LIVERMORE
CALIFORNIA

HOUSING POLICY
DEVELOPMENT, HCD

MAY 2 9 2011

May 13, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report for 2010

Dear Ms. Benson:

Enclosed please find the City of Livermore's Housing Element Annual Progress Report for the period from January 1, 2010 to December 31, 2010. At their May 9, 2011 meeting, the Livermore City Council reviewed, took public comment, and directed staff to submit the report to HCD and the Governor's Office of Planning and Research.

If you have any questions, please do not hesitate to call me at (925) 960-4475.

Sincerely,

Ingrid Rademaker

Ingrid Rademaker
Senior Planner
Planning Division, Community Development Department
(925) 960-4475
(925) 960-4459

Enclosures
1. Cover Sheet
2. Tables A, A-2, A-3, B, and C

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Livermore

Mailing Address: 1052 South Livermore Avenue, Livermore, CA 94550

Contact Person: Ingrid Rademaker **Title:** Senior Planner

Phone: (925) 960-4475 **FAX:** (925) 960-4459

Email: irademaker@ci.livermore.ca.us

Reporting Period by Calendar Year from: January 1, 2010 **to:** December 31, 2010

These forms and tables (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses below:

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 94812-3044

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

Jurisdiction: City of Livermore

Reporting Period: January 1, 2010 to December 31, 2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multi-family 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	Unit Category	Tenure	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
(may be APN No., project name or address)		R = Renter O = Owner	Very Low-income	Low-Income	Moderate	Above Moderate-Income					
1336 Buckhorn Creek Road	SF	O		1			155	1		Inc	
(9) Total of Moderate and Above Moderate from Table A3:					19	78	97	78			
(10) Total by income Table A/A3:				1	19	78	98	79			
(11) Total Extremely Low-Income Units*:											

* Note: These fields are voluntary

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

Attachment 1

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

Jurisdiction: City of Livermore

Reporting Period: January 1, 2010 to December 31, 2010

Table A-2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC section 65583.1c(1)

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

Activity Type		Affordability by Household Incomes				(4) The Description should adequtely 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) Rehabiltation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income					0	

* Note: These fields are voluntary

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

Jurisdiction: City of Livermore

Reporting Period: January 1, 2010 to December 31, 2010

Table A-3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1	2	3	4	5	6	7
	Single Family	**2-4 Units**	**5+ Units**	**Second Unit**	**Mobile Homes**	**Total**	**Number of Infill Units***
No. of Units Permitted for Moderate		8	9	2		19	2
No. of Units Permitted for **Above Moderate**	78					78	78

* Note: This fields are voluntary

Jurisdiction: City of Livermore

Reporting Period: January 1, 2010 to December 31, 2010

Table B
Regional Housing Needs Allocation Progress
Permitted Units by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period			2007	2008	2009	2010	2011	2012	2013	2014		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**			
Very Low	Deed Restricted	1,038	31									31	980
	Non-deed Restricted		14	7	6							27	
Low	Deed Restricted	660	20	5	5	1						31	611
	Non-deed Restricted		18									18	
Moderate	Deed Restricted	683											600
	Non-deed Restricted		64			19						83	
Above Moderate		1,013	77	79	104	78						338	675
Total RHNA by COG		**3,394**	**224**	**91**	**115**	**98**						**528**	**2,866**
											Remaining Need for RHNA Period:		**2,866**

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

ANNUAL ELEMENT PROGRESS REPORT
HOUSING ELEMENT IMPLEMENTATION
(CCR Title 24 Section 6202)

Table C – Program Implementation

Jurisdiction: City of Livermore
Reporting Period: January 2010-December 2010

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
1.1.1 Residential Sites Inventory	Provide sufficient sites for development of 3,394 units (1,038 very-low, 660 low, 683 moderate-income, and 1,013 above moderate), including re-designating sites to allow higher density residential by right. The amendments shall be completed within three years as follows: **First year**: develop list of potential sites for re-designation; **Second year**: work with property owners, developers and community on refining list, begin redesignation of sites; **Third year**: complete redesignation of sites.	By 2013	**Underway.** First year program to develop list of potential sites for redesignation and rezoning is underway
	Re-designate and rezone sufficient sites to residential designations to allow by right a minimum of 966 units affordable to low- and very-low income households: - Re-designate and rezone a minimum of 15 acres of land to Urban-High-6 Residential (with a minimum density of 38 du/acre and a maximum of 55 du/acre) to accommodate an average of 690 low-income dwelling units on residentially designated land. Sites shall have a minimum capacity of 16 units. This will provide 50% of the remaining need on sites that allow exclusively residential.	By 2012	

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	Objective	Timeframe	Status of Implementation
	- Amend the Downtown Specific Plan to remove discretionary constraints on a minimum of 7 acres of land already designated for higher density residential development (with a minimum density of 30 du/acre and a maximum of 50 du/acre). Sites shall have a minimum capacity of 16 units. This will provide an average of 280 new units on residentially designated land. - Increase densities on at least 2 existing Neighborhood Mixed-Use designations to Neighborhood Mixed-High to provide an average of 226 units (with a minimum density of 24 du/acre and a maximum of 38 du/acre).		
	In the event that a mixed-use site or a non-vacant site, which has been included in the City's land inventory to meet the RHNA at a specific capacity, is developed commercially or with other non-residential uses, the City will identify an additional mixed-use site with the same or more capacity as the previous site.	Ongoing program.	**Ongoing.** No mixed-use or vacant sites have been redesignated to non-residential in 2010.
	Maintain a file in the Planning Division of vacant residential acreage, which provides an inventory of land suitable for single-family and multi-family residential development.	Ongoing program	**Ongoing.**
	- Maintain maps indicating current zoning as well as public facilities and services to these sites.	Ongoing program	**Ongoing.** The City GIS system provides updated zoning information and map layers of the location of public facilities and services available to residential sites.
	Include information on the Site Inventory on the City's webpage.	By 2012	**Complete.** The Housing Element Site Inventory is included on the City's website.
	Monitor on an annual basis the development of underutilized or	Annually	The City monitors development of vacant/underutilized sites annually

