REH
CY 2013

LIVERMORE
CALIFORNIA

Housing Policy Department
Received on:
JUN 04 2014

May 14, 2014

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

RE: Annual Housing Element Progress Report for 2013

Dear Ms. Coy:

Enclosed please find the 2014 Housing Element Annual Progress Report (January 1, 2013 to December 31, 2013) for the City of Livermore. The City Council reviewed and took public comment on the progress report at their May 12, 2014 public meeting.

If you have any questions, please do not hesitate to call me at (925) 960-4468.

Sincerely,

Steve Stewart
Principal Planner
Community & Economic Development Department
Ph. (925) 960-4468
Fax (925) 960-4459

cc: Governor's Office of Planning and Research (OPR)

Enclosures
1. Progress Report 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: Steve Stewart Title: Principal Planner

Phone: (925) 960-4468 FAX: (925) 960-4459 E-mail: scstewart@cityoflivermore.net

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

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 listed 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 95812-3044

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

Jurisdiction City of Livermore

Reporting Period 01/01/2013 - 12/31/2013

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			See Instructions	See Instructions	
099B-5406-050-00	2-4	O			1		1	1		Inc	
099B-5406-051-00	2-4	O			1		1	1		Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					71	96	167	53			
(10) Total by income Table A/A3 ► ►					73	96	169	55			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Livermore

Reporting Period 01/01/2013 - 12/31/2013

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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		5		5	City provided Hello Housing, a non-profit housing development agency, with a $1,310,000 short-term loan financing for acquisition and rehabilitation of a 5-unit multi-family property which will be affordable to very-low income households including persons with disabilities through a Regulatory Agreement. A portion of the loan will be remain in the property.
(5) Total Units by Income	0	5	0	5	

* Note: This field is voluntary

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

Jurisdiction City of Livermore

Reporting Period 01/01/2013 - 12/31/2013

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**		16	50	5		71	12
No. of Units Permitted for **Above Moderate**	96					96	41

* Note: This field is voluntary

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

Jurisdiction City of Livermore

Reporting Period 01/01/2013 - 12/31/2013

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.			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	Year 9		
Very Low	Deed Restricted	1,038	31									31	966
	Non-deed restricted		14	7	6		8	6				41	
Low	Deed Restricted	660	20	5	5	1						31	611
	Non-deed restricted		18									18	
Moderate	Deed Restricted	683							2			2	502
	Non-deed restricted		64			19	34	62				179	
Above Moderate		1,013	77	79	104	78	50	73	96			557	456
Total RHNA by COG. Enter allocation number:		3,394	224	91	115	98	92	141	98			859	2,535
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Table C – Program Implementation

Jurisdiction: City of Livermore
Reporting Period: January 2013 - December 2013

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
Goal 1: Diversity of Housing Choice			
Policy 1.1: *Develop an inventory to identify land with adequate and appropriate densities and development standards to meet the regional housing needs allocation.*			
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. 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.	By 2013	**Complete.** The City's 2009 to 2014 Housing Element certification was contingent upon completing a program to redesignate and rezone sufficient sites for development of units in the Very Low income category of the City's RHNA. The following actions were taken in fall 2013 to redesignate and rezone approximately 33 acres of land at a minimum density of 30 dwelling units per acre to accommodate 966 dwelling units in the Very Low- and Extremely Low-Income category of the City's RHNA: 1. Approved a General Plan Amendment to create two land use designations: Urban High-5a (22-30 du/acre) and Urban High-5b (30-38 du/acre); and to change the land use designations on three vacant parcels (two sites) to a dual designation of Industrial/Urban High-5b Residential; 2. Approved a Zoning Map Amendment to change the zoning on one of the parcels to Planned Development (PD) consistent with the new General Plan land use designations mentioned above; and 3. Approved a Specific Plan Amendment to allow a density range of 30 to 36 dwelling units per acre as a permitted use in a subarea of the Neighborhood North Side Plan Area of the Downtown Specific Plan.
	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,	Ongoing program.	**Ongoing.** No mixed-use or vacant sites were redesignated to non-residential in 2013.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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.		
	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'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.
	Include information on the Site Inventory on the City's webpage.	By 2012	**Complete.** The Housing Element including the Site Inventory is included on the City's website. CDD is also developing a more customized database using GIS to track vacant and underdeveloped residential sites.
	Monitor on an annual basis the development of underutilized or vacant residential sites identified to meet the - RHND.	Annually	The City monitors development of vacant/underutilized sites annually 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	**In process/Ongoing**. In addition to its Downtown Area, in 2012 the City established two Priority Development Areas (PDAs) that are intended for Transit Oriented Development in support of the BART to Livermore extension. The City is in the process of refining a scope of work for a Specific Plan for the Isabel Avenue/BART PDA that will establish zoning regulations for mixed-uses including a significant number of new housing units.
	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	**Complete.** As part of program 1.1.1, the City has identified potential feasible sites and redesignated/rezoned them in fall 2013 to high density residential. The City has also designated three Priority Development Areas as suitable for mixed-uses near transit.
	Continue to use the HIP Targeted categories as a mechanism to encourage in-fill developments and lot consolidation for larger projects.	Ongoing	**Ongoing.** The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis The City will continue to use targeted categories to encourage infill in future competitive HIP programs.
1.1.2 General Plan Implementation	Continue to update and amend the General Plan as needed or requested	Ongoing	**Ongoing.**

