

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Livermore
 Reporting Period 1/1/2016 - 12/31/2016

**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				TOTAL UNITS	(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			
(1) Rehabilitation Activity						
(2) Preservation of Units At-Risk						
(3) Acquisition of Units						
(5) Total Units by Income	0	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 Moderate	143	19	227		2	391	391
No. of Units Permitted for Above Moderate	15					15	15

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Livermore
Reporting Period 1/1/2016 - 12/31/2016

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	RHNA Allocation by Income Level													
	Deed													
Low	Restricted Non-deed restricted													
	Deed	2	4											6
Moderate	Restricted Non-deed restricted		12											12
	Deed	2	4											6
Above Moderate	Restricted Non-deed restricted	12	391											403
	Deed	420	15											435
Total RHNA by COG. Enter allocation number:		436	426											862
Total Units														1,867
Remaining Need for RHNA Period														

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

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Livermore
Reporting Period	1/1/2016 - 12/31/2016

General Comments:

For purposes of counting housing units built in Livermore, the "single-family" category includes both single-family detached and single-family attached dwellings, including townhouses located on separate lots.

Above moderate units in the "2-4 units" category include townhouse-style condominium buildings (fourplexes) that are part of a larger development project.

Affordability of the non-deed restricted above moderate and moderate units is based on density, consistent with the methodology for RHNA planning.

According to the City's adopted Housing Element, secondary dwelling units (SDUs) provide an affordable rental housing opportunity for low-income and special needs population groups such as the elderly because they are small by design and can only be rented (not sold separately from the main residence). SDUs may be up to 1,200 square feet in size, depending on the size of the lot and primary dwelling, although the average size of an SDU built in 2016 was 640 square feet. The two in-law units listed for rent on Craigslist as of March 16, 2017 were listed at \$1,120 and \$1,375 per month. Based on the area median income for Alameda County in 2016, the maximum monthly rental price considerable as affordable to a low-income two-person household is about \$1,500. Therefore, based on current rental data, it is reasonable to assume that SDUs are an affordable option for low-income households.

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.					
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.					
Program 1.1.1: Land Inventory					
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 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 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/sites to ensure the RHNA can still be met.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. The City did not process any projects in 2016 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 Development Department	General Fund	n/a	Ongoing. Staff provided the Land Inventory to several prospective home builders during 2016.
Maintain maps indicating current zoning as well as public facilities and services to these sites.	Ongoing	Community 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 layers of the location of public facilities and services available to residential sites. The City is working to make the GIS system publicly accessible.
Monitor on an annual basis the development of underutilized or vacant residential sites identified to meet the RHNA.	Annually	Community Development Department	General Fund	n/a	Completed as part of the Annual Progress Report.
Following future amendments to the General Plan's Safety Element, ensure consistency with the Housing Element, including the land inventory.	As needed	Community Development Department	General Fund	n/a	The Safety Element was not updated in 2016.
Policy 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.					
Program 1.2.1: Implementation of the General Plan, Downtown Specific Plan, and Development Code					
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 Development Department	General Fund	n/a	Ongoing. The City processed one project in 2016 that involved a General Plan amendment to allow residential use and increased density: The Central Crossing project by Signature Homes involved changing the land use designation on a portion of the site from Urban Medium Residential (UM) and Service Commercial (SC) to Urban High 2 residential designation with a density range of 8 to 14 dwellings per acre.
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 Development Department	General Fund	n/a	Ongoing. The City is beginning a comprehensive update to the Downtown Specific Plan.
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 Development Department	General Fund	n/a	Staff is working on a Development Code update that will involve this action item.
Evaluate specific barriers to residential development of small properties.	By 2017	Community Development Department	General Fund	n/a	The Development Code update process will include this evaluation.
Program 1.2.2: Isabel BART Station Specific Plan					
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 Development Department	General Fund	n/a	Ongoing. Staff is in the process of preparing the "Isabel Neighborhood Plan", which is anticipated for adoption in late 2017. The vision for the planning area calls for about 4,000 new dwelling units in a range of attached housing types, which would help add diversity to the City's housing stock.
Program 1.2.3: Mobile and Manufactured Homes					
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 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, two new mobile homes were built in 2016.
Program 1.2.4: Secondary Dwelling Units					
Continue to encourage the development of secondary dwelling units by exempting them from certain development impact fees.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. The City waives the Traffic Impact Fee (TIF), Downtown Revitalization Fee, and Parks Facility Fee for SDUs. The City issued permits for 12 SDUs in 2016, up from 9 in 2015 and 6 in 2014.

