LIVERMORE
CALIFORNIA

GENERAL PLAN ADVISORY COMMITTEE

AGENDA
WEDNESDAY, MAY 11, 2022

GENERAL PLAN ADVISORY COMMITTEE REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

CIVIC CENTER MEETING HALL
WILLIAM H. MENDENHALL COMMUNITY ROOM
1016 S. LIVERMORE AVENUE

Stephanie Shang, Chair
Jeremy Troupe-Masi, Vice Chair
Krista M Alexy, Committee Member
Arun Bhatia, Committee Member
Alan K Burnham, Committee Member
Carmelita Chiong, Committee Member
Thomas Matt Graves, Committee Member
Paul Halvorsen, Committee Member
David B Kent, Committee Member
Timothy D Kingsbury, Committee Member
Tracy Kronzak, Committee Member
Alana Laudone, Committee Member
John P Marchand, Committee Member
David M Martinez, Committee Member
Ellen C Peete, Committee Member
Heriberto Revuelta, Committee Member
Steven Spedowfski, Committee Member
Greta Stahl, Committee Member
Asa Strout, Committee Member

CALL TO ORDER

ROLL CALL

Committee Member Krista M Alexy
Committee Member Arun Bhatia
Committee Member Alan K Burnham
Committee Member Carmelita Chiong
Committee Member Thomas Matt Graves
Committee Member Paul Halvorsen
Committee Member David B Kent
Committee Member Timothy D Kingsbury
Committee Member Tracy Kronzak
Committee Member Alana Laudone
Committee Member John P Marchand
Committee Member David M Martinez
Committee Member Ellen C Peete
Committee Member Heriberto Revuelta
Committee Member Steven Spedowfski
Committee Member Greta Stahl
Committee Member Asa Strout
Vice Chair Jeremy Troupe-Masi
Chair Stephanie Shang

CITIZENS FORUM

- In conformance with the Brown Act, no action can occur on items presented during Citizens Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the General Plan Advisory Committee.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Citizens Forum will conclude after 30 minutes; however, if there are additional speakers, Citizens Forum will reconvene after Matters for Consideration.

CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the General Plan Advisory Committee with a single action. Members of the audience wishing to provide public input must submit a speaker card.

Approval of draft minutes - March 9, 2022 General Plan Advisory Committee Regular Meeting, March 16, 2022 General Plan Advisory Committee Special Meeting, and April 13, 2022 General Plan Advisory Committee Regular Meeting.

Recommendation:
Staff recommends the Committee approve the meeting minutes.

Attachments:
1. GPAC Minutes - March 9, 2022
2. GPAC Minutes - March 16, 2022
3. GPAC Minutes - April 13, 2022

MATTERS FOR CONSIDERATION

Draft 2023-2031 Housing Element

Recommendation:
The project team recommends the Committee provide feedback on the Draft 2023-2031 Housing Element.

Attachments:
1. Draft Housing Element Memo
2. Draft 2023 - 2031 Housing Element - May 2022

ADJOURNMENT

To a regular General Plan Advisory Committee meeting, on Wednesday, June 8, 2022, at 7:00 pm, William H. Mendenhall Community Room, Civic Center Meeting Hall, 1016 S. Livermore Avenue.

HOW TO PARTICIPATE IN THE COMMITTEE MEETING

You can participate in the meeting in a number of ways:

Citizens Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the General Plan Advisory Committee, you must submit a speaker card to the liaison prior to the start of that item. You should be aware that the Committee is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Committee may place it on a future agenda or direct staff to work with you and/or report to the Committee on the issue.

Other Agenda Items are also open for public input including Matters for Consideration items. These comments are also subject to the 3-minute limit.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Committee Liaison (gpupdate@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Committee and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Committee and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the liaison prior to the start of the item. You should be aware that the General Plan Advisory Committee is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Committee may place it on a future agenda or direct staff to work with you and/or report to the Committee on the issue.

If you would like to deliver written materials to the General Plan Advisory Committee as part of your public comments, please provide 22 copies to the liaison with your speaker card.

The **Committee Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the General Plan Advisory Committee meeting at City Hall, 1052 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://cityoflivermore.net/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the General Plan Advisory Committee after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://cityoflivermore.net/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

GENERAL PLAN ADVISORY COMMITTEE MEETING MINUTES

WEDNESDAY, MARCH 9, 2022, 7:00 PM

1. CALL TO ORDER

The March 9, 2022, meeting of the General Plan Advisory Committee was held virtually using Zoom and was called to order by Chairperson Shang at 7:00 pm.

ROLL CALL – Present:

1. Chairperson Stephanie Shang
2. Vice Chairperson Jeremy Troupe-Masi
3. Committee Member Krista M Alexy
4. Committee Member Arun Bhatia
5. Committee Member Alan K Burnham
6. Committee Member Thomas Matt Graves
7. Committee Member Paul Halvorsen
8. Committee Member David B Kent
9. Committee Member Timothy D Kingsbury
10. Committee Member Tracy Kronzak
11. Committee Member Alana Laudone
12. Committee Member John P Marchand
13. Committee Member David M Martinez
14. Committee Member Ellen C Peete
15. Committee Member Heriberto Revuelta
16. Committee Member Steven Spedowfski
17. Committee Member Greta Stahl
18. Committee Member Asa Strout

Absent: Committee Member Carmelita Chiong.

Also present were Senior Assistant City Attorney Kim Cilley, Community Development Director Paul Spence, Planning Manager Steve Stewart, Principal Planner Steve Riley, Senior Planner Andy Ross, Innovation & Economic Development Director Brandon Cardwell, Associate Planner Tricia Pontau, and Administrative Assistant Debbie Davis. Consultant staff present were Joanna Jansen and Carey Stone of PlaceWorks.

2. CITIZENS FORUM

Chairperson Shang opened the public comment period.

There were no comments on this item and the public comment period was closed.

3. CONSENT CALENDAR

3.1 Approval of draft minutes – February 9, 2022, General Plan Advisory Committee Regular Meeting

Recommendation: Staff recommends the Committee approve the meeting minutes

ON MOTION BY CM MARCHAND, SECONDED BY CM STAHL, AND CARRIED ON A 18-0 VOTE, THE GENERAL PLAN ADVISORY COMMITTEE APPROVED THE DRAFT MINUTES FOR FEBRUARY 9, 2022.

4. MATTERS FOR CONSIDERATION

4.1 2045 General Plan Land Use Alternatives focus area Discussion

Recommendation: Staff recommends the General Plan Advisory Committee receive on the Land Use Alternative process and provide input and feedback on focus areas and possible land uses.

Ms. Jansen and Mr. Ross gave a presentation about the General Plan Update process and outreach accomplishments, land use regulation and types, land use alternatives and focus area process, and an overview of the suggested focus area characteristics. GPAC members asked clarifying questions and provided feedback on potential focus areas.

Chairperson Shang opened the public comment period for this item.

Alan Marling, Anonymous Attendees, and David Marco commented on this item.

Chairperson Shang closed the public comment period on this item

5. ADJOURNMENT

The meeting was adjourned at 11:01 p.m. to a special meeting of the General Plan Advisory Committee, date, and time to be determined.

GENERAL PLAN ADVISORY COMMITTEE SPECIAL MEETING MINUTES

WEDNESDAY, MARCH 16, 2022, 7:00 PM

1. CALL TO ORDER

The March 16, 2022, special meeting of the General Plan Advisory Committee was held virtually using Zoom and was called to order by Chairperson Shang at 7:04 pm.

2. ROLL CALL – Present:

1. Chairperson Stephanie Shang
2. Vice Chairperson Jeremy Troupe-Masi
3. Committee Member Krista M Alexy
4. Committee Member Arun Bhatia
5. Committee Member Alan K Burnham
6. Committee Member Carmelita Chiong
7. Committee Member David B Kent
8. Committee Member Tracy Kronzak
9. Committee Member Alana Laudone
10. Committee Member Ellen C Peete
11. Committee Member Asa Strout

Absent: Committee Members Thomas Matt Graves, Timothy D Kingsbury, John P Marchand, Steven Spedowfski, Greta Stahl, Paul Halvorsen, David M Martinez, and Heriberto Revuelta

Also present were Senior Assistant City Attorney Kim Cilley, Community Development Director Paul Spence, Planning Manager Steve Stewart, Senior Planner Andy Ross, Innovation & Economic Development Director Brandon Cardwell, Associate Planner Tricia Pontau, Management Analyst Grace Streltzov and Administrative Assistant Debbie Davis. Consultant staff present were Joanna Jansen and Carey Stone of PlaceWorks.

3. SPECIAL MEETING WORKSHOP ITEM

3.1 2045 General Plan Land Use Alternatives focus area discussion

Recommendation: Staff recommends the General Plan Advisory Committee receive on the Land Use Alternative process and provide input and feedback on focus areas and possible land uses.

Mr. Ross provided an overview of the potential focus areas. GPAC members asked clarifying questions and provided feedback on potential focus areas.

Chairperson Shang opened the public comment period for this item.

There were no comments on this item.

5. ADJOURNMENT

The meeting was adjourned at 9:08 p.m. to the next meeting of the General Plan Advisory Committee on April 13, 2022, at 7:00 p.m., which will be held in-person at the Livermore City Council Chambers.

GENERAL PLAN ADVISORY COMMITTEE MEETING MINUTES

WEDNESDAY, APRIL 13, 2022, 7:00 PM

1. CALL TO ORDER

The April 13, 2022, meeting of the General Plan Advisory Committee was held was called to order by Chairperson Shang at 7:01 pm.

ROLL CALL – Present:

1. Stephanie Shang, Chair
2. Jeremy Troupe-Masi, Vice Chair
3. Krista M Alexy, Committee Member
4. Arun Bhatia, Committee Member
5. Alan K Burnham, Committee Member
6. Carmelita Chiong, Committee Member
7. Thomas Matt Graves, Committee Member
8. Paul Halvorsen, Committee Member
9. David B Kent, Committee Member
10. Timothy D Kingsbury, Committee Member
11. Tracy Kronzak, Committee Member
12. Alana Laudone, Committee Member
13. John P Marchand, Committee Member
14. David M Martinez, Committee Member
15. Heriberto Revuelta, Committee Member
16. Steven Spedowfski, Committee Member
17. Greta Stahl, Committee Member
18. Asa Strout, Committee Member

Absent: Committee Member Ellen C Peete

Also present were Senior Assistant City Attorney Kim Cilley, Community Development Director Paul Spence, Planning Manager Steve Stewart, Senior Planner Andy Ross, Innovation & Economic Development Director Brandon Cardwell, Associate Planner Tricia Pontau, and Planning Division Clerk Michele Donley, and Deputy City Clerk Debbie Elam. Consultant staff present were Ben Sigman of EPS and Carey Stone of PlaceWorks.

2. CITIZENS FORUM

Chairperson Shang opened the public comment period.

There were no comments on this item and the public comment period was closed.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the General Plan Advisory Committee with a single action. Members of the audience wishing to provide public input must submit a speaker card.

There were no items on the consent calendar.

4. MATTERS FOR CONSIDERATION

4.1 Economic Considerations of Land Use Alternatives

Recommendation: The project team recommends the General Plan Advisory Committee receive a presentation from the project team on the existing and projected office, commercial, industrial, and residential trends in Livermore, the factors that influence development feasibility, and how land use affects City finances and fiscal sustainability.

Mr. Sigman provided an overview of the existing economic conditions in Livermore and Mr. Ross summarized the City's operating budget and the role land use plays in City finances. GPAC members asked clarifying questions.

Chairperson Shang opened the public comment period for this item.

There were no comments on this item and the public comment period was closed.

5. ADJOURNMENT

The meeting was adjourned at 9:49 p.m. to the next meeting of the General Plan Advisory Committee on May 11, 2022, at 7:00 p.m., which will be held in-person at the Livermore City Council Chambers.

PLACEWORKS

MEMORANDUM

DATE May 4, 2022

TO Livermore General Plan Advisory Committee

FROM Joanna Jansen, PlaceWorks

Amy Sinsheimer, PlaceWorks

SUBJECT May 11, 2022 GPAC Meeting: Draft Housing Element

This memorandum provides a refresher overview of the Housing Element, describes the process to develop the Draft Housing Element, and presents the Draft Housing Element programs.

Meeting Objectives

At this meeting of the General Plan Advisory Committee (GPAC), we will:

- Provide an overview of the Draft Housing Element process, content, State requirements, and schedule.
- Answer GPAC questions and collect feedback on the Draft Housing Element.
- Focus on collecting input on the new Draft Housing Element programs.

General Plan Update Overview

The City kicked off the General Plan Update in August 2021. Figure 1 shows the overall project schedule and tasks. As of April 2022, the General Plan team has created a Draft Vision Statement and Guiding Principles based on feedback from the community, GPAC, Planning Commission, and City Council (Task 2) and documented baseline environmental conditions (Task 3). These documents are available at: https://imaginelivermore2045.org/documents/.

The General Plan team is currently working on two tasks:

- Task 6 - Housing Element and CEQA – This Housing Element outlines how the City will accommodate housing for the 2023-2031 planning period and is based on existing General Plan land use designations and zoning.

- Task 4 - Land Use Alternatives – This process will explore different possibilities for how to accommodate future jobs, services, entertainment, housing, and parks and open space through 2045.

Figure 1 General Plan Update Schedule

Housing Element Background

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required component of a local government's General Plan. The General Plan is a long-term planning document that helps craft the vision of the city. The purpose of a Housing Element is to identify current and projected housing needs and set goals, policies, and programs to address those needs. City staff and the consultant team are preparing the updated Housing Element as part of the overall Imagine Livermore 2045 General Plan Update that is currently underway.

Unlike other elements of the General Plan, the City must update the Housing Element on a mandated schedule, or "cycle." The City's current Housing Element was adopted by the City Council in 2015 and covers the period from 2015 to 2023. To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate estimated housing growth needs identified in the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocation for the 2023-2031 planning period. This period will be the "6th cycle." In addition, the Housing Element must be reviewed and

approved, or "certified" by the California Department of Housing and Community Development (HCD).

Housing Element Outreach

The Draft Housing Element was developed based on substantial community input. Housing was a topic at each General Plan Update community outreach event held to date, including pop-up events throughout the city in the fall of 2021 that reached approximately 500 people.

The communitywide survey conducted for the General Plan Update in September 2021 also included several questions about housing issues. The survey reached 450 Livermore residents aged 18 and over and was conducted in English and Spanish. Respondents identified affordable housing and homelessness as issues of top concern.

From September through December 2021, staff and the consultant team conducted nine consultations with local nonprofits and housing stakeholders to receive one-on-one, targeted input from those who provide services to residents most in need of housing or with special housing needs. In addition, staff held a Housing Solutions open house in Springtown and administered an additional survey specifically targeting members of protected classes for the Assessment of Fair Housing, including low-income renters, Spanish-speaking community members, and people with disabilities.

At the November 10, 2021, GPAC meeting, staff and the consultant team presented an overview of the Housing Element update process, provided information on state housing law, and received input and questions.

On January 20, 2022, staff and the consultant team attended a study session with the Planning Commission and City Council to introduce the Housing Element process and receive input, direction, and questions for the update.

The Draft Housing Element includes a detailed summary of outreach effort and feedback received from the community.

Draft Housing Element

The City released a public draft of the Housing Element on May 4, 2022, for a 30-day review period. During this 30-day review period, the City will hold three public meetings for feedback on the Draft Housing Element:

- **Wednesday, May 11**, 7:00 PM, General Plan Advisory Committee, in person at Civic Center Meeting Hall (Mendenhall Room),1016 S Livermore Ave, Livermore, CA 94550
- **Tuesday, May 17**, 7:00 PM, Planning Commission, in person at City Council Chambers,1016 S Livermore Ave, Livermore, CA 94550
- **Monday, May 23**, 7:00 PM, City Council, hybrid meeting, in person at City Council Chambers, 1016 S. Livermore Ave, Livermore, CA 94550. For virtual meeting details, visit https://www.cityoflivermore.net/government/city-clerk/city-council-meeting-calendar-agendas

After 30 days, staff and the consultants will revise the Draft Housing Element to incorporate input from the public, GPAC, Planning Commission, and/or City Council. The City will release the revised Draft Housing Element and submit it to the State Department of Housing and Community Development (HCD) for its first 90-day review. The draft will continue to be available for comment throughout this 90-day period.

HOUSING ELEMENT CONTENTS

The components of the Draft Housing Element include:

- **Executive Summary**- Purpose of the Housing Element, summaries of Housing Needs, Constraints, and Resources, and a summary table of Goals and Policies from the Housing Plan.
- **Chapter 1. Introduction**- An overview of the role of the Housing Element, data sources, outreach and public participation, and General Plan consistency.
- **Chapter 2. Housing Needs Assessment**- Demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, and more. This section also includes an assessment of fair housing, which is a new requirement for the 6th Cycle Housing Element.
- **Chapter 3. Housing Opportunities and Constraints**- An analysis of governmental and nongovernmental constraints to housing development.
- **Chapter 4. Housing Resources**- An evaluation of the City's housing resources, housing stock, and potential areas for future development. The housing sites inventory is analyzed in this section.
- **Chapter 5. Housing Plan**- This chapter includes an overview of the City's progress implementing the goals of the 5th Cycle Housing Element and outlines updated goals, policies, and programs to address current housing needs in the community. This

section identifies the actions the City will take to achieve local housing goals and meet applicable quantified objectives.

- Appendix A – Contains the inventory of housing site available to accommodate the City's Regional Housing Needs Allocation (RHNA).
- Appendix B- Contains a matrix evaluating the City's progress implementing programs in the 5th Cycle Housing Element.

DATA SOURCES

The Housing Element relies on multiple federal, state, and local data sources. The Housing Needs Assessment in Chapter 2 includes substantial demographic data from two main data source tools:

1. Association of Bay Area Governments (ABAG) data package- The ABAG provides a data package[1] that has been pre-approved by the State Department of Housing and Community Development (HCD) and serves as the primary data source for population and household characteristics. Primary sources used in the packet include the California Department of Finance and the U.S. Census. Dates for data included in the ABAG data package may vary depending on the selection of data that was made by ABAG to provide the best data on a particular topic.
2. Affirmatively Furthering Fair Housing (AFFH) Data Viewer mapping tool- All data presented in the Assessment of Fair Housing section of the Housing Needs Assessment chapter were collected through the Affirmatively Furthering Fair Housing (AFFH) Data Viewer mapping tool[2], a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available. This approach was developed to standardize state-wide datasets for fair housing analyses.

Relying on data sources that have been vetted and approved by HCD, the State agency responsible for certifying Livermore's Housing Element, will streamline the certification process and increase the likelihood that HCD will support the information presented as a valid basis for Housing Element programs.

[1] https://abag.ca.gov/technical-assistance/abag-housing-needs-data-packets

[2] https://www.hcd.ca.gov/community-development/affh/index.shtml#data

MEETING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Table 1 lists the RHNA assigned to Livermore to meet its fair share of the State's housing needs. Livermore was assigned a total of 4,570 units, 2,075 of which are lower income units (1,317 very low-income units and 758 low-income units). State housing law does not require the City to construct the allocated units within the planning period, but does require the City to maintain an inventory of land that is adequately zoned to accommodate the RHNA allocation. HCD recommends an additional 15 percent buffer beyond the required RHNA to account for any sites that develop with fewer units than the City anticipated. Livermore's RHNA plus a 15 percent buffer is 5,256 units.

TABLE 1 CITY OF LIVERMORE REGIONAL NEEDS ALLOCATIONS 2023-2031

Income Category	RHNA
Very Low Income	1,317
Low Income	758
Moderate Income	696
Above Moderate Income	1,799
Total	**4,570**

Chapter 4 of the Draft Housing Element presents an analysis of the City's ability to accommodate the RHNA. Through a combination of existing residentially zoned sites and projected accessory dwelling units (ADUs), the City has capacity to accommodate the 4,570-unit RHNA with a 15 percent buffer. A list of sites and maps of the sites can be found in Appendix A of the Draft Housing Element.

Vacant and non-vacant sites with suitable zoning can accommodate 5,167 units across the income categories. HCD's approved "safe harbor" methodology allows Livermore to assume 325 ADUs over the planning period. This number is based on ABAG's ADU affordability analysis for the region, local fair housing analysis related to ADUs, and the number of ADUs that Livermore has permitted over the past several years. The total capacity of 5,478 exceeds the 5,256-unit goal described above. Table 2 below provides a summary of the approach to meeting the RHNA provided in Chapter 4 of the Draft Housing Element.

All the sites identified in the inventory are currently designated for residential uses. As a result, the City does not need to redesignate or rezone new residential sites to satisfy the 6th RHNA

cycle. However, as stated earlier, GPAC and the project team are exploring land uses alternatives through the horizon year 2045. The land use alternatives will respond to the General Plan Vision, market forecasts, population and growth, and economic projections to achieve a balanced land use pattern. Some of the land uses alternatives may include new residential designations that could also help meet required residential units in the future 7th (anticipated 2031 through 2039) and 8th (anticipated 2039 through 2047) RHNA cycles.

TABLE 2 COMPARISON OF SITE CAPACITY AND THE RHNA

Income Category[3]	Total RHNA	Projected Accessory Dwelling Units	Units on Vacant Sites with Suitable Zoning	Units on Non-Vacant Sites with Suitable Zoning	Isabel Neighborhood Specific Plan Units	Total Unit Capacity	Surplus RHNA
Very Low Income	1,317	97	756	11	1,570	2,532	457
Low Income	758	98					
Moderate Income	696	97	569	189	0	855	159
Above Moderate Income	1,799	33	281	24	1,753	2091	292
Total	**4,570**	**325**	**1,606**	**224**	**3,323**	**5,478**	**-**

DRAFT GOALS, POLICIES, AND PROGRAMS

Chapter 4 of the Draft Housing Element outlines the City's goals and policies for the 2023-2031 planning period and identifies 29 programs the City will implement to achieve the goals. Most of the programs continue efforts from the 2015-2023 Housing Element, such as producing affordable housing and reducing governmental constraints on housing development. However, the programs were updated and reorganized to better reflect current needs in the community and resources available to meet those needs. Notable changes to the housing programs include new efforts to meet fair housing requirements and expanded efforts related to healthy and resilient homes and neighborhoods. In addition, many of the programs contain

[3] Per State law, units for the lower-income categories can only be allocated on sites with zoning that allows at least 30 dwelling units per acre.

actions that address state goals in addition to local goals. Programs driven by state law are required to be included in the Housing Element.

Role of the GPAC

The GPAC represents the Livermore community in the development of the Livermore 2045 General Plan. The Committee's role is to ensure continuous and balanced public representation and provide feedback that conveys the community's perspectives and local knowledge.

Based on the summary provided above, the project team recommends the GPAC review the Draft Housing Element and come prepared with questions and feedback to the GPAC meeting on May 11, 2022.

As noted above, much of the content in the Draft Housing Element is prescribed by state law. Input from the GPAC on locally-initiated programs is particularly valuable at this point in the process to help the City tailor these programs to local needs.

Next Steps

The General Plan team will share GPAC comments on the Draft Housing Element with the Planning Commission on May 17, 2022, and City Council on May 23, 2022.

Attachments

1. Draft Housing Element

LIVERMORE
CALIFORNIA

May 2022
Public Draft

City of Livermore
2023-2031 Housing Element

PLACEWORKS

LIVERMORE
CALIFORNIA

LIVERMORE
CALIFORNIA

May 2022
Public Draft

City of Livermore
2023-2031 Housing Element

PLACEWORKS

Prepared by: PlaceWorks

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EXECUTIVE SUMMARY

PURPOSE

The Housing Element addresses one of the most basic human needs for shelter. It also provides a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods. For a region to have a strong and balanced economy, its workers must also have places to live within their economic means. From the perspective of human needs, housing should be high on the hierarchy of policy priorities.

The City of Livermore Housing Element is part of the City's General Plan, which is a comprehensive policy framework guiding the physical, economic, and social development of the City. This update to the Housing Element supersedes the Livermore Housing Element adopted in 2015. The Housing Element is intended to assist the City of Livermore in identifying housing needs for residents of all income levels and developing an action program to meet those needs. The Housing Element should be used in conjunction with the Land Use Element to identify appropriate sites and land use designations for the development of quality, affordable housing. The Housing Element must be internally consistent with other General Plan elements and address State mandates that can restrict the ability of the City to designate certain sites for housing.

The Housing Element consists of five chapters: Introduction, Housing Needs Assessment, Housing Opportunities and Constraints, Housing Resources, and the Housing Plan. The Introduction explains the role of the Housing Element, the data sources used to conduct the housing needs assessment, the public involvement process, and the relationship of the Housing Element to the General Plan. The remainder of this executive summary highlights the key findings and considerations of the other chapters.

HOUSING NEEDS ASSESSMENT

Data in this summary section comes from the Housing Needs Assessment chapter later in this document. Subsection 1.2 Data Sources at the beginning of the Introduction chapter explains the data sources used for the Housing Element.

POPULATION CHARACTERISTICS

- From 2010 to 2020, the population of Livermore increased at an average annual rate of 1.1 percent, about the same as Alameda County's rate of 1.2 percent.
- The median age for Livermore was 39.8 years of age in 2020, slightly older than Alameda County's median age of 37.6.
- Residents aged 15 to 24 decreased in number and proportion from 2010 to 2020 in both Livermore and Alameda County. In Livermore and the county, this decrease was countered by a large increase in adults ages 65 to 74 over the same time period.
- The ethnic makeup of Livermore in 2019 was nearly 65 percent white. Nearly 21 percent of the population identified as Hispanic or Latino, and 8 percent of residents were Asian. Smaller percentages of residents fell into other racial and ethnic groups.
- In 2019, 3.0 percent of Livermore's residents and 5.9 percent of Alameda County residents had less than a high school degree. Both figures represent an increase from 2010 statistics.

- Livermore's average unemployment rate in 2019 was 3.1 percent, lower than the County's unemployment rate of 3.9 percent.
- There were 46,110 employed residents in Livermore in 2020, compared to a local employment base of 48,136 jobs.

HOUSEHOLD CHARACTERISTICS

- According to the Department of Finance, Livermore had 32,390 households in 2020, an 11.2 percent increase in households from 2010.
- Livermore had a higher percentage of family households in 2019 (74.4 percent), compared to Alameda County (66.6 percent).
- A total of 28.7 percent of Livermore households had incomes defined as either extremely low, very low, or low (up to 80 percent of Area Median Income (AMI). Livermore had a lower proportion of extremely and very low-income households, accounting for approximately 17.2 percent, compared to 26.7 percent countywide.

SPECIAL NEEDS GROUPS

- State Housing Element Law defines "special needs" groups to include the following: senior households, female-headed households, large families, persons with disabilities (including those with developmental disabilities), homeless persons, and agricultural workers.

Seniors

- In 2020, 13.3 percent of Livermore residents were seniors, defined as 65 years of age or older.
- As of 2017, 45.7 percent of senior households were lower income (up to 80 percent of Area Median Income (AMI)).

Female-Headed Households

- In 2019, Livermore had 2,657 female-headed households, approximately 8 percent of all households. About 9.3 percent of female-headed families with children under 18 lived in poverty.

Large Households

- In 2019, there were 3,248 large households (five or more persons) in Livermore, representing approximately 10.2 percent of all households. Alameda County's population was very similar, with 10.0 percent of all households considered large.
- A large household generally requires a home with at least three bedrooms. According to 2019 estimates, approximately 74.3 percent of Livermore's total housing units (both owned and rented) had three or more bedrooms, significantly more than Alameda County's proportion of large units. However, only 36.5 percent of the rental stock in Livermore had three or more bedrooms.

Disabled

- In 2017, approximately 8.2 percent of the Livermore population ages 5 to 64 classified themselves as disabled.

- There are 43 licensed community care facilities in Livermore. These facilities provide a supportive environment to persons with special needs.
- There are ten affordable housing developments and shared housing projects built specifically for adults with developmental or psychiatric disabilities in Livermore.
- Many of the projects in Livermore's affordable housing inventory and development pipeline have both accessible units and services to support residents with disabilities

Homeless Persons

- In January 2019, the EveryOne Home community organization conducted an Alameda Countywide Homeless Point-in-Time Homeless Count and Survey. This survey found that about 8,022 people in Alameda County are homeless at any given point in time.
- The point-in-time count found that there were 264 homeless people in Livermore at that time.
- The City of Livermore partners with local non-profit organizations to offer safety net services for persons who are experiencing homelessness or fleeing domestic violence.

Farm Workers

- It is estimated that there were 314 people in the Agriculture and Natural Resources industry in 2019.

HOUSING STOCK CHARACTERISTICS

- The majority (68.9 percent) of the housing stock in Livermore consists of single-family detached homes, whereas Alameda County's proportion is slightly over half (52.2 percent). Multifamily units make up 19.0 percent of the housing stock in Livermore and 38.6 percent of the stock of Alameda County.
- The proportion of owner-occupied housing in Livermore (75.9 percent) is greater than that of Alameda County (50.8 percent).
- Livermore experienced an increase of approximately 2,386 housing units from 2010 to 2020, averaging 238 new homes per year and accounting for approximately 7.9 percent of total housing production in the county.

HOUSING AFFORDABILITY

- The median home sale price of 2010 ($522,00) increased by 65.7 percent to $865,106 in 2020. This trend has been part of the overall housing affordability crisis in the Bay Area and the state.
- Due to the continued increase in home sale prices, only above moderate-income households can afford the typical median price for a home in Livermore. In other words, homes in Livermore remain unaffordable to even moderate-income households without down payment assistance.
- Rental housing in Livermore has similar trends to rental prices of Alameda County. One-bedrooms averaged approximately $2,206 per month in Livermore in 2022. Rents for two-bedroom units averaged $2,565, three-bedroom units averaged $3,262, and the average for four-bedroom units was $3,636.

- In general, extremely low- and very low-income households cannot afford market rental or owner-occupied housing.
- In 2018, overall 17.7 percent of occupied households were paying more than 30 percent of their income on housing. Renters have a higher cost burden than homeowners, with 25.2 percent of renters and 10.6 percent of owners paying more than 30 percent of their income on housing.
- There is a higher incidence of overcrowding among renter-occupied households than owner-occupied households in Livermore. Livermore has a larger percentage of renter-occupied households with 1.0 to 1.5 occupants per room (5.6 percent) than owner-occupied units (1.0 percent). This rate of renter overcrowding has increased significantly since adoption of the last Housing Element.

HOUSING OPPORTUNITIES AND CONSTRAINTS

Data in this summary section comes from the Housing Opportunities and Constraints chapter later in this document and the Assessment of Fair Housing section.

MARKET CONSTRAINTS

- As of January 2022, residential properties in Livermore had prices ranging from as low as 37 cents per square foot of floor area to $10 per square foot. This range can be attributed to varying locations of the land, existing infrastructure, and other parcel-specific factors such as environmental conditions and topography.
- A typical single-family detached unit of 2,000 square feet would cost approximately $415,545 per unit to build, including land. Based on recent multifamily developments in the city, a multifamily apartment complex would cost approximately $213,931 per 856-square-foot unit.
- It is difficult for low- and moderate-income first-time homebuyers to enter the market. The City offers a down payment assistance program to facilitate additional access to financial resources for lower- and moderate-income households to attain homeownership, as well as home improvement assistance for low- and moderate-income households.
- White and Asian applicants are overrepresented in originated loans in Livermore, while Latinx, Black, and applicants of other races (e.g., American Indian, Alaskan Native, Native Hawaiian or other Pacific Islander, two or more race, or other) were underrepresented. Asian applicants seem have to the highest success rate for securing a mortgage loan. The City has Programs 3.4.1 and 5.2.1 to address these disproportionalities by implementing targeted and multilingual outreach strategies and programs and removing barriers to homeownership.

GOVERNMENTAL CONSTRAINTS AND OPPORTUNITIES

- In 2010, the City adopted the Livermore Development Code, which describes zoning districts and regulations. It also provides a clear roadmap for the entitlement of development projects. The Development Code ensures consistency with the General Plan, existing policies and procedures, and applicable state regulations. The code includes form-based regulations, revisions of outdated development regulations and zoning districts, and an update of its parking regulations for tandem parking and smaller units (studios and one bedrooms). The code has been periodically updated since 2010. The City's comprehensive General Plan Update

is currently underway and will update land uses and policies as needed to address the City's vision through 2045. The Housing Element will be adopted prior to the other General Plan elements, however, all elements will align in the final General Plan.

- An analysis of the City's existing land use controls, growth management policies, and development review process indicates that the City is not unreasonably restrictive but facilitates development through its zoning and other standards.
- The City complies with the most recent provisions of State density bonus law.
- Projects involving multiple planning applications can have fees reduced by 10 percent. Planning fees are based on anticipated staff processing and review time and are charged at the time an application for development is received. Other development fees are collected as part of the building permit issuance process.
- The City provides Reasonable Accommodation to persons requesting modifications to their homes for accessibility improvements. Requests for flexibility in development standards in order to accommodate accessibility improvements have been codified in the City's Development Code and are reviewed and approved at the staff level.

HOUSING RESOURCES

- The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA) for the City of Livermore. The current RHNA plans for an eight-year period, from June 30th, 2023, through December 15th, 2030. For the current projection period, ABAG has determined that City's share of the RHNA is 4,570 new housing units.
- Based on residential capacity in the General Plan and Specific Plan areas, the sites identified in the land inventory would accommodate a total of 5,538 units, which exceeds the RHNA of 4,570.
- The City of Livermore has access to a variety of existing and potential funding sources available for affordable housing activities, including affordable housing fees, Community Development Block Grants (CDBG), HOME funds, and Section 8 vouchers. The City actively works with neighboring cities, County agencies, and numerous non-profit organizations to provide affordable housing and human service programs.
- The City has a number of policies and programs to encourage energy conservation and green building. In 2022, the City will adopt an updated Climate Action Plan with the goal of reducing greenhouse gas emissions and improving resilience within the community.

HOUSING PLAN

This Housing Element contains goals, policies, and programs outlined in Table ES-1 and discussed in more detail in Chapter 5, Housing Plan. Since adoption of its existing Housing Element in 2015, the City has proactively worked to implement the goals, policies, and programs aimed at conserving, improving, and expanding the City's affordable housing stock. The City has advanced goals for accommodating special needs groups and increasing the energy efficiency of residential buildings.

