>In addition, the City's Development Code includes a form-based zone for mixed-use development that requires a minimum percentage of residential development on these two sites.</p>
<p>Continue to use existing density incentives and develop additional incentives to promote mixed-use and more intense residential development near transit.</p>	<p>Ongoing</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing. For example, the City allows a 25% density bonus for sites in close proximity to the Transit Center, under the Downtown Specific Plan. In addition, the City is working with MidPen Housing Corporation to develop a downtown property with a mixed income project ("Chestnut Square"), for which a Density Bonus may be used (see Program 3.2.1 for more detail).</p>

Table C – Annual Progress Report (2015)

Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Identify additional areas served by transit where density incentives should be encouraged.					Ongoing. The City continues to explore opportunities for promoting high density residential development. The City will consider density incentives in the development of the Isabel Neighborhood Plan, as well as for the Eastside PDA which includes the Vasco ACE station and a potential Greenville BART station.
Goal 3: Production of Affordable Housing - Encourage the provision and long-term availability of housing affordable to all economic segments of the community, and dispersed and integrated throughout the community.					
<i>Policy 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.</i>					
<b>Program 3.1.1: Inclusionary Housing Ordinance</b>					
Continue to implement the inclusionary housing ordinance.	Ongoing; review every 5 years for adjustment to market conditions or as needed/required	Community & Economic Development Department	General Fund	n/a	Ongoing. Approved projects have been providing below market rate units on-site and/or paying in-lieu fees to comply with the policy. It continues to be a major tool in promoting affordable housing production in the city.
Continue to require developers to identify the location of inclusionary units.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing.
Update feasibility analysis of inclusionary housing ordinance to reflect current market conditions. As part of feasibility study, the City will evaluate the must-build component of the inclusionary Housing Ordinance to allow developers to choose one of the alternative means of compliance without discretionary review by the City	By 2019; review every 5 years for adjustment to market conditions or as needed/require	Community & Economic Development Department	General Fund	n/a	Incomplete. The City last updated the inclusionary housing ordinance in 2013, when the In-Lieu fee was adjusted to a square foot assessment basis, per a Market Feasibility Study. The updated fee became effective January 1, 2015.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Council.					
<b>Program 3.1.2: Density Bonuses and Incentives</b>					
Continue to ensure new residential projects are consistent with current State Density Bonus regulations.	Ongoing.	Community & Economic Development Department	General Fund	n/a	Ongoing. The City updated Chapter 6.02.030 of the Livermore Development Code to reflect State Density Bonus regulations.
Continue to encourage the use of both the State Density Bonus Program and the City's density incentives for senior and very-low income housing.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The proposed Chestnut Square project is considering use of the Density Bonus (see Program 3.2.1 for more detail).
<i>Policy 3.2: Actively pursue and utilize a variety of funding resources and public/private partnerships in the development or purchase of housing affordable to lower and moderate-income households.</i>					
<b>Program 3.2.1: Affordable Housing Fund</b>					
Continue to use the Affordable Housing Fund to provide affordable housing opportunities for lower income households.	Ongoing	Community & Economic Development Department	Affordable Housing Fund	Assist in the development of an average of 10 to 15 lower-income units annually	Ongoing. The City has been able to utilize its Affordable Housing Fund (which includes funds, Housing Impact Fees and Inclusionary "In-Lieu" Fees) to secure key downtown sites for future new affordable units. The City is currently working with MidPen Housing Corporation to develop a 5-acre parcel, was acquired and assembled by the City using the Affordable Housing Fund and the dedication of property as part of an Affordable Housing requirement. The site is currently occupied by an underutilized and blighted shopping center. MidPen submitted an application for the entitlement in 2015. The proposed project ("Chestnut



