

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Livermore
Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Meridian Station	SF	O		3			27	27		Inc	
The Vines	SF	O		1	2		49	49		Inc	
Chestnut Square	MF	R	52	19			72	72	See notes	Inc, DB	
Sonoma School Site	SF	O		1	1		54	54		Inc	
Secondary Dwelling Units	SU	R			12		12	12			12- see explanation in General Comments below
(9) Total of Moderate and Above Moderate from Table A3					0	311	311				
(10) Total by income Table A/A3			52	24	15	311	525	214			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(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 Moderate						0	
No. of Units Permitted for Above Moderate	162	44	105			311	311

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	839			52							52	787
	Non-deed restricted												
Low	Deed Restricted	474	2	4	24							30	432
	Non-deed restricted			12								12	
Moderate	Deed Restricted	496	2	4	3							9	72
	Non-deed restricted		12	391	12							415	
Above Moderate		920	420	15	311							746	174
Total RHNA by COG. Enter allocation number:		2,729											
Total Units ▶ ▶ ▶			436	426	402							1,264	1,465
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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General Comments:

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 2017 was 577 square feet. The one SDU listed for rent on Craigslist as of February 27, 2018 was listed at \$1,700 per month. Based on the area median income for Alameda County in 2017, the maximum monthly rental price considerable as affordable to a moderate-income one-person household is about \$2,000. Therefore, based on current rental data, it is reasonable to assume that SDUs are an affordable option for moderate-income households.

The Chestnut Square Project includes 114 affordable rental units, including a 72-unit building for seniors and a 44-unit building for families. The City acquired and assembled the project site using Local Housing Trust Funds and a land dedication as part of an Inclusionary Housing requirement for a previous project. The Chestnut Square developer, MidPen Housing, requested and received a Density Bonus from the City for the site's master plan, as part of the entitlement approval in January 2017. The Senior building received its building permit in November 2017, and MidPen is now seeking funding for the Family component. The Senior component received funding from the following sources:

- WFB Construction loan
- CCRC Permanent loan
- City of Livermore - Local Housing Trust Funds
- Tax Credits
- 30 units of Section 8 vouchers

CL SF bay area > east bay > housing > apts/housing for rent

Posted 2 days ago on: 2018-02-25 8:37am

Contact Information:

\$1700 / 1br - Private Studio for Rent near downtown Livermore

(dublin / pleasanton / livermore)

image 1 of 4



1BR / 1Ba

available mar 1

in-law

laundry on site

street parking

Private single bedroom studio for rent \$1,700.00 a month (Utilities included) available March 1st

Large 4 Bedroom Home on 7,879 Sq. Foot lot with private detached studio

- Private entrance
- Private bathroom
- Private kitchen with oven, stove, microwave
- Built in Fire pit privileges
- Outdoor BBQ island privileges
- Shared laundry room privileges
- Private walk in closet

QR Code Link to This Post



- New hardwood floor
- Free wifi
- Walking distance to Downtown Livermore
- Walking distance to several wineries
- Near Dublin/Pleasanton Bart
- Near Livermore Lab
- Near Freeway Access
- No assigned parking but plenty of parking in front of Home

Terms & Conditions

\$1,700 per month and utilities are INCLUDED: water, garbage, gas, electricity, and cable. All housemates are mindful of their usage to keep rent down to a minimum. Single occupancy preferred.

- \$1,700.00 Due at the 1st of every month
- Security deposit \$1,000.00 required
- Minimum 6 month lease
- Application Fee for Credit \$40. Housemate must provide proof of employment (2 months of most recent W-2 stubs or direct deposit on bank statement from employer) and/or source of verifiable and legal income. Please no prior evictions or unlawful detainers
- Looking for professional and responsible housemate. Room is ideal for the working professional or serious student looking for a clean, safe, and quiet environment to relax their mind after a hard-working day.
- Smoking outside okay, No smoking inside, No drugs policy
- No party policy
- Single occupant preferred, may consider a couple.
- Pets must be approved, renter must be okay with dogs.
- Room is unfurnished
- Background check, credit check

- Application/Interview process

- If you are interested in viewing the room for rent, please tell me about yourself: work industry, attending college, and reason(s) for moving out of your current rental. No scams please

Richie

[show contact info](#)