Program 1.2.5: Reduce Governmental Constraints									
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 unduly constrain development, while protecting the quality, health, and public safety of the community.	Ongoing; as changes are made to development fees. Make changes as needed.	Community Development Department	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 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 2016 to reflect cost of living increases, in accordance with local ordinance.				
Policy 1.3: Encourage the development of housing for individuals with disabilities.									
Program 1.3.1: Licensed Community Residential Care Facilities									
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 Development Department	None required	n/a	Ongoing. The Livermore Development Code continues to allow licensed community residential care facilities in the residential zoning districts.				
Program 1.3.2: Universal Design									
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 City is updating the HIP for the 2017-2019 three-year cycle. It is anticipated that for this cycle, allocations will be awarded on a first come first serve basis (no competition). 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 "visibility" and universal design features in new homes.	By 2018	Community 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 2019.				
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 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.				
Program 1.3.3: Development of Housing for Persons with Disabilities									
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 Development Department	Affordable Housing Fund	n/a	In 2016, the City coordinated with Sunflower Hill, a non-profit organization and MidPen Housing, a non-profit housing developer, regarding their proposal to develop 45-units of affordable, services-enriched housing for persons with developmental disabilities and their request for acquisition loan funding through the City's Affordable Housing Trust Fund. This project is expected to submit their plans to City Council to develop the project site in March 2017.				
- Seek state and federal funding to increase resources available for this program.					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.				
Consider regulatory incentives for projects targeted for persons with disabilities, including persons with developmental disabilities.	Annually, or as projects are proposed	Community Development Department	General Fund	n/a	Ongoing. The Development Code update process may include an analysis of potential regulatory incentives.				
Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.	Annual renewal of Housing & Human Services Grant funding agreements and as projects are proposed	Community Development Department	Affordable Housing Fund	n/a	Ongoing. The City provided grant funds to a several nonprofit agencies that provide senior support services: Senior Support Program of the Tri-Valley and CRIL encourage seniors' ability to age in place and to facilitate independent living for persons with disabilities. In 2016, the City also contracted with Habitat for Humanity East Bay/Silicon Valley to administer the City's owner-occupied housing rehabilitation program, which assists seniors with home accessibility improvements.				
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-									
Policy 2.1: Encourage the provision of lower income housing, transit development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.									