Table ES-1: Summary of Housing Element Goals and Policies	
Goals	***Policies***
G-1 Diverse Housing Choices	P 1.1: Develop and maintain a sites inventory with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.
	P 1.2 Facilitate the development of a range of housing types through area planning efforts.
	P 1.3: Update the Development Code to simplify standards, expand opportunities for a greater variety of housing types, and maintain consistency with State law.
	P 1.4: Reduce governmental constraints on housing development through permit streamlining, reasonable development fees, and transparent and accessible information.
	P 1.5: Encourage the development of housing for individuals with special needs, including those with disabilities, large families, seniors, and people experiencing homelessness.
G-2 Well-Managed Growth	P 2.1: Encourage the provision of affordable housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.
G-3 Affordable Housing Production and Preservation	P 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.
	P 3.2: Pursue and utilize a variety of funding resources and partnerships to develop housing that is affordable to lower- and moderate-income households, families, and seniors.
	P 3.3: Communicate regularly with the community to increase awareness of affordable housing policies and programs.
	P 3.4: Provide linguistically accessible and culturally relevant housing assistance to lower and moderate-income households and other households with special needs.
	P 3.5: Preserve affordable housing that is at risk of converting to market rate housing.
G-4 Healthy and Resilient Housing and Neighborhoods	P 4.1: Promote housing design features that improve public health, safety, and resilience in new residential structures and retrofits to existing residential units.
	P 4.2: Improve physical conditions, services, and accessibility in residential neighborhoods.
G-5 Affirmatively Further Fair Housing	P 5.1: Prevent housing discrimination through outreach, education, and engagement with landlords, tenant services providers, and renters.
	P 5.2: Develop programs and policies that remove fair housing barriers and prevent displacement.
G-6 Regional Cooperation to Address Housing Needs	P 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, racial and economic segregation, and special housing needs.

1. INTRODUCTION

Housing is a basic human necessity and the need for adequate housing is shared by all residents. People want living spaces where they have dignity, can express their individuality, and are comfortable and healthy. Safe, well-maintained housing is a basic necessity for everyone. Therefore, the City of Livermore strives to provide a diversity of housing types, costs, and locations to serve the variety of needs and wants of residents.

1.1 ROLE OF HOUSING ELEMENT

The California State Legislature has identified the attainment of a decent home and suitable living environment for every citizen as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of the comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. In the ABAG region state law requires Housing Elements be updated at least every eight years to reflect the changing housing needs of a community. Livermore's Housing Element was last updated in 2015. This Housing Element update is for the 2023-2031 planning period.

The Housing Element consists of the following major components:

- An analysis of Livermore's demographic profile, housing characteristics, existing and future housing needs, and a fair housing assessment (Chapter 2).
- A review of potential market, governmental, and environmental constraints to housing development (Chapter 3).
- An evaluation of the land, financial, and organizational resources available to address the identified housing needs (Chapter 4).
- A housing plan to address the identified housing needs, including a statement of goals, policies, and programs (Chapter 5).

1.2 DATA SOURCES

Various sources of information contribute to the Housing Element. The Association of Bay Area Governments (ABAG) provides a data package that has been pre-approved by the State Department of Housing and Community Development (HCD) and serves as the primary data source for population and household characteristics. Dates for data included in the ABAG data package may vary depending on the selection of data that was made to provide the best data on the topic. Several additional data sources were used to supplement the 2021 ABAG Data Package:

- Population and demographic estimates and projections by ABAG and the California Department of Finance.
- Housing market information, such as home sales, construction costs, and rents, updated via online surveys and City records.
- Data on special needs groups, the services available, and gaps in the service delivery system provided via service provider stakeholder interviews.

Lending patterns for home purchase and home improvement loans through the Home Mortgage Disclosure Act (HMDA) database.

1.3 OUTREACH AND PUBLIC PARTICIPATION

OUTREACH

Opportunities for input on Livermore's 2023–2031 Housing Element were provided through various forums. One significant method was via outreach for the General Plan Update currently underway. A main venue for sharing information with the public was through posting information about the Housing Element Update on the General Plan Update page on the City's website.

The City sought participation and input from people who represent the full range of demographics, perspectives, and experiences in the Livermore community, , including existing residents, local workers, the residential development community, nonprofit housing developers, housing advocates, historically underrepresented community members, and community organizations representing special needs groups such as older adults, youth and students, immigrants, people experiencing homelessness and people with disabilities. Details of the outreach efforts follow.

Outreach as Part of General Plan Update

The City participated in three pop-up outreach events for the General Plan Update and Housing Element Update in Fall 2021 on October 10th at the Rincon Library, October 14th at the Farmers Market, and October 30th at a Dia de los Muertos event. The team engaged with 50 people at the Rincon Library event, 60 people at the Farmers Market, and 40 people at the Dia de los Muertos event. The City used two outreach boards, both of which were in English and Spanish. The first outreach board asked participants, "What is important for Livermore over the next 20 years?" Participants placed dots on a matrix of issues according to whether the issue was "not important," "somewhat important," or "very important." At the Rincon Library pop-up and Dia de los Muertos event, the three issues that received the most dots were "ensuring diversity and equity," "making housing affordable," and "preventing and responding to the effects of climate change." At the farmers market event, the top three issues were "making housing affordable," "supporting agriculture, quality open space, and recreation," and "being prepared for emergencies and safety."

The second outreach board asked participants for their input on housing issues. Similar to the first activity, participants ranked their answers "no need," "mild need," or "huge need." Every issue received votes at all three events. The top four issues were: "providing housing services for people experiencing homelessness", "decreasing housing costs" and "providing housing for families and young people". At all events, both boards had the website link to ImagineLivermore2045.org and a QR code to ensure community members could stay connected and involved throughout the planning process.

The City also released a survey through the firm FM3 as part of the General Plan Update that incorporated questions about housing issues. The survey was made available from September 9th to 30th, 2021. The population that participated in this survey were Livermore residents ages 18 and older. The contact methods were telephone calls, postcard invitations, text invitations, and email invitations. Data were collected through telephone interviews and online interviews. The majority of respondents were ages 40 to 49 (22 percent) and 50 to 64 (24 percent). Most were white (60 percent), and the other 40 percent was divided between Latino/Hispanic (17 percent), Black/African American (2 percent), and Asian/Pacific Islander (8 percent), and 13 percent chose "other" or declined to state their ethnicity. Respondents' educational background included high school or less (15 percent), some college (34 percent), four-year degree education (29 percent), postgraduate (18 percent), and four percent refused to answer the question. The survey identified

affordable housing (21 percent) and homelessness (19 percent) as issues of top concern for residents.

Stakeholder Meetings

In September through December 2021, nine consultations were conducted with local nonprofits and housing stakeholders to receive one-on-one, targeted input from those who provide services for those most in need of housing or with special housing needs. Representatives from the following organizations were interviewed:

- Regional Center of the East Bay (RCEB) on September 22nd
- Eden Council for Hope and Opportunity (ECHO) on October 4th
- EveryOneHome/Alameda Continuum of Care (CoC) on October 12th
- Livermore Housing Authority on October 13th
- Eden Housing on October 19th
- Centro Legal de la Raza on October 22nd
- Pedrozzi Foundation on November 30th
- Tri Valley Haven on December 2nd
- La Familia on December 17th

In each of the consultations, stakeholders were asked some or all of the following questions, depending on the type of organization they represented:

- Opportunities and concerns: What three top opportunities do you see for the future of housing in Livermore? What are your three top concerns for the future of housing in Livermore?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Housing conditions: How do you feel about the physical condition of housing in Livermore? What opportunities do you see to improve housing in the future?
- Unhoused Persons: How many unhoused persons are in Livermore?
- Housing Equity: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID-19 affected the housing situation?

Overwhelmingly, the consultation process revealed that the Livermore (and many other Bay Area jurisdictions) currently has an insufficient stock of affordable housing. In addition, there is insufficient funding for programs that provide rent or "shallow" subsidies for those in need. The City was applauded by a stakeholder for its awareness and proactivity in accessing available State and federal funds dedicated to housing projects. The top housing need is for more affordable rental housing like the Chestnut Family and Chestnut Senior development, which is close and walkable to key services and amenities and close to public transportation.

Additional barriers include language, especially lack of language accessibility from other organizations and institutions; transportation; finances; and the necessity to share housing with other families. Families are working three or more jobs to make ends meet.

Support is also greatly needed for housing navigation, especially support with accessing affordable housing opportunities. Linguistically and digitally accessible communication methods are essential.

Other identified housing opportunities to pursue include tiny houses, accessory dwelling units (ADUs), and shared housing and producing more housing in general for single adults (studios, scattered sites, single room occupancies, etc.).

To facilitate more affordable housing developments in Livermore, the stakeholders suggested expanding the toolbox of incentives and mechanisms offered to affordable housing developers (e.g., expedited review of affordable housing projects, review priority for affordable housing projects). Regularly, affordable housing developers are funded by a variety of state and federal funding sources that have strict deadlines for project completion—a "use it or lose it" situation. If the affordable housing project is not complete within that time frame, the affordable housing project falls through and the units are lost. The stakeholders felt that most market-rate projects likely have the financial padding to absorb these scheduling pressures, but many affordable housing developers struggle financially to keep projects afloat.

The City could take the initiative to adopt new ordinances to protect its renting community, such as just-cause protections, rent control ordinances, and other housing and tenant-centric protections to help keep people housed. According to a stakeholder, the City of Oakland has the most defensible tenant protection laws in the Bay Area and should be used as a blueprint for the City of Livermore to adopt its own tenant protection laws.

Open House at Owl's Landing

City staff held a Housing Solutions Open House at Owl's Landing Apartments in Springtown on December 17th, 2021. This multilingual, family-friendly event had activities and gifts for children and solicited input from community members on housing needs and solutions. The event was conducted in English and Spanish. Of the 17 people who attended, most were Spanish speakers. The following points capture the main themes of the input received at the open house:

- Immigration status is a huge barrier for community members' access to affordable housing. Accepting individual taxpayer identification number (ITINs) in affordable housing programs, especially for the City's existing below market-rate housing program, would help expand access.

- Economic stability
  - Credit scores are another major barrier for accessing affordable housing. Community members need support establishing credit and accessing economic opportunity to strengthen credit.
  - Gig workers and those who are self-employed struggle to document income in order to purchase or rent.

- Property management and housing condition needs
  - Surveillance and lighting.
  - More maintenance of play structures and playgrounds for kids.
  - Spanish language services.

  - More activities and services for adults, such as classes and community building events.
  - Property management customer service and conflict resolution.
- Affordable housing renters are interested in accessing homeownership opportunities but need the ability to save for homeownership without losing their existing housing.
- Language access for both housing navigation and affordable housing property management.
- Key access barriers: language, housing navigation, need for social security numbers, income documentation for gig workers and entrepreneurs.
- Most participants agreed with the existing Housing Element goals. The top goals were:
  - Build more affordable housing.
  - Energy efficiency.
  - Safe, family-friendly housing for low-income households.

Livermore Housing Needs Survey

In order to solicit input from members of protected classes for the Assessment of Fair Housing, the City administered a survey on housing needs and barriers in English and Spanish that was distributed to the affordable housing interest list and at the Housing Solutions Open House. A total of 378 responses were collected between December 7th and December 17th, 2021. The majority of respondents were low-income renters of color living in Livermore. A substantial number of respondents were also local workers and people who want to live in Livermore.

Table 1-1: Livermore Housing Needs Survey Respondent Characteristics

Respondent Characteristic	*Total*	*Proportion*
Livermore Residents	220	58%
Livermore Workers	147	39%
Prospective Livermore Residents	135	36%
Respondents of Color	238	63%
Latinx	105	28%
Experiencing Homelessness	21	6%
Families with Children	198	52%
Have a disability	90	24%
Renters	218	58%
Living in or near poverty (earning less than $30,000 per year)	72	19%
Lower Income (earning less than $80,000 per year)	255	67%

Results

The top three housing issues that respondents feel the City should address are:

1. Adding more affordable housing (64 percent of respondents identified this as a top issue)
2. Decreasing housing costs
3. Creating more homeownership opportunities

These three issues were regularly ranked as the top housing issues when results were disaggregated by respondent characteristics and demographics.

Other housing issues that a significant number of respondents identified as priorities for the Housing Element include:

- Providing housing and services for people experiencing homelessness
- Ensuring housing is safe and in good condition
- Preventing housing discrimination

Housing costs were identified as the primary barrier for living in Livermore. Other barriers identified by respondents include:

- Economic insecurity and/or access to quality jobs
- Housing search
- Racial segregation and/or discrimination
- Credit score, income documentation, and income requirements (e.g., being required to earn three or more times the monthly rate)
- Economic segregation and/or discrimination
- Housing voucher access
- Prior records and legal status, such as not having a social security number, having a prior eviction on one's housing record, or being formerly incarcerated
- Local preference given to those who live/work in Livermore for affordable housing vacancies can be a barrier for those who don't already live or work in Livermore

Additional housing needs and issues identified by survey respondents include:

- Family housing
- Transportation and congestion
- Senior housing
- Housing for single adults
- Affordable housing opportunities for middle-income community members and aspiring homeowners
- Backyards and green space
- Housing for people with disabilities
- Emergency housing

GENERAL PLAN ADVISORY COMMITTEE

The General Plan Advisory Committee (GPAC) received a presentation on the Housing Element Update at their virtual meeting on November 10th, 2021. The GPAC is made up of a group of citizens who represent a variety of backgrounds and community perspectives. GPAC meetings are open to the public. The purpose of the meeting was to provide an overview of the Housing Element, identify the City's draft Regional Housing Needs Allocation, describe the need to comply with State Housing Element law, and summarize recent State legislation governing housing element updates. Following a brief presentation on this topic, the GPAC asked clarifying questions.

1. Do the Regional Housing Needs Allocation units carry over from housing cycle to housing cycle if the sites are not developed?
2. Did the City of Livermore accept the Regional Housing Needs Allocation? There are other cities who are contesting their housing allocations.
3. Are the housing sites in the Isabel Neighborhood Specific Plan already accounted for in the 5th Housing Element Cycle?
4. What happens if the Isabel Neighborhood Specific Plan develops with fewer housing units than identified in the housing sites inventory?
5. Can you please clarify the relationship between Senate Bill 166 and the housing sites inventory?
6. Can a parcel be identified as a housing site if it is not currently zoned for housing?
7. Will parks and open space areas be considered for potential housing sites?
8. How do the Association of Bay Area Government's Priority Development Areas factor into the identification of the housing sites inventory?
9. The 6th Housing Element Cycle doesn't cover the General Plan horizon of 2045. How will the General Plan account for future housing element cycles?
10. What is the overall scope of the Housing Element?
11. When will the draft of Affirmatively Furthering Fair Housing programs and policies be ready?
12. How can the GPAC help make it so the Housing Element includes policies that actually help get the housing sites developed?
13. In addition to low-income housing, will the Housing Element look at the housing needs of seniors, people with disabilities, etc.?
14. What policies and programs can be considered as part of the Housing Element Update versus what is covered by the General Plan and Zoning Code? For example, cutting back on allowing in-lieu fees?
15. Can the Housing Element identify barriers to realizing mixed-use developments?
16. Can the City provide subsidies for accessory dwelling units?
17. The Housing Element should have a section that explains the State housing law requirements.
18. What is the community outreach process for the Housing Element?
19. Can the GPAC review the results of the stakeholder interviews?
20. What aspects of the Housing Element will go to the City Council while the GPAC is still meeting?
21. What is the schedule for the Housing Element Update?
22. Is it possible to make the Housing Element background data available on ImagineLivermore2040.org?
23. Are housing developers allowed to pay an in-lieu fee instead of providing low-income housing on-site?
24. Is there a City policy that requires housing developers to provide affordable housing on-site? If not, how often are developers allowed to pay an in-lieu fee instead of providing affordable housing on-site?
25. What price house can a low-income household afford?
26. What is the City's current jobs-to-housing ratio?
27. Does the State require nearby cities like Dublin, Pleasanton, San Ramon, and Danville to also provide affordable housing at a minimum density of 30 dwelling units per acre?

28. What is the distribution of residential project sizes in Livermore so we can get a better perspective on the size of projects being built and where housing opportunities come from so we can understand apportioning of affordable units?
29. We need a figure that shows the vacant and underdeveloped parcels in Livermore.

City staff and the consultant team responded to questions during the meeting, as was possible. No public comments were received at the meeting. The presentation provided at the meeting was posted on the City's General Plan Update website.

PLANNING COMMISSION/CITY COUNCIL STUDY SESSION

As part of the community outreach on the Livermore Housing Element Update, the City held a joint Planning Commission/City Council Study Session on January 20th, 2021. The City's consultant provided a presentation that included overview of the Housing Element, discussion of the City's draft Regional Housing Needs Allocation, and a summary of recent State legislation governing housing element updates. Public comment was received, and the Planning Commission and Council asked questions and discussed housing issues in the city.

Public comments focused on:

- Looking for Housing Element sites in areas already planned for housing but also possibly considering suitable sites for rezoning to allow housing.
- City should require that affordable units be built under the City's Inclusionary Regulations rather than allowing an option to pay a fee.
- Some of the new state housing laws are being challenged.
- Shouldn't plan for beyond 2031 and shouldn't expand the North Livermore urban growth boundary. Plan for Housing Element sites inside the existing city limit.
- Would like to see a map of areas suitable for housing inside the city.
- Would like the updated housing element to have more maps. The existing housing element doesn't have enough maps.

Commission and Council discussion and questions are:

- Why was there such a large increase in the RHNA?
- On the RHNA, there is a difference between jurisdictions based on the characteristics of each jurisdiction.
- Concerned about the issue of underhousing/overcrowding. Noted that this issue has been considered in the RHNA allocation process for the first time.
- There are many challenges to the new state housing laws.
- Thinks the City has sites available to meet its RHNA.
- Explain what "Metropolitan" means in the definition of the City's default density category.
- Describe the concept of a "no net loss" buffer.
- Discuss additional analysis needed for nonvacant sites.
- Provide information about how the Housing Element timeline and the rest of the General Plan timeline work together.

- Hoping the Housing Element will include strategies for how to actually get housing built.
- Has the City looked into utilizing Senate Bill 10?
- Is the City planning to rely on ADU projections for the Housing Element?
- Would like to see programs to support homeowners who build ADUs.
- What options is the City looking at to accommodate residential need?
- Can we state that there is no need to go beyond the urban growth boundary?
- Will the public draft Housing Element have alternatives for different places to locate housing?
- Will there be any opportunity for additional Planning Commission input before the final draft Housing Element?
- Public input is important but with the understanding that this is a very complex set of requirements that goes into the Housing Element, some of which isn't very flexible.
- What are the consequences of noncompliance and benefits of compliance for the Housing Element?
- A Council Member mentioned they have met with the Terner Center and they may be able to do some education locally.
- Important to speak clearly to the community.
- In the field of Planning the past used to predict the future. How does water availability, transit, and other factors affect housing? This changes over time.
- How do we know the City will end up with a land use map with a balance of important allowed uses?
- Will the City have the information from the General Plan process available to inform Housing Element decisions?
- Concerned about service businesses.

PUBLIC HEARINGS

[to be completed in later drafts once public hearings occur]

1.4 RELATIONSHIP TO THE GENERAL PLAN

The 2023-2031 Housing Element is a key component of the Livermore General Plan, which was last comprehensively updated and adopted in 2004 and for which a new comprehensive update is in progress. The comprehensive General Plan Update will be completed soon after the Housing Element is updated. To the extent possible, the City will coordinate consistency with the other element updates prior to Housing Element adoption. Final consistency between all other elements and the Housing Element will be confirmed before adoption of the General Plan Update.

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2. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment serves as the foundation for developing the City's housing goals, policies, and programs outlined in the Housing Plan (Chapter 5 of this Housing Element). This chapter analyzes relevant population and housing characteristics to determine the specific housing needs of Livermore residents. Important characteristics include: demographics, household characteristics, special housing needs, and housing stock characteristics. This chapter also includes the fair housing assessment.

This chapter references the most recently updated official government data as well as private market data. The decennial census is the primary source, along with the American Community Survey (ACS). The ACS is a mandatory, ongoing statistical survey that samples a small percentage of the population every year. This survey, conducted by the Census Bureau, produces population and housing information every year but, unlike the decennial census, only samples a small portion of households.[1] Additional data sources are referenced when appropriate.

2.1 REGIONAL POPULATION AND ECONOMIC CONTEXT

Livermore is in eastern Alameda County, part of the nine counties that make up the San Francisco Bay Area, which had a total population of 7.7 million people in 2020. According to the Bureau of Labor Statistics, the regional economy employed approximately 2.3 million people in 2020.[2] The Health, Education, and Social occupational sector employs the most residents; other significant sectors include Professional and Waste Management, Manufacturing, and Retail.

Alameda County has a population of approximately 1.7 million people, making it the second most populous county in the region and the seventh most populous county in the state. Economic growth has increased slightly overall from 2010 to 2020. According to the ABAG data package, the number of employed residents in the county increased 20.4 percent between 2010 and 2020. Strong residential growth has also continued to be a common trend in Alameda County. Between 2010 and 2020, the county's total population increased 10.6 percent. Livermore's population increased 13.5 percent during the same time.

2.2 POPULATION CHARACTERISTICS

The type and amount of housing needed in Livermore is in part determined by the characteristics of the population. Characteristics such as age, household makeup, cultural background, employment location, and population growth trends influence the type of housing a community needs. These characteristics also affect residents' ability to afford housing. For example, housing needs and preferences, as well as income-earning ability, change as people age. This section outlines these characteristics as they impact housing need.

POPULATION TRENDS

Beginning in the mid-1950s, Livermore evolved from a small agricultural town into a bedroom community for the region. By the 1980s, Livermore had expanded additional industries, including commercial, light industrial, warehouse, and office development, adding to its residential base.

[1] The Census Bureau combines the data from the samples to generate three- and five-year estimates. This means that a given figure from the 2013-19 five-year estimates represents the average from 2013 through 2019.

[2] U.S. Bureau of Labor Statistics. May 2020 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates: San Francisco-Oakland-Hayward, CA. https://www.bls.gov/oes/current/oes_41860.htm

The continued population growth in the Bay Area has maintained consistent demand for housing in Livermore, spurring more residential development.

As shown in Table 2-1, the average annual growth rate in Livermore between 2020 and 2040 is predicted to be 0.7 percent, which is slightly less than the average annual growth rate expected for Alameda County overall. Based on that growth rate, the city is expected to grow by 12,439 people between 2020 and 2040.

Table 2-1: Population Growth 2020–2040

Geography	*2020*	*2040*	*Average Annual Growth Rate*
Livermore	91,861	104,300	0.7%
Alameda	80,884	95,500	0.9%
Albany	17,055	22,500	1.6%
Berkeley	116,761	140,100	1.0%
Dublin	64,695	73,800	0.7%
Emeryville	12,586	21,000	3.3%
Fremont	234,239	275,500	0.9%
Hayward	158,089	188,000	0.9%
Newark	48,859	57,600	0.9%
Oakland	435,514	551,100	1.3%
Piedmont	11,296	11,300	<0.1%
Pleasanton	78,371	91,800	0.9%
San Leandro	87,289	107,600	1.2%
Union City	72,779	82,500	0.7%
Alameda County	1,670,834	1,987,900	0.9%

Source: California Department of Finance, E-5 Series; ABAG Data Packet, 2021.

Table 2-2 shows that although there is a projected increase in population between 2020 and 2040, there is a projected decrease in the average household size in Livermore.

Table 2-2: Livermore Projected Population Growth, 2020–2040

	2020	*2040*	*Average Annual Growth Rate, 2020–2040*
Population	91,861	104,300	0.7%
Persons per Household	2.87	2.66	---

Source: California Department of Finance, E-5 Series; ABAG Data Packet, 2021.

AGE

Table 2-3 shows that the median age for Livermore residents was 39.8 years of age in 2020, slightly older than Alameda County's median age of 37.6. As a result of an aging population, both geographies experienced an increase in the median age between the years 2010 and 2020, continuing this existing trend.

Table 2-3: Median Age: Livermore and Alameda County, 2010 and 2020		
	2010	***2020***
Livermore	38.3	39.8
Alameda County	36.6	37.6

Source: U.S. Census Table S0101 2010 & 2019 5-Year Estimates.

As shown in Table 2-4, those aged 45 to 54 composed the largest age group in Livermore (15.5 percent). However, adults aged 45 to 54 decreased in absolute number and proportion of the population between 2010 and 2020, reflecting the increase in median age in both Livermore and Alameda County during that time. Those aged 55 to 64 were the second largest age group in the city and accounted for 14.2 percent of the population. The largest percentage increase between 2010 and 2020 was in the 65 to 74 age group (4.7 percent increase). Additionally, there was a 1.2 percent decrease in the 15 to 24 age group. The numbers in this age group for the county also decreased but by a slightly smaller percentage of 0.4 percent.

Population age affects housing needs because each demographic age group, or cohort, has distinctive preferences. This follows national trends as the large Baby Boom age cohort (persons born from 1945 to 1965) continue to age and the smaller Generation X age cohort (persons born from 1965 to 1980) forms families that are smaller in size than the previous generation. Young families with children often prefer single-family homes. While some seniors choose to live in single-family homes, their preferences may start to lean toward condominiums and other living arrangements.

Table 2-4: Age Distribution: Livermore and Alameda County, 2010–2020										
	Livermore					***Alameda County***				
	2010		***2020***		***2010–2020***	***2010***		***2020***		***2010–2020***
Age Group	***Number***	***Share***	***Number***	***Share***	***Percent Change***	***Number***	***Share***	***Number***	***Share***	***Percent Change***
Under 5	5,360	6.6%	6,424	7.2%	1.9%	97,546	6.6%	96,849	5.8%	-0.1%
5–14	11,519	14.2%	11,663	13.0%	0.1%%	183,269	12.4%	192,050	11.6%	0.5%
15–24	9,933	12.3%	8,667	9.7%	-1.2%	202,483	13.7%	195,193	11.8%	-0.4%
25–34	9,972	12.3%	12,276	13.7%	2.3%	224,161	15.2%	276,019	16.7%	2.3%
35–44	12,558	15.5%	11,992	13.4%	-0.4%	229,087	15.5%	248,230	15.0%	0.8%
45–54	14,347	17.7%	13,949	15.5%	-0.3%	218,249	14.8%	223,026	13.5%	0.2%
55–64	8,937	11.1%	12,712	14.2%	4.2%	162,086	10.9%	201,361	12.2%	2.4%
65–74	4,704	5.8%	6,944	7.7%	4.7%	84,245	5.7%	131,979	7.9%	5.7%
75–84	2,563	3.2%	3,633	4.0%	4.2%	53,207	3.6%	63,249	3.8%	1.9%
85+	1,075	1.3%	1,509	1.6%	4.0%	23,647	1.6%	28,798	1.7%	2.2%
Total	**80,968**	**100.0%**	**89,699**	**100.0%**	**1.1%**	**1,477,980**	**100.0%**	**1,656,754**	**100.0%**	**1.2%**

Source: U.S. Census Table S0101 2010 & 2019 5-Year Estimates. ABAG Data Packet, 2021.

RACE AND ETHNICITY

Like many other communities throughout Alameda County, the racial and ethnic composition of Livermore's population has been gradually changing. As shown in Table 2-5, Livermore is less racially and ethnically diverse than Alameda County. Approximately 64.7 percent of Livermore's population identified as White in 2020, and only 31.0 percent of Alameda County's population was White. However, the ethnicity of Livermore residents has become more diverse than it was in 2010. The White population decreased, and Asian or Pacific Islander and the "other" and "two or more ethnicities" categories' populations increased. Asian or Pacific Islanders represent a significant portion of the city and county population. The Hispanic and Latino population is the second largest ethnic group in Livermore, while in Alameda County, the Asian or Pacific Islander ethnic group and the Hispanic or Latino ethnic group are both the second largest groups.

Table 2-5: Race & Ethnicity Trends: Livermore and Alameda County, 2010–2019

Racial and Ethnic Group	*Livermore*		*Alameda County*	
	2010	*2019*	*2010*	*2019*
White	64.7%	62.0%	34.1%	31.0%
Black	1.9%	1.8%	12.2%	10.0%
American Indian and Alaska Native	0.3%	0.1%	0.3%	0.3%
Asian or Pacific Islander	8.5%	12.0%	26.6%	31.0%
Other and Two or more ethnicities	3.6%	5.0%	4.3%	5.0%
Hispanic or Latino (of any race)	20.9%	20.0%	22.5%	22.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. ABAG Data Packet, 2021

EDUCATION

Educational attainment is often positively correlated with type of employment and level of income, which drives the type of housing residents can afford. As shown in Table 2-6, only three percent of Livermore residents aged 25 years or over had less than a high school diploma, compared to 5.9 percent in Alameda County. Approximately 50 percent of adult residents earned a bachelor's degree or higher in both the city and the county.

Table 2-6: Educational Attainment (Population 25 years and over), 2019

Education Level	*Livermore*		*Alameda County*	
	Number	*Percent*	*Number*	*Percent*
Less than high school	1,889	3.0%	69,534	5.9%
Some high school, no diploma	2,062	3.3%	65,990	5.6%
High school graduate	10,547	16.7%	205,980	17.6%
Some college, no degree	14,391	22.9%	201,377	17.2%
Associate's degree	6,352	10.1%	73,676	6.3%
Bachelor's degree	17,492	27.8%	320,319	27.3%
Graduate degree	10,212	16.2%	235,786	20.1%
Total	**62,945**	**100.0%**	**1,172,662**	**100.0%**

Source: U.S. Census Bureau, American Community Survey ACS 5-year Estimates, 2015- 2019 Table S1501

EMPLOYMENT

ABAG estimates that there are 46,110 employed Livermore residents as of 2020. The ACS 2015-2019 Survey estimates the unemployment rate for Livermore as 3.1 percent, lower than the county's unemployment rate of 3.9 percent. Part of the lower unemployment rate may be attributed to Livermore's greater percentage of residents with at least a high school diploma. Also reflecting relatively high educational attainment levels, a large share of both Livermore and Alameda County residents are employed in the Financial and Professional Services and Health and Educational Services (Table 2-7). In Livermore, the sector with the highest share of working residents was the Financial and Professional sector, employing approximately 27.9 percent of residents. Other sectors that employed a significant number of residents was the Health and Educational Sector, employing 25.8 percent of employed residents. The Manufacturing, Wholesale, and Transportation sector employed 17.5 percent of residents.

Table 2-7: Livermore Largest Employers

Employer Name	*Industry*	*Employee Size Class*
Lawrence Livermore National Lab	University-College Department/ Facility/Office	5,000–9,999 Employees
Valley Care Health System	Health Services	1,000–4,999 Employees

Source: State of California Employment Development Department – Major Employers in California, 2022 https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000001.

Table 2-8 shows a breakdown of workers by earnings, by jurisdiction as place of work and place of residence. The table shows that, of people who work in Livermore, more commute from outside of the city than live there. Additionally, both groups tend to make more than $75,000.

Table 2-8: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Earnings Group	*Place of Residence*	*Place of Work*
Less than $9,999	3,747	4,724
$10,000 to $24,999	6,379	7,177
$25,000 to $49,999	8,789	12,564
$50,000 to $74,999	6,944	8,603
$75,000 or more	21,135	19,380
Total	**46,994**	**52,448**

Note: Workers 16 years and over with earnings.
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519. ABAG Data Packet, 2021

According to the City's 2019 Housing Affordability and Displacement report, a substantial proportion of Livermore jobs are for lower wage workers, and many industries experiencing job growth in Livermore and Alameda County include businesses with lower wage jobs, increasing the demand for housing affordable to low-income households. Livermore has an increasing number of higher income households, with a growing number of workers who are commuting to higher paying jobs outside of Livermore, which is intensifying local housing demand and displacement pressures.

FUTURE JOB GROWTH

Table 2-9 shows that there were 48,136 jobs in Livermore in 2019 and shows the numbers of jobs by industry according to ACS data for the 2019 5-Year Estimate. Compared to Alameda County, Livermore has a larger share of jobs within Financial and Professional Services, and Retail industries.

Table 2-9: Jobs by Industry, 2019

Industry	*Livermore*		*Alameda County*	
	Jobs	*Percent*	*Jobs*	*Percent*
Agriculture and Natural Resources	314	0.65%	3,129	0.36%
Construction	3,210	6.6%	45,984	5.3%
Financial and Professional Services	13,436	27.9%	223,957	25.9%
Health and Educational Services	12,446	25.8%	259,953	30.4%
Information	1,240	2.5%	30,599	3.5%
Manufacturing, Wholesale, and Transportation	8,438	17.5%	150,214	17.4%
Retail	5,419	11.5%	76,483	8.8%
Other	3,633	7.5%	72,130	8.3%
Total	**48,136**	**100%**	**862,449**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030, ABAG Data Packet, 2021.

As shown in Table 2-10, ABAG projects the number of jobs in Livermore to increase 0.85 percent annually between 2020 and 2040, similar to Alameda County.

Table 2-10: Job Projections: Livermore and Alameda County

	2010	*2020*	*2040*	*Projected Average Annual Growth Rate Between 2020 and 2040*
Livermore	38,230	46,110	53,910	0.85%
Alameda County	669,770	792,510	947,650	0.98%

Source: California Department of Finance, E-5 series, ABAG Data Packet, 2021.

JOBS-HOUSING BALANCE

Ideally, a community would have enough jobs for those who reside there. A numeric balance between jobs and housing (or more accurately, between employed residents and housing) indicates the potential for reduced commute distances, which translates to decreased congestion and greenhouse gas emissions as well as improved quality of life. According to ABAG, Livermore had a ratio of 1.71 jobs to households as of 2018. The city's ratio is higher than Alameda County's ratio of 1.43 jobs to households (Table 2-11). According to the ABAG data packet, the jobs-household ratio in Livermore increased from 1.56 in 2002 to 1.71 jobs per household in 2018. For workers earning less than $1,250 per month, the jobs-household ratio had a similar rate of growth from 2022 to 2018, but the ratio was consistently lower at 0.91 jobs per household in 2002 and 1.10 in 2018. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work.

Table 2-11: Jobs-Household Ratio, 2018		
Category	***Livermore***	***Alameda County***
Ratio	1.71	1.43

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households), ABAG Data Packet, 2021.

2.3 HOUSEHOLD CHARACTERISTICS

This section outlines how household characteristics impact housing needs. Understanding household characteristics such as type, size, and income levels helps to determine the type of housing needed and desired by residents. For example, households with children typically have less flexibility in their housing needs and require larger units. In addition, income is a critical characteristic in determining residents' housing opportunities and affordability. Income affects a household's decision when it comes to tenure, type, and location of housing. Table 2-12 shows that Livermore will have a projected increase of 6,550 households between 2020 and 2040, with an average annual growth rate of 1.01 percent.

Table 2-12: Livermore Projected Household Growth, 2020-2040			
	2020	***2040***	***Average Annual Growth Rate, 2020- 2040***
Households	32,390	38,940	1.01%
Persons Per Household	2.87	2.66	---

Source: California Department of Finance, E-5 Series; ABAG Data Packet, 2021.