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>					
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 2017.
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 Development Department	General Fund	n/a	Ongoing. The City did not process any projects in 2017 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 offers the Land Inventory to prospective home builders.
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 made some of the GIS layers publically accessible in 2017.
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 2017.
<i>Policy 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.</i>					
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 Council approved a General Plan amendment in 2017 to allow residential use and increased density in an area previously designated for commercial use only. The 24-acre area, referred to as the First Street Transitional area, now has a dual land use designation of Service Commercial (SC) and Urban High Residential (UH-2). The Urban High Residential designation allows 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. In 2017 the City continued its downtown redevelopment efforts by drafting a plan with a variety of amenities, including 130 units of affordable workforce housing. A Downtown Specific Plan amendment to facilitate the redevelopment plan is scheduled for spring 2018.

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 updating the Accessory Dwelling Unit Ordinance and the Density Bonus section of the Code.
Evaluate specific barriers to residential development of small properties	By 2017	Community Development Department	General Fund	n/a	Staff is working on a Development Code update that will involve new development standards for small-lot single family residential development.
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 Specific Plan", which is anticipated for adoption in 2018. 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, no new mobile homes were built in 2017.
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 each in 2016 and 2017, 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 2017 to reflect cost of living changes, in accordance with local ordinance.
<i>Policy 1.3: Encourage the development of housing for individuals with disabilities.</i>					
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 updated the HIP for the 2017-2019 three-year cycle. Allocations are 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 "visitability" 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 2017, the City approved a proposal from Sunflower Hill and MidPen Housing to develop 44-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.
- 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 has provided grant funds to a several nonprofit agencies that provide senior support and disabled services to individuals: Senior Support Program of the Tri-Valley and Community Resources for Independent Living (CRIL) encourage seniors' and disabled persons to age in place and to facilitate independent living skills. In 2016, the City 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-residential development; (4) the highest quality design for all residential units and neighborhoods; and (5) open space preservation.					
<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>					
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	Community Development Department	General Fund	n/a	The HIP includes sufficient allocations for development sites identified in the Land Inventory, including 1,566 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 Development Department	General Fund	n/a	The 2017-19 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.
Continue to allow exemptions from the HIP in conjunction with the TDC Program to encourage infill development.	Ongoing	Community Development Department	General Fund	n/a	The 2017-19 HIP continues to allow exemptions in conjunction with the TDC program.
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 Development Department	General Fund	n/a	Ongoing. The City updated the HIP for the 2017-2019 three-year cycle. Allocations are awarded on a first come first serve basis (no competition). The City will consider using emphasized categories in future HIP programs that involve a competition, in order to incentivize infill development.
Provide information on the HIP on the Community and Economic Development website and conduct outreach to local developers.	Ongoing	Community Development Department	General Fund	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 2017.

- Conduct 2-3 developer workshops during the 2015-2022 period.
- Conduct outreach at the yearly Real Estate Roundup.