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	vacant residential sites identified to meet the - RHND.		and also through regular weekly project review meetings of new development.
	As outlined in Program 1.1.5, Mixed-use Development, identify additional sites that could be appropriate for residential.	By 2012	
	As outlined in Program 2.2.2, conduct a survey of sites that currently do not permit any residential or mixed-uses in order to identify additional sites that have the potential for mixed-use.	By 2012	
	Continue to use the HIP Targeted categories as a mechanism to encourage in-fill developments and lot consolidation for larger projects.	Ongoing	**Ongoing.** The 2008-2010 HIP included Targeted categories to encourage infill development and lot consolidation.
1.1.2 General Plan Implementation	Continue to update and amend the General Plan as needed or requested to facilitate the provision of affordable housing and smart growth principles.	Ongoing	**Ongoing.** In 2010 the City processed two General Plan Amendments to allow residential development on sites previously designated and zoned for non-residential uses. GPA10-002 permits residential development on a site previously designated for a school; and GPA 10-003 permits residential development on a site previously designated for industrial uses.
	Review infrastructure needs and pursue improvements and upgrades necessary to support intensified development on infill sites within City limits.	Ongoing	**Ongoing.** The City annually reviews and amends it Capital Improvement Program (CIP) as needed to accommodate upgrades to support intensified development. The 2010/2011 CIP includes storm drain system improvements at the Brisa Neighborhood Plan site to accommodate potential development of up to 510 units.
1.1.3 Consistency with General Plan	To ensure adequate sites are available throughout the planning period to meet the City's Regional Housing Needs Assessment, and to assist developers in identifying land suitable for residential development,	Ongoing	**Ongoing.** The City updates it parcel inventory with preparation of the annual housing element progress report and as development projects are reviewed by staff.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	the City will annually update its residential parcel inventory by income category.		
	Should a proposed density reduction decrease the number of available sites/units below the City's RHNA for the Housing Element period, the City will identify additional sites/units to ensure the RHNA can still be met.	Ongoing	**Ongoing.** The City did not process any projects in 2010 with densities below that assessed in the Housing Element.
	Develop procedures to assess proposed general plan amendments and/or zone changes that would reduce density on residential sites and impact the City's RHNA.	Develop procedure by end of 2009	**Complete.** The City assesses proposed GPA's and zone changes that might reduce density on residential sites through its inter-departmental project referral and weekly project review meetings for all proposed new development projects.
1.1.4: Downtown Specific Plan Implementation	Continue to implement the Downtown Specific Plan as needed or requested to facilitate downtown revitalization and the provision of affordable housing and mixed-use.	Ongoing program	**Ongoing.** The City periodically amends the Downtown Specific Plan to facilitate revitalization, mixed-use and affordable housing.
	Continue to exempt an average of 200 units per year in the Downtown area from the HIP through 2013. This will allow a total of 2,000 units to be available at any time during this timeframe for large scale residential redevelopment catalyst projects - Continue existing DSP policy to carry over unused dwelling unit allocations during the initial ten-year cycle ending in 2013 into subsequent years. - Re-evaluate and continue HIP exemption as needed to continue facilitating housing and redevelopment in the Downtown Specific Plan area.	Through 2013	**Ongoing.** The 2008-2010 HIP exempted 600 units in the Downtown Specific Plan area. **Ongoing.** **Ongoing.**
	Continue to utilize redevelopment funds and RDA assistance to develop key catalyst sites, promote lot consolidation, and pursue Brownfield remediation and cleanup to create	Ongoing	**Ongoing.** In 2010, the City acquired a foreclosed, mostly vacant commercial property which completed a 5-acre assemblage of parcels known as the "Chestnut Street Site". The City issued

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	opportunities for affordable housing		an RFQ process February 2011 to select a team to redevelop the site into approximately 130 units of mixed income, rental and ownership housing which will include a significant affordable component. This site is listed as Site "D" in the City's site inventory, Table E-4, Likely Redevelopment Sites.
	Monitor the need for infrastructure improvements/upgrades necessary to continue intensified development in the Downtown; and program needed improvements into the City's CIP.	Ongoing program	**Ongoing.** The 2010-2011 CIP includes improvements/upgrades needed for Downtown development including sewer, streetscape and parking improvements.
1.1.5: Mixed Use Development	Use the HIP to emphasize development on infill sites and to target Mixed-Use (commercial/residential) projects.	Ongoing program	**Ongoing.** The 2008-2010 HIP targeted Downtown development and higher density affordable housing.
	Identify additional sites that could be appropriate for residential Mixed-use.	By 2013	
	Implement Climate Change strategies that support infill, mixed-use, and high-density development (Program 2.2.2)	With development and implementation of Climate Action Plan (by 2011)	**Underway.** Public workshops are scheduled for April and September, 2011. A draft CAP is anticipated by August and a final by October 2011.
	To facilitate realistic capacity on mixed-use sites in General Plan areas, the City will develop form-based development standards (Program 1.2.1. Comprehensive Zoning Code Update) that require a minimum percentage of residential development on mixed-use sites.	By 2012	**Complete.** In February 2010 the City adopted a new *Livermore Development Code* that includes new form-based zones for mixed-use with development standards that *require* a minimum percentage of residential development on mixed-use sites.
	Revise General Plan FAR restrictions to ensure mixed-use development can occur consistent with form-based development regulations in areas for mixed-use.	By 2013	**Complete.** In February 2010 (concurrent with adoption of the new *Livermore Development Code)* the City amended the Neighborhood Mixed-Use (NM) designation in the General Plan to *require* mixed-use on these sites. (Previously the designation still permitted entirely commercial projects.)
	Continue existing density incentives to	By 2013	