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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
					Square") includes 116 rental units that will be affordable to lower-income seniors and families. The mixed income project also proposes 44 market-rate townhouses to help finance the affordable project and increase the range of homeownership opportunities in the Downtown area.
Continue to apply the Low-Income Housing Impact fee to generate funds for the Affordable Housing Fund.	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time to administer)		Ongoing.
Continue to allow the payment of In-lieu fees as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time to administer)		Ongoing. For example, the approved Brisa Neighborhood project (465 units) used a combination of subsidizing on-site units and paying in-lieu fees to comply with the Inclusionary Housing policy, in accordance with a development agreement.
Review the In lieu and Low Income Housing Impact fees as major changes occur in the housing market and adjust if warranted.	By 2018, ongoing, monitor the feasibility of reinstituting an impact fee for rental units as the market develops/improves.	Community & Economic Development Department	General Fund		Ongoing.
Explore additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs.	Ongoing monitoring (see Program 1.3.3)	Community & Economic Development Department	General Fund		Ongoing. Staff has received training on HCD's Affordable Housing and Sustainable Communities Program (AHSC) as a potential source of funding. The City has designated three PDA's under the regional Sustainable Communities Strategy (Plan Bay Area), which may provide additional

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 3.2.2: Acquire Land for Affordable Housing</b>					
Utilize a variety of funding sources to increase the City's inventory of City-controlled properties to be set aside for future development of affordable housing.	Ongoing	Community & Economic Development Department	Affordable Housing Fund, CDBG, and HOME.	n/a	The City owns four project sites (total of 18 parcels) for the future development of affordable housing. The City did not acquire any new land for this purpose in 2014 or 2015.
- Continue to allow land dedication as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).					
<b>Program 3.2.3: Partner with Affordable Housing Developers</b>					
Coordinate with nonprofit housing developers and applicable federal, state and regional agencies to facilitate the development of quality affordable housing.	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time)	n/a	Ongoing.
Continue to foster relationships with nonprofit housing developers active in the region.	Ongoing; as opportunities arise	Community & Economic Development Department	General Fund	n/a	Staff sends out Requests for Proposals (RFPs) for partnerships, as City-owned site development opportunities arise, and as projects propose support from the City's Affordable Housing Fund. Staff also communicates with developers and housing services providers via participation in community-based and regional committees to address housing needs (see Goal 6 below).