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	Community Development Department	General Fund	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 2017-2019 HIP Cycle.
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	Community Development Department	General Fund	n/a	The City annually reviews and amends its CIP as needed to accommodate upgrades to support intensified development. The 2017-2019 CIP includes funding for Downtown Revitalization Projects such as infill site acquisition, infrastructure for the mixed use Livermore Village catalyst site, relocation of the Railroad Depot, and demolition of vacant buildings for the purpose of future affordable housing construction.
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	Community Development Department, Public Works Department	General Fund	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 2017-2019 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.
Prioritize proposed developments that include housing affordable to lower-income households.	As needed	Community Development Department, Public Works Department	General Fund	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.
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	Community Development Department	General Fund	n/a	Complete for the 2015-2022 Housing Element update.
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	Ongoing. There are minimum residential densities in the Downtown area to support higher density housing in this mixed use, transit-oriented neighborhood. The City has prepared a Draft Specific Plan for the Isabel Neighborhood, a Priority Development Area (PDA) to guide development around the proposed BART station. The Draft Plan calls for a mix of higher density housing types to take advantage of regional transit access and support Housing Element goals. In addition, the City's Development Code includes form-based zoning for two mixed-use sites that requires a minimum percentage of residential development.
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	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 recently approved the Chestnut Square project, which used the City's Density Bonus provision to provide affordable rental units (see Program 3.2.1 for more detail).
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 Draft Isabel Neighborhood Specific Plan establishes a goal for 25 percent of the approximately 4,095 new housing units to be offered at affordable prices/rents, with a project-level minimum of 20 percent. Projects within the Isabel area may also use the City's Density Bonus. The Draft Plan provides flexible development standards and parking requirements, allows for master planning across adjacent blocks, and facilitates environmental streamlining, as incentives to encourage mixed-use, transit-oriented development. The City will also consider density incentives 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>					
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	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. In 2017, a total of six inclusionary units were built and sold to low and moderate income households as part of the Meridian Station and Vines projects.
Continue to require developers to identify the location of inclusionary units.	Ongoing	Community Development Department	General Fund	n/a	Ongoing, as part of the entitlement process for development projects.
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/require	Community Development Department	General Fund	n/a	Complete. The 2013 Residential Nexus Analysis and 2013 Financial Feasibility Analysis demonstrated the direct impact of homebuilding on the need for additional affordable housing and the inclusionary housing must-build requirement was reinstated in 2015. Concurrently, the In-Lieu fee was adjusted to a square foot assessment basis per the Market Feasibility Study. The updated fee became effective January 1, 2015.
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	Ongoing. The City updated Chapter 6.02.030 of the Livermore Development Code to be consistent with State Density Bonus regulations as part of the 2010 update. Staff will complete another review of State density bonus law, and update the Livermore Development Code, as needed, in 2018. The City reviews requests for Density Bonuses during the development review process.
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	Ongoing. The City recently approved the Chestnut Square project, which used a Density Bonus to provide affordable rental units (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>					
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 sites for future new affordable units. For example, 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.
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 \$19.95 to \$25.37 per square foot in 2017, 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. - Continue to allow land dedication as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).	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 2017.
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 nonprofit organizations to convert and increase the existing affordable housing stock.	Ongoing; with monthly coordination with nonprofit 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 2017.
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. - 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 Development Department	Affordable Housing Fund	n/a	Ongoing. The City continues to provide subsidies to projects that meet city goals to provide affordable housing. The City provided subsidies to two affordable housing projects in 2017: the Chestnut Square and Sunflower Hill project. (See programs 1.3.3 and 3.2.1 for more detail). The Chestnut Square project will provide affordable rental units for seniors and families with very low and low incomes. Of the 72 senior units, five will be offered to households currently experiencing homelessness. The Sunflower Hill project includes 44 units of affordable, services-enriched housing for persons with developmental disabilities.
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 Development Department	General Fund	n/a	Ongoing.
Continue to allow developers of affordable units to amortize the payment of applicable development impact fees over time to help meet affordable housing targets.	Ongoing; as projects are proposed	Community Development Department	General Fund	n/a	Ongoing.
Continue to meet regularly with developers to discuss incentive opportunities and provide information at workshops.	Ongoing; annually at a minimum	Community Development Department	General Fund	n/a	Ongoing.
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.	Ongoing; monthly participation in community-based meetings to distribute info	Community Development Department	General Fund	n/a	Ongoing. Staff continued to coordinate on improving access via the traditional methods of developer contact to increase knowledge of incentives available for projects that support the inclusion of affordable housing.
<i>Policy 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.</i>					
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.	2015 through 2022	Community Development Department	Affordable Housing Fund	Continue to provide First-Time Homebuyer Mortgage Assistance to an average of 10-15 low and moderate-income households annually	Ongoing. In 2017, the City provided 5 second mortgage loans to low and moderate income first-time homebuyers through its Mortgage Assistance Program.