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	promote mixed-use near transit and allow more intense residential development; also identify additional areas near transit where density incentives can be applied.		
	Continue to utilize Redevelopment Agency funding and other financial subsidies to promote lot consolidation to increase opportunities for mixed-use development.	Ongoing program.	**Ongoing.**
1.1.6: BART Land Use	When a BART station location is identified in Livermore, review and revise General Plan and Zoning designations to allow for transit-oriented, high density, mixed-use development as part of the new location.	By 2013 (dependent on BART preferred alignment)	**Underway.** The City is currently seeking grant funding to prepare a Specific Plan for the Vasco Road Station Area and to amend the Downtown Specific Plan surrounding the Downtown Transit center. Both plans would establish zoning to allow transit-oriented, high density, and mix-use development near transit.
1.2.1: Comprehensive Update of Zoning Code	**Stakeholder and Public Participation** – Develop participatory public input process that involves stakeholders, property owners, and the residential development community in both the creation and adoption of the code.	July 2007 through February 2010.	**Complete.** In February 2010 the City adopted a new *Livermore Development Code.* The stakeholder and public participation process included seven workshops and three public hearings early on. One workshop involved an intensive, four-day design and planning effort in collaboration with citizens, property owners, developers, interested parties and staff. The process also included stakeholder interviews early on with homebuilders, property owners, realtors, key community groups, and city commissions. A website was also maintained throughout the update, which contains all workshop presentations, summary documents, and draft regulations.
	Include form based regulations where appropriate, as well as the Green Building, Subdivision, and Water Efficient Landscape Ordinances and provisions. The updated code will incorporate smart growth principles to	With completion of zoning code update by February 2012.	**Complete.** In February 2010 the City adopted a new *Livermore Development Code.* The code includes new form based regulations and smart growth principles to reduce vehicle trips, facilitate pedestrian and

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	reduce vehicle trips, facilitate pedestrian and bicycle travel and encourage sustainable development and infill projects that maximize the use of existing infrastructure.		bicycle travel and encourage sustainable and infill development. The code includes a new neighborhood mixed-use zone to reinforce walkability, introduces thoroughfare street standards to create more pedestrian friendly, walkable environments, and allows flexible parking adjustments near transit and for shared parking.
	Ensure updated zoning districts will allow and reflect the site capacity and permitted densities specified on sites identified in Program 1.1.1. Residential Sites Inventory, and that new form based regulations and development standards do not hinder achieving these densities.	With completion of zoning code update by February 2012.	**Complete.** The new form-based mixed-use districts allow greater flexibility in standards, but are consistent with the underlying General Plan designations and densities. In many conventional residential zoning districts, standards were simplified and/or consolidated to eliminate confusion. Care was given to ensure proposed changes maintained consistency with the General Plan in regard to density.
	- To this end develop form based regulations and/or new zoning district with development regulations to implement UH-6 General Plan Designation (38-55 du/acre).	By 2012	**Underway.** The new Development Code introduces form-based districts for high-density residential development.
	Parking - Review and revise parking standards as appropriate for seniors and persons with disabilities. - Review and revise parking requirements as appropriate for smaller units (studios and one-bedroom units).	With completion of zoning code update by February 2012.	**Complete.**
	Emergency Shelters, SRO's, and Transitional and Supportive Housing - Define emergency shelters, SRO's, and transitional and supportive housing consistent with state descriptions.	With completion of zoning code by February 2012.	**Complete.** The new Livermore Development Code defines these uses, and permits transitional and supportive housing as a residential use. The City is currently underway identifying zones where emergency shelters can be permitted and will