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 3.2.4: Conversion of Market-Rate to Affordable Units</b>					
Continue to provide financial resources to non-profit organizations to convert and increase the existing affordable housing stock.	Ongoing; with monthly coordination with non-profit development partners to identify potential properties	Community & Economic Development Department	Affordable Housing Fund	Assist in the conversion of 2 to 3 units from market-rate to affordable per year	In 2014, the City provided Hello Housing with two loans to acquire and rehabilitate a 5-unit multi-family property for affordable housing (see Program 1.3.3 for details). The City was unable to provide assistance for the conversion of units from market-rate to affordable in 2015.
<b>Program 3.2.5: Subsidies and Incentives</b>					
Continue to provide subsidies to affordable housing projects, prioritizing those that provide the greatest level of affordability and serve special needs households. - Consider fee waivers for affordable units, direct subsidy through the Affordable Housing Fund, or providing land reserved for affordable housing.	Ongoing; as opportunities arise and through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	Affordable Housing Fund	n/a	Ongoing. The City continues to provide subsidies to projects that meet city goals to provide affordable housing (see Programs 1.3.3 and 3.3.3 for examples). In addition, the City owns four project sites (total of 18 parcels) for the future development of affordable housing. The City is currently working with MidPen's on the Chestnut Square project, which is expected to provide 116 units of housing affordable to low and very low income households (see Program 3.2.1 for more detail).
Continue to allow the HIP exemption for projects with at least 35% very-low income units; emphasize affordable projects during competitive years.	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund	n/a	Ongoing.
Continue to allow developers of affordable units to amortize the payment of applicable	Ongoing; as projects are proposed	Community & Economic Development	General Fund	n/a	Ongoing.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
development impact fees over time to help meet affordable housing targets.	Department				
Continue to meet regularly with developers to discuss incentive opportunities and provide information at workshops.	Ongoing; annually at a minimum	Community & Economic Development Department	General Fund	n/a	Ongoing.
<b>Program 3.2.6: Public Outreach</b>					
Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing.	Ongoing; monthly participation in community-based meetings to distribute info	Community & Economic Development Department	General Fund	n/a	Ongoing.
<i>Policy 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.</i>					
<b>Program 3.3.1: First-Time Homebuyer Down Payment Assistance Program</b>					
Continue to provide mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers.	2015 through 2022	Community & Economic Development Department	Affordable Housing Fund	Continue to provide First-Time Homebuyer Down Payment Assistance to an average of 10-15 low and moderate-income households annually	Ongoing. In 2015, the City provided eight down payment mortgage loans to low and moderate income first-time homebuyers through its Mortgage Assistance Program. The City also helped advertise the CallHome Mortgage Assistance Loan Program and the Tri-Valley Down Payment Assistance Program."
Continue to target persons with disabilities for participation in the program.	Ongoing	Community & Economic Development Department	Affordable Housing Fund	n/a	Ongoing.
Continue to promote and provide information about the program on the City's website, newsletter, through e-mail	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
distribution, local advertising, and with brochures and handouts at the City's permit center counter.					
<b>Program 3.3.2: Rental Assistance</b>					
Pursue additional funding to maintain the Section 8 Rental Assistance Program and enhance support for other rental assistance programs.	Ongoing	Livermore Housing Authority and Community & Economic Development Department	General Fund	n/a	Ongoing. City currently provides five work force rental opportunities in the Station Square development for up to Moderate Income households (120% AMI) through its Workforce Housing Program.
Assist Livermore Housing Authority (LHA) to maintain and/or increase the amount of rental housing available to very-low income households, as well as the amount of households assisted through the Section 8 program:					
<ul style="list-style-type: none"> <li>- Provide technical assistance with property acquisition and administrative assistance to the Advisory Board.</li> <li>- Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA.</li> </ul>	Ongoing; monthly coordination meetings with LHA	Community & Economic Development Department	General Fund, Affordable Housing Fund, CDBG	n/a	Ongoing. In FY 2015-16, the City allocated \$112,000 to the Livermore Housing Authority for renovation activities at the Bluebell, Chestnut, and Los Posadas Apartments.
Increase promotion of the Section 8 program to the development community, property owners, and possible participants.	Update information as needed or annually	Community & Economic Development Department	General Fund	n/a	Ongoing.
<ul style="list-style-type: none"> <li>- Provide information on LHA on City's website.</li> <li>- Continue to advertise the program through the City's newsletter and brochures at the permit center and other public</li> </ul>					