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	to facilitate the provision of affordable housing and smart growth principles.		
	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 2012/2013 and 2013/2014 CIP includes storm drain system improvements at the Brisa Neighborhood Plan site to accommodate potential development of up to 510 units; and funds for BART to Livermore, which will also support intensified residential development surrounding stations.
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, the City will annually update its residential parcel inventory by income category.	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.
	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 2013 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. In fall 2013 the City Council approved a Specific Plan Amendment to allow a density range of 30 to 36 dwelling units per acre as a permitted use in a subarea of the Neighborhood North Side Plan Area of the Downtown Specific Plan.
	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	Through 2013	**Complete.** The 2011-2013 HIP exempted 600 units in the Downtown Specific Plan area.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	- 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.		**Complete.** **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 opportunities for affordable housing	Ongoing	**In Transition**. Status of these activities pending due to dissolution of RDA.
	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 City's CIP includes improvements/upgrades as needed for Downtown development including sewer, storm drain, 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 2014-2016 HIP will not involve a competition, but will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. If the housing market continues to improve, then the City will return to utilizing targeted categories to encourage infill for future competitive HIP programs.
	Identify additional sites that could be appropriate for residential Mixed-use.	By 2013	**Complete/Ongoing.** The City has identified two additional Priority Development Areas (in addition to the Downtown) that are appropriate for mixed-use. As part of the Specific Plan process for the Isabel and East Side Priority Development Areas, the City will examine potential sites/areas for residential mixed-use. In fall 2013 the City redesignated and rezoned approximately 33 acres of land at a minimum density of 30 dwelling units per acre to accommodate 966 dwelling units in the Very Low- and Extremely Low-Income category of the City's RHNA.
	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)	**Complete/Ongoing.** In 2012 the City adopted a Climate Action Plan that includes a measure supporting land use regulations that encourage Transit Oriented Development.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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 promote mixed-use near transit and allow more intense residential development; also identify additional areas near transit where density incentives can be applied.	By 2013	**Complete/Ongoing.** In addition to the Downtown Area, ABAG has approved two Priority Development Areas (PDAs) in Livermore; one near the proposed Isabel BART Station and one on the East side encompassing the future Greenville BART station. The City is currently in the process of selecting a consultant and refining a scope of work to develop a Specific Plan for the Isabel/BART PDA that will identify zoning and standards to facilitate high density residential and mixed use.
	Continue to utilize Redevelopment Agency funding and other financial subsidies to promote lot consolidation to increase opportunities for mixed-use development.	Ongoing program.	**In Transition/Ongoing.** The City continues to explore additional funding sources and utilize other financial subsidies to assist with and increase opportunities for mixed-use and lot consolidation in the Downtown Area.
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)	**Complete/Ongoing**. The City is currently in the process of selecting a consultant to develop a Specific Plan for the Isabel/BART PDA. The Plan will identify additional sites for residential to meet MTC TOD requirements and will establish zoning to allow transit-oriented, high density, and mix-use development near transit.
Policy 1.2: *Facilitate the development of a range of housing.*			
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