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	- Identify zoning districts and/or form based areas where emergency shelters can be permitted without discretionary review, and where SRO's will be explicitly permitted; - Allow transitional and supportive housing to be explicitly permitted as a residential use, subject only to those restrictions that apply to residential uses of the same character in the same zone.		incorporate this change with the next Code Amendment in 2011.
	Review zoning code regulations to ensure compliance with fair housing practices.	By February 2012.	**Complete.**
	Complete comprehensive Livermore Planning and Zoning Code update by February 2012.	By February 2012.	**Complete.** The new Livermore Development Code was adopted February 2010.
	To facilitate realistic capacity on mixed-use sites in General Plan areas, the City will develop form-based development standards (Program 1.2.1., Comprehensive Zoning Code Update) that require a minimum percentage of residential development on mixed-use sites.	By 2012	**Complete.** In February 2010 the City adopted a new *Livermore Development Code* that includes new form-based zones for mixed-use with development standards that require a minimum percentage of residential development on mixed-use sites.
	Revise General Plan FAR restrictions to ensure mixed-use development can occur consistent with form-based development regulations in areas for mixed-use.		**Complete.** As part of the Livermore Development Code, new form-based regulations were analyzed to ensure any underlying FAR restrictions would not hamper mixed-use development.
1.2.2 Mobile Home/Manufactured Home	Continue to allow mobile home/manufactured home that meet State and City codes, as well as design review requirements in all residential districts	Ongoing	**Ongoing.**
	Through the Minor Home Repair Program continue to provide approx. 15 to 20 rehabilitation grants to upgrade mobile home units.	2009 to 2014	**Ongoing.** In 2010, the City provided 6 grants for mobile home units.
1.2.3. Secondary Dwelling Units	Promote the development of secondary dwelling units by providing technical assistance and placing	By 2010	**Complete.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	information at public counters and City website.		
	Continue to exempt secondary dwelling units from certain development impact fees.	Ongoing	**Ongoing.**
1.3.1 Licensed Community Care Facilities	Consistent with State law, continue to allow licensed community residential care facilities in all residential districts as a means of providing housing for these special need groups.	Ongoing	**Ongoing.** The new Livermore Development Code continues to allow licensed community residential care facilities in the residential zoning districts.
1.3.2: Universal Design	Continue to include universal design features as project specific criteria to achieve a higher project-specific rating in the HIP	2011-2014 HIP Program	**Ongoing.** The 2008-2010 HIP included universal design features as project specific criteria to achieve higher ratings.
	Include universal design as an "emphasized" category in future HIP programs.	2011-2014 HIP Program	**Ongoing.**
	Develop residential design guidelines and standards that encourage "visitability" and universal design features in new homes.	By 2013	
	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 2013	
1.3.3: Development of Housing for Persons with Disabilities	Continue to provide monetary subsidies, such as assistance with fee payments and construction and land costs, to market-rate developers and non-profits to encourage the development of housing for persons with disabilities.	Ongoing program.	**Ongoing.**
	Continue to allow flexibility in standards and as feasible, incorporate flexible standards (such as reduced parking for seniors and disabled as well as smaller units) into the zoning code to facilitate special needs housing.	By 2012 (with zoning code update)	**Complete.**
	Continue to provide down payment	Ongoing program.	**Ongoing.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	assistance to provide more affordable housing opportunities for persons with disabilities.		
1.3.4: Emergency Shelters, SRO's, and Transitional and Supportive Housing	**Emergency Shelters** - Define emergency shelters (separate from community care facilities), consistent with state regulation; - Identify zones where emergency shelters can be permitted without discretionary review. (The City will consider those zones where shelters are currently permitted with a CUP i.e. RG, NC, CB, CO, and CP as well as the CS district).	With zoning code update by 2012	**Complete.** The new Livermore Development Code defines emergency shelters. The City is underway identifying zones where shelters will be permitted and will incorporate this change with the next LDC amendment in 2011.
	Single-Room Occupancy Units (SRO's) - Define single-room occupancy units, consistent with state regulation; - Identify zoning district(s) where SRO's will be explicitly permitted; - Ensure zoning district standards and permitting procedures support SRO's.	With zoning code update by 2012	**Underway.** The City is underway identifying zones where SROs will be permitted and will incorporate this change with the next LDC amendment in 2011.
	Transitional Housing - Define transitional housing as multi-family housing providing supportive and case management services for a limited duration, consistent with the state's description; and - This use will be explicitly permitted as a residential use, subject only to those restrictions that apply to residential uses of the same character in the same zone.	With zoning code update by 2012	**Complete.** This use has been defined in the new Livermore Development Code and is permitted as a residential use in residential zones.
	Supportive Housing - Define supportive housing as multi-family housing linked to onsite/offsite services, and occupied by a target population,	With zoning code update by 2012	**Complete.** This use has been defined in the new Livermore Development Code and is permitted as a residential use in residential zones.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	but with no limit on length of stay, consistent with the state's description; and - This use will be explicitly permitted as a residential use, subject only to those restrictions that apply to residential uses of the same character in the same zone.		
	Participate in 2009 regional homeless count to assess local need, where homeless are residing when they are not on the street, and how and where they are accessing services.	By end of 2009	**Complete.** The City also participated in the completion of an additional regional homeless count in 2010.
1.3.5: Reasonable Accommodation	Adopt policies that reflect the City's existing administrative procedures to address Reasonable Accommodation requests.	By 2011	**Complete.** The new Livermore Development Code outlines procedures to address reasonable accommodation (Chapter 9.06).
	Develop public handout that outlines the Community Development Department's procedures for reasonable accommodations.	By 2011	**Underway.**
	Continue to conduct fair housing tests for reasonable accommodations in multi-family rental properties; and regular training to landlords through ECHO.	Ongoing program.	**Ongoing.** In 2010, 10 rental properties in Livermore were tested for race discrimination. All owners and managers of these properties were offered free fair housing training.
2.1.1: Housing Implementation Program (HIP)	Continue to implement the HIP as a means of managing and balancing growth with the provision of a variety of housing types, as well as adequate services, facilities, and infrastructure.	Ongoing program, 2009-2014.	**Ongoing.**
	Consistent with General Plan policy, future HIP programs shall address the need to provide very low- and low-income housing units to meet ABAG's housing needs determination; and shall establish allocations sufficient to accommodate any remaining RHNA through 2014. - In the event there are insufficient allocations in any specific	By 2011(2011-2013 HIP); and by 2014 (2014 to 2016 HIP).	**Ongoing.** Consistent with General Plan policy and as part of the Community and Infrastructure Report, the City considers the need to provide very-low and low-income housing consistent with ABAG's housing needs determination, when establishing the growth range and HIP policy.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	program area such as TDC allocations, for sites identified in the inventory, the City will reprogram allocations as needed in order to meet the City's regional need.		
	Continue to allow exemptions to the HIP competition in the Downtown and in conjunction with the TDC Program to achieve City goals pertaining to smart growth, infill development and resource preservation	Ongoing program.	**Ongoing.** The City will continue to allow exemptions to the HIP competition. The 2008-2010 HIP provided exemptions for projects in the Downtown Specific Plan area and for TDC projects.
	Continue to allow the HIP exemption for projects with at least 35% very-low income units and emphasize these types of projects.	Ongoing program	**Ongoing.**
	Provide information on emphasized categories on Community Development website and conduct outreach to local developers.	By 2011(2011-2013 HIP); and by 2014 (2014 to 2016 HIP).	**Ongoing.** The City is in the process of developing its 2011-2013 HIP. As part of the outreach process, information on the HIP program and application process are posted on the web. City planning staff is also available to meet and answer questions one-on-one with potential applicants. The City will conduct notification and outreach to local developers.
2.2.1: Climate Change Element	Adopt Climate Change Element	End of 2009	**Complete.** The Climate Change Element was adopted in 2009.
	Develop and implement Climate Action Plan	By 2011	**Underway.** Public workshops are scheduled for April and September 2011. A draft CAP is anticipated by August and a final by October 2011.
2.2.2 Support infill, mixed use, and higher density development	Conduct survey of sites that currently do not permit any residential or mixed-uses in order to identify additional sites that have the potential for mixed-use development.	End of 2012	
	Analyze current zoning and development regulations and development standards to identify constraints that may limit mixed-use development.	End 2012	**Underway/Ongoing.** As part of the creation of the new Livermore Development Code, the City and consultant analyzed current regulations to identify constraints