HOUSEHOLD TYPE

According to the California Department of Finance, Livermore had 32,390 households in 2020, a 1.5 percent increase from 2010. As shown in Table 2-13, Livermore has a higher percentage of family households (74.4 percent) than Alameda County (66.6 percent). The majority of family households in both Livermore and Alameda County consisted of married couples, of which Livermore also has a larger percentage. In both the city and county, singles make up the majority of nonfamily households.

Table 2-13: Household Characteristics, 2019						
Household Type[1]	*Livermore*		*Alameda County*		*Bay Area*	
	Estimate	*Percent of Total*	*Estimate*	*Percent of Total*	*Estimate*	*Percent of Total*
Total Family Households	**23,624**	**74.4%**	**384,676**	**66.6%**	**1,814,589**	**66.4%**
Married-couples	*19,897*	*62.6%*	*292,079*	*50.6%*	*1,399,714*	*77.1%*
Male householder, no wife present	*1,070*	*3.4%*	*28,432*	*4.9%*	*131,105*	*7.2%*
Female householder, no husband present	*2,657*	*8.4%*	*64,165*	*11.1%*	*283,770*	*15.6%*
Total Nonfamily Households	**8,123**	**25.6%**	**192,501**	**33.4%**	**916,845**	**33.6%**
Singles	*6,580*	*20.7%*	*141,077*	*24.4%*	*674,587*	*73.6%*
Other	*1,543*	*4.9%*	*51,424*	*9.0%*	*242,258*	*26.4%*
Total Households	**31,747**	**100.0%**	**577,177**	**100.0%**	**2,731,434**	**100%**
Average Household Size	2.87		2.80			

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. ABAG Data Packet, 2021.

Note: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Nonfamily households" are households of one person living alone as well as households where none of the people are related to each other.

Table 2-14 shows that 14,243 more residents own the units they occupy than rent them in Livermore. In Alameda County, 40,605 more people own their unit than rent. In the Bay Area, 332,476 more people own their unit than rent.

Table 2-14: Housing Tenure, 2019						
Geography	*Owner Occupied*		*Renter Occupied*		*Total*	*Ratio of Owner vs Renter Occupied*
Livermore	22,995	72.4%	8,752	27.6%	31,747	2.63
Alameda County	308,891	53.5%	268,286	46.5%	577,177	1.15
Bay Area	1,531,955	56.1%	1,199,479	43.9%	2,731,434	1.28

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. *ABAG Data Packet, 2021.*

HOUSEHOLD INCOME

The State requires jurisdictions to address the housing needs of residents in the following income categories:

- Extremely low income, defined as annual household incomes of 30 percent or less of Area Median Income (AMI).
- Very-low income, defined as annual household incomes of 31 to 50 percent or lower of AMI.
- Low income, defined as annual household incomes 51 to 80 percent of AMI.

- Moderate income, defined as annual household incomes 81 to 120 percent of AMI.
- Above-moderate income, defined as annual household incomes above 120 percent of AMI.

The income categories listed above help focus federal, state, and local housing programs and subsidies to those people most in need. These income categories, combined with household size, are used to qualify people seeking subsidized housing options. It is also used to allocate housing production need to local jurisdictions as part of the Housing Element update process to promote balanced communities. Table 2-15 shows household income by tenure based on the above income categories. As the table shows, 21.5 percent of renters in Livermore are classified as low income and 17.7 percent of renters are classified as very-low income. Comparing renters to owners, only 7.4 percent of owners in Livermore are classified as low income, and 6.3 percent are classified as very-low income.

Table 2-15: Household Income by Tenure, 2017

Group	*Owner Occupied*	*Renter Occupied*
Extremely-Low Income (0%–30% of AMI)	965	1,409
Very-Low Income (31%–50% of AMI)	1,409	1,604
Low Income (51%–80% of AMI)	1,655	1,945
Moderate Income (81%–100% of AMI)	1,630	959
Above-Moderate Income (>100% of AMI)	16,654	3,130
Totals	**22,313**	**9,047**

Notes: Income groups are based on HUD calculations for area median income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the Oakland-Fremont Metro Area, where Livermore is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG Data Packet, 2021.

Table 2-16 displays the 2013-2017 Housing and Urban Development (HUD) household income distribution for Livermore and Alameda County. HUD uses a Comprehensive Housing Affordability Strategy (CHAS) to evaluate housing affordability by income group. Livermore has a higher proportion of above-moderate-income households than the county (63.1 percent compared to 40.4 percent). A total of 19.7 percent of Livermore households have incomes defined as either low (from 51 percent to 80 percent of AMI) or moderate (from 81 percent to 120 percent of AMI). Extremely low-income households, a subset of very-low income, earn 30 percent or less of the median household income. According to CHAS datasets, as of 2017, approximately 2,374 households had extremely low incomes. Furthermore, Livermore has a smaller proportion of extremely low-income households, accounting for approximately 7.6 percent compared to 15.5 percent countywide.

Table 2-16: Households by Household Income Level, 2017				
Income Group	*Livermore*		*Alameda County*	
	Households	*Percent*	*Households*	*Percent*
Extremely Low	2,374	7.6%	88,383	15.5%
Very Low	3,013	9.6%	63,850	11.2%
Low	3,600	11.5%	66,130	11.6%
Moderate and Above Moderate	22,373	71.3%	350,735	61.6%
Total	**31,360**	**100.0%**	**569,098**	**100.0%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG Data Packet, 2021.

2.4 SPECIAL NEED GROUPS

The groups described below with special needs often find it difficult to find affordable housing that can meet their unique requirements. For example, persons with physical disabilities often require accessible ground-floor units, and seniors sometimes need on-site care. Homeless persons may need transitional housing and supportive services such as intensive case management before placement in more stable, permanent housing. The Housing Element is required to analyze the special needs populations and provide policies that assist in meeting their needs.

State Housing Element law defines "special needs" groups to include senior households, female-headed households, large families, persons with disabilities, persons experiencing homelessness, and agricultural workers. This section describes the housing needs of each of these groups in Livermore. Table 2-17 provides an overview of State-identified special needs groups in Livermore.

Table 2-17: State-Identified Special Needs Groups, Livermore				
Special Needs Groups	*Livermore*		*Alameda County*	
	Residents	*Households*	*Residents*	*Households*
Seniors (65 years and older)	12,086	7,653	316,073	156,177
Female Householder	Not Applicable[1]	2,657	Not Applicable	64,165
Large Households (5+ person)	Not Applicable	3,248	Not Applicable	58,586
Disabled	7,535[2]	Not Applicable	151,368	Not Applicable
Persons Experiencing Homelessness	264[3]	No Data Available	8,022	No Data Available
Farm Workers	152[5]	Not Applicable	593[4]	Not Applicable

1 "Not Applicable" is listed if data is not reported by the unit heading. For example, persons with disabilities are reported by the number of residents that are disabled, not the number of households where a person with a disability lives.

2 The number of disabled residents for the Livermore and Alameda County includes the total civilian noninstitutionalized population aged 5 and over.

3 Data on homeless persons in the Livermore and Alameda County was provided by the 2019 Alameda County Point-in-Time Count report.

4 U.S. Department of Agriculture, Hired Farm Labor by County, Table 7 of Census of Farmworkers, 2002, 2007, 2012, 2017.

5 U.S. Census Bureau, Industry Employed Population 16 Years and Over, Agriculture, forestry, fishing, and hunting, Table S2404 of American Community Survey 5-Year Data, 2015-2019.

Sources: U.S. Census 2019; ABAG Data Packet, 2021; Alameda Countywide Homeless Count and Survey Report, 2019.

SENIOR HOUSEHOLDS

The special needs of senior households, defined as 65 years of age or older, derive from three concerns: seniors generally live on a fixed income, have higher health care costs, and have higher disability rates. According to the ACS, 12, 086 Livermore residents were seniors in 2017 (13.5 percent). The senior population increased significantly by 36.7 percent between 2010 and 2020, reflecting an aging population in Livermore (see Table 2-4). Of the 32,390 households in Livermore, 7,653 (23.6 percent) were headed by a senior (see Table 2-17). Of all senior-headed households, 5,718 (74.7 percent) were owner occupied and 1,935 (25.3 percent) were renter occupied (Table 2-18). Table 2-18 also shows the breakdown of senior-headed households by income. As of 2017, 36.7 percent of senior households that rent are classified as extremely low income, and 28.9 percent are classified as very-low income. Of senior households that own their home, 14.9 percent are classified as low income, and 11.7 percent are classified as very-low income.

Table 2-18: Senior Households by Income and Tenure, 2017

Income Group	*Owner Occupied*	*Renter Occupied*
Extremely Low Income (0%–30% of AMI)	420	710
Very Low Income (31%–50% of AMI)	669	560
Low Income (51%–80% of AMI)	855	285
Moderate Income (81%–100% of AMI)	555	95
Above Moderate Income (>100% of AMI)	3,219	285
Totals	**5,718**	**1,935**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; ABAG Data Packet, 2021.

Housing expenses coupled with medical costs can cause a financial burden on seniors, especially for those with incomes below the poverty level.

Project design can assist in addressing a senior's special housing needs. Some examples include:

- **Accessibility**. A common challenge is the ability to move around (mobility) and access basic needs (accessibility), both within homes and the community. The design and siting of housing can help address these challenges.
- **Independence**. Senior citizens generally prefer to be autonomous and maintain independent living styles while being a part of a community and not isolated. In order to support this lifestyle choice, seniors need convenient access to public transportation and destinations such as shopping, health care facilities, social services, and activity centers.
- **Affordability**. Senior citizens are often on fixed incomes and require stable housing arrangements without the risk of significant increases in rent.
- **Security**. Senior citizens are concerned about physical and psychological security, more so than younger age groups.

The City has several programs that assist seniors. The Livermore Area Recreation and Park District (LARPD) operates a comprehensive senior services program that includes social services and recreation opportunities such as classes, special programs, daily lunch, information, referrals, classes, and trips. The Meals on Wheels Program delivers hot meals to seniors with limited mobility as well as to disabled individuals. Residents also have access to the Open Heart Kitchen free meal program, the Senior Support program of the Tri-Valley, which provides services that promote

seniors' ability to live independently in their homes, free legal and healthcare enrollment services from Legal Assistance for Seniors

Livermore has several senior housing complexes providing both market-rate and below-market-rate units: Arbor Vista, Chestnut Square Senior Apartments, Heritage Park, Heritage Estates, Hillcrest Gardens, Vandenburgh Villa, and Vineyard Village. Rosewood Gardens is a market-rate senior housing complex. In addition to providing independent senior rental apartments, Heritage Estates also provides assisted living care. When complete, the Pacific Avenue Senior Apartments will provide 140 affordable homes for low-income seniors, and the Livermore Assisted Living and Memory Care project will provide 87 assisted living beds and 46 memory care suites, for a total of 133 beds.

FEMALE-HEADED HOUSEHOLDS

Generally, female-headed households, particularly those of color, have lower incomes than male-headed households, limiting their opportunities for finding affordable and quality housing. Female-headed families with children are a particularly vulnerable group because they have higher living expenses associated with childcare and must balance the needs of their children with work responsibilities. Female-headed households require special consideration and assistance to accommodate their housing needs. In addition to affordable housing, these needs often include accessible day care, health care, and other support services. National research has also found that Black women and Latinas are more likely to be discriminated against in their housing search for being single mothers to young children compared to female rental housing applicants of other races.

Based on U.S. Census data provided by ABAG, there were 2,657 female-headed households in Livermore in 2020, representing approximately 8.2 percent of all households (see Table 2-17), and 1,200 were female-headed families with children (see Table 2-19).

The 2015-2019 ACS reports that while three percent of families living in Livermore were below the poverty level, 26.5 percent of female-headed families with children under 18 lived in poverty (Table 2-19).

Table 2-19: Households by Poverty Status

Group	*Above Poverty Level*	*Below Poverty Level*
Families	22,255	688
Female Headed Households with Children	952	248
Female Headed Households with No Children	1,387	70
Totals	**24,594**	**1,006**

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012. ABAG Data *Packet*, 2021

As described in Chapter 5, the City has a variety of programs that support affordable housing for very low-income families, which often have a single earner. In addition, the City encourages the development of housing that provides enriched on-site services such as affordable childcare and/or youth activities coordination. The City's Multi-Service Center provides a central, accessible location for residents to obtain social services, healthcare, and benefits counseling from a number of community-based organizations such as Axis Community Health Care Clinic, Community Resources for Independent Living (CRIL), and Cityserve of the Tri Valley.

LARGE HOUSEHOLDS

Large households are family households with five or more people. Large households are considered a special needs group because there is typically a limited supply of adequate and appropriately sized housing that is also affordable.

Table 2-20 shows the distribution of household sizes for both Livermore and Alameda County. According to the 2019 ACS, Livermore had about 3,248 large households, representing approximately 10.2 percent of all households. Alameda County's distribution of household size was similar, with 10.0 percent of all households considered large.

Table 2-20: Household Size, 2019

Household	Livermore				Alameda County			
	Owner Occupied	Renter Occupied	Total	Total Percent	Owner Occupied	Renter Occupied	Total	Total Percent
1–2 Person Households	12,340	4,727	17,067	53.8%	160,913	170,678	331,591	56.6%
3–4 Person Households	8,539	2,893	11,432	36.0%	118,627	76,828	195,455	33.4%
5+ Person Household	2,116	1,132	3,248	10.2%	30,986	27,600	58,586	10.0%
Total Households	**22,995**	**8,752**	**31,747**	**100%**	**310,526**	**275,106**	**585,632**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009; ABAG Data Packet, 2021.

Based on ACS estimates for 2015 to 2019, approximately 74.3 percent of Livermore's total housing units (both owned and rented) had three or more bedrooms, significantly more than Alameda County's portion of large units (see Table 2-21). Though only 36.5 percent of the rental stock in Livermore had 3 or more bedrooms, 88.7 percent of the owned units had 3 or more bedrooms. Large households made up 9.2 percent of owner-occupied units and 12.9 percent of renter-occupied units.

Table 2-21: Bedroom Mix by Tenure, 2019

Bedrooms	Livermore				Alameda County			
	Owned Units	Rental Units	Total Units by Bedroom	Percent of Total	Owned Units	Rental Units	Total Units by Bedroom	Percent of Total
0–1	354	2,305	2,659	8.4%	12,137	104,031	116,168	20.7%
2	2,252	3,247	5,499	17.3%	59,604	102,628	162,232	28.1%
3	10,221	2,530	12,751	40.2%	131,807	46,701	178,508	30.4%
4+	10,168	670	10,838	34.1%	105,343	14,926	120,269	20.8%
Total	**22,995**	**8,752**	**31,747**	**100%**	**308,891**	**268,286**	**577,177**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

PERSONS WITH DISABILITIES

A broad range of conditions are considered disabilities, and housing needs can vary by disability type. Persons with disabilities may have special housing needs for several reasons, such as living on a fixed income, the lack of housing choices that are both affordable and accessible, and higher health care costs or limited access to health care. Many persons with disabilities are still able to live at home independently or with friends or family members, and others need in-home services or to reside in a special care facility. In order to maintain an independent lifestyle, a home may need to be modified to increase accessibility through universal design features. The objective is to improve the accessibility of homes, not only for residents of all ages and abilities, but for visitors as well.

The six disability types covered by the ACS are:

- **Hearing Difficulty:** Deaf or having serious difficulty hearing (DEAR).
- **Vision Difficulty:** Blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- **Cognitive Difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- **Ambulatory Difficulty:** Having serious difficulty walking or climbing stairs (DPHY).
- **Self-Care Difficulty:** Having difficulty bathing or dressing (DDRS).
- **Independent Living Difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).

According to the ACS, 8.4 percent of Livermore's population aged 5 and over had a disability between 2015 and 2019. In Alameda County, 9.2 percent of residents aged 5 and over had a disability.

The ACS estimates that about 5.8 percent of Livermore's civilian, noninstitutionalized population ages 18 to 64 had a disability in 2019. This estimate does not include seniors and accordingly does not reflect the total percent of Livermore residents with a disability. Therefore, this percentage likely underestimates the true number of accessible housing units needed in the city. Of this population, 51.6 percent were not in the workforce, and 8.2 percent were in the workforce but unemployed (Table 2-22).

Table 2-22: Persons with Disabilities, Ages 18 to 64 by Workforce Participation, 2019

	Livermore		*Alameda County*	
	Number	***Percent of Total***	***Number***	***Percent of Total***
In Workforce: Employed	1,316	40.2%	27,804	39.0%
In Workforce: Unemployed	269	8.2%	3,665	5.1%
Not in Workforce	1,693	51.6%	39,885	55.9%
Total	**3,278**	**100%**	**71,354**	**100%**

Note: Total includes the civilian, noninstitutionalized population ages 18 to 64 years.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C18120; ABAG Data Packet, 2021.

Cognitive difficulty was the most common disability for city and county residents (Table 2-23). The second most common disability for Livermore residents is independent living difficulty, and ambulatory difficulty was the second most common disability for county residents.

Table 2-23: Reported Disabilities by Disability Type, Ages 18 to 64, 2019		
Disability Type	***Livermore***	***Alameda County***
	Number	***Number***
Hearing difficulty	657	11,507
Vision difficulty	489	12,659
Cognitive difficulty	1,436	31,308
Ambulatory difficulty	1,223	31,247
Self-care difficulty	556	14,024
Independent living difficulty	1,234	27,827

Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability so these counts should not be summed to 100%.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107; ABAG Data Packet, 2021.

As shown in Table 2-24, Livermore has 43 licensed community care facilities, which provide a supportive environment in a group situation to persons with special needs. Most of the facilities allow full-time residency. Livermore also has one adult daycare program—GARDEN Tri-Valley run by Futures Explored, Inc. The GARDEN program provides educational opportunities and activities to adults with cognitive and physical disabilities.

Table 2-24: Livermore Licensed Community Care Facilities, 2014		
Type of Facility	***Number of Facilities***	***Combined Capacity***
Group Homes	8	42
Adult Day Care	1	20
Elderly Residential	34	469
Total	**43**	**531**

Source: CA Department of Social Services, Community Care Licensing Division, 2022.

In addition, the city has seven affordable housing developments and shared housing projects built specifically for developmentally disabled adults: Lily House (6 units), Corte Cava (2 units), Creekside (2 units), Gillette (7 units), Locomotive (2 units), Chestnut Square (8 units), and Arroyo Commons Apartments (12 units). It also has three housing projects specifically for individuals with mental-health-related disabilities: McLeod Apartments (5 units), Dogwood House (3 units), and Kennedy House (6 units). Avance Apartments (44 units), which will provide homes for those with developmental disabilities, is currently under construction. These housing units are supported by independent living services agencies, including East Bay Innovations, Bay Area Community Services (BACS), and Tri-Valley REACH.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual reaches 18 years of age, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. The term generally includes mental retardation, cerebral palsy, epilepsy, and autism. It also includes disabling conditions found to be closely related to mental retardation or to require similar treatment, but does not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services currently provides community-based services to approximately 329,002 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Regional Center of the East Bay (RCEB) provides a point of entry to services for people residing in Alameda and Contra Costa counties. RCEB is a private, nonprofit agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. RCEB served approximately 670 people in the Livermore area in 2017.[3] Of these, 364 (54.3 percent) are under 18 years of age, and 306 (45.7 percent) are over 18.

Table 2-25 shows the 2020 age profile of people with developmental disabilities in Livermore. Of the 611 residents with developmental disabilities, 323 are under 18 years of age, and 288 are over the age of 18.

Table 2-25: Population with Developmental Disabilities by Age, 2020

Age Group	*Number of People with Developmental Disabilities*
Age Under 18	323
Age 18+	288
Totals	**611**

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); ABAG Data Packet, 2021.

Regarding housing needs of persons with developmental disabilities, many can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment that provides supervision. The most severely affected individuals may require an institutional environment that also provides medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is transition from the person's living situation as a child to an appropriate level of independence as an adult. Table 2-26 breaks down the types of residences and the number of people with developmental disabilities in Livermore.

Table 2-26: Population with Developmental Disabilities by Residence

Residence Types	*Number of Residence*
Home of Parent /Family /Guardian	509
Independent /Supported Living	55
Community Care Facility	34
Foster /Family Home	10
Other	5
Intermediate Care Facility	5
Total	**618**

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020); ABAG Data Packet, 2021.

[3] RCEB provides information for the 94551 and 94550 zip codes, which include areas outside of the City of Livermore.

Therefore, housing types appropriate for people living with a development disability include: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, homes accepting Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of accessibility modifications, proximity to services and transit, and availability of group-living opportunities represent the types of considerations important in serving this need group. Incorporating 'barrier-free' design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to affordability of housing, because people with disabilities may be living on a fixed income.

HOMELESS PERSONS

In January 2019 and February 2022, a community-based organization called EveryOne Home conducted point-in-time homeless counts and surveys for Alameda County. While the data from the 2022 count has not been released at the time of this report, based on EveryOne Home's findings from the 2019 count, 8,022 people in Alameda County were homeless at the time of the count. Since the survey was conducted at a single point in time, the report assumes the number of homeless persons counted represents the typical number of homeless persons living in the county. Many factors may affect the total count, including weather, time of year, and time of day.

The 2019 survey report found the following demographic distribution of the community-defined homeless population in Alameda County:[4]

- **Families**. Seven percent were in a family with children.
- **Gender.** About 61 percent of the countywide homeless population was male and 35 percent was female. The remaining four percent identified as either transgendered or gender nonbinary.
- **Race and ethnicity.** Blacks/African Americans, American Indians, and Alaska Natives were overrepresented when compared to Alameda County's population.
- **Seniors.** Approximately 14 percent of Alameda County's homeless population reported being 61 or older when they first experienced homelessness.[5] About 73 percent were between the ages 25 and 59 when they first experienced homelessness, implying that the percentage of homeless people aged 61 and older could grow as the population ages.
- **Special Needs.** The report stated that 46 percent of the homeless population in Alameda County had a disabling condition, which is defined by HUD as developmental disability, HIV/AIDS, or long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing.

[4] The community definition of homelessness includes people staying in emergency shelters or transitional housing, living on the street or in a car, and people who will lose their housing within a month and have nowhere to go.

[5] As part of the Alameda County 2019 Point-in-Time Count of 8,022 homeless persons, an in-depth survey was administered to a sample of 1,681 unsheltered and sheltered individuals and families experiencing homelessness. With a randomized survey sampling process, the statistics presented are based on this sample, which represents a 95% confidence level when generalizing the results of the survey for the entire estimated population of individuals experiencing homelessness in Alameda County.

- **Living situation.** About 21 percent of the homeless population was sheltered in transitional housing or emergency shelters, and the remaining people were unsheltered.

This report indicated that there were 264 homeless people living in Livermore, which was an 8.6 percent increase from the 2017 point-in-time count. Of the 264 homeless persons, 85 of them were unsheltered (32.2 percent) and 179 were sheltered (67.8).

EXISTING FACILITIES

Table 2-27 provides a list of the homeless facilities and services in Livermore. There are three types of facilities that provide shelter for homeless individuals and families:

- **Emergency (Temporary) Shelter.** Provides overnight shelter and meets a person's basic needs, either on-site or through off-site services. The length of stay varies with the shelter and can range from one day to several months.
- **Transitional Housing.** Provides housing for up to two years. The residents at these shelters are typically connected to a rehabilitation program, including substance abuse and mental health interventions, employment services, individual and group counseling, and life skills training.
- **Permanent (Supportive) Housing.** Provides permanent housing that is affordable, linked with ongoing supportive services, and gives formerly homeless residents the opportunity to live in the facility on an indefinite basis.

Table 2-27: Homeless Facilities and Services in Livermore, 2022

Facility Name	*Beds*	*Clients*	*Type*
Sojourner House	16	Families with children/teens	Emergency Shelter
Shiloh House	30	Domestic violence victims	Emergency Shelter
Shepherd's Gate	70	Women and children	Emergency Shelter
Cityserve	Not Applicable	All	Support Services
Abode Services	Not Applicable	All	Support services and Rapid Rehousing
Bluebell Apartments	7	All	Transitional Housing
Tri-Valley Haven Food Pantry	Not Applicable	All	Food Pantry
Open Heart Kitchen	Not Applicable	All	Food and Meal Distribution
Goodness Village	28	Chronically homeless	Transitional Housing

Source: ShelterListings.org, accessed 1/12/22.

Table 2-28 summarizes the available beds reported by the Continuum of Care in 2020.

In addition to the services listed in Table 2-27, the City of Livermore also works with homeless services providers to provide rental assistance to people experiencing or at risk of becoming homelessness.

While continuing to support existing emergency (temporary) shelters, the City is focused on long-term solutions to homelessness and placing more individuals in permanent housing. When

complete, Housing Consortium of the East Bay's Vineyard 2.0 development will provide twenty-four units of permanent supportive rental housing for persons who were formerly homeless as well as over 9,000 square feet of space for essential services such as food, showers and laundry, winter shelter, and housing counseling.

The City established the Subcommittee on Homelessness Team to develop recommendations to the City Council for a Homeless Strategy Framework by gathering information on homelessness, the service types that are available to people experiencing homelessness, and the current and future funding resources available for homelessness response.

Table 2-28: Summary of Available Beds Reported by Continuum of Care, 2020										
	Family Units	*Family Beds*	*Adult-Only Beds*	*Child-Only Beds*	*Total Year-Round Beds*	*Seasonal*	*Overflow/ Voucher*	*Subset of Total Bed Inventory*		
								Chronic Beds	*Veteran Beds*	*Youth Beds*
Emergency, Safe Haven, and Transitional Housing	159	554	1460	18	2032	160	33	n/a	215	169
Emergency Shelter	109	391	974	18	1,383	160	33	n/a	95	66
Safe Haven	0	0	32	0	32	n/a	n/a	n/a	32	0
Transitional Housing	50	163	454	0	617	n/a	n/a	n/a	88	103
Permanent Housing	543	1,558	2,603	17	4,178	n/a	n/a	602	724	167
Permanent Housing	441	1205	2,325	15	3,545	n/a	n/a	602	699	80
Rapid Rehousing	102	353	278	2	633	n/a	n/a	n/a	25	87
Grand Total	**702**	**2,112**	**4,063**	**35**	**6,210**	**160**	**33**	**602**	**939**	**336**

Source: HUD 2020 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-502-2020_CA_2020.pdf.

FARM LABOR

Though Livermore is no longer the small agricultural town it once was, farming is still part of Livermore's economy and identity—particularly viticulture. It is difficult to estimate the extent of the farm labor population in the city because government agencies do not consistently define farm labor, length of employment, or place of work. Nevertheless, farm workers are considered by the State of California to have special housing needs due to their limited income, the seasonality of housing needs, and an increased likelihood of overcrowding and substandard housing conditions.

The USDA Census of Agriculture identified 305 permanent farm workers and 288 seasonal farmworkers in Alameda County in 2017 (Table 2-29).

Table 2-29: Farm Operations and Farm Labor, Alameda County

	2002	*2007*	*2012*	*2017*
Permanent	577	465	355	305
Seasonal	369	737	449	288
Total	**946**	**1,202**	**804**	**593**

Note: Farm workers are considered seasonal if they work on a farm less than 150 days in a year; farm workers who work on a farm more than 150 days are considered permanent workers for that farm.

Source: Department of Agriculture, Hired Farm Labor, Table 7 of Census of Farmworkers 2002, 2007, 2012, 2017; ABAG Data Packet, 2021.

The Livermore Development Code provides standards to allow farm worker housing. It allows for a caretaker's residence (conditional use permit required) within the Planned Development/Agriculture District (PD-AG) or within the South Livermore Valley Agricultural Zone (SLV-AG). The code defines a caretaker's residence as a temporary dwelling for people and their families employed in the agricultural use of the property. The size of this residence type is restricted to 1,200 square feet in the SLV-AG. Farm labor housing is also permitted with conditional use permit approval within two Open Space Districts: Agricultural and Rural Preservation (OS-A and OS-R).

2.5 HOUSING STOCK CHARACTERISTICS

Ideally, a city's housing stock should align with the needs of its population, provide both small and large units in a variety of forms, and offer housing affordable to its workforce and special needs populations. Market realities often result in housing supply outcomes that do not meet the needs of all members of the local population. This section describes housing stock characteristics in Livermore and Alameda County. The Constraints Chapter describes current market conditions.

HOUSING STOCK

As shown in Table 2-30, Livermore has a significantly greater share of single-family detached houses compared to Alameda County (68.8 percent v. 52.2 percent). Conversely, multifamily units make up 19.9 percent of Livermore's stock and 38.6 percent of Alameda County's stock.

Table 2-30: Housing Stock, 2010–2020						
	Livermore			*Alameda County*		
	2010 Units	*2020 Units*	*Percent Change*	*2010 Units*	*2020 Units*	*Percent Change*
Single Family:						
Detached	21,490	22,519	4.7%	309,306	319,353	3.2%
Attached	2,555	3,154	23.4%	44,280	48,130	8.7%
Single Family Total	**24,045**	**25,673**	**6.7%**	**353,586**	**367,483**	3.9%
Multifamily:						
2–4 Units	1,466	1,604	9.4%	65,326	66,731	2.2%
5+ Units	4,291	4,909	14.4%	154,629	169,679	9.7%
Multifamily Total	**5,757**	**6,513**	**13.1%**	**219,955**	**236,410**	**7.5%**
Mobile Homes	**540**	**542**	**0.3%**	**7,831**	**7,859**	**0.4%**
Total	**30,342**	**32,728**	**7.8%**	**581,372**	**611,752**	**5.2%**
Vacancy Rate	**4.0%**	**3.4%**		**6.4%**	**5.2%**	

Source: Source: California Department of Finance, E-5 series, 2020; *ABAG Data Packet, 2021.*
Housing Type Definitions:
Single Family Detached: 1-unit structure detached from any other house, with open space on all four sides.
Single Family Attached:1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures.
Multifamily: structures containing 2 or more housing units.
Mobile homes: a dwelling that sits on wheels and may be moved.

TENURE AND OCCUPANCY

As shown in Table 2-31, the percentage of occupied housing units and owner-occupied units is greater in Livermore than in Alameda County. Conversely, the proportion of renter-occupied housing units is greater in Alameda County (44.1 percent) than Livermore (28.9 percent).

Table 2-31: Tenure and Vacancy, 2019				
Housing Units	*Livermore*		*Alameda County*	
	Estimate	*Percent*	*Estimate*	*Percent*
Owner-occupied housing units	22,995	75.9%	308,891	50.8%
Renter-occupied housing units	8,752	28.9%	268,286	44.1%
Occupied housing units	*29,134*	96.2%	*577,177*	94.9%
Vacant housing units	*1,136*	*3.8%*	*30,919*	*5.1%*
Total housing units	**30,270**	**100.0%**	**608,096**	**100.0%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 and Table B25004; ABAG Data Packet, 2021

Table 2-32 provides an overview of the number of vacant units and unit types in Livermore, Alameda County, and the Bay Area. The majority of vacant units in Livermore are classified as "other vacant," which is the same for Alameda County and the Bay Area. Alameda County and the Bay Area also have a lot of units for rent that are vacant. In Livermore, units that have been sold but are not yet occupied comprise the next biggest group of vacant units.

Table 2-32: Vacant Units by Type, 2019

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional Use	Other Vacant	Rented, Not Occupied	Sold, Not Occupied
Livermore	205	104	140	460	21	206
Alameda County	7,998	1,961	3,892	13,569	1,517	1,982
Bay Area	41,117	10,057	37,301	61,722	10,647	11,816

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004; ABAG Data Packet, 2021.

HOUSING GROWTH

According to the Department of Finance, 36,043 new housing units were built in Alameda County from 2010 to 2021. In Livermore, 2,662 new units were built between 2010 and 2021. A higher proportion of single-family units was built in Livermore than in the county overall (63.2 percent v. 58.2 percent). Table 2-33 compares housing estimates for Livermore and Alameda County.

Table 2-33: Housing Unit Growth, 2010 to 2020

	Livermore			Alameda County		
	New Units	Percent	Average Annual Growth	New Units	Percent	Average Annual Growth
Single Family[1]	1,629	68.3%	0.67%	13,897	45.7%	0.4%
Multifamily	756	31.7%	1.3%	16,455	54.3%	0.7%
Mobile Homes	2	0.08%	0.03%	28	0.09%	0.03%
Total	**2,386**	**100.0%**	**0.8%**	**30,380**	**100.0%**	**0.5%**

1. Single family includes both detached and attached units.

Sources: California Department of Finance, E-5 Series; ABAG Data Packet, 2021.

HOUSING AGE

The age of a housing unit can be an indicator of its condition. As units age, they require maintenance and modernization, without which, homes will deteriorate and can negatively impact the values of surrounding properties. Generally, houses older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality, and homes older than 50 years begin to require major renovations.

As of 2019, approximately 65.4 percent of the housing stock in Livermore was built before 1990 (and is approximately 30 years of age). Approximately 34.1 percent of Livermore's housing stock was built before 1970 (and is approximately 50 years of age). Alameda County's housing stock is older than Livermore's, with approximately 80.6 percent of its housing stock built before 1990 and 52.7 percent built before 1970 (see Table 2-34).

Table 2-34: Housing Units by Tenure and Age, 2019

	Livermore		*Alameda County*	
	Number	***Percent***	***Number***	***Percent***
Built 2010 or later	1,341	4.1%	19,340	3.2%
Built 2000 to 2009	4,378	13.3%	44,854	7.4%
Built 1990 to 1999	5,629	17.1%	53,513	8.8%
Built 1980 to 1989	3,557	10.8%	75,783	12.5%
Built 1970 to 1979	6,740	20.5%	93,408	15.4%
Built 1960 to 1969	6,129	18.6%	82,967	13.6%
Built 1950 to 1959	3,476	10.6%	77,947	12.8%
Built 1940 to 1949	634	1.9%	41,622	6.8%
Built 1939 or earlier	999	3%	118,662	19.5%
Total	**32,883**	**100.0%**	**608,096**	**100.0%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034; ABAG Data Packet, 2021.

HOUSING IN NEED OF REPAIR/REPLACEMENT

The overall number of substandard residential units in need of either rehabilitation or replacement is approximately 100. This is based on the number of complaints to the City's Neighborhood Preservation Division, who responds to complaints regarding substandard buildings and development code violations. They estimate that they receive approximately 10 complaint calls per year related to substandard or dilapidated housing. They also work to identify existing housing problems related to blight, abandoned properties, and tenant/landlord issues.

2.6 HOUSING COSTS AND AFFORDABILITY

The cost of housing relative to the income of residents indicates the affordability of housing in a community. For example, if housing costs are high compared to the median household income, families with lower income levels may find it difficult to afford housing. Overcrowding or longer commutes may result. Setting the stage to provide housing choice for all segments of the community is an important part of the housing element.