Program 2.1.1: Housing Implementation Program (HIP)	
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
Re-evaluate and continue HIP exemptions as needed to facilitate housing construction, redevelopment, and large scale catalyst projects in the Downtown area.	Ongoing
Continue to allow exemptions from the HIP in conjunction with the TDC Program to encourage infill development.	Ongoing
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
Provide information on the HIP on the Community and Economic Development website and conduct outreach to local developers.	Ongoing
- Conduct 2-3 developer workshops during the 2015-2022 period.	Ongoing
- Conduct outreach at the yearly Real Estate Roundup.	Ongoing
Program 2.1.2: Monitor Infrastructure Needs	
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.	Every three years, as part of HIP process
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).	Annually, as part of CIP updates
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.	Ongoing; as projects are proposed
Prioritize proposed developments that include housing affordable to lower-income households.	As needed
Provide a copy of the Housing Element and any future amendments to the utility providers immediately after adoption.	After adoption of the Housing Element and as needed
The 2014-2016 HIP includes sufficient allocations for development sites identified in the Land Inventory, including 1,739 in the Downtown area. The City is updating the HIP for the 2017-2019 cycle.	n/a
The 2014-2016 HIP did not continue HIP exemptions in the Downtown area, since there are sufficient 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.	n/a
The 2014-2016 HIP requires 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.	n/a
Ongoing. The City will continue to use emphasized categories in HIP programs.	n/a
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 2016.	n/a
The City prepares a "Community Services and Infrastructure Report" (CSIR) 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 most recent CSIR was prepared for the 2014-2016 HIP Cycle. The City is currently preparing the CSIR for the 2017-2019 cycle.	n/a
The City annually reviews and amends its 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 Livemore Village catalyst site, and demolition of vacant buildings for the purpose of future affordable housing construction.	n/a
The City evaluates the capacity for water and wastewater systems to accommodate housing needs as part of the Community Services and Infrastructure Report prepared for the three-year HIP cycles. 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.	n/a
Ongoing. For example, in January 2017, the City approved the Chestnut Square project, which includes 114 units affordable to lower income seniors and families. There is sufficient capacity of public infrastructure and services to accommodate demands resulting from the project.	n/a
Complete for the 2015-2022 Housing Element update.	n/a

Program 2.1.3: Support Mixed-Use and Transit-Oriented Development				
Promote lot consolidation to increase opportunities for mixed-use development.	Ongoing	Community Development Department	Affordable Housing Fund	n/a
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).				
Continue to require minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.	Underway	Community Development Department	General Fund	n/a
Continue to use existing density incentives and develop additional incentives to promote mixed-use and more intense residential development near transit.	Ongoing	Community Development Department	General Fund	n/a
Identify additional areas served by transit where density incentives should be encouraged.				
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.				
Policy 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.				
Program 3.1.1: Inclusionary Housing Ordinance				
Continue to implement the inclusionary housing ordinance.	Ongoing; review every 5 years for adjustment to market conditions or as needed/required	Community Development Department	General Fund	n/a
Continue to require developers to identify the location of inclusionary units.	Ongoing	Community Development Department	General Fund	n/a
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 Council.	By 2019; review every 5 years for adjustment to market conditions or as needed/required	Community Development Department	General Fund	n/a
Program 3.1.2: Density Bonuses and Incentives				
Continue to ensure new residential projects are consistent with current State Density Bonus regulations.	Ongoing.	Community Development Department	General Fund	n/a
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 Development Department	General Fund	n/a
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.				

Program 3.2.1: Affordable Housing Fund					
Continue to use the Affordable Housing Fund to provide affordable housing opportunities for lower income households.	Ongoing	Community 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 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. The City acquired and assembled the site using the Affordable Housing Fund and the dedication of property as part of an Affordable Housing requirement. The site is mostly vacant and contains an underutilized and blighted shopping center. The City approved the proposed project ("Chestnut Square") on January 23, 2017. It includes 114 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 Development Department	General Fund (staff time to administer)	Ongoing.	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 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 reinstating an impact fee for rental units as the market develops/improves.	Community Development Department	General Fund		With rising home prices, interest rates, and income limits, the fee was increased from \$11.65 to \$19.95 per square foot in 2016, making the fee comparable to building of an affordable unit, and thereby promoting inclusionary housing.
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 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 opportunities. Staff is coordinating with Alameda County on plans to leverage the City's Affordable Housing Trust Funds with the local and regional allocations of Measure A1 Housing Bond Funds which were approved by voters in 2016.
Program 3.2.2: Acquire Land for Affordable Housing					
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 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, 2015, or 2016.
- Continue to allow land dedication as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).					
Program 3.2.3: Partner with Affordable Housing Developers					
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 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 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).
Program 3.2.4: Conversion of Market-Rate to Affordable Units					
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 Development Department	Affordable Housing Fund	Assist in the conversion of 2 to 3 units from market-rate to affordable per year	The City was unable to provide assistance for the conversion of units from market-rate to affordable in 2016.