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
			limiting mixed-use development.
	Develop criteria to identify sites appropriate for residential infill, mixed-use, and higher density development, such as proximity to transit, availability of commercial services, compatibility with surrounding land uses and scale of development, lack of land use conflicts, and applicability of CEQA Section 15332 ("Infill Development Projects").	End 2012	
	Expand allowable baseline densities of mixed-use designations located within close proximity and/or within activity centers that can be served efficiently by public transit and alternative transportation modes.	End 2012	
	Investigate the feasibility of establishing minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.	End of 2012	
	Develop incentives for infill, mixed-use, and higher density development in close proximity to public transportation corridors.	End of 2012	
3.3.1: Inclusionary Housing	Continue to implement the inclusionary housing policy.	Ongoing	**Ongoing.**
	Through the Housing Implementation Program (HIP), continue to require developers to identify the location and sites of inclusionary units.	Ongoing	**Ongoing.**
	Continue to use Affordable Housing Fee Fund to provide affordable housing opportunities for lower income households.	Ongoing	**Ongoing.**
	Update feasibility analysis to reflect current market conditions: - As part of feasibility study explore options to streamline and clarify the alternative compliance	Within one year of Housing Element adoption	**Underway.** The City is also reviewing the affordable housing fee in relation to current market conditions.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	process; and - Add a provision to the Ordinance to allow a portion of the Inclusionary percentage to be a cash payment. Suggested provision is 2 percent of the 15 percent requirement. - Also clarify in the language of the ordinance implementation details of Government Code section 65589.8, which requires cities to permit rental housing to satisfy inclusionary requirements.		**Complete.** In March 2010, the City amended the Ordinance to permit rental housing to satisfy inclusionary requirements.
	During the time the feasibility analysis is being completed, allow developers to use one of the alternative forms of compliance to the must build requirement without prior City Council approval.	Upon adoption of Housing Element until Feasibility Study is complete.	**Complete.** The "prior approval by City Council" provision to allow alternatives to the must build requirement was temporarily suspended by Ordinance in March 2010.
3.1.2: HIP Exemptions and Targeted Categories	Continue to use targeted categories in the HIP process as a mechanism to achieve housing affordable to lower income households in the community.	2011 to 2013 HIP	**Ongoing.** The City is in the process of developing its 2011-2013 HIP. Future HIP programs will continue to utilize targeted categories to achieve affordable housing to lower income households.
3.1.3: Density Bonuses	Update LPZC Section 3-05-090 "Density Bonuses for Affordable and Senior Housing" to reflect current State Density Bonus regulations and City practices consistent with the new regulations.	By 2011	**Complete.** Chapter 6.02.030 of the new Livermore Development Code has been updated to reflect State Density Bonus regulations.
3.1.4: Livermore General Plan Density Incentives	Continue to use the Livermore General Plan density incentives for senior and very-low income housing.	Ongoing program	**Ongoing.**
	Continue to encourage the use of both the State and City Density Bonus Programs to achieve housing affordable to lower income households in the community.	Ongoing program.	**Ongoing.** The 2008-2010 HIP program emphasized the use of the Density Bonus programs to increase affordable housing.
3.1.5: 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 program.	**Ongoing.** In February 2011 the City approved secondary financing for Housing Consortium of the East Bay (HCEB) to purchase and preserve a