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
counters.					
Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance.	Ongoing; annual workshops and quarterly coordination with other cities	Community & Economic Development Department	General Fund	Collaborate to hold one annual outreach event for landlords.	Ongoing.
<b>Program 3.3.3: Homelessness Prevention and Intervention</b>					
Amend the Development Code to modify the definition of transitional and supportive housing and update the use tables, listing transitional and supportive housing as a residential use subject to the same permit requirements as a residential use of the same type in the same zone.	Completed at the time of Housing Element adoption (2015)	Community & Economic Development Department	General Fund	n/a	Complete.
Continue to provide support (rental subsidies and case management) to emancipated youth through Project Independence.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and HOME funds	Assistance to six individuals annually through the Project Independence program	Ongoing. Due to funding reductions from HUD, the City has chosen to merge the Housing Scholarship and Project Independence Programs and to award one funding amount to Abode in FY2014-15 to implement both programs and phase them into a "Housing First" model. In FY2014-15, Abode assisted 10 families.
Provide homelessness prevention/intervention support services and rental assistance through Abode Services' AC Impact program.	Ongoing; monthly coordination with Alameda County	Community & Economic Development Department	General Fund, Affordable Housing Fund, County Funds	Assistance to 10 individuals annually through the AC Impact program	Ongoing. AC impact is providing housing to seven chronically homeless persons. Each client was previously experienced homelessness in Livermore for at least 10 years. All clients have maintained their housing since entering the program.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Provide rental subsidies and related assistance to households at risk of homelessness through ECHO Housing.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and HOME funds	Assistance to 10 individuals annually through Echo Housing's homeless prevention program	Ongoing. The City provided \$80,000 of HOME and CDBG funding to ECHO Housing for a new program that provides up to 18 months of rental assistance and case management to families so they do not fall into homelessness. The program served 4 households in FY2014-15.
Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit.	Ongoing; through City-hosted subcommittee meetings	Community & Economic Development Department	General Fund	n/a	Faith based and non-profit providers of homeless services assisted in the development and implementation of the city's survey of persons experiencing homelessness in October 2015. Four churches coordinate to provide a rotating Warming Center during winter months for adults experiencing homelessness in Livermore.
Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources.	Ongoing; monthly oversight and coordination	Police Department, Community & Economic Development Department	General Fund	n/a	The City provided funding to Abode Services to establish the HSO Team in 2014. In FY 2014, the team engaged with 135 people and provided housing to seven individuals.
Goal 4: Preservation and Improvement of Affordable Housing - Preserve and improve the existing stock of affordable housing and residential neighborhoods.					
<i>Policy 4.1: Improve the quality of existing affordable housing.</i>					
<b>Program 4.1.1: Minor Home Repair Program</b>					

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Continue to provide rehabilitation grants to lower income households and occupants of mobile homes to cover the cost of minor repairs such as plumbing, weather stripping, electrical work, and accessibility improvements.	Ongoing; through identification of applicants through Neighborhood Preservation contacts and requests for assistance	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	Assistance to 24-32 owners of mobile home units and 6-8 lower income households annually	Ongoing. The City assisted four households through this program in 2015.
Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing.
<b>Program 4.1.2: Owner-Occupied Housing Rehabilitation Loan Program</b>					
Provide assistance to lower income households in the form of deferred payment loans for major repairs (roof, furnace, electrical, plumbing), or for installation of wheelchair ramps, support rail systems, or security/safety devices in housing occupied by elderly and disabled.	2015 through 2022	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	Assistance to 3-4 lower income households annually	Ongoing. The City assisted six households through this program in FY 2014-15.
Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies.	Update information annually or as needed	Community & Economic Development Department	General Fund	n/a	Ongoing.
Collaborate with nonprofit agencies such as GRID Alternatives to assist with energy-related improvements.	Ongoing; as projects are proposed	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	n/a	Ongoing. No households in Livermore took advantage of the GRID Alternatives program in 2015.
Develop a Healthy Homes Initiative that provides outreach and education to help people maintain their homes.	2015-2016	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	n/a	Ongoing. Funding is currently unavailable, the City continues to seek funding to implement.



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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 4.1.3: Historic Preservation Tax Credits (Mills Act)</b>					
Investigate the feasibility of participation in the Mills Act Property Tax Abatement Program to encourage the restoration and maintenance of historic properties.	Underway	Community & Economic Development Department	General Fund	n/a	Ongoing.
<b>Program 4.1.4: Neighborhood Improvement</b>					
Continue to upgrade the quality of the living environment of older neighborhoods through improvements to infrastructure and public facilities.	Ongoing	Community & Economic Development Department	General Fund, Transportation Impact Fee, CDBG	n/a	Ongoing. The City's CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps.
Continue funding the sidewalk repair program and ADA sidewalk curb cuts and access ramps to improve sidewalk-to-street access for Livermore's disabled citizens.	Ongoing	Community & Economic Development Department	General Fund, Transportation Impact Fee	n/a	Ongoing. The City's CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps.
Pursue funding available for acquisition and rehabilitation of foreclosed, vacant, and/or blighted properties.	Annually	Community & Economic Development Department	Affordable Housing Fund, State and Federal sources	See 3.2.4	Ongoing. The City continues to work with non-profit housing agencies to identify prospective acquisition and rehabilitation opportunities that could rehabilitate blighted and distressed properties within the City and provide safe, clean and affordable rental housing opportunities. For example, the City established a revolving loan fund with the non-profit developer, Habitat for Humanity East Bay/Silicon Valley, for acquisition and rehabilitation of distressed single-family properties to be sold at an affordable price to low income (80% AMI and below) U.S. military Veterans. These homes