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
			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 reduce vehicle trips, facilitate pedestrian and bicycle travel and encourage sustainable development and infill projects that maximize the use of existing infrastructure.	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 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	**Complete/Ongoing.** The new Development Code introduces form-based districts for high-density residential development. Specific Plans for the Isabel and East Side Priority Development Areas may also introduce form-based regulations as appropriate. As part of upcoming zoning amendments, additional regulations will be developed to implement the UH-6 high density General Plan designation.
	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.** Before the comprehensive update, two parking spaces were required for all residential units, and tandem parking spaces were prohibited. The Livermore Development Code now requires only one parking space for studio and one-bedroom units, and permits tandem parking in all residential and mixed-use zones, when both spaces are for a single residential unit.
	Emergency Shelters, SRO's, and Transitional and Supportive Housing - Define emergency shelters,	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.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	SRO's, and transitional and supportive housing consistent with state descriptions. - 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.		
	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 /manufactured homes 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.** The City provide 6 grants in 2010, 3 grants in 2011 2 in 2012, and 2 grants in 2013 for mobile home units.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
1.2.3. Secondary Dwelling Units	Promote the development of secondary dwelling units by providing technical assistance and placing information at public counters and City website.	By 2010	**Complete.**
	Continue to exempt secondary dwelling units from certain development impact fees.	Ongoing	**Ongoing.**
Policy 1.3: *Encourage the development of housing for individuals with special housing needs.*			
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 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 2014-2016 HIP does not involve a competition. Allocations are being awarded on a first come first serve basis. The City will continue to include universal design features as project specific criteria to achieve a higher rating in the HIP when the competition resumes.
	Include universal design as "emphasized" category in future HIP programs.	2011-2014 HIP Program	**Ongoing**. The 2014-2016 HIP does not involve a competition. Allocations are being awarded on a first come first serve basis. The City will continue to include universal design features as emphasized category in future HIP programs.
	Develop residential design guidelines and standards that encourage "visitability" and universal design features in new homes.	By 2013	**Ongoing.**
	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	**Ongoing.**
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	Ongoing program.	**Ongoing.** In 2013 and 2014, the City provided Hello Housing, a non-profit housing development agency, with two loans totaling $1,310,000 as interim financing for acquisition and rehabilitation of a 5-unit multi-family property which will be affordable to very-low income (50% Area Median Income) households. Affordability restrictions are secured through a Regulatory

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	with disabilities.		Agreement. The project is seeking State Mental Health Services Act funding for capital improvements. A portion of the City's initial loan of $810,000 is anticipated to remain long term in the property to ensure the project is able to remain affordable for 55 years.
	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 assistance to provide more affordable housing opportunities for persons with disabilities.	Ongoing program.	**Ongoing**. In 2013, the City established a revolving loan fund in the amount of $300,000 for acquisition and rehabilitation of distressed single-family properties. These homes will be sold at an affordable price to low income (80% AMI and below) U.S. military Veterans. Two homes have been purchased through the program and will receive ADA accessibility modifications for Veterans with disabilities. The City will provide secondary mortgage assistance to enable the homes to be affordable.
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 has identified zones where shelters will be permitted and will incorporate this change with the next LDC amendment in 2014.
	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	With zoning code update by 2012	**Underway.** The City has identified zones where SROs will be permitted and will incorporate this change with the next LDC amendment in 2014.

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	support SRO's.		
	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, 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.	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.
	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 additional regional homeless counts in 2010, 2011 and 2013.
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	**Complete.** The Livermore Development Code outlines procedures for reasonable accommodation and this information is provided at the City's Permit Center.
	Continue to conduct fair housing tests for reasonable accommodations in	Ongoing program.	**Ongoing.** In 2012, ECHO conducted a fair housing audit. 10 rental properties in Livermore were tested for reasonable