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
			Below-Market Inclusionary Unit that was at risk of being sold to investors. HCEB will provide permanently affordable housing to very low-income, developmentally disabled persons through the unit.
	Provide funds annually to convert 2 to 3 units per year.	2009 through 2014	**Ongoing/Underway.** In 2010, the City utilized Neighborhood Stabilization Program (NSP) funds to purchase and rehabilitate four (4) foreclosed, vacant and blighted single-family properties. These properties were resold to moderate-income homebuyers.
3.2.1: Low Income Housing Impact Fees	Continue to use Housing Impact Fee to provide affordable housing opportunities for lower income households.	Ongoing	**Ongoing.** In June 2010, the City entered into an Exclusive Negotiating Rights Agreement (ENRA) with Eden Housing to develop the Railroad and First Street Mixed Use Housing Sites. These developments will provide approximately 40 units of housing affordable to low and very low income households in the downtown. The City acquired the site through Affordable Housing Trust Funds (Housing Impact Fees). This project is expected to undergo design and seek entitlements in mid-2011.
	Review fee annually and adjust if warranted.	Annually 2009-2014	**Ongoing.**
	Create an average of 10 to 15 lower-income units annually over the 2009 – 2014 period.	Annually 2009-2014	**Ongoing.** In 2010 three (3) affordable units were sold to low-income households through the City's Inclusionary Housing Program.
3.2.2: Acquire Land for Affordable Housing	Utilize a variety of funding resources to increase the City's inventory of City-controlled properties to be set aside for future development of affordable housing.	Ongoing program.	**Ongoing.** As described in Program 1.1.4 above, in 2010, the City acquired a foreclosed and vacant commercial property which completed a 5-acre block of several assembled parcels that will be redeveloped into affordable and market rate housing, known as the Chestnut Street Site. The City used Affordable Housing Trust Funds for the purchase.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	Investigate the feasibility of establishing a land trust.	By 2012	**Ongoing.**
3.2.3: Affordable Housing Developers	Continue to foster relationships with affordable housing developers active in the region.	Ongoing program.	**Ongoing.**
	Conduct 2-3 developer workshops to provide information on the HIP and development incentives offered by the City. - Market TDC exemption or waiver for affordable housing	2009 to 2014	**Underway.**
	Conduct outreach on incentives and HIP targeted categories at the yearly Real Estate Roundup	Annually	**Ongoing/annually.**
3.2.4: Subsidies	Facilitate affordable housing production by continuing to provide subsidies to affordable housing projects meeting specific goals of the City.	Ongoing program	**Ongoing.** The City continues to provide subsidies to projects that meet city goals to provide affordable housing. Examples of specific projects initiated in 2010 are outlined under programs 1.1.4, 3.1.5, 3.2.1, 3.2.2, and 3.3.5.
	Continue to meet regularly with developers to discuss subsidy opportunities and also periodically conduct developer workshops to disperse information.	Ongoing program.	**Ongoing.** The City meets individually with developers to discuss subsidy opportunities. The City also disperses information at events such as the annual Builders Breakfast and Real Estate Roundup.
	Assist in the development of a minimum of 50 affordable units over the next five years.	2009 through 2014	**Ongoing.** In 2010, the City initiated the development process for both the Downtown Mixed Use projects and the Chestnut Street Site to meet these goals.
	Create an economic stimulus fee deferral program and adopt ordinance to implement	End of 2010	**Complete.**
3.3.1: First-Time Homebuyer Down Payment Assistance Program	Continue to assist an average of 10-15 households annually over the 2009 – 2014 period.	2009 through 2014	**Ongoing.** In 2010 the City provided down payment assistance loans to 11 low and moderate income first-time homebuyers.
	Continue to promote and provide information about the program on the City's website, newsletter, through e-	Ongoing program.	**Ongoing.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	mail distribution, local advertising, and with brochures and handouts at the City's permit center counter.		
3.3.2: Rental Assistance	Pursue Federal funding to maintain Section 8 Rental Assistance Program.	Ongoing program.	**Ongoing.**
	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:	Ongoing program	**Ongoing.** In 2010, the City began work with the non-profit, HCEB and LHA to preserve a Below-Market Unit and make it affordable through a Project-based Section 8 voucher for developmentally disabled households.
	- Provide technical assistance with property acquisition and administrative assistance with Advisory Board; Provide information on LHA on City's website.	Ongoing program.	**Ongoing.**
	- Increase promotional efforts with development community and existing property owners regarding Section 8 program.	By 2014.	**Ongoing.** The Livermore Housing Authority has revamped its website to provide more detail and information on the program.
	- Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA.	Ongoing program	**Ongoing.**
	Work with LHA, and CRIL and East Bay Innovations, to identify landlords in need of assistance with making modifications for disabled persons within the Section 8 program.	Ongoing program.	**Ongoing.**
	Continue to advertise program on City website, newsletter, and provide brochures on website and at permit center and other public counters.	Update information as needed or annually.	**Ongoing.**
3.3.3: Workforce Housing Program	Continue to offer downpayment assistance, to people who work in Livermore but live outside of the area.	Ongoing program.	**Ongoing.**
	Expand program to provide rental opportunities as well as homeownership to five to 10 households who work in Livermore, but live outside the area.	By end of 2014	

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	Continue to provide updated information to the public regarding this program on the City's website, newsletter, and at the CDD Permit Center Counter.	Ongoing, update information annually or as needed.	**Ongoing.**
3.3.4: Foreclosure Prevention and Financial Education	Assist TVHOC to conduct 2 workshops on foreclosure prevention and financial education.	By 2012	
	Provide information on the City's website regarding foreclosure prevention, home financing and upcoming workshops and classes.	Ongoing, update information annually or as needed.	**Ongoing.**
3.3.5: Redevelopment Funding	Coordinate update of the City's 2009-2014 Redevelopment Implementation Plan to ensure consistency with the goals, programs and objectives of the Housing Element.	End of 2009	**Complete.** The 2009-2014 Implementation Plan was updated and approved by City Council in December 2009
	Make projects that provide housing for extremely low-income households a priority.	End of 2009	**Complete.** The 2009-2014 Implementation Plan contains goals emphasizing the provision of affordable housing and in particular housing for very and extremely low-income households. Specific projects the Agency anticipates assisting to provide affordable housing and in particular housing available to low- and very low-income households, include:| - Greiner site on First Street - Chestnut Street site - Kibbler/Harris site on Railroad Avenue
	Continue use of redevelopment funding and administrative assistance to increase the feasibility of providing additional affordable housing (including extremely low-income units) on smaller infill sites, particularly in the Downtown.	Ongoing program	**Ongoing.** The City continues to use redevelopment funding and administrative assistance to development infill sites in the Downtown to provide affordable housing.
	- *Greiner Site* – Redevelop 2,500 square foot, vacant Greiner site on First Street, into 3-story mixed-	By 2012	**Ongoing.** In 2010, the City entered into an Exclusive Negotiating Rights Agreement (ENRA) with Eden