HOME SALES TRENDS

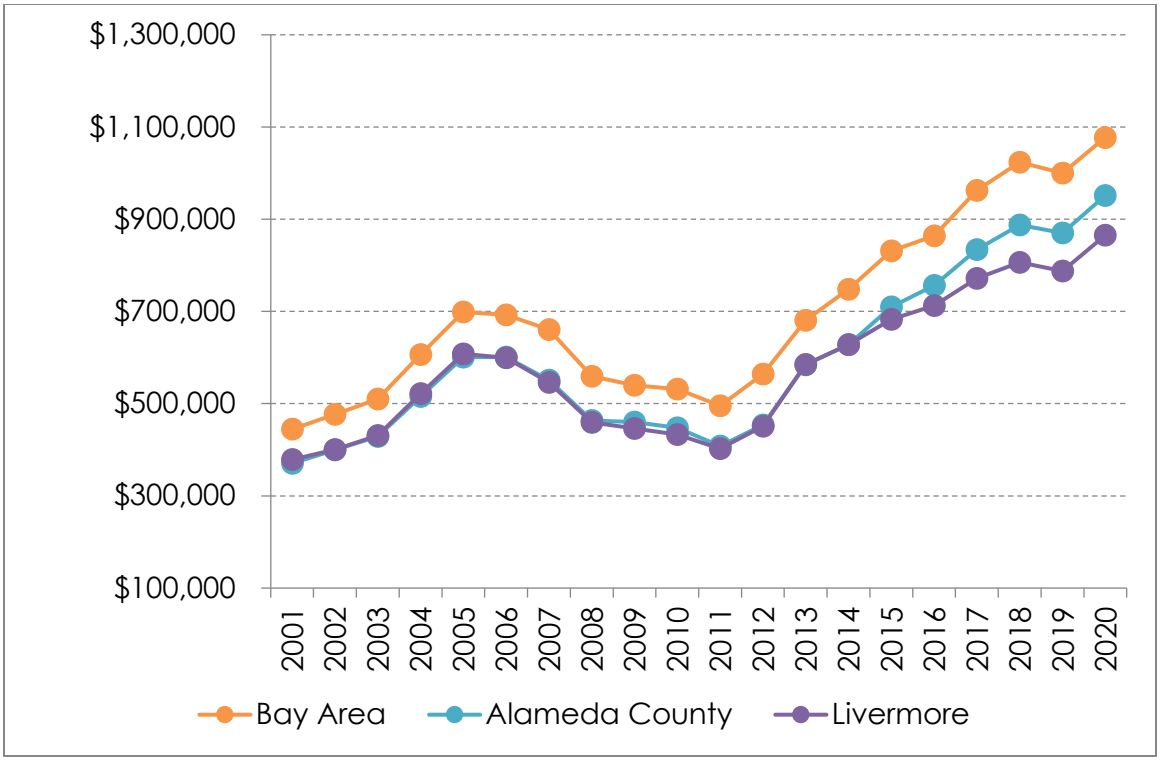
As shown in Table 2-35, a point-in-time survey conducted on RedFin.com shows that the median price of homes ranged from $767,500 for houses with two bedrooms to $1,765,000 for houses with five bedrooms.

Table 2-35: Livermore Home Sale Prices, January 2021–January 2022			
Bedrooms	***Sales***	***Median Price***	***Average Price***
Homes			
2	10	$767,500	$737,200
3	123	$990,000	$1,031,269
4	103	$1,270,000	$1,310,941
5 +	34	$1,765,000	$1,759,374
Homes Total	**270**	**$1,198,125**	**$1,209,696**
Condominiums			
1	7	$364,900	$354,129
2	29	$660,000	$633,638
3	19	$845,000	$858,251
4	5	$909,000	$894,600
Condos Total	**60**	**$694,725**	**$685,155**
Townhomes			
2	2	$632,500	$632,500
3	15	$815,000	$784,667
4	2	$910,000	$910,000
Townhomes Total	**19**	**$785,833**	**$775,722**

Source: Redfin, 1/4/22.

Between the economic downturn and present day, home prices in Livermore, Alameda County, and the Bay Area increased (Figure 2-1). Home prices have continued to rise, and most of the homes in Livermore are only affordable to above-moderate-income households.

Figure 2-1: Home Sale Prices 2001 to 2020



Source: Zillow, Zillow Home Value Index (ZHVI); ABAG Data Packet, 2021.

Housing prices decreased dramatically during the economic downtown; however, this decrease did not result in home ownership among low- and moderate-income households. Stricter underwriting standards contributed to barriers to homeownership for those without a substantial down payment and good credit history. Because housing prices have climbed, many homes remain unattainable to low- and moderate-income households.

Table 2-36 shows that the majority of owner-occupied units in Livermore are valued at $500,000 to $750,000 (38.9 percent). The second largest group falls under the value range of $750,000 to 1 million (30.6 percent). This trend of home value is reflected in Alameda County and the Bay Area.

Table 2-36: Home Values of Owner-Occupied Units, 2019

Geography	*Units Valued Less than $250k*	*Units Valued $250k–$500k*	*Units Valued $500k–$750k*	*Units Valued $750k–$1M*	*Units Valued $1M–$1.5M*	*Units Valued $1M–$2M*	*Units Valued $2M+*
Livermore	3.3%	8.7%	38.9%	30.6%	14.7%	2.4%	1.4%
Alameda County	5.2%	14.5%	28.4%	25.5%	17.7%	5.0%	3.8%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075; ABAG Data Packet, 2021.

RENTAL HOUSING COSTS

Table 2-37 shows the contract rent for renter-occupied units in 2019. In Livermore, approximately 26.2 percent of renters pay $1,500 to $2,000 per month in rent. In Alameda County and the Bay Area, most renters also pay $1,500 to $2,000 per month in rent (24.9 percent and 22.8 percent, respectively). The second most common rent range in Livermore is $2,000 to $2,500 per month (22.2 percent).

Table 2-37: Contract Rents for Renter-Occupied Units, 2019

Geography	*Rent less than $500*	*Rent $500–$1000*	*Rent $1000–$1500*	*Rent $1500–$2000*	*Rent $2000–$2500*	*Rent $2500–$3000*	*Rent $3000 or more*
Livermore	5.3%	7.4%	16.2%	26.2%	22.2%	14.8%	7.9%
Alameda County	6.4%	11.8%	22.0%	24.9%	17.1%	10.6%	7.2%
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056; ABAG Data Packet, 2021

Based on an online survey conducted in January 2022, the average rent in Livermore for a 1-bedroom apartment was $2,206 (Table 2-38). The average rent for a 3-bedroom apartment was $3,262 and the average rent across the number of bedrooms in a unit in Livermore was $2,657.

Table 2-38: Average Rental Prices in Livermore, 2022

Bedrooms	*Average Price of Rent*
Studio	$1,618
1 Bedroom	$2,206
2 Bedroom	$2,565
3 Bedroom	$3,262
4 Bedroom	$3,636
Average	**$2,657**

Source: RealPage.com and Zillow.com Survey, 1/4/2022.

HOUSING AFFORDABILITY

A community's housing affordability is measured by evaluating market rate prices for buying and renting homes compared to the ability of residents to afford these market rates. For purposes of the Housing Element, a home is considered affordable if it is suitably sized and costs the household 30 percent or less of its gross monthly income. Households that pay more than 30 percent of their income for housing (i.e., rent or mortgage and

utilities) are considered "cost burdened." Housing that is not suitably sized can result in overcrowding, which occurs when a household has more than one person per room.[6]

Housing affordability varies by income group. Extremely low-income households have greater challenges in accessing housing that is affordable than above-moderate-income households, who can spend significantly more on housing. Accordingly, the following analysis evaluates housing affordability by income group (i.e., extremely low-, very-low-, low-, moderate-, and above-moderate-income groups). The U.S. Department of Housing and Urban Development (HUD) determines the income groups, which are then adopted by the California Housing and Community Development Department (HCD).[7]

This housing affordability analysis does not consider home maintenance costs. Since landlords of rental housing typically pay maintenance costs, which can be considerable, homeownership is inherently more expensive than rental housing. The discussion also does not consider transportation costs, the second highest household expense, which are strongly influenced by housing location and context (availability of transit, parking prices, etc.).

Table 2-39 shows the maximum amount that a household can pay for housing each month without exceeding the 30 percent threshold and without overcrowding. As noted in the table, the income figures are based on the 2021 HCD AMI for Alameda County of $125,600 for a family of four, and calculation of affordable home sales prices are based on an annual interest rate of 5.007 percent for a mortgage. Interest rates have increased substantially in the last year and are expected to rise more as of Spring 2022.

Comparing this table to the housing cost information described in the previous section reveals that extremely low- and very-low-income households in Livermore cannot afford market rental or owner-occupied housing. Based on prevailing rents, some low-income households could afford market-rate rental units. Only above-moderate-income households can afford the typical median price for a home in Livermore.

The following sections describe in more detail housing affordability by income group.

[6] Rooms include living rooms, dining rooms, bedrooms, study, and other rooms, but do not include kitchens, hallways, or bathrooms.

[7] HCD and HUD apply the 30 percent of gross income standard to set affordable rents for income-restricted units.

Table 2-39: Housing Affordability Matrix (2020)						
Income Group	*Income Levels*		*Monthly Housing Costs*		*Maximum Affordable Price*	
	Annual Income	*Affordable Payment*	*Utilities/Monthly Debts*	*Taxes & Insurance[1]*	*Ownership[2]*	*Rental[3]*
Extremely Low						
One Person	$28,800	$720	$150	$1,595	$101,908	$720
Small Family[4]	$37,000	$925	$225	$1,806	$128,923	$925
Large Family	$44,400	$1,110	$300	$1,987	$152,204	$1,110
Very Low						
One Person	$47,950	$1,199	$150	$2,252	$186,186	$1,199
Small Family	$61,650	$1,541	$225	$2,652	$237,467	$1,541
Large Family	$74,000	$1,850	$300	$3,004	$282,614	$1,850
Low						
One Person	$76,750	$1,919	$150	$3,273	$317,042	$1,919
Small Family	$98,650	$2,466	$225	$3,964	$405,581	$2,466
Large Family	$118,400	$2,960	$300	$4,578	$484,351	$2,960
Moderate						
One Person	$105,500	$2,638	$150	$4,292	$447,671	$2,638
Small Family	$135,650	$3,391	$225	$5,275	$573,694	$3,391
Large Family	$162,750	$4,069	$300	$6,150	$685,860	$4,069

Notes: Maximum affordable home prices are for illustrative purposes only and are not to be used for determining specific program eligibility.

1. Property taxes are based on the average rate for Alameda County of 0.78%, and insurance is based on Zillow Affordability Calculator assumptions.

2. Affordable home price is based on down payment of 20% of annual household income, annual interest of 5.007%, a 30-year mortgage, and monthly payment of 30% of gross household income.

3. Monthly affordable rent based upon rental payments of no more than 30% of household income.

4. Small Family = 3 persons; Large Families = 5 or more persons.

Sources: https://www.zillow.com/mortgage-calculator/house-affordability/; Average property taxes for Livermore, CA, https://smartasset.com/taxes/california-property-tax-calculator#yYQmplVSUe; Homeowners insurance, http://www.baysano.com/contra-costa-county-ca-average-home-insurance-cost-74/ OR https://vhomeinsurance.com/contra-costa-county-ca-home-insurance-hi7812/ OR use Zillow.

Extremely Low-Income Households

Extremely low-income households in Livermore have incomes that are 30 percent or less of the AMI. The maximum affordable home rental price for an extremely low-income household ranges from $720 for a one-person household to $1,110 for a five-person household. The maximum qualifying home price for an extremely low-income household ranges from $108,679 for a one-person household to $160,823 for a five-person household (Table 2-39). With lower end studios renting for $1,618/month, market rents exceed the affordable housing payment for an extremely low-income household. In practical terms,

this means that a one-person household cannot afford an average priced studio or one-bedroom unit without assuming a cost burden. The problem is exacerbated for larger households with extremely low incomes.

Very Low-Income Households

Very low-income households in the city earn between 31 and 50 percent of the AMI. The maximum qualifying home price for a very low-income household ranges from $210,623 for a one-person household to $318,396 for a five-person household (Table 2-39). With median home sale prices starting at $767,500 for two-bedroom homes, market-rate homes in Livermore are not attainable for very low-income households.

A very low-income household can afford to pay $1,199 to $1,850 in rent per month, depending on the household size. With the average rents in Livermore starting at $2,206 for a one-bedroom unit, a very low-income household cannot afford to pay the average rental price without facing overcrowding or cost burden issues. Rental prices for one-bedrooms in Livermore currently range from about $1,099 to $2,903, indicating that a two-person, very low-income household earns less than the amount necessary to afford a typical lower-priced one-bedroom in Livermore. In practical terms, this means that very low-income households cannot afford an average market-rate rental without assuming a cost burden.

Low-Income Households

Low-income households earn between 51 and 80 percent of the AMI. The maximum qualifying home price for a low-income household ranges from $363,937 for a one-person household to $554,756 for a five-person household (Table 2-39). Compared to the median selling price of homes in Livermore, low-income households cannot afford homeownership in the city, regardless of household size.

A low-income household can afford to pay $1,919 to $2,960 in rent per month, depending on the household size. With the average rents in Livermore ranging from $2,206 for a one-bedroom to $3,096 for a three-bedroom unit, some low-income households can afford to pay the average rental price in Livermore, depending on household size. Larger low-income households could not afford market-rate rentals, as three-bedroom units exceed their maximum affordable rental price.

Moderate-Income Households

Moderate-income households earn between 81 and 120 percent of the AMI. The maximum qualifying home price for a moderate-income household ranges from $516,985 for a one-person household to $790,850 for a five-person household (Table 2-39). Based on the median housing prices in Livermore, moderate-income households cannot afford to purchase a home in Livermore without a sizeable down payment. To assist households out of reach from homeownership, the City offers a down payment assistance program for first-time homebuyers. This program offers a loan of up to $60,000 at three percent interest for first-time homebuyers, making a one-bedroom home affordable to a family of two and a two-bedroom home affordable to a family of three.

A moderate-income household can afford to pay $2,638 to $4,069 in rent per month, depending on the household size. With the average rents in Livermore ranging from $2,206 for a one-bedroom to $3,096 for a three-bedroom unit, some moderate-income

households can afford to pay the average rental price in Livermore, depending on household size.

COST BURDEN

HUD uses a Comprehensive Housing Affordability Strategy (CHAS) to evaluate housing cost burden. According to CHAS data for 2011 to 2017, renters in Livermore were more cost burdened than owners, with 25.2 percent of all renter households and 14.9 percent of all owner households paying more than 30 percent of their income for housing.

Table 2-40 shows cost burden by income group and tenure. Lower-income renter households (those earning less than 50% of the area median family income, or AMFI) are more likely to be cost burdened, with approximately 21.6 percent of very low-income renters cost burdened compared to only 6.1 percent of low income homeowners.

Large families (five or more related individuals) and elderly households tend to experience greater cost burden for housing. Elderly residents on fixed incomes sometimes overpay for housing, and rental increases are particularly difficult for this group. For large families to avoid overcrowding, owning or renting a large home is required, which costs more and is more likely to stretch the household budget for housing. Conversely, families may increase the number of people living in the housing unit to avoid being cost-burdened, causing overcrowding. The prevalence of overcrowding in Livermore is discussed in the following section.

Table 2-40: Cost Burden by Income Classification and Tenure for Livermore, 2018

Cost Burdened Totals	Renters			Owners			Total	
	Number	Percent of Renters	Percent of Total	Number	Percent of Owners	Percent of Total	Number	Percent of Total
Total Occupied Units	**8,965**	**100%**	**28.4%**	**22,570**	**100%**	**71.6%**	**31,535**	**100%**
Cost Burdened >30%	2,255	25.2%	7.2%	3,355	14.9%	10.6%	5,610	17.7%
Cost Burdened >50%	1,940	21.6%	6.2%	1,925	8.5%	6.1%	3,865	12.2%
Cost Burden by Household Income Group								
Very Low Income <=50% AMFI	1,415	15.8%	4.5%	1,230	5.4%	3.9%	2,645	8.4%
Low Income >50 to <=80% AMFI	1,540	17.2%	4.9%	1,590	7%	5%	3,130	9.9%
Moderate Income >80% to <=120% AMFI	1,030	11.5%	3.3%	1,525	6.7%	4.8%	2,555	8.1%
Above Moderate Income >120% AMFI	3,580	39.9%	11.3%	17,340	76.8%	54.9%	20,920	66.3%

AMFI= Area Median Family Income

Sources: CHAS data based on ACS 2014–2018 5-year estimates.

OVERCROWDING

In response to high housing costs and a limited supply of affordable housing, lower income families are sometimes forced to choose a smaller home to save money to pay for other necessities, including transportation, food, and clothing. Another strategy is to increase the number of people living together. In extreme cases, two families choose to share one home. For these reasons, large families and low-income households are more at risk of living in overcrowded conditions. HCD defines overcrowding as more than one occupant per room, and severe overcrowding as more than 1.5 occupants per room. Table 2-41 shows overcrowding severity in Livermore, Alameda County, and the Bay Area. The CHAS data shows that approximately one percent of owner-occupied units and 5.6 percent of rental units in Livermore are considered overcrowded, with some lower-resource neighborhoods experiencing overcrowding at higher rates. Approximately 0.1 percent of owner-occupied units and 1.7 percent of rental units are considered severely overcrowded in Livermore (Table 2-42)

Table 2-41: Overcrowding Severity, 2017

Geography	*1.00 Occupant per Room or Less*	*1.01 to 1.50 Occupants per Room*	*1.50 Occupants per Room or More*
Livermore	30,867	715	165
Alameda County	531,752	29,007	16,418
Bay Area	2,543,056	115,696	72,682

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; ABAG Data Packet, 2021.

Table 2-42: Overcrowding by Tenure and Severity in Livermore, 2017

Tenure	*1.01 to 1.50 Occupants per Room*	*More than 1.5 Occupants per Room*
Owner Occupied	1.0%	0.1%
Renter Occupied	5.6%	1.7%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; ABAG Data Packet, 2021.

HOUSING PROBLEMS FOR ALL HOUSEHOLDS

Table 2-43 shows the number of households by tenure that has any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. As shown in Table 2-43, 3,405 of very low- and extremely low-income households reported a housing problem.

Table 2-43: Housing Problems for All Households			
	Total Renters	*Total Owners*	*Total Households*
Households Income <30% MFI with any Housing Problem	1,040	640	1,680
Household Income >30% to <50% MFI with any Housing Problem	1,045	680	1,725
Totals	**2,085**	**1,320**	**3,405**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

2.7 REGIONAL HOUSING NEED

State law requires all regional councils of governments to determine the existing and projected housing need for their region and to allocate a portion of the regional housing need to each jurisdiction. The Association of Bay Area Governments (ABAG) is the agency responsible for determining the City of Livermore's Regional Housing Need Allocation (RHNA).

As shown in Table 2-44, based on ABAG's allocation, the City should plan for 4,570 new housing units between January 31st, 2023, and January 31st, 2031. Approximately 28.8 percent of these units should be for very low-income households, 16.6 percent for low-income households, 15.2 percent for moderate-income households, and 39.4 percent for upper-income households. The RHNA estimate for very low-income housing need in Livermore is 1,317 housing units. Based on HCD standards, 50 percent of these should be planned for extremely low-income households. Therefore, there is a projected need for 658 units affordable to extremely low-income households and 658 units affordable to very low-income households in Livermore.

Table 2-44: Regional Housing Need Allocation by Income Group, January 2023 to January 2031					
Geography	*Very-Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*	*Total Units*
Livermore	1,317	758	696	1,799	4,570
ABAG Region	114,442	65,892	72,712	188,130	441,176

Source: ABAG, December 2021.

2.8 AFFORDABLE HOUSING

Housing that receives public funding or is created through governmental policies is often a significant source of affordable housing in many communities. This section identifies the affordable housing in Livermore, evaluates the potential for conversion to market-rate within 10 years of the beginning of the Housing Element planning period, or 2033, and analyzes the cost to preserve the units. Resources for preservation, replacement, and construction of new units are described in Chapter 4. Housing programs to address preservation of these units are described in Chapter 5.

INVENTORY OF AFFORDABLE HOUSING

Livermore has produced a large supply of affordable housing through the use of federal, state, and local policies and assistance programs. The City has created both affordable homeownership opportunities as well as rental housing for families, seniors, people experiencing homelessness, and people with disabilities, through the use of in-lieu fees and the Inclusionary Housing Ordinance. Table 2-45 provides an inventory of affordable housing in Livermore.

Table 2-45: Affordable Housing Inventory

Development	Total Units	Affordable Units			Total Affordable Units	Funding Source	Expiration of Affordability
		Very Low	Low	Moderate			
Ageno Apartments	171	35			35	LIHTC	2070
Arbors	162		81	81	162	Tax-Exempt Bonds	2050
Arbor Vista	80	39		41	79	HUD	2039
Dogwood House (Crane Ave)	3	3			3	CalHFA	2071
Avance	45	44			44	LIHTC	2074
Arroyo Del Valle Commons	12	11			11	HUD	2038
Bluebell Apartments	27	9		6	15	HUD; City	2025/2028
Carmen Ave.	30	29			29	LIHTC; HCD	2062
Chestnut Apartments	6	2	4		6	City; HCD	2061
Chestnut Square Senior Housing	72	72			72	LIHTC	2071
Chestnut Square Family Housing	42	42			42	LIHTC	2072
Colgate (Lily House)	6	6			6	HUD; City	2057
Corte Cava	2	2			2	HUD	2037
Vandenburg Villa (formerly Gardella Gardens) Senior Housing	39	39			39	HUD; City	2044
Heritage Estates (Assisted living)	250	100			100	LIHTC	2058
Heritage Estates (Senior Apartments)	130	23	32		55	LIHTC	2061
Heritage Park	167		33		33	Bond	2085
Hillcrest Gardens	55	43	11		54	HUD	N/A
Las Posadas	9	9			9	City; HUD	2059
Leahy Square	125	125			125	HUD	N/A

Table 2-45: Affordable Housing Inventory

Development	Total Units	Affordable Units			Total Affordable Units	Funding Source	Expiration of Affordability
		Very Low	Low	Moderate			
Marilisa Meadows	50		31		31	N/A	2027
McLeod Apartments	5	2	3		5	CalHFA	2070
Oak Street Apartments	8	2			2	N/A	2056
Outrigger Apartments	42	18	10		28	City	2034
Owl's Landing	72	71			71	LIHTC; HUD; CalHFA	2052
Railroad Ave	6	6			6	City	2074
Stoney Creek Apartments	70	69			69	LIHTC; HCD	2070
Vineyard Village	75	75			75	HUD	2022
Totals	**1,761**	**876**	**205**	**128**	**1,208**		

Source: California Housing Partnership Corporation, 2021 and City records, 2022

AT-RISK HOUSING

Affordable housing options for most lower-income households are limited primarily to rental housing. Therefore, preserving the existing affordable rental housing stock is an important goal for Livermore. Most affordable rental housing units in the city were achieved through subsidy contracts and deed restrictions/affordability covenants in exchange for construction and mortgage assistance. From time to time, restricted units lose their affordability controls and revert to market-rate units. For instance, development projects are typically considered at-risk due to: (1) the prepayment provisions of HUD-insured mortgage loans; (2) expiration of Section 8 and Section 236 contracts; and (3) expiration of restrictions on mortgage revenue bonds. The following describes in detail these conditions.

- **Prepayment of HUD loans.** In the mid-1960s, the federal government provided low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents remain affordable to lower-income households. After 20 years, the owners could prepay the mortgages and lift their rent restrictions or maintain the affordability controls until their mortgages were paid.
- **Section 8 Program.** In the mid-1970s, the federal government provided two approaches to encouraging the production of affordable rental housing. Under the Section 8 program, HUD provided a 15- or 20-year agreement to provide rental subsidies to property owners in return for making the units affordable to very-low-income households. The income is typically the difference between 30 percent of the household's income and a negotiated fair market rent for the area. Due to expiring Section 8 contracts and uncertainty of future Section 8 funds, the future of an affordable complex receiving Section 8 funding is uncertain.
- **Section 236 Program.** The other federal program, Section 236, provided rent subsidies in the form of interest reduction, by which multifamily housing could be produced. Two rent schedules were utilized: market rent, based on a market rate mortgage; and basic rent, based on a 1 percent mortgage. Tenants were required to pay the basic rent of 25 percent of their income, with rent payments never to exceed the market rents. Units were restricted to households that met the low- and moderate-income limits established for the program. The subsidized housing moratorium imposed by President Nixon in January 1973 brought an end to additional Section 236 construction.
- **Bond Financed Projects.** State, county, and local governments have the authority to issue tax-exempt mortgage revenue bonds to provide below market-rate financing for rental housing construction. State and federal law require that multifamily projects built with tax-exempt bond proceeds set aside a portion of units as affordable to lower-income households for a specified period of time. The typical contractual period is 10 to 15 years. After the term expires, the property owners may rent the units at market rates.
- In many communities, bond-financed projects typically convert to market rates. Over time, rent levels increase in the community, and the difference between market versus restricted rents increases to the point that, unless additional financial benefits are offered, property owners have no incentive to maintain the units as affordable.

AT-RISK AFFORDABLE RENTAL UNITS IN LIVERMORE

State law requires that the City assess the risk of losing affordable rental housing over a ten-year planning period. "At-risk" housing is defined as multifamily rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state, or local agreements. For this Housing Element, the at-risk analysis covers units in any subsidized projects at risk before 2033, or 10 years from the beginning of the 6th Round Housing Element planning period in January of 2023.

As shown in Table 2-46, there are three at-risk housing projects within Livermore: Bluebell Drive, Bluebell Transitional, and Vineyard Village. These projects are all scheduled to expire before 2033.

Table 2-46: Projects At-Risk

Project Name	*Type of Units*	*Type of Subsidy*	*Earliest Conversion Date*	*Units at Risk*
Bluebell Drive	Very Low & Moderate	HUD	2028	5
Bluebell Transitional	Very Low & Moderate	HUD	2025	10
Vineyard Village	Low	HUD	2022	75
Total				**90**

Source: City of Livermore, 2022

PRESERVATION OPTIONS

Transfer of Ownership

Aside from offering the current owner of an at-risk rental housing project modest financial incentives to maintain the property's affordability status, a transfer of ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely, and the project becomes eligible for a greater range of governmental assistance. A nonprofit organization could purchase an existing multi-family complex, rather than build a new one, lowering the per-unit cost significantly. Multi-family units in Livermore (primarily condominiums and townhomes) have been selling for an average of $730,439 from January 2021 to January 2022. Assuming an average sales price, acquisition of 90 units would equate to $65,739,510.

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the fair market rent to market levels, if market rents are substantially more than the HUD-allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

Rental Subsidy

Another way to preserve units as affordable is to provide rental assistance to existing residents. Rental assistance to the projects could be structured in a similar fashion to Section 8. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided.

Table 2-47 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from $1,007 to $1,412 per unit per month, which equates to $1,239,480 annually.

Table 2-47: Potential Rent Subsidies

Per Unit Affordable Rent + Utilities	*1 Bedroom[1]*	*2 Bedroom[2]*	*3 Bedroom[3]*
Very Low Income (50% AMI) (A)	$1,199	$1,541	$1,850
Per Unit Fair Market Rent (B)	$2,206	$2,565	$3,262
Monthly Per Unit Subsidy (C=B-A)	$1,007	$1,024	$1,412
Annual Subsidy/Unit (C * 12)	$12,087	$12,285	$16,944
Average Annual Subsidy	$13,772		
Total "At Risk" Units	**90**		
Total Annual Subsidy	**$1,239,480**		

1. Assumes 1-person household paying 30 percent of household income on rent and utilities.
2. Assumes 3-person household (i.e., a small family) paying 30 percent of household income on rent and utilities.
3. Assumes 5-person household (i.e., a large family) paying 30 percent of household income on rent and utilities.
Note: Assumes an even distribution among bedroom sizes.

Construction of Replacement Units

Constructing new low-income housing units is another means of replacing at-risk units that convert to market rate. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Construction costs for recent multifamily developments averaged $237 per square foot, with an average unit costing $213,931 when accounting for land cost, government fees, and other costs. Based on this average, construction of replacement units would cost approximately $19,253,790, assuming an average unit size of 856 square feet. The cost of constructing replacement units far exceeds the cost of the rental subsidy alternative.

Cost Comparisons

Based on the calculations, providing rental subsidies offers the least costly alternative for preserving the units while the transfer of ownership is the most costly. Both the construction of new units and the transfer of ownership to a nonprofit entity ensure long-term affordability of the units. Though rental subsidies are the least costly alternative, the subsidies do not necessarily ensure the long-term affordability of the units.

The cost estimating scenarios find the relative preservation costs to be:

- Acquisition of at-risk units – $65,739,510
- Rent subsidy – $1,239,480 annually or $14,209,249 over 10 years, assuming a three percent inflation rate per year.
- Replacement through new construction – $19,253,790

Replacing or preserving the 90 at-risk units is costly, regardless of the method. Providing a rent subsidy program appears to be the least costly option. However, many federal and state funding programs are available for new construction of affordable housing, which may greatly reduce the cost to the City.

Resources for Preservation

The Government Code requires the City to identify local nonprofit corporations which have the "legal and managerial capacity to acquire and manage" the at-risk units or the apartment complexes containing the at-risk units. The City is also required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units. These are listed in the Resources section. HCD maintains a list of qualified organizations, and there are several located in Livermore and Alameda County, including Housing Authority of the City of Livermore and Christian Church Homes of Northern California.

2.9 ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1st, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16th, 2015.

Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City of Livermore (City) has completed the following outreach and assessment of fair housing issues. The maps and analysis included in this assessment rely on data collected from several sources, including, but not limited to, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) Opportunity Areas,[8] 2010 Census,[9] 2010-2014 and 2015-2019 American Community Survey (ACS),[10] 2019 Longitudinal Employer-Household Dynamics (LEHD),[11] 2014-2018 Comprehensive Housing Affordability Strategy (CHAS),[12] California Department of Education,[13]

[8] California Tax Credit Allocation Committee and Housing and Community Development Department, 2020. 2020 TCAC/HCD Opportunity Map. https://belonging.berkeley.edu/tcac-opportunity-map-2020.
[9] U.S. Census Bureau, 2020. 2010 Decennial Census. https://hudgis-hud.opendata.arcgis.com/.
[10] U.S. Census Bureau, 2014. 2010-2014 American Community Survey. https://hudgis-hud.opendata.arcgis.com/.
[11] U.S. Census Bureau, 2019. 2015-2019 American Community Survey. https://hudgis-hud.opendata.arcgis.com/.
[12] Office of Policy Development and Research (PD&R). 2021, December 20th (accessed). "Comprehensive Housing Affordability Strategy cost burden data for the City of Livermore." Huduser.gov. https://www.huduser.gov/PORTAL/datasets/cp.html
[13] School Dashboard, State of California. 2019 data, City of Livermore. 2021, December 20th (accessed). "California School Dashboard for Livermore Valley Unified School District."caschooldashboard.org.

California Department of Social Services,[14] CalEnviroScreen 4.0,[15] and Zillow Home Value Index.[16] All data presented in the maps included in this assessment was collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available. This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized state-wide datasets for fair housing analyses.

OUTREACH

As identified in the Outreach and Public Participation section of this Housing Element, the City met with several stakeholders and community organizations throughout the update process. These efforts included an interview with a fair housing provider serving residents of Livermore and other local Bay Area jurisdictions. During this consultation, the stakeholder expressed a need for proactive and "protective" tenant protections, such as rent control, just-cause protections, and other housing protection laws to keep more individuals housed. They also stated that the Tri-Valley area contains concentrations of low-income, non-White residents, who face harassment and discrimination without the same protection, resources, and services as those same groups in more urban communities, where there are often a range of resources and services that serve people of color and linguistically isolated populations. The fair housing provider pointed to the City of Alameda's rent petition program as an example of a useful tool to empower tenants to advocate for themselves. They expressed a need for a tool such as this to be developed for Livermore residents.

However, stakeholders emphasized that a singular rental adjustment program is not enough to protect tenants from a hostile living environment, which can stem from circumstances beyond the landlords' control, such as harassment from neighbors, particularly against low-income tenants or persons struggling with their mental health. In situations such as this, tenants require access to additional legal assistance to prevent displacement due to harassment or wrongful eviction. In the creation of additional tools, stakeholders expressed that enforcement mechanisms must also be included to ensure effectiveness and accountability. The fair housing provider recommended reviewing protections adopted by the City of Oakland, including a Just Cause ordinance for evictions, a Rent Adjustment program to manage rent increases, and Tenant Harassment ordinance. The City has identified similar programs and ordinances to be adopted to protect Livermore renters from displacement due to discriminatory actions (Program 5.1.1).

According to stakeholder feedback, residents living with one or more mental disorders (e.g., post-traumatic stress disorder, mental health issues, depression, etc.) typically need more time to pay rent on time because of their mental difficulties. Therefore, stakeholders felt that it would be beneficial to provide training for housing providers to understand the effects of mental illness on paying rent on time and the value of payment plans or other options. Additionally, they felt that a variety of fiscal incentives, such as a shallow subsidy, would provide ongoing support for

[14] Community Care Licensing Division, California Department of Social Services. 2021, December 2020 (accessed). "Adults Residential Facility Search." Ccld.dss.ca.gov. https://www.ccld.dss.ca.gov/carefacilitysearch/Search/AdultResidentialAndDaycare

[15] Office of Environmental Health Hazard Assessment, State of California. 2021, October 20th. 2021, December 12th (accessed). "Map of CalEnviroScreen 4.0." oehha.ca.gov. https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40.

[16] Home Value Index, Zillow. 2021, December 20th (accessed). "Home Values." Zillow.com. https://www.zillow.com/research/data/.

these residents. In conjunction, supportive services (e.g., case management, in-unit care, etc.) should have more dedicated funding streams to ensure that tenants receive the resources they need to remain in their home.

Consultations identified a need for workshops on fair housing laws for residents and housing providers. The goal of these would be to inform housing providers on their rights and responsibilities under fair housing laws, and provide education on discrimination, aiming to reduce the number of instances that result in fair housing complaints in Livermore. A tenant workshop counterpart can be conducted to inform residents on their tenant rights. Lastly, fulfilling reasonable accommodation requests have been an identified issue in Livermore.

As described in Section 1.3, the City also conducted a survey in English and Spanish on housing needs and barriers in order to solicit input from community members with protected characteristics. The majority of respondents were low-income renters of color living in Livermore. Through the survey, the City was also able to hear from people experiencing homelessness, people with disabilities, families living in or near poverty, and low wage workers employed in Livermore.