Program 3.2.5: Subsidies and Incentives									
Continue to provide subsidies to affordable housing projects, prioritizing those that provide the greatest level of affordability and serve special needs households.									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 working with MidPen Housing to develop the Chestnut Square project, which will provide 14 rental units to low and very low income households. (see Program 3.2.1 for more detail). The City is helping to fund the project through providing the land, subsidies, and a loan. In 2016, the City coordinated with the partnership of MidPen Housing and Sunflower Hill on their proposal to develop 45 special needs rental housing units.
- Consider fee waivers for affordable units, direct subsidy through the Affordable Housing Fund, or providing land reserved for affordable housing.									n/a
Ongoing, as opportunities arise and through annual Housing & Human Services Grant allocation process									Affordable Housing Fund
									Community Development Department
Continue to allow the HIP exemption for projects with at least 35% very-low income units; emphasize affordable projects during competitive years.									General Fund
Continue to allow developers of affordable units to amortize the payment of applicable development impact fees over time to help meet affordable housing targets.									General Fund
Continue to meet regularly with developers to discuss incentive opportunities and provide information at workshops.									General Fund
Program 3.2.6: Public Outreach									
Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing.									General Fund
Policy 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.									
Program 3.3.1: First-Time Homebuyer Down Payment Assistance Program									
Continue to provide mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers.									Affordable Housing Fund
Continue to target persons with disabilities for participation in the program.									Affordable Housing Fund
Continue to promote and provide information about the program on the City's website, newsletter, through e-mail distribution, local advertising, and with brochures and handouts at the City's permit center counter.									General Fund
Program 3.3.2: Rental Assistance									
Pursue additional funding to maintain the Section 8 Rental Assistance Program and enhance support for other rental assistance programs.									General Fund
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:									n/a
- Provide technical assistance with property acquisition and administrative assistance to the Advisory Board.									General Fund, Affordable Housing Fund, CDBG
- Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA.									n/a
Increase promotion of the Section 8 program to the development community, property owners, and possible participants.									General Fund
- Provide information on LHA on City's website.									n/a
- Continue to advertise the program through the City's newsletter and brochures at the permit center and other public locations.									General Fund
Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance.									General Fund
									Collaborate to hold one annual outreach event for landlords.
									Ongoing. City plans to work in coordination with the other Tri-Valley cities on a landlord outreach event in 2017.