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	multi-family rental properties; and regular training to landlords through ECHO.		accommodations for disabled. All owners and managers of these properties were offered free fair housing training.
Goal 2: Well Managed Growth			
Policy 2.1: *Utilize the housing Implementation Program to ensure that the development of housing meets the specific needs of the community, that existing and new residents are adequately served by services, facilities, and infrastructure.*			
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 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.	By 2011(2011-2013 HIP); and by 2014 (2014 to 2016 HIP).	**Complete/Ongoing.** The City approved a General Plan Amendment, Development Code Amendment, and Specific Plan Amendment in fall 2013 to redesignate and rezone approximately 33 acres of land at a minimum density of 30 dwelling units per acre to accommodate 966 dwelling units in the Very Low- and Extremely Low-Income category of the City's RHNA. 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.
	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.** There was no competitive process for the 2011-2013 HIP, and the 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. In future competitions, the City will continue to allow exemptions.
	Continue to 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	By 2011(2011-2013 HIP); and	**Ongoing.** Information on the HIP program and application process are posted on the city website. City planning staff is also

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	Development website and conduct outreach to local developers.	by 2014 (2014 to 2016 HIP).	available to meet and answer questions one-on-one with potential applicants. The City also conducts notification and outreach to local developers.
Policy 2.2: *Emphasize and address climate change, in particular the reduction of GHG emissions associated with vehicle travel, through smart growth housing objectives and actions.*			
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	**Complete.** The City adopted a Climate Action Plan in November 2012 and has a number of implementation programs underway, including The Capacity Project, WattzOn which provides Livermore residents with a free home energy consultation in person or over the phone that can help save 10-20% on monthly home energy bills. The City is also a participant in the Cities for Climate Protection campaign administered by ICLEI – Local Governments for Sustainability. ICLEI has been assisting cities and counties around the world to reduce emissions of the gases and air pollutants that cause global warming.
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	**Complete.** As part of program 1.1.1, the City has identified potential feasible sites and redesignated/rezoned them in fall 2013 to high density residential. The City has also designated three Priority Development Areas as suitable for mixed-uses near transit.
	Analyze current zoning and development regulations and development standards to identify constraints that may limit mixed-use development.	End 2012	**Complete.** As part of the creation of the new Livermore Development Code, the City and consultant analyzed current regulations to identify constraints 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	**Complete.** In the Downtown Area, the City allows a 25% density bonus for sites in close proximity to the Transit Center. The City has also designated two Priority Development Areas (PDAs) encompassing proposed BART stations where Specific Plans will be developed to allow TOD.
	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	**Underway.** In the Downtown Area, the City allows a 25% density bonus for sites in close proximity to the Transit Center. ABAG has also approved has another two Priority Development Areas (PDAs) in Livermore encompassing proposed BART stations. Specific Plans will be developed for these PDAs to allow TOD.

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (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	**Underway.** ABAG has approved two Priority Development Areas (PDAs) encompassing proposed BART stations where Specific Plans will be developed to allow TOD.
	Develop incentives for infill, mixed-use and higher density development in close proximity to public transportation corridors.	End of 2012	**Ongoing.** In the Downtown Area, the City allows a 25% density bonus for sites in close proximity to the Transit Center.
Goal 3: Production of Affordable Housing			
Policy 3.1: *Facilitate the production of affordable housing for all economic segments of the City, consistent with city housing goals and policies and the regional housing needs allocation.*			
3.1.1: 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 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.	Within one year of Housing Element adoption	**Complete.** Based upon a Residential Nexus Analysis and Residential Feasibility Analysis conducted in 2013, the City Council adopted Resolution 2013-152 on December 13, 2013, reinstating the "must build" requirement, and updating the affordable housing in-lieu fee to $11.65 per square foot. The Residential Nexus Analysis confirmed that the impact of for-sale residential units on the need for affordable housing is commensurate with the 15 percent inclusionary requirement. The Residential Feasibility Analysis confirmed that adjusting the in-lieu fee to $11.65 per square foot does not unreasonably burden developers. **Complete.** In March 2010, the City amended the Ordinance to permit rental housing to satisfy inclusionary requirements. In 2013, changes were adopted to exempt rental housing projects from the Inclusionary Housing requirement except for those projects located within designated Plan Areas within the City which include mixed-product types.