Continue to target persons with disabilities for participation in the program.	Ongoing	Community Development Department	Affordable Housing Fund	n/a	Ongoing. Continued to seek and discuss opportunities for fully accessible inclusionary units with developers.
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.	Ongoing	Community Development Department	General Fund	n/a	Ongoing.
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.	Ongoing	Livermore Housing Authority and Community Development Department	General Fund	n/a	Ongoing. City currently provides four affordable workforce rental opportunities in the Station Square development for up to Moderate Income households (120% AMI) through its Workforce Housing Program. The City is selling a fifth unit to Tri-Valley REACH for rental to persons with developmental disabilities.
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: - Provide technical assistance with property acquisition and administrative assistance to the Advisory Board. - Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA.	Ongoing; monthly coordination meetings with LHA	Community Development Department	General Fund, Affordable Housing Fund, CDBG	n/a	Ongoing. The City allocated \$1.6 million to the Livermore Housing Authority for renovation of their three affordable apartment complexes Bluebell, Chestnut, and Los Posadas. The City is currently reviewing the financial feasibility of the projects.
Increase promotion of the Section 8 program to the development community, property owners, and possible participants. - Provide information on LHA on City's website. - Continue to advertise the program through the City's newsletter and brochures at the permit center and other public counters.	Update information as needed or annually	Community Development Department	General Fund	n/a	Ongoing.
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 Development Department	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.
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.	Completed at the time of Housing Element adoption (2015)	Community Development Department	General Fund	n/a	Complete.
<i>New Program (2016): Implement the Housing First Program model aimed at ending homelessness for the most vulnerable populations in Livermore.</i>	<i>Established in 2017</i>	<i>Community Development Department</i>	<i>CDBG, HOME, Social Opportunities Endowment fund, and Affordable Housing Fund</i>	<i>Goal to end homelessness by 2022</i>	<i>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 relies on a variety of strategies to produce and acquire new affordable units, expand support services, and increase rental assistance. The City hired a limited duration Homeless Prevention Specialist – to assist with the coordination between housing and human services, develop regional partnerships, and seek out additional funding to carry out homeless strategies.</i>
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 Development Department	CDBG and HOME funds	<i>Provide funding assistance to 6-14 individuals and/or families annually</i>	Ongoing. The City has awarded funding to Abode to implement its "Housing First" model, through its Project Independence and Rapid Rehousing programs. In FY2016-17 Abode assisted 14 households in securing permanent housing.

Provide homelessness prevention/intervention support services and rental assistance through Abode Services' AC Impact program.	Ongoing; monthly coordination with Alameda County	Community Development Department	General Fund, Affordable Housing Fund, County Funds	<i>Provide funding assistance to 8-9 individuals annually</i>	Ongoing. Abode through their AC Impact program is providing housing to eight formerly chronically homeless persons. Each client was previously designated as being homeless in Livermore for at least 10 years. All clients have maintained their housing since entering the program. The city continues to fund case management services to ensure that the individuals remain on a road to self-sufficiency. Services focus on building independent living skills, money management and dealing with any behavioral issues.
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 Development Department	CDBG and HOME funds	<i>Provide funding assistance to 4-5 individuals or families annually</i>	Ongoing. The City provided federal HOME and CDBG funding to ECHO Housing to provide up to 24 months of tenant based rental assistance (TBRA) and case management services to four families and/or individuals at risk of homelessness and/or those currently homeless. The program provides assistance with independent living skills to help ensure families and individuals do not fall back into homelessness.
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 Development Department	General Fund	n/a	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. Annually, 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.
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 Development Department	General Fund	n/a	The City provided funding to Abode Services to establish the Homeless Street Outreach Team (HSOT) in 2014. In FY 2016-2017, the Homeless Outreach Team engaged 62 homeless individuals and provided housing to eight chronically homeless 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>					
Program 4.1.1: Minor Home Repair Program					
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 Development Department	CDBG, HOME, Affordable Housing Fund	Assist up to 11 single-family and mobile home owner occupied units.	Ongoing. The City assisted six households through its grant and loan rehabilitation program in FY 2016-17. Assistance was provided to cover code violations, health and safety repair items and general maintenance issues.
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 Development Department	General Fund	n/a	Ongoing.
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 2016-2017.
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 2017.
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, and 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 now require the City to monitor and complete inspections on HOME funded properties every two-three years based on the Uniform Physical Condition Standard (UPCS). The City completed monitoring of the four federally funded properties in 2015 and are gearing up for monitoring's in 2018.
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.
<i>Policy 4.2: Preserve affordable housing that is at risk of converting to market rate housing.</i>					
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. - 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.	Annually	Community Development Department	General Fund	n/a	Ongoing.
Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.	Ongoing, as needed	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.	Ongoing	Community Development Department	CDBG, Affordable Housing Fund	n/a	Ongoing.
Pursue State funding available for the preservation of at-risk housing.	Annually	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.	Ongoing	Community Development Department	General Fund	n/a	Ongoing. See Programs 3.3.2, 4.1.1, and 4.1.2 for more detail.
<p>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.</p> <p><i>Policy 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.</i></p>					
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.	Ongoing; through annual Housing & Human Services Grant allocation process	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing. In FY 2016-17, ECHO was allocated \$30,000 in funding from local housing in-lieu funds to provide services to assist residents with fair housing complaints, tenant landlord disputes, accessing and fair housing education. In FY 2016-17 ECHO assisted 302 clients.
Continue to refer complaints of discriminatory housing practices to LHA and ECHO Housing.	Ongoing	Community Development Department	CDBG and Affordable Housing Fund	n/a	Ongoing. In FY2016-17, ECHO completed 84 property audits over nine jurisdictions resulting in an overall 19 percent level of race discrimination. ECHO tested 10 Livermore properties, and the audit results showed a 20 percent level of race differential treatment (two property owners of the 10 exhibited differential treatment to the testers). Minority tester #1 was quoted rent \$227 higher than the Majority tester, and Minority tester #2 booked an appointment, however, the agent forgot about the appointment. Minority tester #2 was required to re-book and received a virtual tour of the unit. The Majority tester received an actual tour and was offered snacks and coffee. In addition, ECHO responded to one inquiry/complaint from a tenant regarding discriminatory housing practices and completed one investigation resulting in one case of discrimination based on familial status/occupancy. ECHO will continue to work to reduce discrimination in housing through education and enforcement through education, enforcement, seminars and workshops offered by ECHO.
Continue to refer complaints and requests for housing for the disabled to partner organizations.	Ongoing	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 assisted 37 disabled persons.
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.	Annually, or as needed	Community & Economic Development Department	General Fund.	n/a	Ongoing.
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.	Annually, through annual Housing & Human Services Grant allocation process	Community Development Department	CDBG and Affordable Housing Fund	n/a	<p>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. In FY2016-17, ECHO tested 10 Livermore properties for compliance with Fair Housing Laws. The audit results showed a 20 percent level of differential treatment based on race (see above). ECHO provides an annual report on the Fair Housing Audits during the Human Services Commission public meeting and provides training to landlords who fail to comply with federal and state fair housing laws.</p> <p>ECHO also 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 collaborates with CRIL an agency dedicated to serving individuals with disabilities - to provide CRIL clients with housing counseling. Lastly, ECHO holds various public Fair Housing education workshops to educate the public, landlords, tenants and community organizations.</p>