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	use development with 2-stories above first floor providing residential units affordable to extreme-low income households.		Housing to develop this First Street Mixed Use Housing site.
	Facilitate opportunities for lot consolidation in the Downtown, through subsidies and administrative assistance, to increase the feasibility of providing additional affordable housing.	Ongoing program	**Ongoing.** In 2010, the City entered into an Exclusive Negotiating Rights Agreement (ENRA) with Eden Housing to develop the Railroad and First Street Mixed Use Housing Sites. These developments will provide approximately 40 units of housing affordable to low and very low income households in the downtown. The City acquired the site through Affordable Housing Trust Funds (Housing Impact Fees). This project is expected to undergo design and seek entitlements in mid-2011. In 2010, the City also acquired a foreclosed and vacant commercial property which completed a 5-acre block of several assembled parcels that will be redeveloped into affordable and market rate housing, known as the Chestnut Street Site. The City used Affordable Housing Trust Funds for the purchase.
	- *Chestnut Property* – Acquire additional property adjacent to four city-owned parcels along Chestnut Street to consolidate land for development of an affordable housing project.	By 2012	**Underway.** As noted above, in 2010, the City acquired additional property and consolidated parcels at this site to construct affordable housing. This site is listed as Site "D" in the City's site inventory, Table E-4, Likely Redevelopment Sites. In 2010 the City also issued an RFP to begin the selection process for design/development of this site.
4.1.1: Minor Home Repair Program	Assist 6-8 lower income households annually.	Ongoing 2009 through 2014.	**Ongoing**. Assisted 10 households in 2010.
	Continue to advertise program in City website, newsletter, through targeted mailings, and with brochures distributed at public counters and to local agencies	Ongoing 2009 through 2014	**Ongoing**.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	Objective	Timeframe	Status of Implementation
4.1.2: Owner-Occupied Housing Rehabilitation Loan Program	Assist 3-4 lower income households annually.	2009 through 2014.	**Ongoing.** Assisted one household in 2010.
	Continue to advertise program in City website, newsletter, through Neighborhood Preservation officers, local agencies, and by providing brochures at public counters in both English and Spanish	Ongoing. Update information annually or as needed.	**Ongoing.**
	Collaborate with nonprofit agencies, such as GRID Alternatives, that can assist with home repairs and alterations.	Ongoing program.	**Ongoing.**
	Develop a Healthy Homes Initiative that provides outreach and education to help people maintain their homes.	By 2010	**Underway.** Funding is currently unavailable, the City continues to seek funding to implement.
4.1.3: Rental Rehabilitation Program	Modify Rental Rehabilitation Loan program by identifying a permanent funding source to assist property owners with upgrades.	By 2012	**Underway/ongoing.**
	Continue targeting blighted duplexes that can be acquired and rehabbed to provide affordable rental housing.	Ongoing program.	**Ongoing.**
	Create 10 additional affordable units annually through the rental rehabilitation program, or create 50 rehabbed units within 5 years (target larger projects).	2009 through 2014.	**Ongoing.**
4.1.4: Historic Preservation Tax Credits (Mills Act)	Investigate the feasibility of participation in Mills Act Property Tax Abatement Program.	By end of 2011	**Underway.**
4.1.5: Neighborhood Improvement	Continue to upgrade the quality and living environment of older neighborhoods through improvements to infrastructure and public facilities including ADA compliance	Ongoing program	**Ongoing.** The City's 2010-2011 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 program.	**Ongoing.** The City's 2010-2011 CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps.
	Neighborhood Stabilization Program - Pursue funding available for	Annually	**Ongoing.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	acquisition and rehabilitation of foreclosed properties.		
4.1.6: Neighborhood Preservation Program	Refer all homeowners who are in need of financial assistance in order to correct code violations to the Housing and Human Services Division.	Ongoing program.	**Ongoing.** Neighborhood Preservation continues to refer homeowners to the Housing and Human Services Division who provide information and assistance with home rehabilitation grants.
	Through the Minor Home Repair and Owner Rehab Loan Programs, provide financial assistance to an average of 10 qualified lower-income households per year in order to correct code violations.	Ongoing 2009 through 2014.	**Ongoing.** In 2010, the City provided financial assistance to 11 homes.
	Through the City's Housing Enforcement Team, continue to identify and provide assistance to rehabilitate units needing substantial renovation due to severe deterioration.	Ongoing program.	**Ongoing.**
	Continue the Housing Quality Inspections for multi-family complexes that have received CDBG and HOME funding.	Ongoing program.	**Ongoing.**
	Continue to assist seniors with emergency clean- up and health and safety rehabilitation to the homes through the Compulsive Collectors Program.	Ongoing program.	**Ongoing.** The City was not able to assist homeowners with this program in 2010 due to funding constraints. The City will continue to implement the program as funding becomes available.
	Continue to promote Neighborhood Preservation programs and clean-up events through the City's website.	Ongoing program.	**Ongoing.** The City's website contains information on upcoming events related to neighborhood nuisance and cleanup including clutter support groups.
	- Use volunteer assistance cleanup teams specifically to assist frail elderly and disabled homeowners that have received code complains for property upkeep	Ongoing program.	**Ongoing.**
4.2.1: Preservation of Affordable Housing	Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in	Annually 2009 through 2014.	**Underway.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	the City's efforts to preserve the units.		
	Monitor the at-risk status of projects - 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 2009 through 2014.	**Underway.**
	Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.	Ongoing as needed.	**Ongoing.**
	Work to preserve 111 at-risk housing units within the Planning timeframe.	2009 through 2014	**Ongoing.**
	Pursue State funding available for preservation of at-risk housing	Annually	**Ongoing**
5.1.1: Support Non-Profit Organizations Specializing in Fair Housing Services and Services to the Disabled	Continue to refer complaints of discriminatory housing practices to the Livermore Housing Authority and ECHO Housing and continue to provide housing discrimination counseling services through ECHO.	Ongoing program	**Ongoing.**
	Continue to refer complaints and requests for housing for the disabled to CRIL/EBI and the Livermore Housing Authority	Ongoing program	**Ongoing.**
	Continue to provide administrative and financial assistance to both ECHO, CRIL, and EBI, enabling the agencies to provide services to reduce housing discrimination and assist with obtaining housing to 950 persons.	Annually	**Ongoing.**
	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.	**Ongoing.**
	Continue to provide financial support for the City's Fair Housing Audit	Annually	**Ongoing.** The City continues to support ECHO to conduct Fair