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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. In fall 2013, the City Council also adopted Ordinance 1988 returning to the requirement for a "for sale" residential developer to obtain City Council approval prior to satisfying the City's inclusionary requirement through an alternative means other than building on-site affordable units.
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 2014-2016 HIP will not involve a competition, but will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. If the housing market continues to improve, then the City will return to utilizing 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.**
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.** As described in 1.3.3, in 2013 and 2014, the City provided Hello Housing, a non-profit housing development agency, with two loans totaling $1,310,000 to finance acquisition and rehabilitation of a 5-unit multi-family property to be made permanently affordable to very-low income households with disabilities. As described in 1.3.3 the City established a revolving loan fund with the non-profit developer, Habitat for Humanity East Bay/Silicon Valley, for acquisition and rehabilitation of distressed single-family properties to be sold at an affordable price to low income (80% AMI and below) U.S. military Veterans. These homes will have a 55-year affordability resale restriction.
	Provide funds annually to convert 2 to 3 units per year.	2009 through 2014	**Ongoing/Underway.** See activities described in 3.1.5 above. Assisted with converting 6 units in 2013.

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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.** The City has been able to utilize its Affordable Housing Trust Fund (Development Impact "In-Lieu" Fees) to secure key downtown sites for future new affordable units. In 2011, the City selected Eden Housing to develop two mixed-use housing (Railroad Avenue and First Street Mixed Use Housing Sites) to provide 45-50 units of housing affordable to low and very low income senior households. This project has been delayed due to the asset disposition process required as part of the dissolution of Redevelopment Agencies by the State. In 2013, the City entered into a Negotiating Rights Agreement with Mid-Pen Housing Corporation to move forward with the development of an approximately 5-acre, underutilized blighted shopping center which was acquired and assembled by the City using Housing Trust Funds and the dedication of property as part of an Affordable Housing requirement. Mid-Pen proposes a mixed product, mixed income community which will include approximately 99 affordable units for seniors and families between 50-80% AMI). They are currently working towards submittal for entitlements in Fall 2014.
	Review fee annually and adjust if warranted.	Annually 2009-2014	**Ongoing.** As described in Section 3.1.1 in response to the Market Feasibility Study, the In-Lieu fee was adjusted to a square foot assessment basis which will be implemented effective January 1, 2015.
	Create an average of 10 to 15 lower-income units annually over the 2009 – 2014 period.	Annually 2009-2014	**Ongoing.**
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.**
	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	**Ongoing.**

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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.
	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.
	Assist in the development of a minimum of 50 affordable units over the next five years.	2009 through 2014	**Ongoing.** The City continues to work on new projects that will increase the number of affordable units available in the City. Existing projects with Eden and Mid-Peninsula Housing on the Downtown Mixed Use and Chestnut Street Housing Sites are expected to provide an additional 135 units of housing affordable to low and very low income households including families, seniors and disabled persons.
	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 2013, the City provided 6 down payment assistance and second mortgage loans to 4 low and moderate income first-time homebuyers. In 2013, the City continued to market the CalHome Mortgage Assistance Loan Program for first time homebuyers and to partner as the fiscal agent with the Tri-Valley Housing Opportunity Center to market the Tri-Valley Down Payment Assistance Program. These programs serve low to moderate income first-time homebuyers from 80-120% of Area Median Income. Four households were assisted through these programs.
	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 program.	**Ongoing.**
3.3.2: Rental Assistance	Pursue Federal funding to maintain Section 8 Rental Assistance Program.	Ongoing program.	**Ongoing.**

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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.**
	- 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.**
	- 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.** ECHO is responsible for auditing rental properties in Livermore for compliance with fair housing standards. ECHO continues to work with CRIL to provide counseling and additional training to landlords who fail to meet federal and state guidelines.
	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 down payment 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	**Ongoing.** City currently provides five work force rental opportunities in the Station Square development for up to Moderate Income households (120% AMI).
	Continue to provide updated information to the public regarding this program on the City's website, newsletter, and at the CDD Permit	Ongoing, update information annually or as	**Ongoing.**