Housing costs were identified as the primary barrier for living in Livermore. Other barriers identified by survey respondents include:

- Economic insecurity and/or access to quality jobs
- Housing search
- Racial segregation and/or discrimination
- Credit score, income documentation, and income requirements (e.g., being required to earn three or more times the monthly rate)
- Economic segregation and/or discrimination
- Housing voucher access
- Prior records and legal status, such as not having a social security number, having a prior eviction on one's housing record, or being formerly incarcerated
- Local preference given to those who live/work in Livermore for affordable housing vacancies

Additional housing access barriers identified at the City's Housing Solutions Open House, held at an affordable rental housing development in December 2021, include language access (particularly Spanish), housing navigation, social security number requirements, and income documentation for gig workers and entrepreneurs. The City has identified a variety of actions under Goals 3 and 5 in Section 5.2 of this Housing Element, to address the barriers raised by respondents.

INDICATORS OF FAIR HOUSING

The California Government Code Section 65583 (10)(A)(ii) requires the City to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the TCAC and HCD have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations.

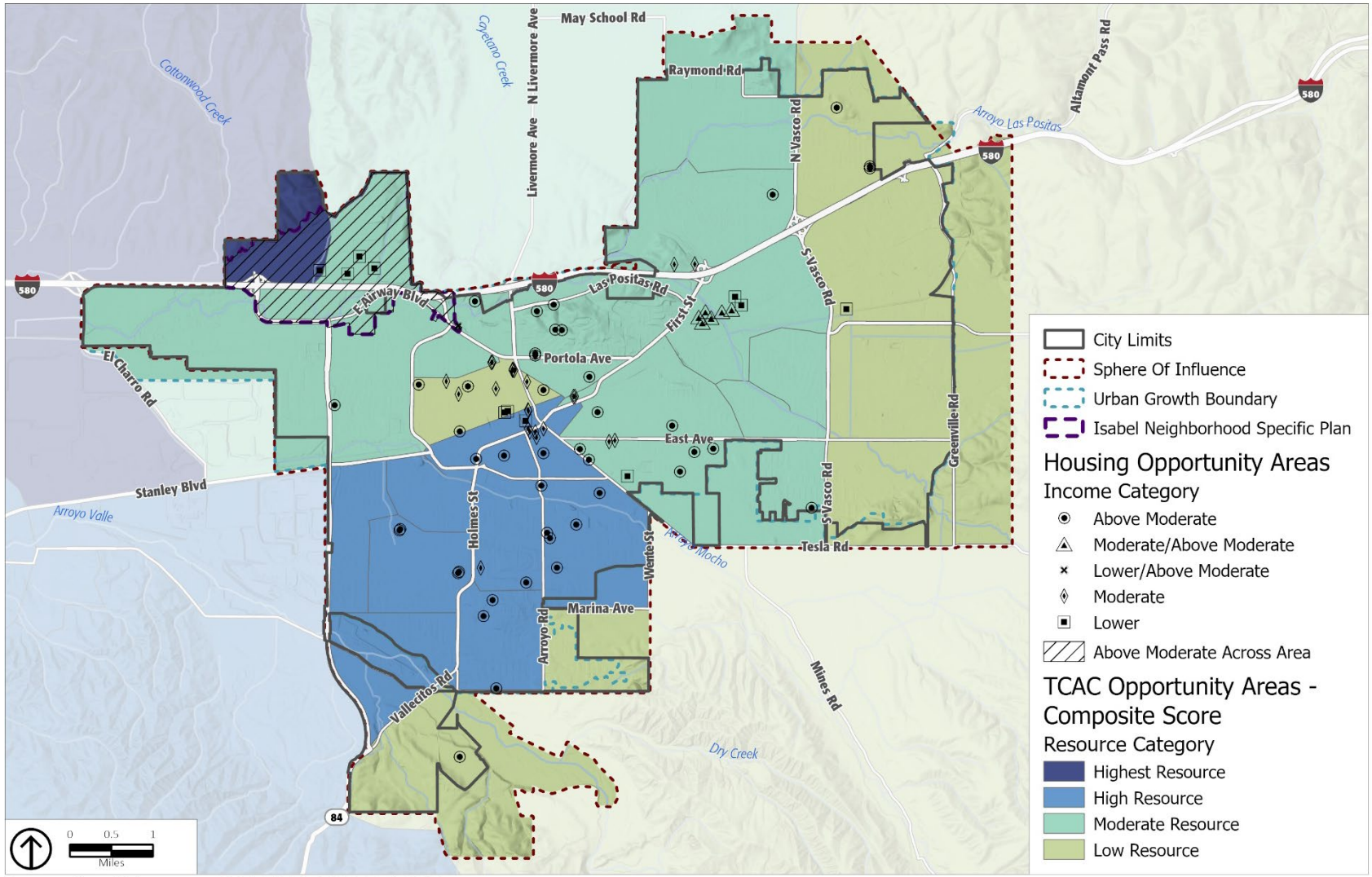
This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity maps can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high, moderate, or low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource. Livermore falls within the Bay Area TCAC region, which includes all the Bay Area counties. Within the Bay Area, the top 40 percent of census tracts are either Highest or High resource and the remaining 60 percent of census tracts are evenly divided into Moderate and Low resource.

Areas designated as "highest resource" are the top 20-percent highest-scoring census tracts in the region. Residents in these census tracts are expected to have access to the best outcomes in terms of health, economic attainment, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. Moderate resource areas are in the top 30 percent of the remaining census tracts in the region. Areas that are designated as "moderate resource (rapidly changing)" are those that have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low resource areas are those that score in the bottom 30 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line ($26,500 annually for a family of four in 2021).

According to the TCAC/HCD Opportunity Areas map, the southwestern portion of Livermore is considered high resource, northern and central Livermore are predominantly moderate resource, and eastern Livermore, one central census tract, and the southernmost portions are low resource (see Figure 2-2). There are no areas identified as high segregation and poverty or moderate resource (rapidly changing). However, the eastern low resource area encompasses the Lawrence Livermore National Laboratory and industrial and commercial areas, with limited to no residential development.

Figure 2-2: TCAC Opportunity Area Designations



Source: City of Livermore, 2021; TCAC, 2021; Esri, 2021.

Patterns of Integration and Segregation

Income Distribution

As discussed in the Housing Needs Assessment of this Housing Element, a lower-income four-person household in Livermore is any that earns less than $125,600 annually. While the median income in Livermore ranges from $60,000 to $168,542 depending on the neighborhood, those areas where the median income is greater than $125,000 are concentrated outside of the core of the city. The area in the center of Livermore has a median income ranging from approximately $60,000 to $81,786 (see Figure 2-3). The patterns of income distribution income in Livermore follow generally lower incomes in the center of the city to highest incomes along the edges, with few areas that break this pattern. Though the median income overall is higher in Pleasanton, a similar pattern exists as in Livermore, with higher median incomes outside of the city center. This contrasts with Tracy, which has a higher concentration of households with lower household median income groups than Livermore and Pleasanton. The patterns found in Livermore reflect those throughout the Association of Bay Area Governments (ABAG) region, where household median income tends to be higher in less dense neighborhoods, such as the predominantly suburban communities along and east of Interstate 680. Western portions of the Alameda and Contra Costa Counties, including the cities of Oakland, Emeryville, and Berkeley, have higher concentrations of poverty in high-density neighborhoods than are found in suburban communities.

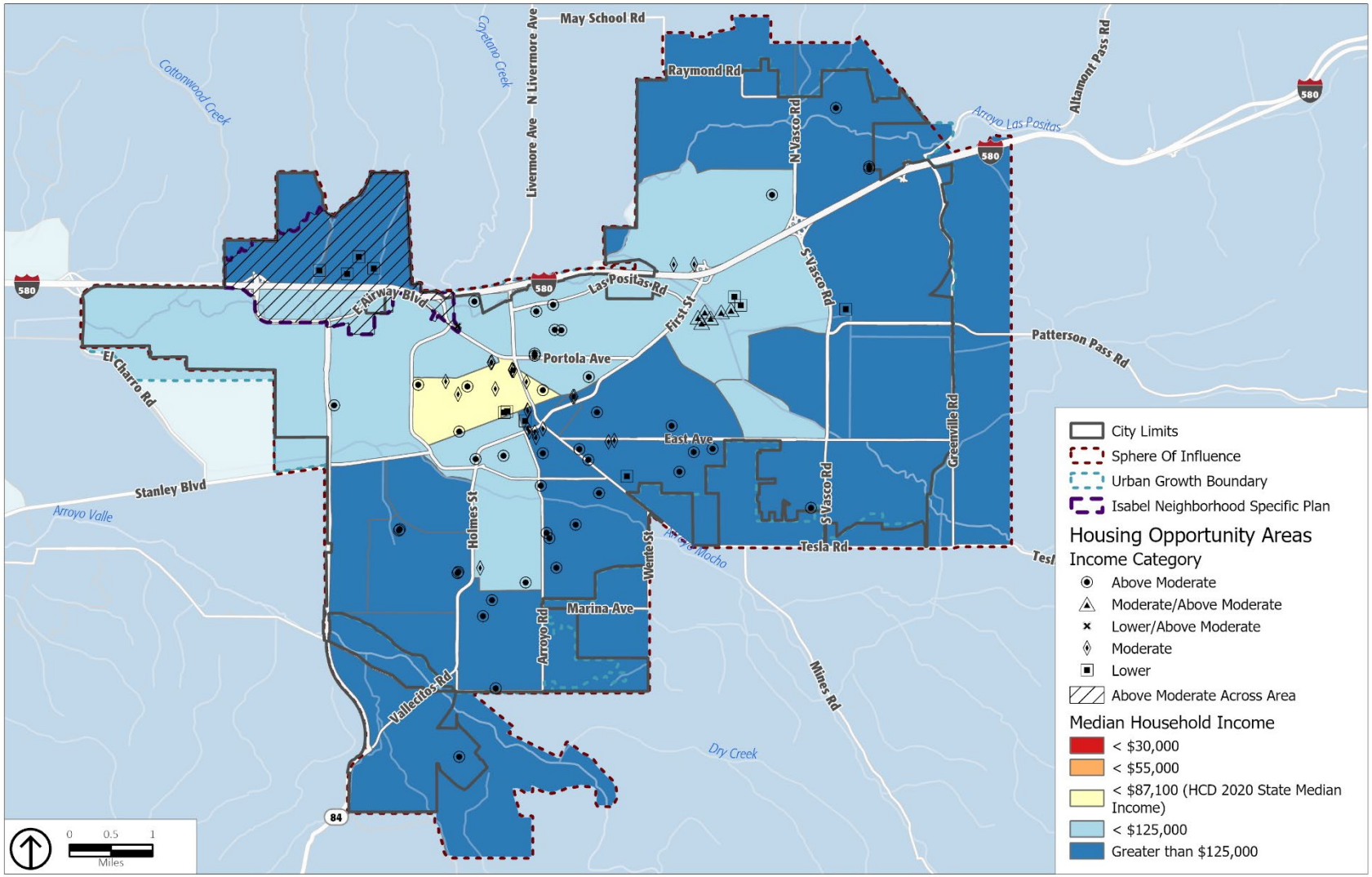
In 2014, there were three areas of concentrated poverty in Livermore: the neighborhood encompassing Big Trees Park bounded by East Avenue to the south, S. Vasco Road to the east, Charlotte Way to the north, and N. Mines Road to the east (14.0 percent), the area bounded by Portola Avenue to the south, Interstate 580 to the north, and First Street to the east (10.6 percent), and the city center between N. Murrieta Boulevard and Junction Avenue (10.7 percent). However, by 2019, the rate of poverty in each of these areas had dropped below 10 percent. Despite the decrease in poverty, the Urban Displacement Project has identified the last area as "Low-income/Susceptible to Displacement" and it has been identified by TCAC and HCD as a "low resource" area. In contrast, the area near Portola Avenue has been identified as an area experiencing "Advanced Gentrification" by the Urban Displacement Project, and by TCAC and HCD as a "moderate resource" area. Several programs to help reduce displacement risk associated with this are identified in Table 2-54 at the end of this AFH. The Big Trees Park neighborhood contains the highest percentage of children in a female-headed household and designated by TCAC and HCD as a "moderate resource" area.

According to the UC Merced Urban Policy Lab and Association of Bay Area Government/Metropolitan Transportation Council (ABAG/MTC)'s AFFH Segregation Report, above moderate-income residents across the San Francisco Bay Area are significantly more segregated from other income groups. This is also true in Livermore, where above moderate-income residents are the most segregated compared to other income groups. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups. In 2015, the income segregation in Livermore between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions. Livermore has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents. Among all income groups, the very low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

ABAG/MTC found that a variety of historic practices and policies resulted in past and present patterns of segregation. For example, nationwide practices of racially restrictive covenants, redlining, and mortgage lending discrimination presented overt barriers to homeownership, and housing options in general, for people of color. Locally, land use decisions, such as prioritizing single-family development, did not target minority groups but may have established development patterns that prevented access to lower-income households. Local, state, and federal policies have, both directly and indirectly, influenced access to services, amenities, and opportunities for lower-income and non-White households.

In order to address historic discrepancies in access to opportunities lower-income households and people of color, the City will conduct racial equity impact assessments, strengthen requirements for linguistically accessible services, pursue funding to help remove economic barriers for people with protected characteristics, and work with community partners to provide accessible housing search assistance (Program 5.2.1).

Figure 2-3: Median Income



Source: ACS, 2015-2019; City of Livermore, 2021; Esri, 2021.

Racial and Ethnic Characteristics

As presented in the Housing Needs Assessment of this Housing Element, the population of the Livermore is predominantly White, Non-Hispanic, though diversity has increased in the last 10 years (see Table 2-5 in the Housing Needs Assessment). Approximately 62.0 percent of Livermore residents identified as White in 2019, a decrease from 64.7 percent in 2010. The Black, American Indian and Alaska Native, and Hispanic or Latinx populations have remained relatively stable during this time, while the Asian or Pacific Islander population increased from 8.5 percent to 12.0 percent of the population. There are two areas in Livermore where the population does not predominantly identify as White (see Figure 2-4). The northwest corner of the city (north of Constitution Drive and west of Collier Canyon Road) is predominantly Asian. The neighborhood containing May Nissan Community Park and Maylin Avenue Elementary School (bounded by the Altamont Corridor Express tracks to the south, N. Murrieta Boulevard to the west, Pine Street to the north, and Junction Avenue to the east), is predominantly Hispanic or Latinx.

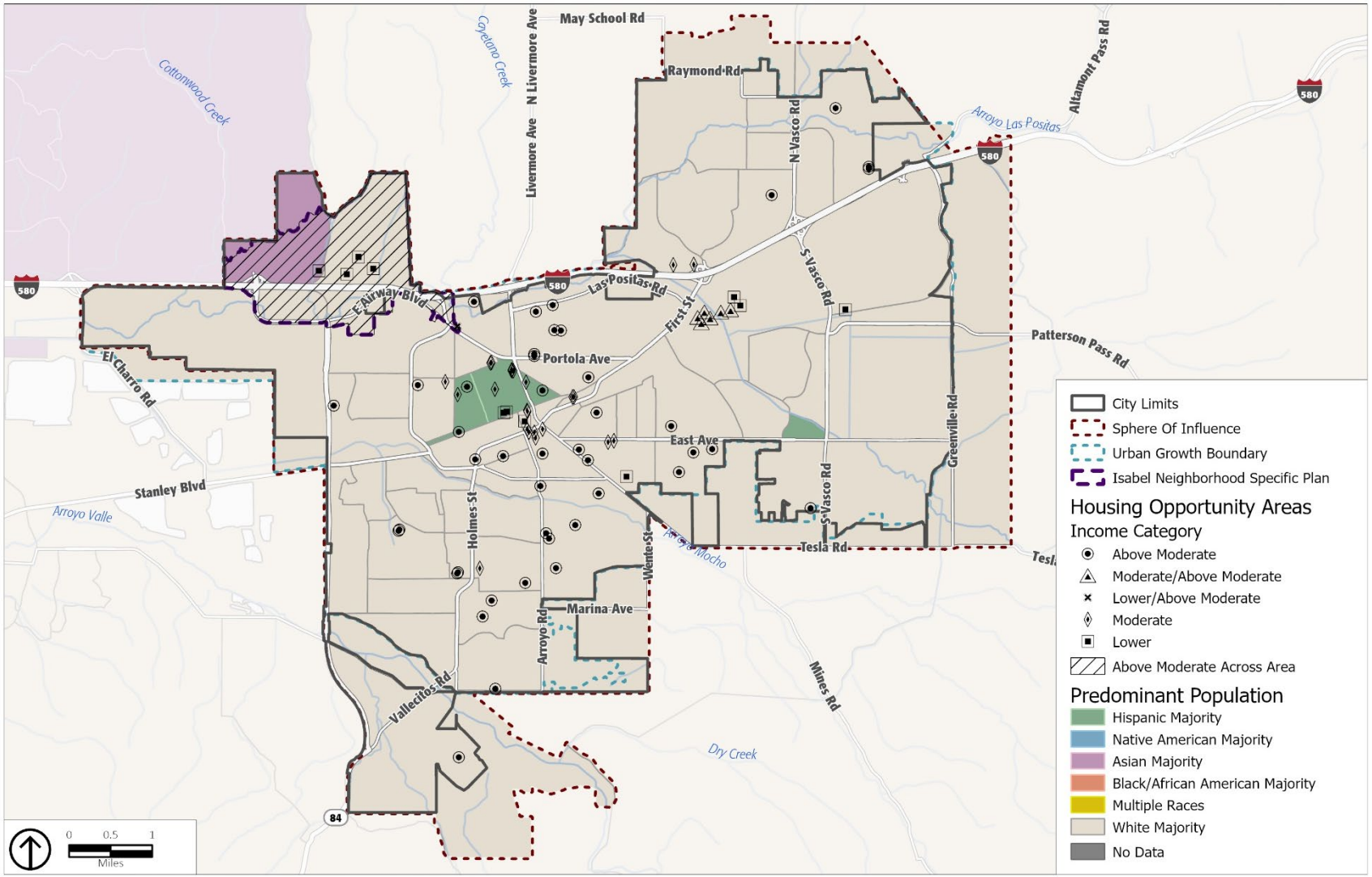
Across the San Francisco Bay Area, White residents are significantly more segregated from other racial groups. The analysis for the AFFH Segregation Report completed by UC Merced Urban Policy Lab and ABAG/MTC staff found that as of 2020, White residents are the most segregated compared to other racial groups in Livermore, as measured by the isolation index, meaning that White residents live in neighborhoods where they are less likely to come into contact with other racial groups. Among all racial groups, the White population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020, likely as a result of increasing diversity citywide. Further, the 2020 *Alameda County Regional Analysis of Impediments to Fair Housing* (County AI) found there are greater levels of socioeconomic integration in Alameda County jurisdictions than at the regional and national levels. The County AI used the United States Department of Housing and Urban Development's (HUD's) Dissimilarity Index (DI) to measure the division of various racial and ethnic groups across a defined geographic area. The index is broken down into three scored categories: 0 to 39, 40 to 54, and 55 to 100. A higher score indicates a higher intensity of division across racial and ethnic groups. To understand the scores for various ethnic and racial groups, the DI measured four groups: Non-White and White, Black and White, Hispanic and White, and Asian or Pacific Islander and White. Livermore scored between 8.2 and 11.8 in 1990 and between 18.9 and 31.8, in 2017, indicating that division of various racial and ethnic groups within the city has grown since 2002, though it remains lower than scores in other jurisdictions in the region. This indicates that, while there has been an increase in diversity and reduced isolation of White residents as a result, that integration has not occurred in all neighborhoods. As such, neighborhoods remain predominantly White even as diversity has increased in select areas, such as north of the railroad in the center of the city. The highest DI score for Livermore, 31.8, was the division between the Black and White population, meaning that 31.8 percent of Black residents would have to a move to a new track to increase integration. In comparison, Pleasanton's 2018 DI score for the Black and White population was 28.6. These scores are supported by ABAG/MTC's finding that Livermore has a higher share of White residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents. Overall, jurisdictions in the Alameda County Consortium, which includes the urban county and entitlement cities (all cities in the county excluding Berkeley and Oakland), scored between 36.9 and 49.2 in 2017, indicating less racial and

ethnic division in Livermore than the greater region (scores 45.9 to 63.5). Similarly high racial and ethnic division was found in Oakland, which scored between 51.4 and 67.9 in 2017.

While there are concentrations of populations of color throughout Livermore, none qualify as racially and ethnically concentrated areas of poverty (R/ECAPs). A R/ECAP, as defined by HUD, is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. The closest R/ECAP is in Hayward and one adjacent to Hayward (San Lorenzo area). While no areas in Livermore can be categorized as a R/ECAP, in the predominantly Hispanic and Latinx population in the center of the city mentioned previously, the median income is approximately $73,000 to $119,000. Additional analysis regarding characteristics that may have resulted in this concentration of lower- and moderate-income and Hispanic/Latinx residents in this area is included throughout this assessment, including discussion of housing types, access to opportunities, and more.

In contrast to R/ECAPs, racially concentrated areas of affluence (RCAA) have persisted due to decades of focused investment, appreciated value of real estate, and wealth generation resulting from redlining practices and racially restrictive covenants. While RCAAs have not been officially defined by HUD, for the purposes of this analysis, if the percentage of a population in a census tract that identifies as White is 1.5 times the percentage that identifies as White in ABAG as a whole, and the median income is at least 1.25 times greater than the State AMI ($90,100), or $112,625, the tract is considered a RCAA. By these criteria, most of Livermore qualifies as a RCAA, indicating possible barriers to entry for non-White and lower-income households in most neighborhoods. The areas that do not meet the criteria to be considered a RCAA include the Sunset Park neighborhood and the area north of Downtown extending northeast to the Springtown neighborhood. As stated previously, the UC Merced Urban Policy Lab and ABAG/MTC Staff identified in the *AFFH Segregation Report: Livermore* found that White residents of Livermore are the most isolated. Livermore's isolation index of 0.568 for White residents means that the average White resident lives in a neighborhood in which 56.8 percent of the population is White. To reduce barriers to housing that may result in the persistence of RCAAs in Livermore, the City has identified Program 5.1.1 to partner with fair housing providers to educate housing providers on fair housing laws regarding discrimination, Program 5.2.1 to provide targeted assistance for underrepresented populations, and Programs 3.1.1 and 3.2.1 to increase the supply of housing affordable to lower- and moderate-income households to increase housing mobility opportunities.

Figure 2-4: Predominant Population



Source: ACS, 2015-2019; City of Livermore, 2021; Esri, 2021.

Familial Status

According to the 2015-2019 ACS, there is a concentration of female-headed households (without spouse or partner) near Big Trees Park in the southeast corner of the city. Approximately 20 to 40 percent of the households in this area identify as this household type. Due to structural forces like gender wage disparities, the State of California has identified female-headed households as a population that is more likely to be vulnerable to poverty, displacement, or other negative impacts. While there is not a high rate of poverty in the Big Trees Park neighborhood, the median income is approximately $63,636, significantly lower than many other neighborhoods, and all adjacent neighborhoods, in Livermore. In this area, there is a concentration of apartments within walking distance of the Arroyo Seco Elementary School.

For comparison, there are no areas in Pleasanton with a concentration of female-headed households greater than 20 percent, while Tracy contains two areas. Across the ABAG region, there are many more jurisdictions with a higher concentration of this family type than Livermore. The concentrations of married couples with children are predominantly around the perimeter of Livermore, while the center of Livermore contains households with more mixed group family types. The cities of Tracy, Livermore, and Pleasanton all share a relatively similar concentration of largely married couples with children located around the perimeter of their respective city, where there are typically larger single-family home types that are suitable for families. Additionally, home prices are often higher in single-family neighborhoods and are unattainable for many single-income households, thus resulting in a higher rate of married couple and other dual-income households. Married couples with children is the dominant familial type in Tracy, Livermore, and Pleasanton. Across the ABAG region, more urban communities have more balanced mixes of family types while more suburban communities have higher concentrations of largely married couples with children. To ensure there is housing available to all family types, the City will encourage affordable housing in a range of sizes (Program 1.5.3).

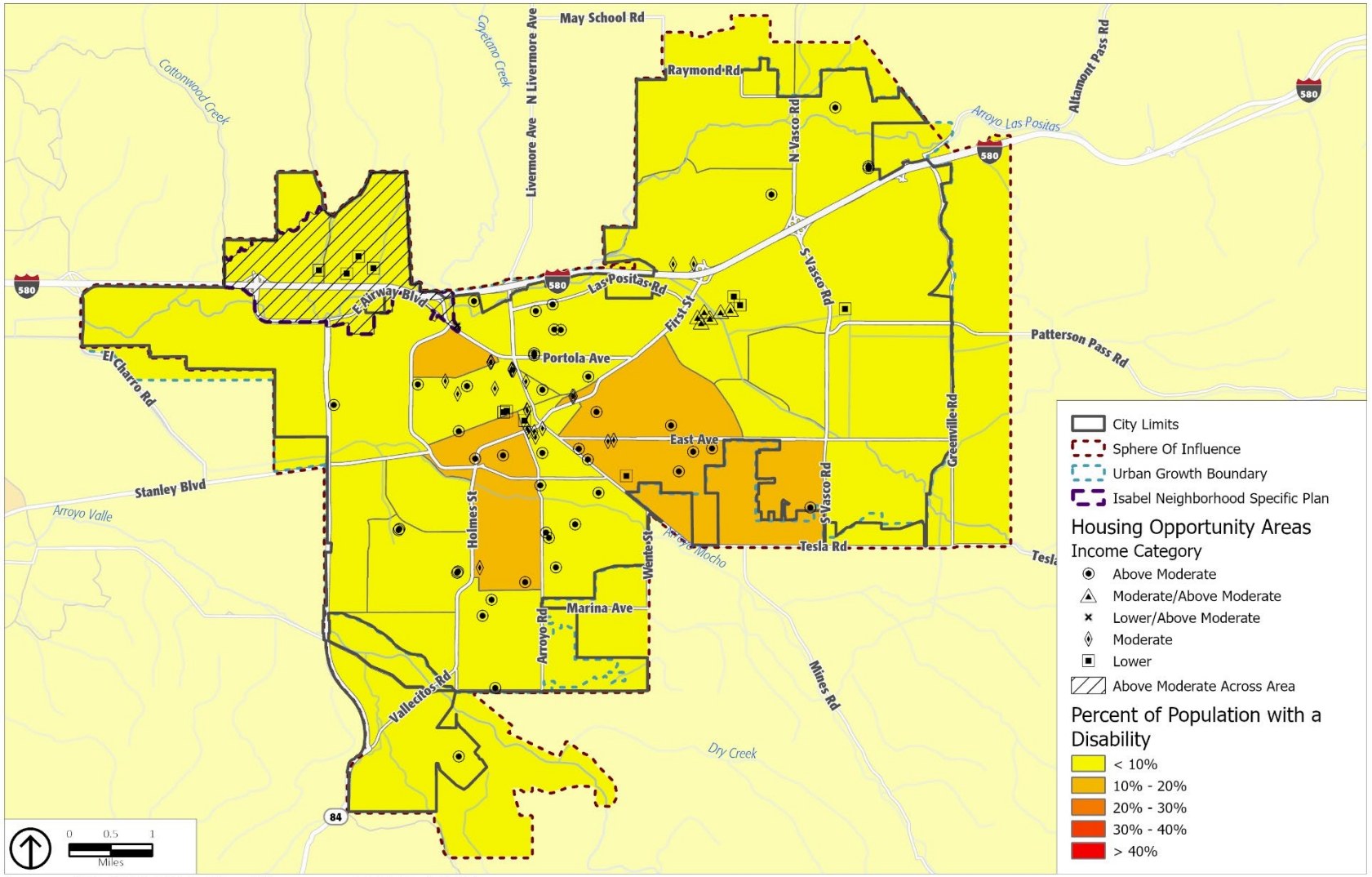
Persons with Disabilities

As stated in the Housing Needs Assessment of this Housing Element, the 2015-2019 ACS estimated that approximately 8.4 percent of residents in Livermore had a disability. As shown in Table 2-23 in the Housing Needs Assessment, cognitive difficulty was the most common disability type for Livermore residents. Approximately 30 percent of Livermore senior residents (people 65 years and older) live with a disability. Disability rates and patterns have shifted since 2014, when there were two census tracts where more than 10 percent of the residents identified as living with a disability (see Figure 2-5). However, by 2019, this concentration has decreased as a larger portion of the city now have a rate of disability greater than 10 percent. An increasing disability rate may be a result of an aging population, as the senior population in Livermore has increased from 9.8 percent of the total population in 2010 to 13.4 percent in 2019 according to the ACS. While there are several assisted living facilities and residential care facilities in Livermore, the City has included Programs 1.5.1 and 1.5.2 to facilitate this type of housing and encourage universal design in new developments, so the growing populations of seniors and persons with disabilities are able to find housing options to remain in their community.

While the percentage of the population with a disability varies slightly throughout the city, there is one significant concentration of this population between First Street to the north, Lomitas Avenue to the south, Arroyo Road/L Street to the east, and Holmes Street to the west, where approximately 16.3 percent of the population has a disability. Milan Villa Senior Living, Tuscany Villa Senior Living, and A Home of Our Own, with a combined capacity for 61 residents, are within this census tract, supporting a concentration of seniors who are more likely than younger residents to have vision, hearing, or ambulatory difficulties. The proximity of this tract to downtown may further support the concentration of this population due to proximity to services, transit, and smaller units often preferred by senior households.

Pleasanton shares a similar rate of disability as Livermore, while Tracy has a higher rate in the center and east side of the city. While the disability rate is slightly lower in Livermore than in the region, the patterns of concentration are similar. Typically, urban areas with higher population density, often along the bay and in downtown areas, have slightly higher rates of disability in both the Bay Area and the county. This trend may be due to a concentration of accessible housing, proximity to transit, and the availability of resources in these areas. Livermore largely reflects disability patterns found throughout the region with higher rates of disability in denser areas. The City has identified several programs in Table 2-54 at the end of this AFH to improve housing mobility and access to resources and services for persons with disabilities, to alleviate the concentrations of persons with disabilities identified and to address concerns about shortages of accessible housing and services identified by stakeholders.

Figure 2-5: Disability Rate



Source: ACS, 2015-2019; City of Livermore, 2021; Esri, 2021.

Access to Opportunity

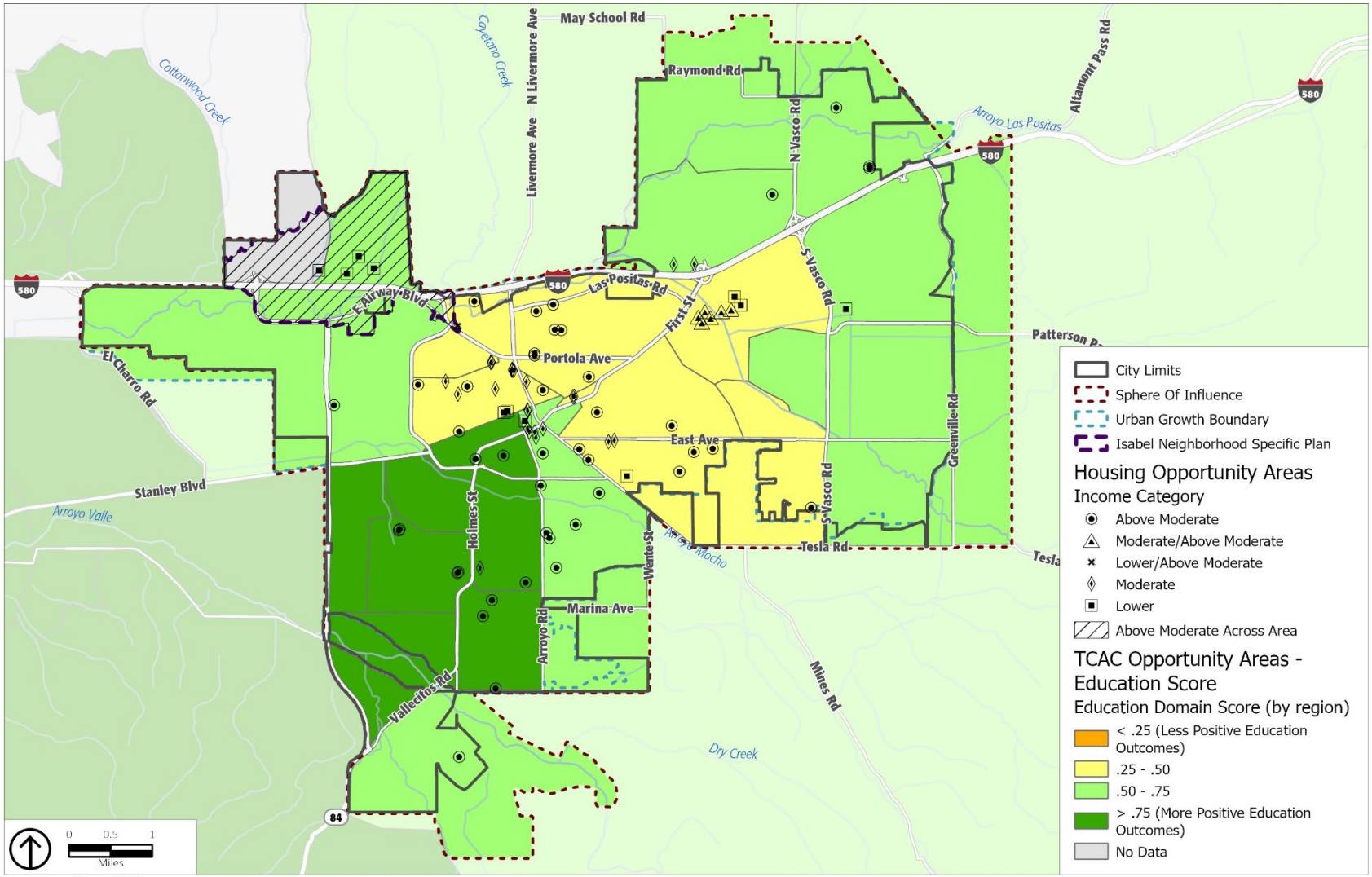
Educational Opportunities

School quality is often tied to housing, with neighborhoods with higher median incomes and home values often having access to higher performing schools than lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of lower-cost housing typically have lower standardized test scores, creating a cyclical problem of not offering these students equal educational opportunities afforded to students in affluent neighborhoods. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Livermore residents are served by a variety of schooling opportunities through the Livermore Valley Joint Unified School District (LVJUSD), Del Valle Continuation School, and Livermore Adult Education. Between these schools, there are nine elementary schools, three middle schools, three high schools, and two kindergarten through 12th grade schools in Livermore. The anticipated educational outcome, according to TCAC/HCD opportunity maps (see Figure 2-6), is lowest in central areas of Livermore, between N. Murrieta Boulevard and Interstate 580 north of First Street, and between S. Livermore Avenue and S. Vasco Road south of First Street. The TCAC/HCD Educational Score is based on access to educational attainment on fourth grade reading and math proficiency from the 2018-2019 school year, high school graduation rate, and prevalence of student poverty. The highest educational outcomes are expected in areas outside of the Livermore core, where neighborhoods have higher median incomes (see Figure 2-3). For comparison, Pleasanton, in its entirety, has a much higher overall anticipated educational outcome than Livermore, which correlates with the generally higher median income found in Pleasanton. In contrast, Tracy shares a similar anticipated educational outcome as Livermore, where central and northern parts of Tracy with lower median incomes have the lowest anticipated educational outcome. Like in Livermore, areas in Tracy with higher median incomes have higher educational scores.