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 4.1.5: Neighborhood Preservation Program</b>					
Encourage low-income homeowners who need financial assistance to correct code violations to utilize the Housing Rehabilitation programs.	Ongoing	Community & Economic Development Department	General Fund	Assistance to an average of 10 qualified lower-income households annually	Ongoing. Neighborhood Preservation continues to refer homeowners to the Housing and Human Services Division who provide information and assistance with home rehabilitation grants. Neighborhood Preservation helped 318 residents correct code violations in the City's target areas.
Continue to identify and provide assistance to rehabilitate units needing substantial renovation due to severe deterioration.	Ongoing	Community & Economic Development Department	General Fund; CDBG Affordable Housing Fund	n/a	Ongoing.
Continue the Housing Quality Inspections for multi-family complexes that have received CDBG and HOME funding.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. HOME regulations allow the City to monitor and complete inspections on HOME funded properties every two years. The City completed monitoring of four properties in 2015.
Continue to promote Neighborhood Preservation programs and clean-up events through the City's website.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The City's website contains information on upcoming events related to neighborhood nuisance and cleanup, including clutter support groups.
Use volunteer assistance clean-up teams specifically to assist frail elderly and disabled homeowners that have received code complaints for property upkeep.	Ongoing	Community & Economic Development Department	Volunteer staff	n/a	Ongoing.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<i>Policy 4.2: Preserve affordable housing that is at risk of converting to market rate housing.</i>					
<b>Program 4.2.1: Preservation of Subsidized Housing at-risk of Conversion to Market Rate</b>					
Monitor the at-risk status of affordable housing projects					
<ul style="list-style-type: none"> <li>- Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in the City's efforts to preserve the units.</li> </ul>	Annually 2015 through 2022	Community & Economic Development Department	General Fund	n/a	Ongoing.
<ul style="list-style-type: none"> <li>- Contact project owners of at-risk projects to discuss preservation options/incentives and facilitate collaboration with potentially interested non-profits; and</li> <li>- Notify tenants according to State and Federal requirements.</li> </ul>					
Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.	Ongoing, as needed	Community & Economic Development Department	General Fund	n/a	Ongoing.
Work to preserve at-risk housing units by providing financial incentives to landlords who in turn agree to continue to provide affordable units.	2015 through 2022	Community & Economic Development Department	CDBG, Affordable Housing Fund	n/a	Ongoing.
Pursue State funding available for the preservation of at-risk housing.	Annually	Community & Economic Development Department	General Fund	Preservation of 36 units at risk of conversion to market rate	Ongoing.
<b>Program 4.2.2: Maintain Affordability of Housing Stock</b>					
Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. See Programs 3.3.2, 4.1.1, and 4.1.2 for more detail.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
assistance programs.					
Goal 5: Provision of Equal Housing Opportunity - Promote equal opportunity to secure safe, sanitary, and affordable housing for all persons in the community regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, or any other arbitrary factor covered by state and federal law.					
<i>Policy 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.</i>					
<b>Program 5.1.1: Support Non-Profit Organizations Specializing in Fair Housing Services</b>					
Continue to provide financial assistance and administrative support to local non-profit organizations that specialize in reducing discriminatory housing practices through fair housing counseling, tenant/landlord mediation, education/outreach, and rental assistance.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing. In FY2013-14, the City Council authorized \$307,000 in funding from housing in-lieu funds for ECHO and CRIL to provide services to assist residents with accessing and maintaining housing. The City Council allocated an additional \$30,000 to ECHO in FY2014-15 and \$7,500 to CRIL in FY2015-16. ECHO assisted 768 clients in FY2014-15 and has assisted 157 clients through the second quarter of FY2015-16.
Continue to refer complaints of discriminatory housing practices to LHA and ECHO Housing.	Ongoing	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing. In FY2014-15, ECHO responded to 1 inquiry/complaint from both tenant and landlords regarding discriminatory housing practices and completed 7 investigations. They completed 190 counseling and dispute resolutions.
Continue to refer complaints and requests for housing for the disabled to partner organizations.	Ongoing	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing. In FY2014-15, ECHO provided services to 34 disabled persons. Through the second quarter of FY2015-16 they have assisted 18 disabled persons.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<p>Continue to assist in the distribution of fair housing brochures at public locations, such as city counters, public libraries, community/senior centers, and service providers.                      - Continue to expand outreach and access to information for limited English-speaking residents.</p>	<p>Annually, or as needed</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund.</p>	<p>n/a</p>	<p>Ongoing.</p>
<p>Continue to provide financial support for the City's Fair Housing Audit conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.</p>	<p>Annually, through annual Housing &amp; Human Services Grant allocation process</p>	<p>Community &amp; Economic Development Department</p>	<p>CDBG and Affordable Housing Fund</p>	<p>n/a</p>	<p>Ongoing. ECHO is responsible for auditing rental properties in Livermore for compliance with fair housing standards. The City funds the Fair Housing Audits through an allocation made by the City's Housing and Human Service Grant Fund. ECHO works with CRIL to provide counseling and additional training to landlords who fail to meet federal and state guidelines. ECHO tests 10 rental developments in Livermore for different types of discrimination each year. In FY2014-15, ECHO completed 10 fair housing audits in Livermore regarding the use of medical marijuana. They only found 1 instance of discrimination.</p>
<p><b>Program 5.1.2: Reasonable Accommodation</b></p>					
<p>Consistent with state and federal laws, continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures through the</p>	<p>Ongoing</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing. The Livermore Development Code outlines procedures to address reasonable accommodation (Chapter 9.06).</p>