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	Center Counter.	needed.	
3.3.4: Foreclosure Prevention and Financial Education	Assist TVHOC to conduct 2 workshops on foreclosure prevention and financial education.	By 2012	**Complete.** In 2013, the City provided a variety of supports to TVHOC to assist them in completing financial education, homebuyer counseling, educational workshops and foreclosure counseling. The TVHOC provided five workshops addressing these topics.
	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.** Accomplished prior to dissolution of Redevelopment Agency.
	Make projects that provide housing for extremely low-income households a priority.	End of 2009	**Complete.**
	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	**In Transition/Ongoing.** With the loss of RDA funding, the City continues to explore and utilize other funding subsidies to increase the feasibility of providing affordable housing.
	- *Greiner Site* – Redevelop 2,500 square foot, vacant Greiner site on First Street, into 3-story mixed-use development with 2-stories above first floor providing residential units affordable to extremely-low income households.	By 2012	**Ongoing.** This project is described under Program 3.2.1.
	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.** Lot consolidation/parcel assembly activities described under Program 3.2.1 for the Downtown Mixed Use Housing Sites and the Chestnut Housing site.
	- *Chestnut Property* – Acquire additional property adjacent to four city-owned parcels along	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

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	Chestnut Street to consolidate land for development of an affordable housing project.		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. Development of the site has been affected by the dissolution of RDA's by the State.
Goal 4: Preservation and Improvement of affordable housing			
Policy 4.1: *Improve the quality of existing affordable housing*			
4.1.1: Minor Home Repair Program	Assist 6-8 lower income households annually.	Ongoing 2009 through 2014.	**Ongoing**. Assisted 4 households in 2013. Assisted 5 households in 2012. Assisted 6 households in 2011. 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**.
4.1.2: Owner-Occupied Housing Rehabilitation Loan Program	Assist 3-4 lower income households annually.	2009 through 2014.	**Ongoing**. Assisted 4 households in 2013. Assisted 2 households in 2012. Assisted 4 households in 2011. 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**. In 2012, the City provided GRID Alternatives CDBG-R funds for the Solar Affordable Housing Program. This program trained and led teams of community and job-training volunteers to install solar systems for low income homeowners. GRID completed solar installations at 5 singled family homes resulting in an average of $20,000 in energy savings per homeowner family over a 30-year period. In addition, GRID was able to improve economic opportunity for 9 low income individuals who were able to obtain job training through the installations. As a result of reduced funding and the end of CDBG-R, no homeowners took advantage of this program in 2013.
	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	Modify Rental Rehabilitation Loan	By 2012	**Underway/ongoing**.

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
Program	program by identifying a permanent funding source to assist property owners with upgrades.		
	Continue targeting blighted duplexes that can be acquired and rehabbed to provide affordable rental housing.	Ongoing program.	**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.
	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 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 CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps.
	Neighborhood Stabilization Program - Pursue funding available for acquisition and rehabilitation of foreclosed properties.	Ongoing through 2013	**Ongoing**. In 2013, the City worked with Hello Housing and Housing Consortium of the East Bay (HCEB), to complete the conversion and lease up of a market-rate home purchased through the NSP Program into shared housing for persons with disabilities. Through funding and supportive services provided by Alameda County Behavioral Health Care Services Agency, this home will serve four disable individuals at 50%AMI.
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	Ongoing 2009 through 2014.	**Ongoing.** In 2013, the City provided assistance to 4 homes. In 2011, the City provided assistance to 10 homes. In 2010, the City provided assistance to 11 homes.

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	correct code violations.		
	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.** Monitoring of 6 properties took place in 2010 and 2012. The next monitoring will take place in 2014.
	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, 2011, 2012, and 2013 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.**
Policy 4.2: *Preserve affordable housing that is at risk of converting to market rate housing.*			
4.2.1: Preservation of Affordable Housing	Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in the City's efforts to preserve the units.	Annually 2009 through 2014.	**Underway.**
	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.**