Each year, the California Department of Education (DOE) publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Performance scores were available for the nine elementary schools, three middle schools, three high schools, and two kindergarten through 12th grade schools (see Table 2-48). Performance scores were not available for Vineyard Alternative School, Del Valle Continuation High, and Livermore Valley Adult Education; however, it is worth noting that continuation and alternative schools typically serve students who struggle with traditional school environments and present a valuable opportunity for students who may otherwise not complete high school or are seeking additional education.

Figure 2-6: TCAC Educational Score



Source: City of Livermore, 2021; TCAC, 2021; Esri, 2021.

Of the ranked Livermore schools, in 2019, the DOE reported that only Junction K-8 and Marylin Avenue Elementary fell below statewide grade standards in both English Language Arts and Mathematics. Approximately 5.8 and 8.0 percent of students in Junction K-8 and Marylin Avenue Elementary were chronically absent, respectively (see Table 2-48). Moreover, approximately 63.8 percent and 78.6 percent of Junction K-8 and Marylin Avenue Elementary were considered socially disadvantaged. Both schools are in the area that is predominantly Hispanic, Latino, Latina, and Latinx according to the 2015-2019 ACS (N. Murrieta Boulevard to the west, Pine Street to the north, Union Pacific Railroad to the south, and Junction Avenue to the east). At the block group level, the median income for the neighborhood surrounding Junction K-8 is $72,949, while the median income in the neighborhood surrounding Marylin Avenue Elementary is $119,688, indicating that school quality is not necessarily reflective of neighborhood median income in this case. All other schools in Livermore have performance scores at or higher than the State standard.

Table 2-48: School Performance Scores, 2019

School	*English Language Arts Score*	*Mathematics Score*	*Rate of Chronic Absenteeism*[1]	*Socially Disadvantaged Population*[2]
Leo R. Croce Elementary	+3.4	+7	5.4%	25.5%
Junction K-8	-11.8	-54.6	5.8%	63.8%
East Avenue Middle	+18	-24.3	0%	30.8%
Sunset Elementary	+66.4	+40.5	3.4%	6.7%
Marylin Avenue Elementary	-25.2	-17.8	8%	78.6%
Rancho Las Positas Elementary	+12.3	+3.9	4.8%	24%
Granada High	+41	+16.7	n/a	21.5%
Livermore High	+24	-36.9	n/a	26%
Jackson Avenue Elementary	+19.6	+5.5	5.1%	39.7%
Andrew N. Christensen Middle	+41.2	-2.6	-	19.7%
Altamont Creek Elementary	+38	+16	2.3%	17.4%
William Mendenhall Middle	+52.5	+26	3.5%	9%
Arroyo Seco Elementary	+16.6	+5.1	4.1%	24%
Emma C. Smith Elementary	+47.9	+42.5	2.2%	7.6%
Joe Michell K-8	+23.9	-10.7	3%	20.1%
Lawrence Elementary	+21.6	+21.3	5.4%	13.4%

Source: California Department of Education, 2019

[1] *The percentage of students who are absent 10 percent or more of the instructional days they were enrolled. Applies to elementary and middle schools.*

[2] *Percentage of students who are eligible for free or reduced priced meals; or have parents/guardians who did not receive a high school diploma.*

In the 2019 school year, approximately 25.7 percent of Livermore Valley Joint Unified School District (LVJUSD) students qualified as socially disadvantaged, measured by the number of students who are eligible for free or reduced-priced meals or have parents or guardians who did not receive a high school diploma. Approximately 10.6 percent of students were English

learners, measured by students who are learning to communicate effectively in English, which usually requires instruction in the English language in addition to the typical course load, and approximately 0.1 percent of LVJUSD students are in foster care. Additionally, approximately 54.4 percent of the class of 2019 were ranked by the DOE as "prepared" for college or career. In comparison, in the neighboring Tracy Joint Unified School District (TJUSD), the percent of the student population that is considered socially disadvantaged more doubles, more than a quarter of students are English learners, and the college preparedness rate is significantly lower (see Table 2-49). While to the west, in the Pleasanton Unified School District, the rates of all of these demographic characteristics are significantly lower than in LVJUSD and the college preparedness rate significantly higher.

Table 2-49: School District Demographic Characteristics

School District	*Socially Disadvantaged Population*[1]	*English Learners*	*Foster Youth*	*College Preparedness*
Livermore Valley Joint Unified School District	25.7%	10.6%	0.1%	54.4%
Tracy Joint Unified School District	57.8%	26.9%	0.4%	34.7%
Pleasanton Unified School District	9.1%	11.4%	0.1%	76.2%

Source: California Department of Education, 2019

[1] *Percentage of students who are eligible for free or reduced priced meals; or have parents/guardians who did not receive a high school diploma.*

While most schools in Livermore offer strong educational opportunities for students, residents of areas that are predominantly non-White have disproportionately limited access to high-quality schools. Addressing housing instability for families with children living in substandard housing or poverty, paired with encouraging integration of affordable housing in high opportunities, may improve educational opportunities for all students. However, most Livermore schools are an excellent starting point since most schools have high ratings according to Table 2-48. The Housing Element includes a set of housing programs to increase housing opportunity for extremely low-income households, including Program 3.4.2 to expand Section 8 voucher usage throughout the city and encourage affordable housing in high resource areas and near high-performing schools.

Transit Mobility

Livermore residents are served by the Altamont Commuter Express (ACE) Train and the Livermore Amador Valley Transit Authority (aka Tri-Valley Wheels). The ACE Train has two Livermore stations, one located Downtown and the other on Vasco Road, and connects Livermore residents with areas as far northeast as Stockton and southwest as San Jose. The Downtown Ace station also serves as the location of the Livermore Transit Center, which connects to the Tri-Valley Wheels bus system. Tri-Valley Wheels connects residents across Dublin, Livermore, Pleasanton, and unincorporated areas in Alameda County via a fixed-route bus service. Tri-Valley Wheels operates three routes within Livermore: Route 11 (suspended due to low ridership), Route 14, and Route 15. The express route (30R) was suspended due to the COVID-19 pandemic but is now back in service.

Northwest of the railroad, between N. Murrieta Boulevard, Pine Street, and Junction Avenue, there is a concentration of non-White and lower-income households, The location of the Livermore Transit Center in disadvantaged communities improves transit access for these residents to connect them to opportunities both within and outside of the city. Discounted ACE Train fares are available to qualifying passengers living with disabilities, Medicare cardholders, seniors (aged 65+), and children ages 6 to 12. Additionally, the ACE Train also has a Community Assistance Program (CAP) to assist lower-income households with fare reductions based on distance traveled. Typically, fares are a flat cost for travel. In December 2021, Tri-Valley Wheels fares ranged from $1 to $2 based on the use of cash, Clipper card, and if the rider identified as a regular rider, youth ($1.60 to $2), senior ($1), living with a disability ($1), or as a Medicare cardholder ($1). Tri-Valley Wheels riders also have access to senior and disabled discounted monthly passes. The Go Tri-Valley rideshare program operated by Tri-Valley Wheels pays for half of an Uber of Lyft ride fare (up to $5) for trips starting and ending within the city limits of Dublin, Pleasanton, and Livermore, including rides between cities. This program encourages residents to travel in groups, reducing the number of vehicle trips in each city and cars on the road.

According to AllTransit, a transportation database of over 902 transit agencies created by the Center for Neighborhood Technology, Livermore received a transit score of 4.3 out of 10. This score is a result of a "low combination of trips per week and number of jobs accessible enabling few people to take transit to work." Comparatively, Pleasanton scored 4.9 and Tracy scored 3.3 for the same metric, both earning the same description as Livermore. Transit scores in the Bay Area are typically highest in dense, urban areas served by a wide range of public transportation options. In contrast, more suburban communities, such as Livermore, have significantly lower transit scores where there are fewer options available to residents, presenting a barrier to households that may want to live in Livermore but rely on public transit to access employment and services.

Employment Opportunities

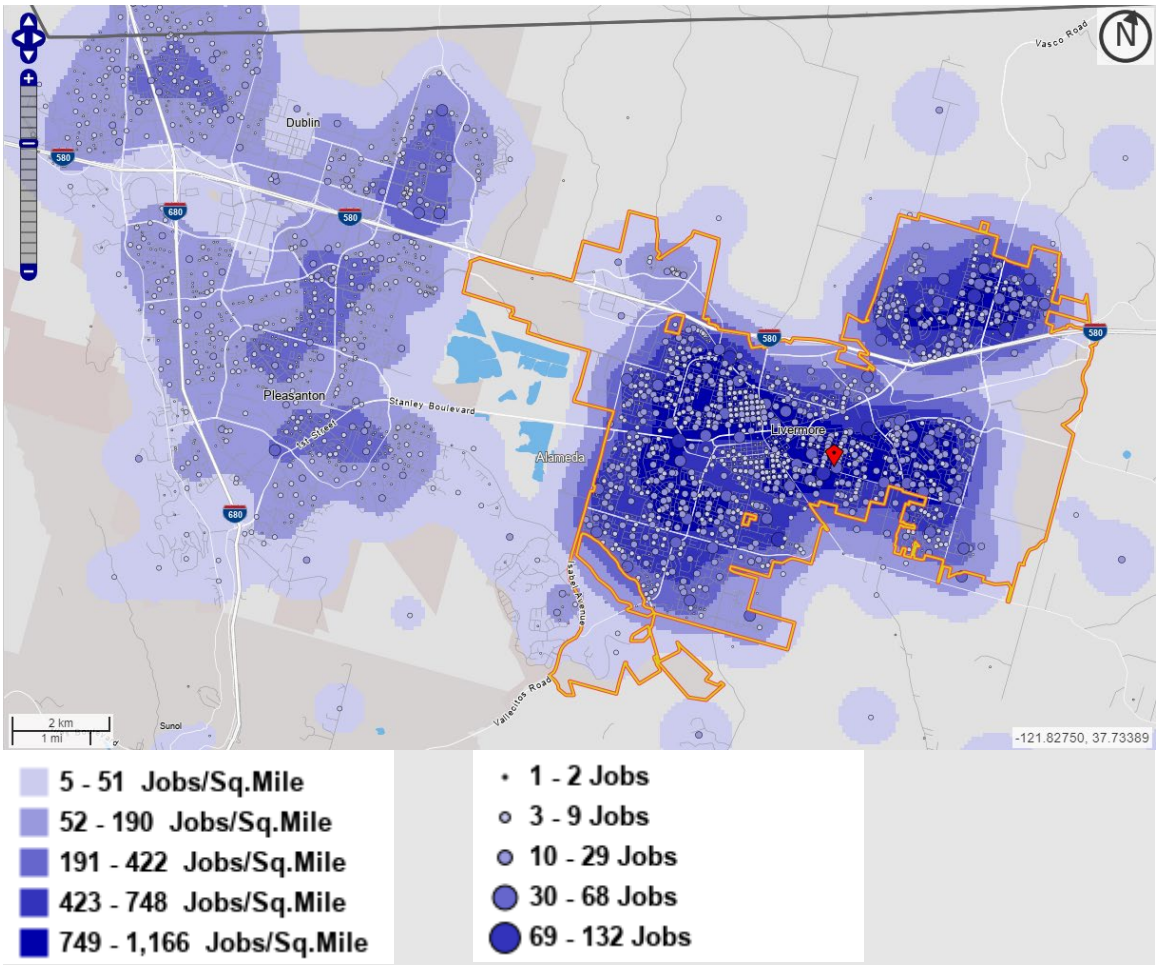
The transportation options available to Livermore residents significantly affect access to employment opportunities. According to the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) measurement, in 2019, 26.9 percent of Livermore residents lived less than 10 miles from their place of employment, 30.8 percent lived within 10 to 24 miles of their job, 26.1 percent were 20 to 50 miles from their job, and 16.3 percent were further than 50 miles from their job. While there are several employment opportunities in the city, Livermore's position in the Bay Area facilitates access to other jobs and industries in other nearby cities. LEHD data indicate that 39 percent of Livermore residents work in Alameda County, 16 percent work in San Joaquin County, 13.2 percent work in Contra Costa County, and 6 percent in Santa Clara County. Those that commute the furthest are largely commuting north to Napa, Petaluma, and Santa Rosa, and southeast to Turlock and Merced.

LEHD data also indicate that 20.4 percent of Livermore workers also live there. Other locations from which Livermore workers commute are the cities of Tracy (5.7 percent of Livermore workers), San Jose (3.6 percent), and Pleasanton (3.5 percent). Approximately 50 percent of Livermore workers commute from locations outside of the city that were not identified by the LEHD.

As shown in Figure 2-7, LEHD Origin-Destination Employment Statistics (LODES) data indicate that there is a greater concentration of jobs in Livermore than in nearby jurisdictions of Pleasanton, Dublin, and San Ramon. The high concentration of jobs in Livermore may be due

to the presence of Lawrence Livermore National Laboratory, Sandia National Laboratories, and the largest distribution center in the Tri-Valley area. However, job access across Livermore is not evenly distributed. The southwest corner of the city is identified as having the furthest proximity to jobs, according to HUD. This area is almost entirely residential and backs up to open space and vineyards, with few job opportunities. Residents of this portion of the city may have to commute north to job centers in Livermore or nearby communities.

Figure 2-7: Concentration of Jobs by Jurisdiction



Source: U.S. Census Bureau, 2019

According to the Department of Finance E-5 estimates and Table 2-50, Livermore's jobs-housing ratio has increased from 2002 to 2018. A jobs-housing ratio measures the number of jobs available compared to number of occupied housing units. A 1.0 ratio indicates that there is one job for every housing unit. In 2002, Livermore had a jobs-housing ratio of 1.56, while the county and Bay Area had ratios of 1.30 and 1.28, respectively. By 2018, the ratios had increased to 1.71, 1.43, and 1.47 for Livermore, the County, and the Bay Area, respectively, indicating that each of these have more jobs available than housing units. This high jobs-housing ratio may suggest that there is a shortage of housing in Livermore for workers that commute there. To address the imbalance, the City has included several programs in this Housing Element to

facilitate, incentivize, and support housing development so Livermore workers will have housing options to reside within the city.

Table 2-50: Jobs-Housing Ratio

Year	Livermore	Alameda County	Bay Area
2002	1.56	1.30	1.28
2010	1.42	1.20	1.21
2018	1.71	1.43	1.47

Source: ABAG Data Packet, 2021.

In addition, according to Table 2-51, Livermore's unemployment rate has historically been lower than the rates in Alameda County and the Bay Area. In January 2010, the unemployment rate was 8.1 percent, while Alameda County was 11.6 percent, and the Bay Area was 11.1 percent. In 2014, the unemployment rate had dropped to 4.5 percent in Livermore, remaining lower than Alameda County (6.6 percent) and the Bay Area (6.1 percent). This finding follows the trend shown in Table 2-51, which indicates that Livermore residents may have better access to jobs, or access to more secure jobs, than in the overall county and Bay Area.

Table 2-51: Unemployment Rate

Date	Livermore	Alameda County	Bay Area
January 2010	8.1%	11.6%	11.1%
January 2014	4.5%	6.6%	6.1%
January 2021	5.9%	7.2%	6.6%

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS); ABAG Data Packet, 2021.

Services for Persons with Disabilities

Livermore residents are served by Dial-A Ride Paratransit, a transportation service operated by the Livermore Transit Authority to provide door-to door transit for persons with disabilities. Drivers can provide assistance from the front door of origin or destination to the vehicle. This service is available whenever fixed-route service is operating and is also available to residents of other jurisdictions in the region, including Pleasanton, Dublin, and unincorporated communities in the county. The fare is $3.75 each way and the service is reservation based – reservations must be made at least the day before the trip and can be made up to seven days prior to the trip. Additionally, the Livermore Transit Authority also provides a Wheels Para-Taxi Program. The program offers a flexible same-day transportation option for Americans with Disabilities Act (ADA)-certified riders. Unlike traditional Paratransit services that are ride-share vehicles and operate on a schedule, the Wheels Para-Taxi service operates by allowing riders to use any taxi service, including Lyft, Uber, or regular taxis, then submit a reimbursement form on the Wheels website for the cost of the ride. According to the Livermore Transit Authority, the final cost to the rider after the reimbursement is often less than a Dial-A-Ride ticket. These two services provide the ability for persons living with disabilities to travel independently to, from, and around the Livermore area at reduced costs.

There are several licensed assisted living facilities available to persons living with disabilities in Livermore. In total, there are 459 beds available across 31 facilities, with the largest being The Watermark at Rosewood Gardens, with capacity for 115 residents. These facilities are largely near the downtown area in higher-density neighborhoods. Most facilities are in the two areas of concentrated disability south of First Street, therefore explaining the higher rates of disabilities in these tracts compared to other areas of the city. In addition to the assisted living facilities, there are seven adult residential care facilities with a combined capacity for 38 occupants. These residential homes are for adults with intellectual and developmental disabilities, who also have medical, behavioral, or age-related support needs.

The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through its Reasonable Accommodation process, discussed in the Governmental Constraints section of this Housing Element, and by seeking funding to assist with modifications (Program 5.1.2).

Environmental Health

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as an "area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare communities' environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

- Ozone concentrations
- $PM_{2.5}$ concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children's lead risk from housing for children
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts

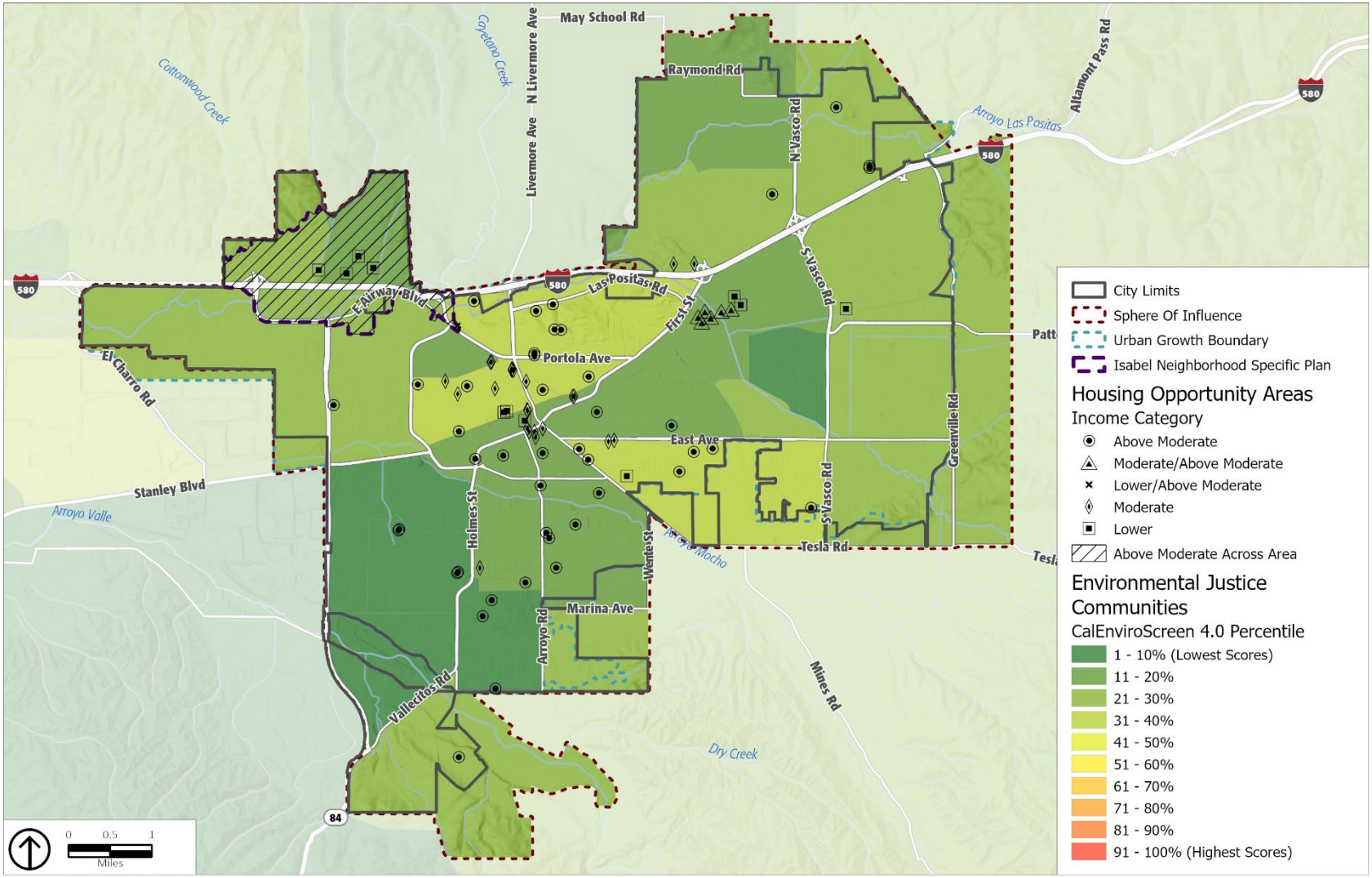
Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in Figure 2-8, there are no areas within Livermore that qualify as an EJ Community. Despite this, there are notable patterns of varying environmental conditions. For example, the highest-scoring census tract, scoring in the 39th percentile, had a predominantly Hispanic and Latinx population in 2019. This tract, shown in Figure 2-8, is in the center of the city north of First Street, where there is a concentration of high-density and intensity residential and commercial uses. The pollution burden in this neighborhood was in the 49th percentile and the population characteristic score was in the 33rd percentile, suggesting that the environmental score is more likely a result of pollution. A lower population characteristic score, similar to an exposure score, indicates a more positive outcome. This score measures biological traits that reflect health status or community characteristics:

- Asthma concentration
- Cardiovascular disease
- Low birth weight infants
- Educational attainment levels
- Housing burden cost
- Linguistic isolation concentration
- Poverty levels
- Unemployment rate

While still a lower score than found in other communities in the region, outside of Livermore, there are three pollution burden indicators that individually scored above the 75th percentile in this neighborhood: lead from housing, groundwater threats, and hazardous waste. The high lead score may be caused by the older housing stock that is concentrated in this area. Lead-based paint was used in the construction of residential homes prior to 1978. Many of the homes in this area may have been constructed before then, which may contribute to the high indicator score.[17] The high scores of the other indicators may be caused by infrastructure issues or runoff from current or adjacent uses.

[17] Properties, Avr. 2017, March 22nd (posted). 2017, April 11th (updated). 2021, December 22nd (accessed). "What If My Livermore Rental Property has Lead-Based Paint?" Property Management Education. Avrhomes.com. https://avrhomes.com/what-if-my-livermore-rental-property-has-lead-based-paint-property-management-education.

Figure 2-8: Environmental Health Scores



Source: OEHHA, 2021; City of Livermore, 2021; Esri, 2021.

In Pleasanton, there are no EJ Communities. However, neighborhoods west of Sunol Boulevard and Del Valle Parkway have higher cumulative scores than the census tracts east of Sunol Boulevard. The area containing the Stoneridge Shopping Center also has a higher cumulative percentile score than most areas in Pleasanton. While these are high-income, predominantly White areas, each has high proximity to non-residential uses, which may increase pollution from vehicular traffic. In contrast to Livermore and Pleasanton, Tracy contains two disadvantaged communities, which are both on the east side of the city (east of S. Mac Arthur Drive). Of the three jurisdictions, Tracy contains the highest concentration of disadvantaged communities, which correlates with lower median incomes.

The distribution and locations of EJ Communities across Livermore, the Bay Area, and the nation are likely caused by numerous factors, including historical planning decisions, such as freeway construction that disrupted or harmed certain communities and redlining practices that resulted in disproportionate mortgage lending across the nation. In Livermore, the areas with the highest rate of environmental pollution and poverty are adjacent to major thoroughfares, including Interstate 580, and concentrated commercial uses, such as along First Street. While cities commonly have the highest-density and intensity of uses in their core, this aligns with areas of the greatest number of potential fair housing issues in Livermore. To address any discrepancies in access to healthy living conditions, the City will pursue funding to acquire land and/or facilitate development of urban parks on infill sites, particularly in low-resource areas and affordable housing developments, to promote place-based revitalization through air pollution mitigation and improved access to outdoor recreational opportunities (Program 4.2.1).

Disproportionate Housing Need and Displacement Risk

Overcrowding

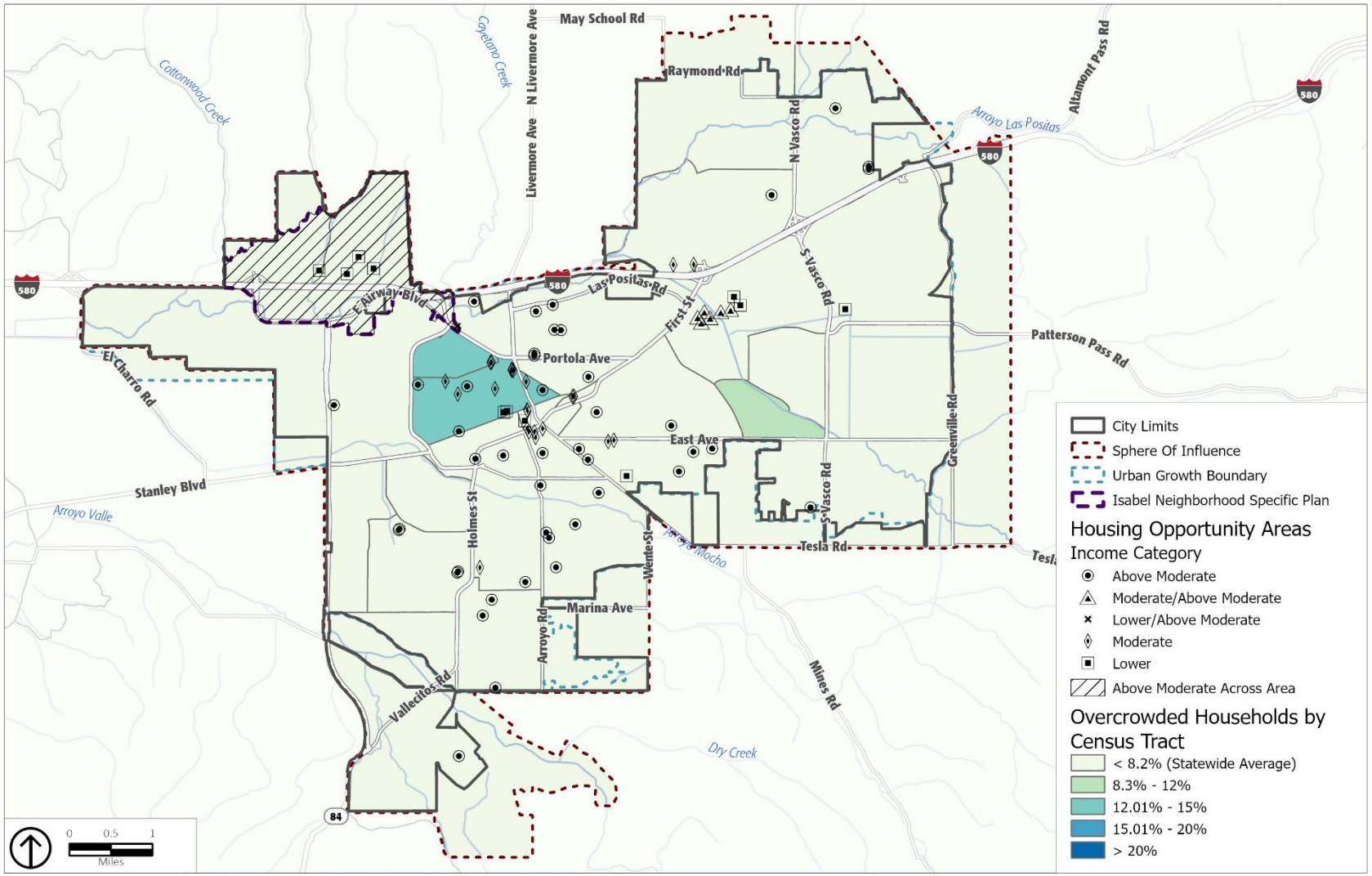
As discussed in the Housing Needs Assessment, the U.S. Census Bureau defines an overcrowded household as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as these may indicate a shortage of appropriately sized and affordable housing units.

Three census tracts in Livermore have a household overcrowding rate greater than 8.2 percent, the statewide average (Figure 2-9). Approximately 12.1 percent of households in a neighborhood in northern Livermore (bounded by N. Murrieta Boulevard to west, Portola Avenue to north and east, and the Union Pacific Railroad to south) are experiencing overcrowding. This concentration of overcrowding aligns with areas that are low-resourced according to TCAC/HCD, pollution burdened according to CalEnviroScreen, and have a disproportionate high rate of poverty, indicating possibly disproportionate housing burden and a need for more affordable large units in these areas, in addition to other areas, to affirmatively further fair housing. These neighborhoods are also predominately Hispanic and Latinx, so interventions should be linguistically accessible and culturally relevant. In the neighborhood surrounding Big Tree Park, 10.7 percent of households are overcrowded. As discussed previously, this neighborhood also has the highest rate of female-headed households and a concentration of higher-density housing, which may indicate that female-headed households with children are living in apartments or other smaller units due to housing costs or proximity to

schools, resulting in overcrowding. This census tract is bounded by N. Mines Road to the west, Charlotte Way to the north, S. Vasco Road to the east, and East Avenue to the south. While there are no concentrations of severe overcrowding in Livermore, the available data are not complete for the entirety of the city. In comparison, Tracy has a high concentration of overcrowded households in four census tracts between W. 11th Street to the south, N. Corral Hollow Road to the west, W. Clover Road and Lavelle Smith Drive to the north, and Holly Drive to the east. The percentage of overcrowded households within these four census tracts range from 9.4 to 18.5 percent. While there are no areas of concentrated overcrowding in Pleasanton, there is one area of concentrated severe overcrowding at 7.4 percent of households.

This concentration of overcrowding, similar to Livermore, aligns with areas that are Low-Income/Susceptible to Displacement according to the Urban Displacement project and contain vulnerable populations facing pollution burden according to CalEnviroScreen. The majority of residents in these neighborhoods are Hispanic and Latinx. In the ABAG region, overcrowding primarily occurs in dense, urban communities adjacent to the bay, while suburban communities have lower rates of overcrowding. Overcrowding and severe overcrowding may not be an issue for most Livermore residents; however, overcrowding increases displacement risk for those experiencing it. To address overcrowding, the City will provide regulatory waivers for developers that include affordable units for large families with three or more bedrooms in areas of concentrated overcrowding and near high-performing schools (Program 1.5.3).

Figure 2-9: Rate of Overcrowded Households



Source: CHHS 2020; City of Livermore, 2021; Esri, 2021; PlaceWorks, 2020.

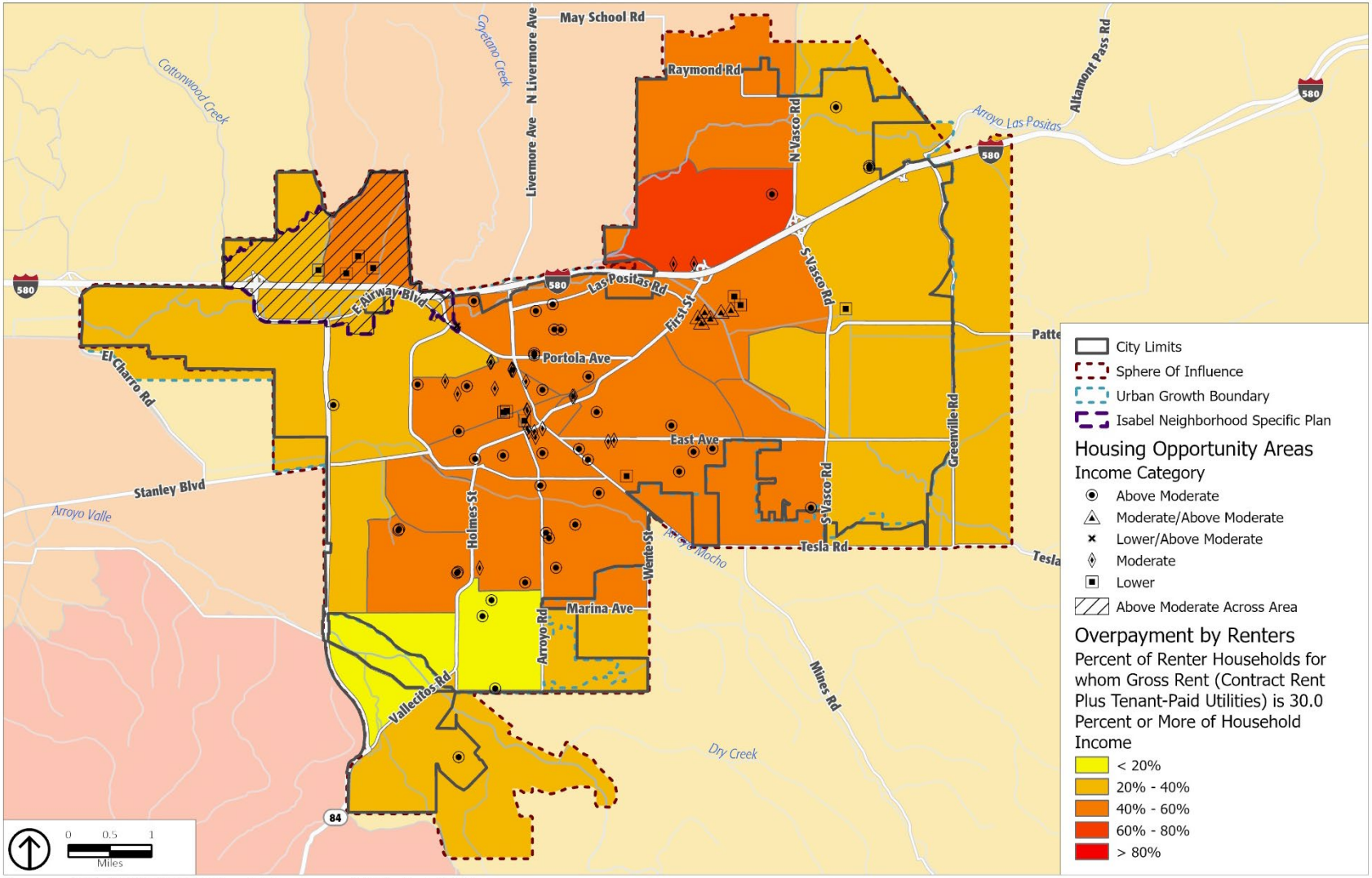
Overpayment or Cost Burden

A household is considered to be overpaying for housing (or cost burdened) when it spends more than 30 percent of its gross income on housing. Severe cost burden occurs when a household pays more than 50 percent of its income on housing. Approximately 31.0 percent of Livermore residents, 37.1 percent of Alameda County residents, and 36.1 percent of Bay Area residents are overpaying for housing. While both renters and homeowners face cost burden, it is a more significant problem among renters.