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 Livermore 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 Livermore. 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 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 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>				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.	The City provided funding to several local and regional organizations. Together, these agencies provided rental assistance to 16 households, permanent housing for 22 households, and temporary shelter for 192 people in 2017.
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 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.
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 2016-17 the City allocated \$37,000 to Tri-Valley Haven to fund its domestic violence shelters and to provide case management services to victims of domestic violence. Tri-Valley Haven served 192 people in FY 2016-17.
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.					
Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk households.	In 2015, and annually as opportunities arise	Community Development Department	General Fund	n/a	Ongoing.
Assist in implementing the County-wide Homeless and Special Needs Housing Plan "EveryOne Home".	Ongoing	Community Development Department	General Fund	n/a	Ongoing. The City represents the Tri-Valley and is a part of the Everyone Home Leadership Board. The board provides all direction for implementing the Everyone Home Coordinated Entry System (CES). The City works closely with the Tri-Valley Housing Resource Center (HRC) and Abode Services. The HRC offices are located in the City's Multi Service Center. In addition, the City provides funding for outreach and case management to support the CES.

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. - Provide information through the City's website and at the Multi-service Center.	Ongoing	Community Development Department	General Fund	n/a	Ongoing.
Program 6.1.3: Regional Home Ownership Education and Counseling					
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)	Ongoing; through monthly services agreement with ECHO	Community Development Department	General Fund	n/a	Ongoing. In 2017, the City provided a variety of supports to ECHO Housing Opportunity Center to assist them in completing pre and post homeownership counseling and educational workshops. The ECHO Housing Opportunity Center provided 11 workshops addressing these topics to 297 households.
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>					
Program 7.1.11: Green Building					
Continue to enforce State Energy Code when reviewing construction plans submitted in order to obtain building permits.	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. This includes Part 11 - the California Green Building Standards Code ("CALGreen"), which was last updated in 2016.
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 - Providing one on-one-consultation with certified or accredited staff to assist with project design and incorporating green building measures	Ongoing, as requested	Community Development Department	General Fund	n/a	Ongoing. Ongoing. Building Division staff are available to meet with project applicants to discuss green building measures over the counter at the Permit Center, or by appointment.
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 required minimum energy efficiency measures in order to qualify for allocations. The 2017-19 HIP does not include this requirement.
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. The City will update this plan as part of a comprehensive General Plan update, starting in 2019.