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Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
	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**
Goal 5: Provision of Equal Housing Opportunity			
Policy 5.1: *Eliminate discriminatory housing practices city-wide.*			
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.** In 2013, ECHO responded to 8 inquires/complaints from both tenant and landlords regarding discriminatory housing practices.
	Continue to refer complaints and requests for housing for the disabled to CRIL/EBI and the Livermore Housing Authority	Ongoing program	**Ongoing.** In 2013, ECHO also provided services to 131 disabled persons.
	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.** In 2013, ECHO assisted 492 clients. In 2013, the City Council authorized $37,000 in funding from housing in-lieu funds for ECHO and CRIL to assist low-income residents to access and maintain affordable housing by providing fair housing counseling and investigation, home seeking assistance, shared housing counseling and placement, homeownership education, mortgage default and delinquency counseling, landlord/tenant counseling and mediation, rental assistance for rent and deposits, and fair housing audits.
	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 conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.	Annually	**Ongoing.** The City continues to support ECHO to conduct Fair Housing Audits through an allocation made by the City's Housing and Human Service Grant Fund. In 2013, ECHO tested 10 rental developments for discrimination. In 2013, the City Council authorized $30,000 in funding from housing in-lieu funds for ECHO to assist low-income residents to access and maintain affordable housing by providing fair housing

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			counseling and investigation, home seeking assistance, shared housing counseling and placement, homeownership education, mortgage default and delinquency counseling, landlord/tenant counseling and mediation, rental assistance for rent and deposits, and fair housing audits.
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.
Goal 6: Regional Cooperation to Produce Affordable Housing and Housing For Special Needs Groups			
Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues and special needs housing.			
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 bi-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.	**Complete.** The City participated in and implemented the Homeless Prevention and Rapid Re-housing (HPRP) Program. This program concluded in September 2012. This program provided housing relocation and stabilization services to individuals and families who are 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 2-1-1 and the Livermore Multi-service center. At the end of the program, the, HPRP provided services to 702 persons and 256 households. After the close of HPRP, the City provided funding to ECHO Housing to continue the homeless prevention program. With this funding, ECHO has maintained the housing of 5 families that would have become homeless.
	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.** In 2013, 2 chronically homeless individuals were awarded housing vouchers. Through a partnership with the County and four other cities, named AC Impact, Livermore received a grant for up to 10 permanent supportive housing vouchers with services that will provide housing for chronically homeless single adults. The City provided funding to assist families that are at risk of becoming homeless with rental assistance and case management. Six additional chronically homeless persons will receive housing when units are secured.
	Assist in implementing EveryOne Home: the County-wide Homeless and Special Needs Housing Plan.	Ongoing program	**Ongoing.** The City continues to work with the County to implement this program/plan. To continue assessing need, in collaboration with the County, the City completed additional homeless counts in 2010, 2011 and 2013.

PROGRAM DESCRIPTION	HOUSING PROGRAMS PROGRESS REPORT – GOVERNMENT CODE SECTION 65583		
Name of Program	**Objective**	**Timeframe**	**Status of Implementation (2012)**
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.** In 2012, the City continued to provide technical assistance and support to the TVHOC to expand capacity.
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 FY 2012-13, the City assisted 5 families. In FY 2011-12, the City assisted 7 families. In FY 2010-11, the City assisted 4 families. 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 FY 2012-13, the program assisted 4 emancipated youth. In FY 2011-12, the program assisted 13 emancipated youth living in Livermore in obtaining housing, and transitioning to self-sufficiency through life skills coaching, job training and further education In FY 2011-10, the City assisted 7 youth. In FY 2010-09, the City assisted 10 youth.
Goal 7: Energy Efficiency			
Policy 7.1: Promote use of energy conservation features in design and siting of new residential structures and encourage use of energy reduction programs such as weatherization and use of solar equipment for existing residential uses.			
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 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. 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 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. 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	**Complete.** The City has adopted the California Building Standard Code, Title 24 including energy efficiency and green building standards for new buildings. As part of the Climate Action Plan (CAP), the City will periodically update and strengthen its adopted CALGREEN Building Standards to reduce energy consumption
	Encourage developers to exceed the minimum green building point requirement by:		**Complete.** The City of Livermore has adopted the Voluntary Tier 1 standards in Title 24. The Tier 1 standards exceed Title 24 required standards by 15%.
	- Maintaining and regularly updating the Green Building	Annually and/or as	**Ongoing.** Building Division staff continue to provide up-to-date information at the Green Building Resource Center. The City's

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	Resource Center and the City's website;	needed.	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.** The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations. Allocations will then be awarded on a first come first serve basis. 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.