In 2014, renter overpayment in Livermore was concentrated in the Robertson Park neighborhood, where approximately 67 percent of renters paid more than 30 percent of their gross income on housing, and the southern portion of Livermore, where approximately 69 percent of renters were overpaying for housing. The lowest rate of overpayment, at 18.5 percent, occurred in northern Livermore near the Livermore Municipal Airport and Las Positas Golf Course. The highest rates of overpayment among homeowners in 2014 occurred east of Downtown Livermore, predominantly between S. Livermore Avenue and S. Vasco Road, where 41.6 to 48.5 percent of homeowners have housing that costs 30 percent or more of their household income.

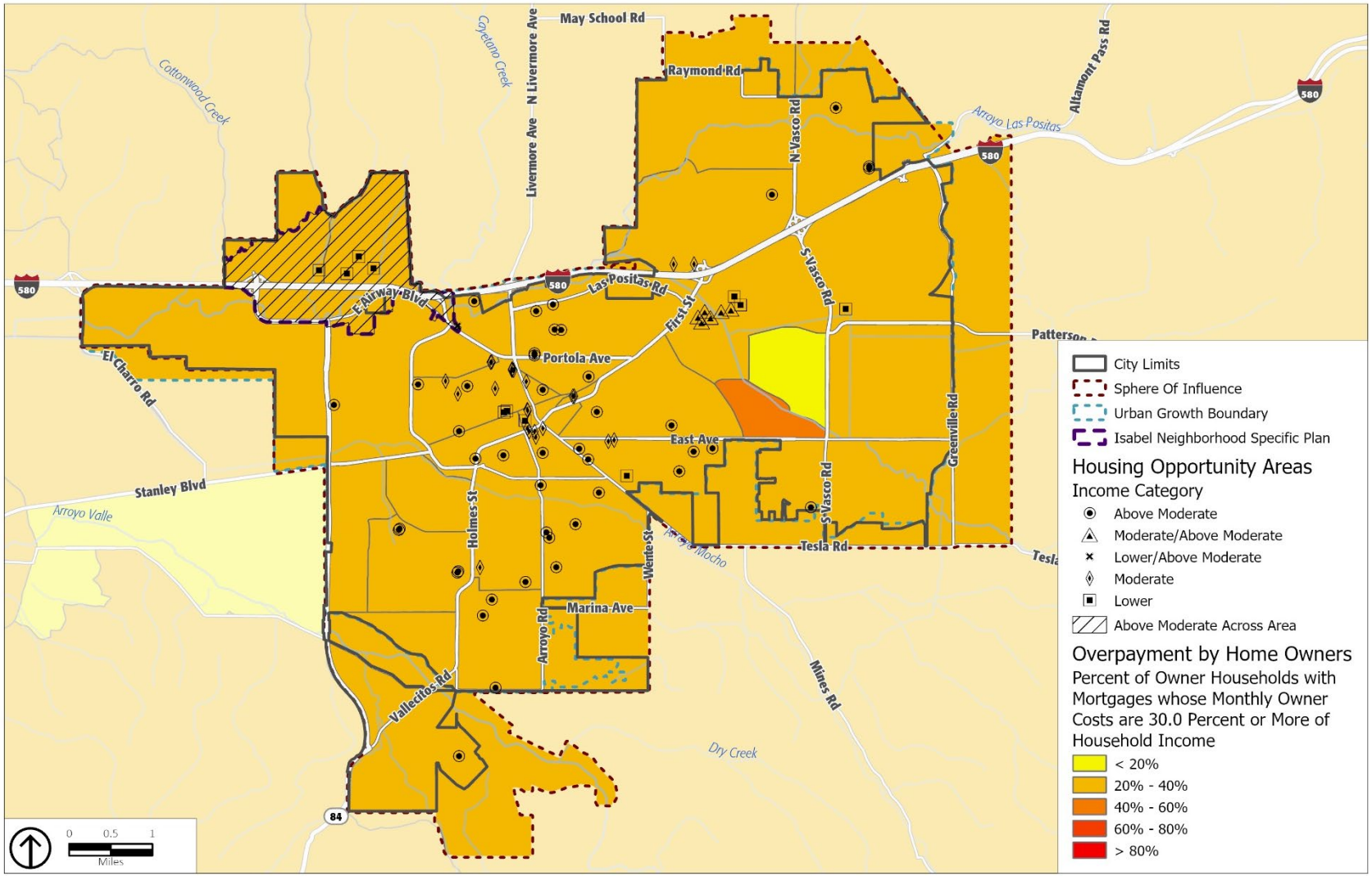
In 2019, the highest rate of renter overpayment was north of Interstate 580, at 62.6 percent of renters, though renter overpayment remains present throughout the city (Figure 2-10). The lowest rate of renter overpayment is in areas predominantly south of Alden Lane and Lomitas Avenue. There is significantly lower homeowner overpayment than in 2014, with only one remaining concentration in the Wagner Farm neighborhood (East Avenue to the south, N. Mines Road to the west, and Charlotte Way to the north, S. Vasco Road to the east), where approximately 43.5 percent of homeowners overpay for their home (Figure 2-11).

Figure 2-10: Percent of Cost Burdened Renter Households, 2019



Source: ACS, 2015-2019; City of Livermore, 2021; Esri, 2021.

Figure 2-11: Percent of Cost Burdened Owner Households, 2019



Source: ACS, 2015-2019; City of Livermore, 2021; Esri, 2021.

As shown in Table 2-52, in 2019, approximately 32.8 percent of Black Livermore renters are cost burdened; however, only 1.8 percent of Livermore residents identify as Black or African American. This reflects other racial disproportionalities such as wage and occupational disparities and may indicate that this population of renters is disproportionately experiencing overpayment. In addition, 100 percent (or 10 individuals) of American Indian or Alaskan Native renters are cost burdened. For reference, only 0.3 percent of Livermore residents identify as American Indian and Alaska Native. Along with Black or African American Livermore residents, Livermore American Indian and Alaska Native are disproportionately overpaying for housing. Additionally, the majority of Pacific Islander and Multiracial renters are experiencing cost burden at disproportionally higher rates than other races.

Among homeowners, approximately 17.7 percent of Black or African American residents are severely overpaying, demonstrating a similar trend as seen among renters. Asian, American Indian, or Alaska Native homeowners experience the highest rate of cost burden, though significantly lower rates of severe cost burden. Non-White homeowners in Livermore generally experience higher rates of overpayment than White homeowners, which reflects regional and national racial disproportionalities and are caused by past and present forms of housing discrimination, occupational segregation, and barriers to accessing affordable housing options.

Table 2-52: Percentage of Cost Burden Residents by Tenure, Race, and Ethnicity									
	Cost Burden						Not Available		Total
	≤ 30%		30% to 50%		> 50%				
Tenure and Race	Number	Share	Number	Share	Number	Share	Number	Share	
Owners									
White, alone	13,220	77.6%	2,300	13.5%	1,430	8.4%	90	0.5%	17,040
Black or African American, alone	240	77.4%	10	3.2%	55	17.7%	0	0.0%	310
Asian, alone	1610	69.0%	525	22.5%	190	8.1%	10	0.4%	2,335
American Indian or Alaska Native, alone	15	75.0%	4	20.0%	0	0.0%	0	0.0%	20
Pacific Islander, alone	25	100.0%	0	0.0%	0	0.0%	0	0.0%	25
Other, multiple	455	72.8%	110	17.6%	60	9.6%	0	0.0%	625
Hispanic	1,600	72.4%	405	18.3%	185	8.4%	20	0.9%	2,210
Renters									
White, alone	2,805	52.2%	1,365	25.4%	1,170	21.8%	30	0.6%	5,375
Black or African American, alone	165	54.1%	100	32.8%	45	14.8%	0	0.0%	305
Asian, alone	420	56.0%	145	19.3%	170	22.7%	15	2.0%	750
American Indian or Alaska Native, alone	0	0.0%	10	100.0%	4	40.0%	0	0.0%	10
Pacific Islander, alone	15	33.3%	10	22.2%	20	44.4%	0	0.0%	45
Other, multiple	40	23.5%	40	23.5%	80	47.1%	10	5.9%	170
Hispanic	1,225	53.0%	590	25.5%	450	19.5%	40	1.7%	2,310

Source: CHAS, 2014-2018.

Substandard Housing

Housing condition presents another issue that may increase displacement risk for residents due to safety and exposure concerns. According to the 2015-2019 ACS, approximately 65 percent of units in the city are older than 30 years, indicating that the housing stock in Livermore is relatively new. However, for those units older than 30 years, it is not uncommon to need at least minor repairs. According to Section 2.5, Housing in Need of Repair/Replacement of the Housing Needs Assessment, approximately 100 residential units are estimated to need either rehabilitation or replacement. To ensure that all residents are able to maintain their homes regardless of income, the City will seek funding to provide housing rehabilitation funding to lower-income residents to reduce displacement risk due to housing conditions (Programs 4.1.3).

Homelessness

In 2019 and 2022, EveryOne Home conducted the Point in Time (PIT) count for Alameda County to assess the extent of homelessness in the county. While the data from the 2022 count has not been released at the time of this report, based on EveryOne Home's findings from the 2019 count, at least 264 (or 3.2 percent of the total county) Livermore community members experienced homelessness. Of these, 179 were unsheltered at the time of the count. This overall number has grown since the 2017 PIT count, when Livermore had a total of 243 (4.3 percent of the total county) homeless community members; 141 of whom were unsheltered at the time of the 2017 PIT count. This finding indicates that from 2017 to 2019, the gap of unsheltered and sheltered unhoused Livermore community members has increased, which may be due to rising home costs that increase displacement risk. However, the number of unsheltered homeless persons in Livermore compared to the city's population was proportionally lower than other communities in the county. EveryOne Home also conducted a survey to 1,681 unsheltered and sheltered homeless individuals in the county and found the following statistics at the county-level[18][19]

- 63 percent of homeless people have been homeless for more than one year.
- The topmost cited reason for becoming homeless is loss of a job, followed by mental health issues, then substance abuse issues.
- 78 percent of homeless residents resided in a home in the county before becoming homeless; 57 percent of homeless residents have been in Alameda County for more than 10 years.
- 95 percent of families are sheltered, and 84 percent of single adults are unsheltered.
- Blacks/African Americans, American Indians, and Alaska Natives were overrepresented when compared to Alameda County's population.

[19] Alameda, County of. 2020, January. "County of Alameda Regional Analysis of Impediments to Fair Housing Choice." (pp. V-104 and V-105). Acgov.org. https://www.acgov.org/cda/hcd/documents/FinalAI_Combined_1-10-19.pdf.

- About 61 percent of the countywide homeless population was male and 35 percent was female. The remaining 4 percent identified as either transgendered or gender nonbinary.
- Alameda County had 168 homeless people aged 61 or older (14 percent of the total). About 73 percent were between the ages 25 and 59, implying that the percentage of homeless people aged 61 and older could grow as the population ages.
- 46 percent of the homeless population in Alameda County had a disabling condition, which is defined by HUD as developmental disability, HIV/AIDS, or long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing.

Reports gathered at community engagement meetings held by EveryOne Home suggest that the county's PIT may have undercounted by up to 40 percent due to a variety of factors, such as the challenge of identifying unhoused individuals that live in vehicles or within non-residential buildings/structures or those that are temporarily staying in a person's home. Persons experiencing homelessness, or those at risk of becoming homeless, are typically extremely low-income and are often displaced from housing due to inability to pay or other issues.

Five housing projects and three programs have been recently completed or are underway in Livermore to support the unhoused population. The five housing projects are:

- **Chestnut Square Senior.** A 72-unit affordable studio and 1-bedroom apartments complex that opened in September 2019 as part of a two-phase project with Chestnut Family Square (below). Five affordable housing units are set aside for previously unhoused senior residents.
- **Chestnut Square Family.** Built in 2021, this project includes 42 affordable rental apartments. Supportive services are provided for 10 of the 42 units at Chestnut Family Square that are set aside for formerly homeless households.
- **Goodness Village.** 28 tiny homes constructed in 2021. This development also provides services and resources to the local Livermore community experiencing homelessness.
- **Vineyard 2.0.** 24 units of affordable, accessible studios, 1-bedroom units, and one 2-bedroom unit. This development will include a 10,000-square-foot kitchen to be operated by Open Heart Kitchen, serving hot meals for Livermore's homeless and low-income neighbors. Additionally, this development also includes a Homeless Resource Center, which provides showers, laundry machines, a health clinic, mailboxes, mental health services, and case management, and is a five-minute walk from downtown Livermore.
- **Pacific Avenue Senior Apartments.** A 140-unit affordable rental housing project, currently in the development phase, will include both one- and two-bedroom units for seniors. A limited number of units will be dedicated for seniors experiencing homelessness.

- **Downtown Apartments.** This development will provide 130 new affordable homes to low-income families in Livermore. A limited number of the units will be set aside for previously unhoused community members to meet County funding requirements.

Examples of City programs for people experiencing homelessness include City Serve, biohazard cleanup, and laundry and shower services. City Serve is a Tri-Valley program that provides crisis stabilization services for unsheltered neighbors living in Dublin, Pleasanton, and Livermore. In partnership with Block by Block, the City provides biohazard cleanup services throughout the city, including cleanup of backpacks, sleeping bags, bags with items inside, urine/fecal matter, and needle/drug paraphernalia that may not be safe for individuals to handle. The Asbury Methodist Church offers laundry and shower services to unhoused community members three days per week. More information on supportive services for the unhoused community can be found on the City's website. The City has included Programs 1.5.3 and 6.1.2 to address homelessness in Livermore.

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the city indicates an increased risk of displacement due to housing costs outpacing wage increases, a trend that is felt throughout the region, state, and nation. According to the Zillow Home Value Index (ZHVI), a seasonally adjusted measure of the typical home value and market changes across a given region and housing type, from 2010 to 2020, Livermore home values have nearly doubled from $432,664 to $865,106. Bay Area and Alameda County home values have increased even more rapidly. During this period, the average annual change in home values in Livermore, Alameda County, and the Bay Area was 5.0, 5.6, and 5.2 percent, respectively. Peak periods of change for the city includes 2003-2005, 2006-2008, and 2011-2013.

While housing costs have increased rapidly, wages have not kept pace. The average income in Livermore has increased approximately 3.5 percent annually, from $93,988 in 2010 to $127,452 in 2019, according to the ACS. The increasing gap between household median income and average housing cost over the last decade indicates growing unaffordability of home ownership in Livermore. To address affordability challenges, Livermore included several programs to connect lower-income residents with affordable housing rental and ownership opportunities and will incentivize construction of affordable units (see Table 2-54).

Livermore's annual percentage change for median contract rent was similar to the change in home values. Across a period of 10 years, from 2009 to 2019, median rent increased from $1,172 to $1,902, resulting in a 6.2-percent average annual increase each year. As with homeownership units, income has not kept pace with housing cost for rental units in Livermore. The Bay Area's median rent increased from $1,196 to $1,849 (5.5 percent annual increase), while Alameda County's median rent increased from $1,083 to $1,692 (5.6 percent) during this period. This indicates that rents and median household income have grown at disproportionate rates across the city and region.

According to the Urban Displacement Project, the census tract north of Downtown Livermore is designated "low-income/susceptible to displacement." As discussed throughout this assessment, the area, which includes the Rincon neighborhood, includes the area bounded by N. Murrieta Boulevard to the west, Portola Avenue to the north and

east, and the Union Pacific Railroad to the south that is predominantly Hispanic and Latinx, has a lower median income than most other areas of the city, and is subject to pollution burden. The area to the east, bounded to the southwest by Junction and Portola avenues, to the southeast by First Street, and to the north by I-580, is designated as an area of "advanced gentrification," meaning this area has seen rapid increases in housing costs and rising median income in the last decade. South of First Street, there are neighborhoods considered "at risk of becoming exclusive," which the Urban Displacement Project defines as areas where incomes and housing prices are similar to those areas experiencing gentrification, though with housing cost increases rising at a more marginal rate. If this pattern continues in Livermore, housing in these neighborhoods will become increasingly inaccessible for lower- and moderate-income households. The remainder of the city is predominantly considered "stable moderate/mixed income," meaning this area has not seen significant changes in socioeconomic conditions in recent years. Livermore is one of the only suburban Bay Area communities along the Interstate 580 corridor that is not already "stable/advanced exclusive." However, the designations listed above indicate that much of Livermore is moving in that direction.

Other Relevant Factors

History of Development Trends

Beginning in the mid-1950s, Livermore evolved from a small agricultural town into a bedroom community for the region. By the 1980s, Livermore expanded additional industries, including commercial, light industrial, warehouse, and office development, adding to its residential base. The continued population growth in the Bay Area has maintained consistent demand for housing in Livermore, spurring more residential development.

According to the 2015-2019 ACS, the greatest period of residential growth in Livermore occurred between 1960 and 1979, during which, 39 percent of the city's current occupied housing stock was constructed – 38 percent of the current owner-occupied units and 43 percent of current renter-occupied units. The second-largest period of growth occurred in the following two decades, between 1980 and 1999, resulting in an addition of 29 percent of the city's housing stock, for a total of 68 percent between 1960 and 1999. Less than 20 percent of the housing stock has been built since 2000, indicating a rapid decline in residential growth in Livermore in recent years. However, approximately 5,300 units built since 2000 have been constructed in the limited remaining vacant residential land. In an effort to manage recent growth, the City implemented growth-management policies to ensure high-quality residential design and adequate provision of infrastructure, public facilities, and services. Though discontinued in 2019, the Housing Implementation Program (HIP) guided the allocation of housing units over a three-year period during the previous planning cycle. The HIP scored residential developments of five or more units using criteria (e.g., provision of very low- or low-income housing, use of universal design features, and other considerations) that were used as part of the approval process of developmental projects. A higher score indicated a more competitive project usually with more community benefits. Since there was a cap on how many units could be built in a year, the HIP was a competitive process to direct growth with as much community benefit as possible. Through the HIP Program, the City encouraged infill development, mixed-use projects, and lot consolidation for larger projects and influenced the production of affordable housing by geographic area and unit type. Upon review of the 2014-2016 and

2017-2019 HIP cycles, the City confirmed that the program managed growth but did not limit or constrain residential development. While no longer used, the lasting effects of the HIP include a more balanced development pattern to promote infill, unit variety, and housing development where need is greatest.

Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in Livermore has been prioritized based on need, which has prevented disinvestment in any particular area of the city. Projects identified for public investment are considered based on the following factors:

- Consistency with the General Plan
- Consistency with City Council-adopted master plans
- Consistency with other formal long-range plans adopted by City Council
- Recommendations of the Council and Commissions
- Input from residents and business owners
- Consistency with the City's Consolidated Plan for federal funds like Community Development Block grants
- Supporting neighborhoods with the highest need
- State, federal, or other legal mandates
- Potential impact to the operating budget
- Benefit to the community
- The need to mitigate health or safety issues

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore, ensuring that projects occur throughout the city. Recent target areas for investment include, but are not limited to:

- **Downtown Revitalization Projects.** These include projects that will enhance downtown economically and aesthetically through transportation projects, land acquisition, and renovation of existing structures to facilitate place-based revitalization and improve access to resources, services, and amenities in this area of the city.
- **Infrastructure Rehabilitation.** Historically, infrastructure maintenance has been underfunded and, though public infrastructure remains operational, it does require additional investment. Therefore, the City has begun setting aside general fund monies for rehabilitation and replacement in areas of greatest need, identified in a conditions assessment that resulted in a risk-based approach to prioritizing rehabilitation need.

- **Street Maintenance**. Investment in streets includes annual preventative street slurry seal and micro surfacing, annual sidewalk repair, ADA access ramp installations, and more that result in preservation of existing transportation and pedestrian infrastructure at a fraction of the cost of what full replacement would cost if streets were not adequately maintained.
- **Trail, Bike, and Miscellaneous Street Projects**. These projects are intended to provide trail and bike route connections to commercial activity, transit routes, schools, parks, and residential areas, as well as recreational opportunities. Increased transit mobility increases access to resources across the city for all residents.
- **North of Downtown Neighborhoods.** The City has targeted federal and local resources for services and public infrastructure in low-income communities north of Downtown where there is the greatest need for place-based investment that is stabilizing for community members. Examples a multilingual food pantry at the local elementary school and May Nissen park, which is a 12.2-acre community park that was recently renovated and includes a swim center, playgrounds, group picnic areas, basketball courts, restrooms, horseshoe pits, sports fields, tennis courts, dog park and a preschool.

These project areas, among others, improve connections between neighborhoods, to necessary services, and improve environmental health through reduced reliance on vehicular transportation and improved infrastructure system conditions. The City will continue public investment throughout the city, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment.

Mortgage Loan Denial Rate

Data related to home loan applications are made available annually through the Consumer Financial Protection Bureau Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Livermore includes small portions of unincorporated Alameda County in tracts that expand beyond city limits.

In 2020, White applicants accounted for 27.7 percent of all mortgage loan applications for home purchase and 38.5 percent of all originated loans in Livermore. While Hispanic and Latinx residents make up 20.0 percent of Livermore's ethnic composition, Hispanic and Latinx applicants made up only 3.4 percent of loan applications and 4.7 percent of originated loans. Black residents represented 1.8 percent of the Livermore's racial composition; however, Black applicants made up less than 1 percent of total loan applications and 1.3 percent of all originated loans. While Asian residents represented 11.6 percent of Livermore's racial composition, Asian applicants made up 18.0 percent of loan applicants and 24.9 percent of originated loans. Other applicants (e.g., American Indian, Alaskan Native, Native Hawaiian or other Pacific Islander, two or more race, and other) represented a total of approximately 50.0 percent of loan applications and 30.6 percent of originated loans. The City hopes to address some of these disproportionalities, particularly for Latinx and Black residents, by implementing targeted and multilingual outreach strategies and programs described in Program 3.4.1 and removing barriers to homeownership identified in the fair housing assessment public outreach process.

In 2020, applicants applied for four types of loans for home purchase: conventional, Federal Housing Administration (FHA), Veterans Administration (VA) loans, and United States Department of Agriculture (USDA). Denial rates, shown in Table 2-53, indicate that Hispanic or Latinx residents are denied conventional and Veterans Administration loans at a higher rate than other racial and ethnic groups. Asian applicants seem have to the highest success rate for securing a mortgage loan.

Table 2-53: Home Loan Applications

Loan Type	*White*	*Black*	*Asian*	*Native American*	*Latino*	*Total*
Conventional						
Total Applications	62	19	468	0	83	1,191
Denial Rate	3.7%	5.3%	5.3%	0.0%	7.2%	4.6%
Federal Housing Administration (FHA)						
Total Applications	25	5	9	0	9	48
Denial Rate	12.0%	0.0%	11.1%	0.0%	11.1%	10.4%
Veterans Administration (VA)						
Total Applications	26	1	4	0	3	34
Denial Rate	0.0%	0.0%	0.0%	0.0%	33.3%	2.9%
United States Department of Agriculture (USDA)						
Total Applications	1	0	0	0	0	1
Denial Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Federal Financial Institutions Examination Council's (FFIEC), Home Mortgage Disclosure Act (HDMA), 2020

The low participation rate by residents of color and barriers to building capital necessary to pursue homeownership may be a result of both past policies like redlining that prevented particular communities of color from building generational wealth, current inequities like occupational segregation, and existing barriers like language access and documentation requirements. Actions described in Programs 3.4.1 and 5.2.1, including targeted and multilingual homebuyer education and outreach strategies and financial empowerment services, are just some of the ways the City hopes to address these disparities. The City will also work with legal service providers to ensure all residents have access to legal counseling and representation in cases of discriminatory lending practices and other fair housing issues (Program 5.1.1).

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

Fair housing laws at the federal, state, and local level protect certain characteristics from housing discrimination. These protected characteristics include race, color, national origin, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, genetic information, familial status, and disability. Fair housing laws in practice may be tenant protections, immigration rights, and other protective laws as required by the jurisdiction. Livermore enforces and complies with fair housing laws and regulation through a multilateral process: regular review of City

programs and impediments to fair housing choice and compliance with state and federal law and referring fair housing complaints to Eden Council for Hope and Opportunity (ECHO) Housing.

In addition, the City demonstrates compliance or intention to comply with fair housing laws through the following:

- The City demonstrates compliance with Density Bonus Law (Government Code, Section65915 - 65918.), which currently allows for an increase up to 35 percent over the maximum allowable residential density requires local governments to grant additional incentives and/or concessions, and grant bonuses for land donation. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The City has included Program 3.1.2 to update the density bonus ordinance to be consistent with recent State law.
- The City intends to comply with No-Net-Loss (Government Code Section65863) through identifying a surplus of sites available to meet the County's Regional Housing Needs Assessment (RHNA) allocation. In total, the city's surplus unit capacity is 908, composed of 457 lower-income units, 159 moderate-income units, and 292 above moderate-income units.
- The City complies with the Housing Accountability Act (Government Code, Section 65589.5) by allowing emergency shelters by right in all transect and non-transect zones (see Table 3-6 of this Housing Element).
- The City will comply with SB 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by 2022 (Program 1.4.1).
- The City will comply with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environment report for an affordable housing project.

Fair Housing Complaints

As part of enforcement efforts, Livermore residents are served by multiple fair housing service providers, including ECHO and Centro Legal de la Raza. The Livermore Housing Authority refers tenants to ECHO on their website. ECHO provides housing counseling services, tenant/landlord services, conducts fair housing investigations, and operates periodic fair housing audits throughout Alameda County, Contra Costa County, and Monterey County. Additionally, ECHO provides counseling and assistance for first-time homebuyers and lower-income households seeking housing. Centro Legal de la Raza provides similar fair-housing services, including immigrants' rights, tenant rights, workers' rights, litigation, and a youth law academy. Centro Legal de la Raza receives issues from tenants with problems with landlords entering without legal entry, and other housing-

related issues and conduct proactive outreach to Livermore renters to identify and respond to tenant legal, habitability, and harassment issues.

Fair housing providers identified that concentrations of low-income and non-English speaking populations are particularly vulnerable to displacement, isolation, and discrimination as they have more limited resources when securing housing. Suburban communities in particular, Livermore included, typically offer fewer services and resources for non-English-speaking households, according to providers and community members, further limiting housing mobility. Centro Legal de la Raza also identified fear or retaliation as a concern among tenants with limited resources at their disposal. The experiences reported by fair housing providers, though not isolated to Livermore residents, indicate a need for greater tenant protections, assistance with finding and securing housing, and education for landlords, property managers, and tenants regarding fair housing rights and responsibilities. The City currently contracts with ECHO for fair housing services and Centro Legal for multilingual tenant legal services and will meet with staff there to implement strategies to improve conditions for low-income, immigrant, and linguistically isolated populations. These will include actions such as audits of housing providers for discriminatory behavior, multilingual community workshops, and increasing awareness of available services (Programs 3.4.1 and 5.1.1).

During consultations, ECHO staff asserted that the lack of affordable housing is one of the greatest problems their clients face and identified the largest number of discrimination cases are related to disability. This includes failure to meet reasonable accommodation requests or unit repairs. ECHO identified that lower-income residents are more likely to be burdened by unhealthy or unsafe housing conditions than higher-income residents due to the shortage of affordable housing in Livermore. The City's goal of producing more affordable housing for residents with special housing needs, including people with disabilities and low-income families, will help address this need (Programs 1.5.3 and 3.4.1). The City will also pursue funding to provide low-income community members with financial assistance for repairs and accessibility improvements (Program 4.1.3)

In its *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that it received 44 housing complaints from residents of Alameda County, approximately 4.7 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files some fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO). HUD FHEO reported that 10 cases were filed by residents of Livermore between January 1st, 2013, and April 25th, 2021. Of the 10 cases, three resulted in no-cause determination and six were closed through conciliation or settlement. One case was withdrawn after resolution. Five cases alleged discrimination based on disability, two alleged discriminations due to retaliation, one alleged discrimination based on race, one based on religion, one based on sex, and one based on familial status. One case alleged discrimination based on disability and race, three based on disability, one based on race, and five based on familial status. Of the 10 cases, one alleged discrimination on more than one protected class. In addition to these cases, 14 inquiries about discrimination were sent to HUD to determine whether a case would be valid. Eight of these inquiries did not report which protected class the discriminatory behavior was against, two identified discriminations based on disability, one identified discrimination based on color, and three based on race. Of these inquiries, seven inquirers failed to respond to HUD's follow up, one inquiry failed to file a claim in a

timely manner, and six resulted in a finding that there was no valid basis or issue. No inquiries or cases were made against the City or public housing authority.

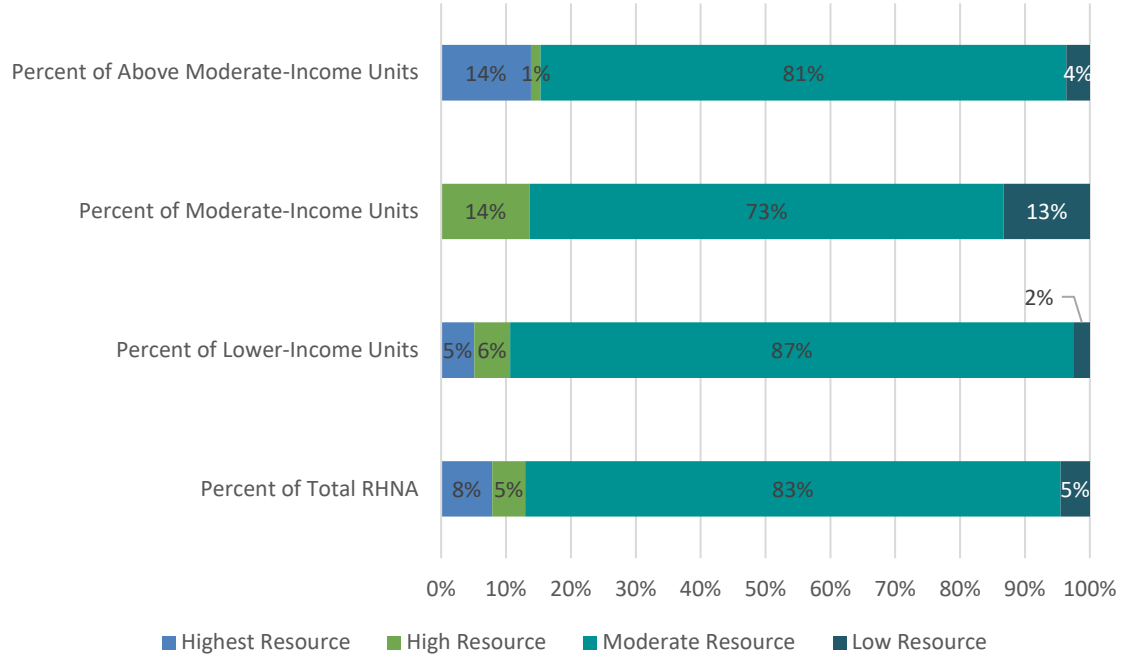
SITES INVENTORY ANALYSIS

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 and AB 1304 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. Figures 2-2 through 2-11 show the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Effect on Patterns of Integration and Segregation

Figure 2-12 presents the breakdown of unit capacity in Livermore by resource area designation and income category. Approximately 83 percent of the total unit capacity identified to meet the RHNA is in moderate resource areas, which, as shown in Figure 2-2, account for the majority of land area in the city. While there are large portions of the city, particularly along the eastern border, that are considered low resource, most of these are not available for residential development. As such, most of the four percent of the RHNA that is in low resource areas has been identified in the central portion of the city, where there is a high rate of poverty and overcrowding, and where the majority of households are Hispanic and Latinx households, as discussed in this Assessment of Fair Housing. There is a concentrated need for more affordable housing in this area to alleviate the likely cause of overcrowding and overpayment, which will be met with the inclusion of new lower-income units. However, to encourage housing mobility opportunities for lower-income households from this neighborhood and others, the City has identified 11 percent of lower-income units in high- and highest-resource areas. The distribution of sites shown in Figure 2-2 reflects an intention to promote mixed-income neighborhoods, which will facilitate equitable access to resources and opportunities regardless of socioeconomic status.

Figure 2-12: Units by TCAC Resource Area Designation

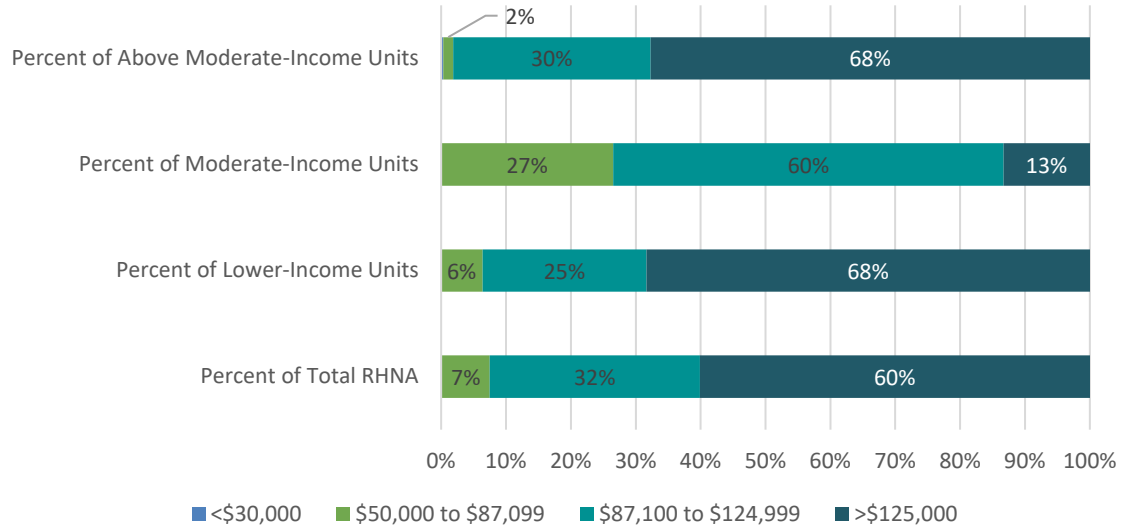


Source: TCAC/HCD, 2021; City of Livermore, 2022

Income

Figure 2-3 shows that most of Livermore has a relatively high median income with the exception of the central portion of the city north of the railroad. In this area, the median income is less than $80,000. Approximately 27 percent of moderate-income, 6 percent of lower-income, and 2 percent of above moderate-income units are projected for this area of the city. The lower- and moderate-income units will help to alleviate overpayment in this area while the above moderate-income units will facilitate a mixed-income neighborhood without encouraging gentrification. Overall, the distribution of units planned for lower-income households and moderate-income households will create more mixed-income communities throughout the city. The City will introduce the most lower-income units (68 percent) in areas earning over $125,000 annually, creating mixed-income communities in historically exclusively wealthy neighborhoods. In areas of relatively lower and moderate median income for Livermore (between $98,000 to $124,999), the City projects 30 percent of the above moderate-income units. Introducing affordable housing and more varied housing types in the downtown area is another key strategy in reducing displacement risk and facilitating integration in the city. The second-largest location of lower-income units is in the Isabel Neighborhood Specific Plan (INSP), integrated with above moderate-income units and in a high resource area that will continue to have further access to services and amenities as the specific plan builds out. The City is committed to facilitating housing mobility for all income groups through several programs, as identified in Table 2-54.