<p>Program 3.3.3: Homelessness Prevention and Intervention 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.</p>	<p>Completed at the time of Housing Element adoption (2015)</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Complete.</p>
<p>NEW (2016): Develop a Housing First program aimed at ending homelessness for the most vulnerable populations in Livermore.</p>	<p>Establish in 2017; end homelessness by 2022</p>	<p>Community Development Department</p>	<p>CDBG, HOME Social Opportunities Endowment Fund, and Affordable Housing Fund</p>	<p>In October 2016, the City Council directed staff to develop a Housing First program. Under the Housing First Model, a person who is homeless is moved into permanent housing as quickly as possible and is provided with the necessary services, that will enable them to maintain their housing indefinitely. The program will rely on a variety of strategies to produce and acquire new affordable units, expand support services, and increase rental assistance. The City created a new limited duration job position – the Homeless Prevention Specialist – to coordinate the development and implementation of the program, develop regional partnerships, and seek out additional funding.</p>	<p>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 FY2015-16, Abode assisted seven families.</p>
<p>Continue to provide support (rental subsidies and case management) to emancipated youth through Project Independence.</p>	<p>Ongoing; through annual Housing & Human Services Grant allocation process</p>	<p>Community Development Department</p>	<p>CDBG and HOME funds</p>	<p>Assistance to six individuals annually through the Project Independence program</p>	<p>Ongoing. AC Impact is providing housing to seven chronically homeless persons. Each client previously experienced homelessness in Livermore for at least 10 years. All clients have maintained their housing since entering the program.</p>
<p>Provide homelessness prevention/intervention support services and rental assistance through Abode Services' AC Impact program.</p>	<p>Ongoing; monthly coordination with Alameda County</p>	<p>Community Development Department</p>	<p>General Fund, Affordable Housing Fund, County Funds</p>	<p>Assistance to 10 individuals annually through the AC Impact program</p>	<p>Ongoing. The City provided \$80,000 of HOME and CDBG funding to ECHO Housing to provide up to 18 months of rental assistance and case management to families at risk of homelessness and/or those currently homeless. The program provides assistance with independent living skills to help ensure that they do not fall back into homelessness. The program provided 17 households were provided counseling and referral services to permanent housing; of the 17 households counseled one household was successfully placed in permanent housing to prevent homelessness in FY2015-16. Escalating Livermore fair market rents have negatively impacted City programs targeting very low and extremely low income homeless individuals.</p>
<p>Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit.</p>	<p>Ongoing; through City-hosted subcommittee meetings</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing in October 2015, faith based and non-profit providers of homeless services assisted in the development and implementation of the City's survey of persons experiencing homelessness. Four churches coordinate to provide a rotating Warming Center during winter months for adults experiencing homelessness to have a safe refuge for people who need a place to stay in Livermore regardless of race, creed, or religion.</p>
<p>Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources.</p>	<p>Ongoing; monthly oversight and coordination</p>	<p>Police Department, Community Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>The City provided funding to Abode Services to establish the HSO Team in 2014. In FY 2015, the team engaged with 135 people and provided housing to seven individuals.</p>
<p>Policy 4.1: Improve the quality of existing affordable housing.</p>					
<p>Program 4.1: Minor Home Repair Program</p>					
<p>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.</p>	<p>Ongoing; through identification of applicants through Neighborhood Preservation contacts and requests for assistance</p>	<p>Community Development Department</p>	<p>CDBG, HOME, Affordable Housing Fund</p>	<p>Assistance to 24-32 owners of mobile home units and 6-8 lower income households annually</p>	<p>Ongoing. The City assisted six households through this program in 2016.</p>
<p>Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies.</p>	<p>Ongoing</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing.</p>

Program 4.1.2: Owner-Occupied Housing Rehabilitation Loan Program						
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 Development Department	CDBG, HOME, Affordable Housing Fund	Assistance to 3.4 lower income households annually	Ongoing. The City assisted 6 owner occupied single-family households through the Housing Rehabilitation Loan and Grant Program in FY 2015-16.	
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 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 Development Department	CDBG, HOME, Affordable Housing Fund	n/a	Ongoing. No households in Livermore participated in the GRID Alternatives program in 2016.	
Develop a Healthy Homes initiative that provides outreach and education to help people maintain their homes.	2015-2016	Community Development Department	CDBG, HOME, Affordable Housing Fund	n/a	Ongoing. Funding is currently unavailable, the City continues to seek funding to implement.	
Program 4.1.3: Historic Preservation Tax Credits (Mills Act)						
Investigate the feasibility of participation in the Mills Act Property Tax Abatement Program to encourage the restoration and maintenance of historic properties.	Underway	Community Development Department	General Fund	n/a	Ongoing.	
Program 4.1.4: Neighborhood Improvement						
Continue to upgrade the quality of the living environment of older neighborhoods through improvements to infrastructure and public facilities.	Ongoing	Community 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 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 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.	
Program 4.1.5: Neighborhood Preservation Program						
Encourage low-income homeowners who need financial assistance to correct code violations to utilize the Housing Rehabilitation programs.	Ongoing	Community 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, Owner Occupied Single-Family Rehabilitation Program, which provides information and financial loan and grant assistance for needed home rehabilitation and repairs.	
Continue to identify and provide assistance to rehabilitate units needing substantial renovation due to severe deterioration.	Ongoing	Community Development Department	General Fund; CDBG Affordable Housing 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.	
Continue the Housing Quality Inspections for multi-family complexes that have received CDBG and HOME funding.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. HOME regulations require 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 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 Development Department	Volunteer staff	n/a	Ongoing.	