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	Objective	Timeframe	Status of Implementation
	conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.		Housing Audits through CDBG and HOME funds and also through the City's Social Opportunity Endowment Fund.
5.1.2: Review Local Zoning Regulations to Ensure Compliance with Fair Housing Practice	Through the Planning and Zoning Code Update, ensure the code is in compliance with fair housing practices.	End of 2012	**Complete.** Through the comprehensive update process of the new Development Code, the City reviewed current practices to ensure compliance. The new Livermore Development Code was adopted in 2010.
6.1.2: Emergency, Transitional and Supportive Housing Development	Continue to participate in Tri-Valley Affordable Housing Committee.	Ongoing, monthly.	**Ongoing.** A Livermore City Councilmember is a member of this Committee and the City also provides a staff liaison to the Committee, who regularly attends the monthly meetings.
	Continue to coordinate with other local jurisdictions to provide a range of housing assistance for an average of 453 persons who are, or are at risk, of becoming homeless annually during the 2009 – 2014 period.	Ongoing program.	**Ongoing.** The City continues to participate in and implement the Homeless Prevention and Rapid Rehousing (HPRP) Program. This program provides housing relocation and stabilization services to individuals and families who are or are at risk of becoming homeless. The City provides detailed information on its website in both English and Spanish regarding the program services and also an emergency call-in number and referrals to the Tri-Valley Housing Resource center and the Livermore Multi-service center.
	Pursue opportunities to secure funding jointly with neighboring and local jurisdictions to aid homeless and at-risk households.	In 2009 and annually as opportunities arise.	**Ongoing.** The City and County have received funding through the State and Federal ARRA funds to continue operating the Tri-Valley (Dublin, Pleasanton, Livermore) Homeless Prevention and Rapid Rehousing Program (HPRP) which provides assistance to individuals and families who are or are at risk of becoming homeless.
	Assist in implementing EveryOne	Ongoing program	**Ongoing.** The City continues to work

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	Home: the County-wide Homeless and Special Needs Housing Plan.		with the County to implement this program/plan. To continue assessing need, in collaboration with the County, the City completed an additional homeless count in 2010.
6.1.3: Regional Home Ownership Clearinghouse	Continue to cooperate with Tri-Valley cities to support the TVHOC, the regional home ownership clearinghouse.	Ongoing program.	**Ongoing.**
6.1.4: Tri-Valley Housing Scholarship Program	Assist 6 households annually with rental subsidies and case management to obtain self-sufficiency.	Ongoing 2009 through 2014	**Ongoing.** In 2010, the City assisted 7 families.
6.1.5: Project Independence	Continue supporting Project Independence for 10 emancipated youth annually.	Annually, 2009 through 2014	**Ongoing.** In 2010, the City assisted 10 families.
7.1.1: Energy Efficiency and HIP Program	Continue to award additional HIP points to projects that exceed the minimum 50-point requirement of the Residential Green Building Ordinance.	Include in next HIP process (2011 through 2013 HIP).	**Ongoing.** The 2008-2010 HIP program awarded additional points to projects that met or exceeded the Green Building Ordinance. Future HIP programs will continue to award points to projects that exceed the State LEEDTM Rating System requirements.
7.1.2: Green Building Ordinance	Continue including "Green Building" as an emphasized category in the HIP process thereby encouraging new projects to achieve more than 100 points through a variety of green building measures.	Include in next HIP process (2011 through 2013 HIP).	**Ongoing.** The 2008-2010 HIP program awarded additional points to projects that met or exceeded the Green Building Ordinance. Future HIP programs will continue to emphasize green building to meet or exceed State LEEDTM Rating System requirements, which are approved by the U.S. Green Building Council.
	Continue to implement the Green Building Ordinance requirements.	Ongoing program.	**Ongoing.** Green Building requirements are consistently applied during the planning entitlement and building permit process.
	Evaluate and review the Green Building Ordinance to potentially increase the point rating requirement and also to expand the applicability of the ordinance beyond "new" development to building additions.	By end of 2010	**Ongoing.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation**
	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;	Annually and/or as needed.	**Ongoing.** Building division staff continue to provide up-to-date information at the Green Building Resource Center. The City's website also contains resource and submittal information for green building measures.
	- Providing one on-one-consultation with certified or accredited CDD staff to assist with project design and incorporating green building measures;	Ongoing as requested.	**Ongoing.** Permit center staff are certified and available to assist with project design and questions related to green building measures.
	Continue to include "Green Building" as an emphasized category in the HIP process to achieve projects that exceed 100 points.	Include in next HIP process (2011 through 2013 HIP).	**Ongoing.** Future HIP programs will continue to emphasize green building to meet or exceed State Uniform Building Code requirements for green building.
7.1.3: State Energy Code	Continue to enforce State Energy Code when reviewing construction plans submitted in order to obtain building permits.	Ongoing 2009 through 2014.	**Ongoing.** The Building division continues to implement State Energy Code requirements as part of the plan check process to obtain building permits.