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
building permit and development review processes.					Ongoing. In FY2013-14, ECHO tested for disability discrimination and the obligation to allow therapy animals in the residence without a pet deposit or other fees. The tester specifically noted that their therapy animal was a Pit Bull. Of the 10 apartments that were tested in Livermore, only one property responded with differential treatment. ECHO provided the owners of the property with training and information regarding disability laws.
Continue to partner with ECHO to conduct fair housing tests for reasonable accommodations in multi-family rental properties.	Ongoing	Community & Economic Development Department	General Fund	n/a	
- Provide regular training to landlords.					
Work with Livermore Housing Authority and partner organizations to identify landlords in need of assistance with making modifications for persons with disabilities within the Section 8 program.	Ongoing; as project opportunities occur	Community & Economic Development Department	CDBG, HOME, and Affordable Housing Fund	n/a	In 2012, ECHO conducted a fair housing audit that involved testing 10 rental properties in Livermore for reasonable accommodations for disabled. ECHO offered all owners and managers of these properties free fair housing training. Ongoing.
Goal 6: Regional Cooperation to Address Housing Needs: Participate in and/or initiate coordinated efforts with communities in the region in order to effectively address affordable housing needs.					

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<p><i>Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, and special housing needs.</i></p>				<p>Provide funding to regional organizations to serve an average of 450 persons who are, or are at risk of becoming, homeless annually during the 2015 – 2022 period.</p>	<p>The City provided funding to several local and regional organizations. Together, these agencies provided rental assistance to 16 households, permanent housing for 5 new households, and temporary shelter for 221 people.</p>
<p><b>Program 6.1.1: Tri-Valley Affordable Housing Committee</b></p>					
<p>Continue to participate in Tri-Valley Affordable Housing Committee to identify regional housing issues and to develop multi-jurisdictional approaches to solving affordable housing problems.</p>	<p>Ongoing,</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing. Two Livermore City Councilmember are members of the Tri-Valley Affordable Housing Committee, and the City also provides a staff liaison to the Committee, who regularly attends the quarterly meetings</p>
<p><b>Program 6.1.2: Emergency, Transitional, and Supportive Housing Services</b></p>					
<p>Continue to coordinate with other local jurisdictions to provide for the acquisition, rehabilitation, and operation of emergency housing for families.</p> <ul style="list-style-type: none"> <li>- Support the Tri-Valley Haven in providing outreach, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless or those at risk of being homeless.</li> </ul>	<p>Ongoing; through annual Housing &amp; Human Services Grant allocation process</p>	<p>Community &amp; Economic Development Department</p>	<p>CDBG, HOME, Section 108, Affordable Housing Fund, Social Opportunity Endowment funds</p>	<p>n/a</p>	<p>Ongoing. In FY 2014-15, Tri-Valley Haven served 159 people. In FY 2015-16, the City allocated \$37,000 from the Affordable Housing Fund and Social Opportunity Endowment fund to Tri-Valley Haven.</p>
<p>Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk</p>	<p>In 2015, and annually as opportunities arise</p>	<p>Community &amp; Economic Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing.</p>

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