Policy 4.2: Preserve affordable housing that is at risk of converting to market rate housing.					
Program 4.2.1: Preservation of Subsidized Housing at-risk of Conversion to Market Rate					
Monitor the at-risk status of affordable housing projects					
- Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in the City's efforts to preserve the units.	Community Development Department	General Fund	n/a	Ongoing.	
- Contact project owners of at-risk projects to discuss preservation options/incentives and facilitate collaboration with potentially interested non-profits, and					
- Notify tenants according to State and Federal requirements.					
Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.	Community 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.	Community Development Department	CDBG, Affordable Housing Fund	n/a	Ongoing.	
Pursue State funding available for the preservation of at-risk housing.	Community Development Department	General Fund	Preservation of 36 units at risk of conversion to market rate	Ongoing.	
Program 4.2.2: Maintain Affordability of Housing Stock					
Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.	Community Development Department	General Fund	n/a	Ongoing.	See Programs 3.3.2, 4.1, and 4.1.2 for more detail.
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 law.					
Policy 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.					
Program 5.1.1: Support Non-Profit Organizations Specializing in Fair Housing Services					
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.	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing.	In FY2015-16 and FY2016-17, the City Council allocated ECHO \$30,000 in funding from local housing in-lieu funds to provide services to assist residents with accessing and maintaining housing. ECHO assisted 337 clients in FY2015-16 and has assisted 172 clients through the second quarter of FY2016-17.
Continue to refer complaints of discriminatory housing practices to LHA and ECHO Housing.	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing.	In FY2015-16, ECHO responded to ten inquiry/complaint from both tenant and landlords regarding discriminatory housing practices and completed ten investigations resulting in one case of discrimination based on source of income. They completed 157 counseling and dispute resolutions.
Continue to refer complaints and requests for housing for the disabled to partner organizations.	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing.	In FY2015-16, ECHO provided services to 92 disabled persons and they continued to partner with partner agencies such as CRIL to further provide services to disabled persons. Through the second quarter of FY2016-17 they have assisted 37 disabled persons.
Continue to assist in the distribution of fair housing brochures at public locations, such as city centers, public libraries, community/senior centers, and service providers.	Community & Economic Development Department	General Fund.	n/a	Ongoing.	
- Continue to expand outreach and access to information for limited English-speaking residents.					
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.	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing.	Ongoing. ECHO is responsible for auditing rental properties in Livermore for compliance with fair housing laws. The City funds the Fair Housing Audits through an allocation made by the City's Housing and Human Service Grant Fund. ECHO works with other nonprofit agencies such as East Bay Community Law Center, Bay Area Legal Aid and Centro Legal de la Raza to provide clients with appropriate legal services to stabilize their housing situation. ECHO also collaborates with CRIL an agency dedicated to serving individuals with disabilities - to provide CRIL clients housing counseling and presentations and to provide additional training to landlords who fail to comply with federal and state fair housing laws. ECHO tests 10 rental properties in Livermore for different types of discrimination each year. In FY2015-16, ECHO completed 10 fair housing audits in Livermore regarding discrimination complaints. They investigated ten complaints of discrimination and made the determination that only one incident was determined to be discriminatory based on source of income.

Program 5.1.2: Reasonable Accommodation					
Consistent with state and federal laws, continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures through the building permit and development review processes.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. The Livemore Development Code outlines procedures to address reasonable accommodation (Chapter 9.06).
Continue to partner with ECHO to conduct fair housing tests for reasonable accommodations in multi-family rental properties.	Ongoing	Community Development Department	General Fund	n/a	As described in Program 5.1.1, the City partners with ECHO to conduct a fair housing audit of 10 rental properties each year. Recent audits have tested for reasonable accommodations. For example, the obligation of landlords to allow therapy/service animals in the residence without a pet deposit or other fees was tested in FY2013-14, while the obligation to allow disabled tenants to use medical marijuana was tested in FY2014-15. These audits found discriminatory treatment at 1 out of 10 properties tested in Livemore. ECHO provided the landlords of these properties with training and information regarding disability laws and tenant/landlord rights and responsibilities. In addition, ECHO offered free fair housing training to the owners and managers of the rental properties tested during the FY2010-11 audit, which tested for requests for wheelchair access.
- Provide regular training to landlords.					
Work with Livemore 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 Development Department	CDBG, HOME, and Affordable Housing Fund	n/a	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.					
<i>Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, and special housing needs.</i>					The City provided funding to several local and regional organizations. Together, these agencies provided rental assistance to 15 households, permanent housing for 15 new households, and temporary shelter for 151 people.
Program 6.1.1: Tri-Valley Affordable Housing Committee					
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.	Ongoing,	Community Development Department	General Fund	n/a	Ongoing. Two Livemore 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.
Program 6.1.2: Emergency, Transitional, and Supportive Housing Services					
Continue to coordinate with other local jurisdictions to provide for the acquisition, rehabilitation, and operation of emergency housing for families.	Ongoing, through annual Housing & Human Services Grant allocation process	Community Development Department	CDBG, HOME Section 108, Affordable Housing Fund, Social Opportunity Endowment funds	n/a	Ongoing. In FY 2015-16, the City allocated \$27,000 from the Affordable Housing Fund and Social Opportunity Endowment fund to Tri-Valley Haven. Tri-Valley Haven served 235 people in FY 2015-16.
Support the Tri-Valley Haven in providing outreach, case management counseling, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless or those at risk of being homeless.	In 2015, and annually as opportunities arise	Community Development Department	General Fund	n/a	Ongoing.
Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk households.					Ongoing. The City continues to work with the County to implement this program plan. The City participated in the January 2016 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 Livemore on October 2015. This survey expanded beyond the HUD definition of homeless. The City's new Housing First program will complement the Everyone Home efforts.
Assist in implementing the County-wide Homeless and Special Needs Housing Plan "EveryOne Home".	Ongoing	Community Development Department	General Fund	n/a	Ongoing.
Maintain membership in the HOPE Partnership, which oversees the HOPE Mobile Services Unit.	Ongoing, through annual Housing & Human Services Grant allocation process	Community 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 Development Department	General Fund	n/a	Ongoing.
- Provide information through the City's website and at the Multi-service Center.					
Program 6.1.3: Regional Home Ownership Education and Counseling					

<p>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 Eden Council for Hope and Opportunity Housing Opportunity Center (ECHO HOC)</p>	<p>Ongoing; through monthly services agreement with ECHO</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>n/a</p>	<p>Ongoing. In 2016, the City provided a variety of supports to ECHO HOC to assist them in completing pre and post homeownership counseling and, educational workshops. The ECHO Housing Opportunity Center provided five workshops addressing these topics.</p>
---	--	---	---------------------	------------	--

Goal 7: Energy Efficiency - Reduce the energy-related costs of housing and the associated emissions of greenhouse gases.					
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.					
Program 7.1.1: Green Building					
Encourage developers to exceed the minimum green building point requirement by:	Ongoing	Community 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.
- Maintaining and regularly updating the Green Building Resource Center and the City's website	Ongoing, as requested	Community 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 Development Department	General Fund	n/a	Ongoing. The 2014-2016 HIP requires minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis.
Program 7.1.2: Climate Action Plan					
Implement Climate Action Plan to reduce energy use and emissions associated with residential development.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. The City is implementing its Climate Action Plan, adopted in 2012.