households.					
Assist in implementing the County-wide Homeless and Special Needs Housing Plan "EveryOne Home".	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The City continues to work with the County to implement this program/plan. The City participated in the January 2015 Homeless Count conducted by Alameda County for the US Department of Housing and Urban Development. The City also conducted their own survey and count of persons experiencing homelessness in Livermore on October 2015. This survey expanded beyond the HUD definition of homeless.
Maintain membership in the HOPE Partnership, which oversees the HOPE Mobile Services Unit.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	General Fund	n/a	Ongoing.
Work with local and regional organizations such as Tri-Valley REACH to provide information on housing and services available for persons with disabilities, including developmental disabilities.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing.
- Provide information through the City's website and at the Multi-service Center.					
<b>Program 6.1.3: Regional Home Ownership Education and Counseling</b>					
Continue to cooperate with Tri-Valley cities to support locally accessible home ownership counseling and foreclosure intervention services through regional and local agencies such as the Tri-Valley Housing	Ongoing; through monthly services agreement with TVHOC	Community & Economic Development Department	General Fund	n/a	Ongoing. In 2015, the City provided a variety of supports to TVHOC to assist them in completing financial education, homebuyer counseling, educational workshops and foreclosure counseling. The



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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
Opportunity Center (TVHOC).					TVHOC provided five workshops addressing these topics.
Goal 7: Energy Efficiency - Reduce the energy-related costs of housing and the associated emissions of greenhouse gases.					
<i>Policy 7.1: Promote the use of energy conservation features in the design and siting of new residential structures and in the retrofit of existing residential units.</i>					
<b>Program 7.1.11: Green Building</b>					
Continue to enforce State Energy Code when reviewing construction plans submitted in order to obtain building permits.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The Building division continues to implement State Energy Code requirements as part of the plan check process to obtain building permits.
Encourage developers to exceed the minimum green building point requirement by: - Maintaining and regularly updating the Green Building Resource Center and the City's website	Ongoing, as requested	Community & Economic Development Department	General Fund	n/a	Ongoing.
- Providing one on-one-consultation with certified or accredited staff to assist with project design and incorporating green building measures					
As part of the Housing Implementation Program (HIP), require applicants to either: 1) provide a photovoltaic system(s) that generates a minimum of 10% of the total anticipated energy demand of the project, or 2) achieve Tier 2 California Green Building Code Energy Conservation Compliance for the entire project.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis.

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Name of Program	Timeframe	Responsible Agency	Funding	Quantified Objective	Status of Program Implementation
<b>Program 7.1.2: Climate Action Plan</b>					
Implement Climate Action Plan to reduce energy use and emissions associated with residential development.	Ongoing	Community & Economic Development Department	General Fund	n/a	Ongoing. The City is implementing its Climate Action Plan, adopted in 2012.