Figure 2-13: Units by Median Income



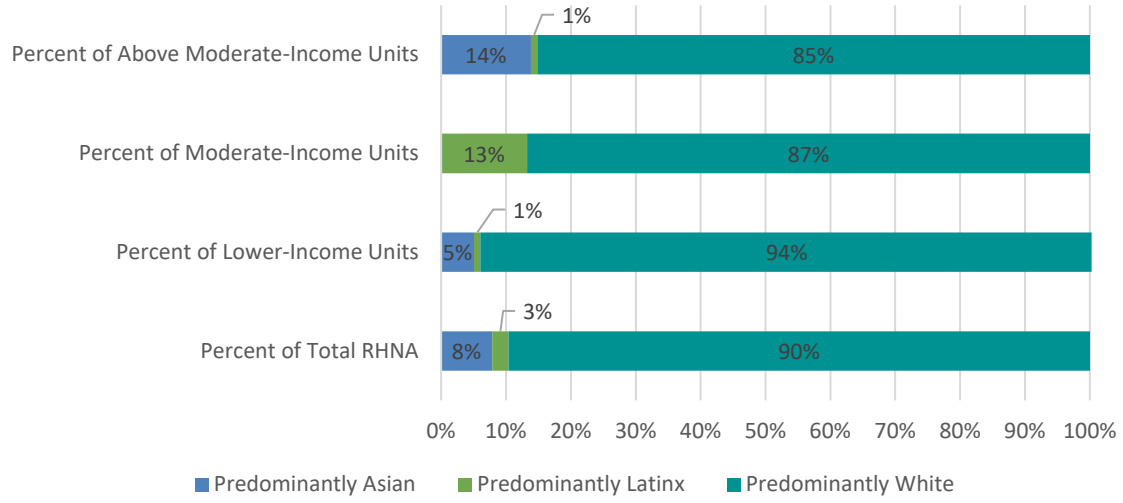
Source: 2015-2019 ACS; City of Livermore, 2022

Race and Ethnicity

As discussed previously in this assessment, Livermore is predominantly White in most areas, with a dominance of Asian residents in the northwest corner and two concentrations of Hispanic and Latins residents in the central area north of the railroad and at the intersection of East Avenue and S. Vasco Road. The central portion of the city, with a concentration of Hispanic and Latinx residents, also has the lowest median income in Livermore, while the median income in the predominantly Asian area is greater than $125,000. The predominantly White areas in the remainder also have high median incomes and are considered higher resource areas than the central neighborhood. This indicates a possible disparity in access to resources and opportunity based on race and ethnicity in Livermore. Targeted and multilingual outreach strategies for the City's affordable housing programs, particularly for the inclusionary program, as well as culturally relevant housing navigation services, will help address some of these disparities (Programs 3.1.1, 3.3.1, and 5.2.1).

As shown in Figure 2-14, 94 percent of lower-income and 87 percent of moderate-income units are identified on sites in areas that are currently predominantly White and an additional 5 percent of lower-income units in areas that are currently predominantly Asian. Continuing to increase housing opportunities for non-White lower- and moderate-income households to access opportunities and resources in these areas of greater affluence and resources access will help to affirmatively further fair housing.

Figure 2-14: Units by Predominant Population



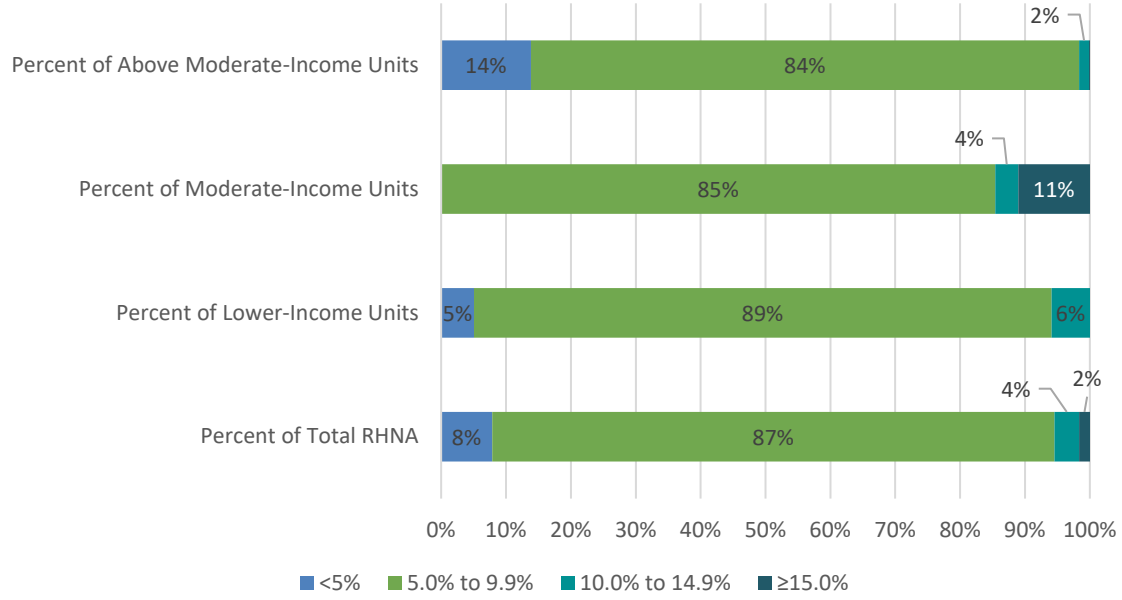
Source: 2015-2019 ACS; City of Livermore, 2022

A mixture of indirectly exclusionary private practices, such as dominance of single-family development and loan inequities, paired with high costs of housing and limited housing types (i.e., predominantly single-family housing) historically forced lower-income and households of color to locate in the areas of highest density in Livermore, posing a barrier to access for diverse populations. Construction of additional lower- and moderate-income units throughout the city, will improve housing mobility opportunities for residents who would otherwise be priced out or concentrated based on housing types.

Disability

Approximately 8.4 percent of Livermore's population lives with at least one disability, a rate that is relatively low compared to the region. As shown in Figure 2-14, approximately 87 percent of the total RHNA capacity identified in the sites inventory is in areas in which 5.0 to 9.9 percent of residents have a disability, closely reflecting the disability rate in Livermore. Most sites are on major transportation corridors, as shown in Figure 2-5, improving accessibility to services and amenities through transit, Dial-A-Ride, and other means of transportation regardless of disability status. The sites identified to meet the RHNA are distributed across both the areas with the highest rates of disabilities, and areas with lower rates, at a range of incomes, with several sites near the downtown. Locating units affordable to lower- and moderate-income residents in and around the downtown area will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from close access to services and amenities as well as proximity to transit. Additionally, mixed-use housing types viable in the downtown area can help accommodate the needs of residents living with disabilities by integrating services or amenities on-site.

Figure 2-15: Units by Disability Rate



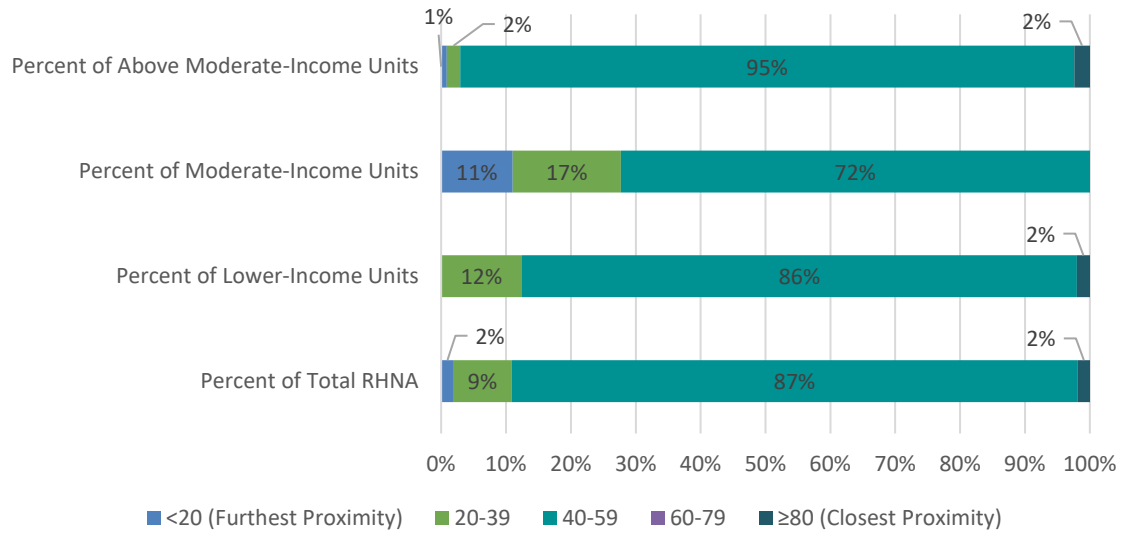
Source: 2015-2019 ACS; City of Alameda, 2022

Potential Effect on Access to Opportunity

Jobs and Transit Proximity

As previously discussed in the analysis of access to opportunities, jobs proximity index scores in Livermore range from less than the 15th percentile in the southwestern corner of the city to higher than the 95th percentile in the northeast corner, with moderate job proximity in the core of the city. The lower jobs proximity around downtown may be a result of a concentration of jobs in the eastern portion of the city. Approximately 86 percent of lower-income units are projected in areas with scores between the 40th and 59th percentile (Figure 2-16), suggesting equitable access to jobs for occupants of future affordable housing in Livermore compared to other income groups. While 11 percent of moderate-income units are projected in areas with the furthest proximity to jobs, these are high resource and affluent areas and will therefore promote mixed-income communities through expanded housing mobility opportunities for moderate-income households.

Figure 2-16: Units by Jobs Proximity Index Score



Source: 2014-2017 HUD; City of Livermore, 2022

Additionally, incorporating units at all income levels near downtown and near transit stations will improve access to employment opportunities for occupants of these units. When considering where to locate future housing for all income levels, and particularly lower-income units, central Livermore offers the most convenient access to jobs available within the city and transit to nearby jurisdictions.

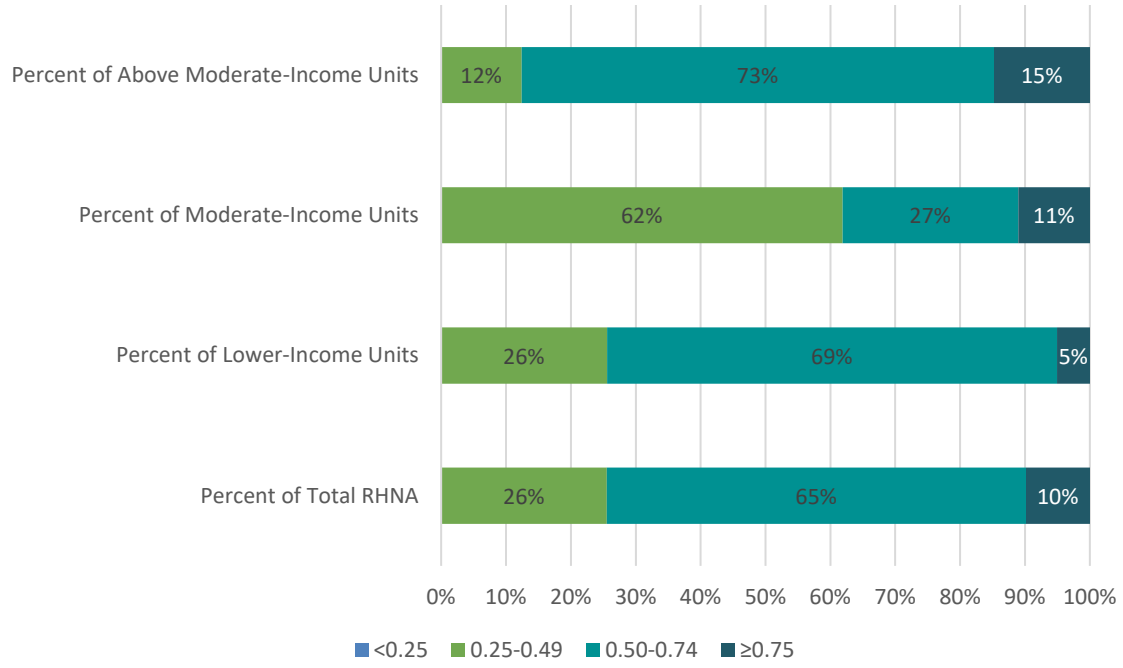
Educational Opportunity

Approximately 10 percent of the City's total capacity to meet the RHNA is on sites in areas that score above the 75th percentile in expected educational outcome (Figure 2-17). These units include 5 percent of lower-income units, 11 percent of moderate-income units, and 15 percent of above moderate-income units. While this will provide housing opportunities for new households, including lower-income households, near good schools, and provide housing mobility opportunities for some existing residents that may currently have more limited access to schools to move closer to good schools, it still disproportionately locates above moderate-income units in areas with the best expected educational outcome. Additionally, 62 percent of moderate-income units are projected in areas with the lowest educational scores in Livermore. To improve access for lower- and moderate-income households to neighborhoods with high-performing schools, the City has included the following programs:

- Provide financial resources to nonprofit organizations to increase the existing affordable housing stock through market rate conversions and adaptive reuse (Program 3.2.2).
- Increase the inventory of properties for future development of affordable housing, particularly in opportunity-rich areas (Program 3.2.2).
- Promote construction of accessory dwelling units (ADUs) (Program 1.4.1).

- Continue to implement the inclusionary housing ordinance, encouraging construction of these units in moderate- and high-resource areas (Program 3.1.1).

Figure 2-17: Units by TCAC Educational Score



Source: TCAC/HCD, 2021; City of Livermore, 2022

Potential Effect on Displacement Risk

Overcrowding

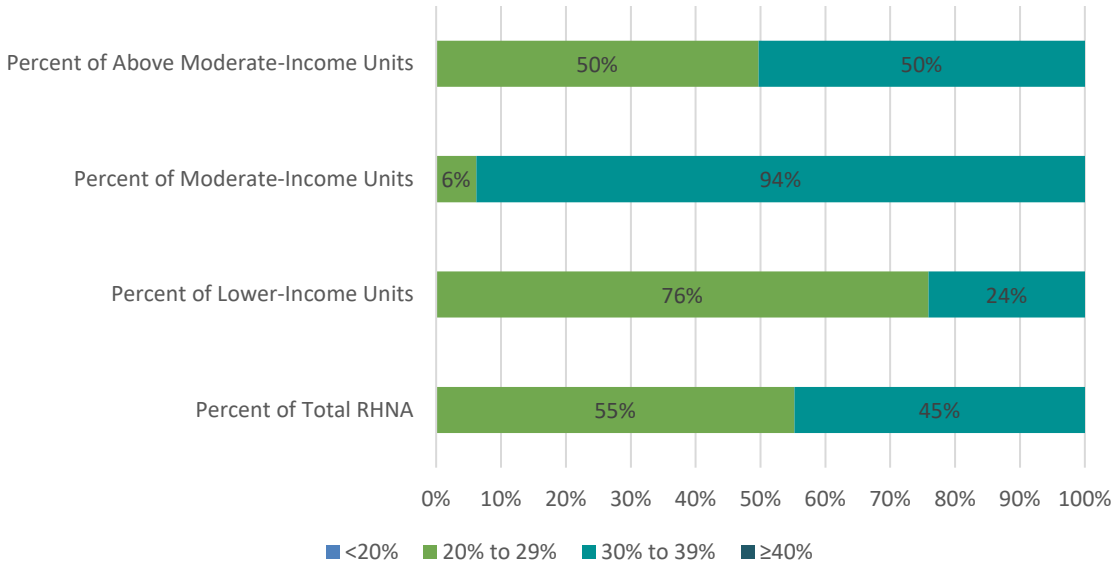
Two areas in Livermore have overcrowding rates that exceed the state average of 8.2 percent (see Figure 2-9). Most sites fall in the areas with low overcrowding rates. However, 136 units have been identified in areas in which the overcrowding rate is greater than 8.2 percent, or specifically, 12.1 percent. Of these units, 11 are projected to be lower-income, 105 moderate-income, and 20 above moderate-income, which accounts for approximately 2.6 percent of the total capacity to meet the RHNA. New lower- and moderate-income units in this area may alleviate overcrowding by increasing housing supply for households live in units that are too small or share a unit with another household. The moderate-income households ensure that lower-income units are not overly concentrated while also increasing the supply of housing in general.

Overpayment

Homeowners and renters throughout Livermore, and the greater Bay Area, are overpaying for housing due to rapidly increasing housing costs that outpace wage increases. Increasing the supply of lower- and moderate-income households throughout the city will help alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing. Cost burden is typically lower among homeowners than renters, which is reflected in the distribution of units to meet the RHNA. Approximately 55 percent of the total RHNA units are in areas in which 20 to 29 percent of

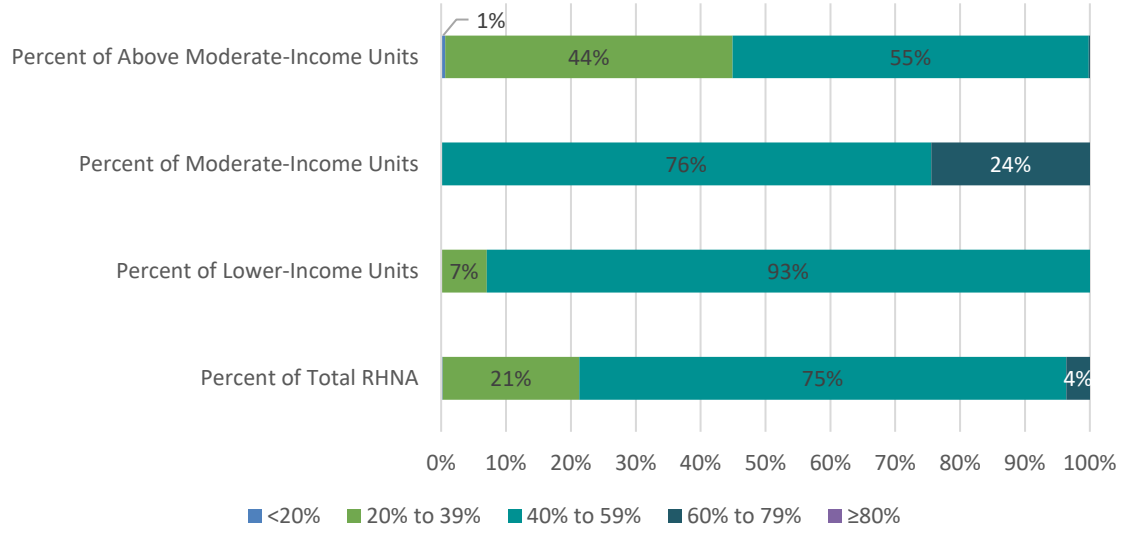
homeowners are cost burdened, compared to 21 percent of units in a similar cost burden rate among renters (Figures 2-18 and 2-19). Similarly, the majority of lower-income units are in areas in which 20 to 29 percent of homeowners are cost burdened, but 40 to 59 percent of renters are cost burdened. Locating lower- and moderate-income units in areas with high rates of renter overpayment will help to reduce displacement risk for these households by providing additional affordable housing where there is greatest demand. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment.

Figure 2-18: Units by Rate of Cost Burdened Homeowners



Source: 2015-2019 ACS; City of Livermore, 2022

Figure 2-19: Units by Rate of Cost Burdened Renters



Source: 2015-2019 ACS; City of Livermore, 2022

Figures 2-10 and 2-11 demonstrate that while most sites are in areas of high overpayment, they are not concentrated in these areas. Lower- and moderate-income units near downtown will ease pressure on limited affordable housing stock by increasing the supply of total housing units in this area and locating sites for all income levels in other areas of the city will facilitate housing mobility opportunities that will not increase cost burden rates. Introducing low- and moderate-income units in highest resource areas of the city will also help to encourage a mixed-income community.

CONTRIBUTING FACTORS

Through discussions with stakeholders and fair housing advocates, input from the public outreach process, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in Livermore, as shown in Table 2-54. Additionally, this fair housing assessment identified the area north of downtown between N. Murrieta Boulevard and Junction Avenue as a priority focus area. This area, where the majority of residents are Hispanic or Latinx, has a low median income compared to the rest of the city and a high percentage of residents living in overcrowded situations. The City will target this area for the fair housing programs identified in Table 2-54 to address the culmination of fair housing issues. The priority factors that have contributed to this concentration of fair housing issues are listed in **bold** and associated priority actions are shown in ***bold and italics***.

Table 2-54: Contributing Factors		
AFH Identified Fair Housing Issues	***Contributing Factors***	***Meaningful Actions***
Concentration of communities of color in TCAC-designated low resource areas	**Shortage of affordable housing options in moderate and high-resource areas.** **Housing Navigation Barriers** **Housing Discrimination** Concentration of renter-occupied households in low-resource areas. Lack of acceptance of Housing Choice/Section 8 Voucher holders in moderate and high resource areas Availability of higher-density housing options in these areas.	Maintain a list of vacant residential land appropriate for affordable housing in the city, including sites in moderate and high resource areas (Program 1.1.1). Update the Downtown Specific Plan to facilitate revitalization, affordable housing development, and mixed-use development (Program 1.2.1). Encourage construction of Accessory Dwelling Units (Program 1.4.1). Encourage the construction of affordable units with three or more bedrooms (Program 1.5.3). ***Produce affordable rental housing in opportunity-rich locations near transit, services, and key amenities (Programs 3.2.1 and 3.2.2).*** Implement multilingual communication and outreach strategies for City-funded affordable housing developments (Program 3.3.1). Provide mortgage assistance for low- and moderate-income first-time homebuyers, prioritizing advertising to persons with disabilities and limited English proficiency (Program 3.4.1). ***Encourage landlords and property managers in high resource areas to advertise their units to Section 8 voucher holders (Program 3.4.2).*** ***Provide education to landlords and property managers on fair housing rights and requirements/discrimination (Program 5.1.1).*** ***Work with trusted community partners to provide linguistically and digitally accessible and culturally relevant housing search assistance (Program 5.2.1).*** Conduct racial equity impact assessments of City policies for potential unintended fair housing impacts on people of color and work with stakeholders to address those impacts (Program 5.2.1). Pursue funding for culturally relevant financial empowerment services to help community members of color remove economic barriers to accessing housing like credit scores and income documentation (Program 5.2.1).

Table 2-54: Contributing Factors		
AFH Identified Fair Housing Issues	***Contributing Factors***	***Meaningful Actions***
Disproportionate access to resources for lower-income and non-White households	**Concentration of renters, lower-income households, and Hispanic and Latinx residents near high-intensity commercial and industrial uses, such as neighborhoods north of Downtown.** Limited access to parks and open space compared to other neighborhoods. **Proximity to lower performing schools.** **Discriminatory lending and other barriers to home ownership for non-White populations, including language barriers and documentation requirements.**	Update the Downtown Specific Plan to facilitate revitalization, affordable housing development, and mixed-use development (Program 1.2.1). ***Continue to implement the inclusionary housing ordinance (Program 3.1.1)*** ***Increase the inventory of properties for affordable housing in opportunity-rich locations near transit, services, and key amenities (Programs 3.2.1 and 3.2.2).*** Provide financial resources to nonprofit organizations to increase the existing affordable housing stock *(Program 3.2.2)*. ***Implement targeted and multilingual communication and outreach strategies for City-funded affordable housing programs and development (Program 3.3.1).*** ***Provide homebuyer support for low- and moderate-income first-time homebuyers, prioritizing persons with disabilities, affordable housing residents, and non-English speakers (Program 3.4.1).*** Align documentation and eligibility requirements for City housing programs with County programs, including the use of individual taxpayer identification numbers (Program 3.4.1) Facilitate development of urban parks on infill sites to aid in air pollution mitigation and to provide recreation opportunities (Program 4.2.1). **Strengthen requirements for City-funded affordable housing and service providers to offer linguistically accessible services, particularly in Spanish *(Program 5.2.1)*** Update existing community benefit and/or other land value recapture strategies such as the Human Services Facility Fee. (Program 5.2.1)

Table 2-54: Contributing Factors		
AFH Identified Fair Housing Issues	***Contributing Factors***	***Meaningful Actions***
Displacement of residents due to economic pressures	**Rising housing costs outpacing wage increases.** Concentration of poverty and lower-income households north of Downtown. **Shortage of affordable housing options.** Limited range of affordable units in a range of sizes.	*Encourage construction of Accessory Dwelling Units (Program 1.4.1).* Encourage the production of units with three or more bedrooms (Program 1.5.3). Continue to implement the inclusionary housing ordinance (Program 3.1.1). ***Assist the development of affordable housing through the Affordable Housing Fund (Program 3.2.1).*** Provide support for low-income renters, including multilingual tenant counseling, rental assistance, financial counseling, crisis stabilization services, and legal support (Program 3.3.1). ***Work with trusted community partners to provide linguistically and digitally accessible and culturally relevant rental housing search assistance to lower income households and groups with special housing needs (Program 3.4.2).***
Displacement of tenants due to discriminatory actions.	**Landlord and property managers' lack of knowledge and engagement on fair housing laws.** Limited tenant protections.	***Provide financial assistance to fair housing providers to provide services such as tenant/landlord mediation (Program 5.1.1).*** ***Continue to support the City's Fair Housing Audit (Program 5.1.1).*** ***Provide education to landlords and property managers on fair housing rights and requirements/discrimination (Program 5.1.1).*** ***Assess impacts and solicit community input on new policies that prevent displacement for low- and moderate-income community members, such as a Citywide rental registry, anti-harassment ordinance, or a tenant opportunity to purchase policy. (Program 5.2.1).***

3. HOUSING OPPORTUNITIES AND CONSTRAINTS

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing and address potential constraints to housing development. Nonetheless, a variety of factors, including environmental conditions, market mechanisms, and government regulations, can influence or constrain the development of housing. This section identifies existing constraints that inhibit the production of affordable housing in the community as well as opportunities and programs to mitigate these constraints, as appropriate.

3.1 MARKET CONSTRAINTS

Land costs, site development costs, and financing contribute to the cost of housing and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address the constraints.

LAND COST

A key component of residential development costs is the price of raw land. The diminishing supply of residential land combined with high demand generally keeps land cost high in the Bay Area. The economic downturn in 2008 caused land sales and land development to slow down, and the COVID-19 pandemic further induced economic volatility into the housing market. However, as indicated by land prices in 2022, the Livermore housing market has recovered, resulting in higher sales prices and rental rates for new housing products. According to Zillow, vacant land costs per acre range from $15,900 to $449,500. Typically, smaller parcels are valued higher per acre than larger parcels (more than 10 acres).

As of January 2022, residential land in Livermore listed through Zillow varies considerably—from as low as 37 cents per square foot to over $10 per square foot. This range can be attributed to varying locations of the land, existing infrastructure, the increasing economies of scale associated with larger parcels, and other parcel-specific factors such as environmental conditions and topography.

An Inclusionary Housing Feasibility Analysis in 2013 found that single-family detached housing continues to represent a major portion of units being developed in Livermore, but small lot, compact single-family detached and attached products are a growing part of the market. Since 2016, about 20 percent of the new units constructed in Livermore have been single-family detached housing. Even though the cost per unit for multifamily attached housing is lower than for single-family housing, total construction costs can be about 50 percent higher due to the larger development scale, which tends to require a longer land use entitlement process and construction period. However, the entitlement timelines for multi-family housing developments and single-family subdivisions are relatively similar.

MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home. Mortgage interest rates are extremely volatile. In 2008, the average 30-year fixed-rate mortgage (FRM) was approximately 6.0 percent. In 2015 rates fell to about 4.0 percent, and currently in 2022 are at about 3.0 percent.

Home Loans in Livermore

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications. Table 3-1 summarizes the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within the city.

In 2020, approximately 54,922 households applied for home purchase or improvement loans in the Berkeley/Oakland/Livermore Metropolitan Statistical Area (defined by the federal Office of Management and Budget). A large majority of loan applications (83.6 percent) were for home purchase. Of all loan products available, approximately 92.9 percent of applicants applied for conventional loans; only 7.1 percent of applicants applied for government-assisted home loans.

Approval rates for home loans vary by loan type. Conventional loans often have a higher approval rate than government-assisted loans. For all applicants, approximately 60.4 percent were approved and accepted; 9.5 percent were denied; 8.5 were purchased by a financial institution; and the remaining 21.6 percent were not accepted, withdrawn, or incomplete.

Fannie Mae and Freddie Mac are tightening their lending practices and loaning primarily to people with excellent credit scores who can afford at least 10 percent for a down payment, so FHA loans are the only remaining option for many homebuyers. FHA loans require the buyer to pay an upfront fee and a monthly insurance premium and ensure that the borrower has sufficient income to cover the loan, but borrowers are able to pay a down payment as low as three percent and are not required to have an excellent credit score.

Table 3-1: Home Loan Application Status Disclosure in Berkeley/Oakland/Livermore Metropolitan Statistical Area, 2020		
	Number	***Percent***
Type of Loan		
Total	**297,341**	**100.0%**
Conventional	276,169	92.9%
Government assisted	21,172	7.1%
FHA-insured	11,748	4.0%
VA-guaranteed	9,331	3.1%
USDA-guaranteed	93	0.0%
Loan Purpose		
Total	**54,922**	**100.0%**
Home purchase	45,923	83.6%
Home improvement	8,999	16.4%
Loan Purpose		
Total	**297,232**	**100.0%**
Approved and accepted	179,509	60.4%
Denied	28,299	9.5%
Withdrawn or not accepted	49,941	16.8%
Closed/Incomplete	14,357	4.8%
Purchased by institution	25,126	8.5%

Source: Home Mortgage Disclosure Act, Consumer Financial Protection Bureau, 2020, confirmed in 2021.

City of Livermore Programs

In order to facilitate additional access to financial resources for lower- and moderate-income households to acquire homeownership, the City offers a down payment assistance program to first-time homebuyers. As described in Chapter 4, the program provides a three percent interest loan, fully or partially deferred, of up to $60,000.

3.2 GOVERNMENTAL OPPORTUNITIES AND CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. However, other governmental policies or actions are intended to reduce these barriers and/or actively encourage the development of housing that meets the diverse needs of the community. This section discusses the following possible constraints and opportunities related to the maintenance, development, and improvement of housing:

- Land use controls
- Local ordinances/regulations impacting housing supply
- Provisions for a variety of housing
- Density bonus

- Development review process
- Building codes
- Housing for persons with disabilities
- Public Improvements

LAND USE CONTROLS

Land use controls affecting housing development include: General Plan, Specific Plans, Neighborhood Plans, Municipal Code, and the Development Code. The City maintains the current Development Code with zoning and development standards along with current fees on the City website.

General Plan

The Land Use Element of the Livermore General Plan sets forth the City's policies for guiding local development, including density ranges. These policies, together with zoning regulations, establish the amount and distribution of land for different uses, including housing. The key questions for evaluating constraints and opportunities associated with the General Plan are: does it designate enough land available for residential development, and does it allow for a sufficient range of housing types to meet community needs?

As listed in Table 3-2, the General Plan has 11 broad residential land use designations permitting a range of rural and urban residential uses. Three additional mixed-use designations permit residential units to be integrated with other types of uses. Most of the open space and agricultural land use designations permit rural residential development as well as agriculture-related employee and caretaker housing. Residential uses are also permitted in certain commercial districts subject to discretionary review.

Table 3-2: General Plan Land Use Categories		
General Plan Land Use	***Density (du/ac)***	***Residential Type(s)***
Residential		
Rural Residential (RR)	1.0-1.0/5	Designed to accommodate large-lot residential of a rural character on urban fringe
Urban Low Residential (UL)	1.0-2.0	Intended to accommodate residential development in areas with special land amenities or constraints
UL-1	1.0-1.5	
UL-2	1.5-2.0	
Urban Low Medium Residential (ULM)	2.0-3.0	Intended as a transition between lower density at edges of town and higher density residential development as one approaches the center of the community
Urban Medium Residential (UM)	3.0-4.5	Urban medium areas are located closer to the center of the community and in areas surrounding commercial development
Urban Medium-High Residential (UMH)	4.5-6.0	Intended to encourage cluster and higher density residential development to preserve urban open spaces
Urban High Residential (UH)	6.0-55.0	Intended to provide a variety of housing opportunities for all income groups to be located near major roads and other public services
UH-1	6.0-8.0	
UH-2	8.0-14.0	
UH-3	14.0-18.0	
UH-4	18.0-22.0	
UH-5a	22.0-30.0	
UH-5b	30.0-38.0	
UH-6	38.0- 55.0	
Mixed-Use		
Neighborhood Mixed-Use (NM)	12.0-38.0	Intended to help improve the pedestrian orientation of Livermore's neighborhoods by providing neighborhood commercial services within walking distance of existing residents and integrating housing with commercial development on a single site
NM Low (NML)	2.0-3.0 or 12.0-15.0 w/ TDC*	
NM Medium (NMM)	3.0-4.5 or 15.0-24.0 w/ TDC	
NM High (NMH)	6.0-8.0 or 24.0-38.0 w/ TDC	
Downtown Area (DA)	Min range 15-30 Max range 30.0-55.0	Intended to provide a unique, locally oriented, pedestrian-friendly shopping environment in Downtown Livermore and to allow higher-intensity residential development to support and revitalize the commercial environment

Table 3-2: General Plan Land Use Categories		
General Plan Land Use	***Density (du/ac)***	***Residential Type(s)***
Isabel Neighborhood (IN)	15.0-100.0	Intended for a range of housing choices from attached single-family units to multistory condominiums and apartment buildings that will support development of a complete neighborhood.
Commercial		
Service Commercial (SC)	n/a	Intended for uses such as auto sales and service, nurseries, home maintenance centers, and wholesale establishments in the general vicinity of freeway interchanges or at other locations with significant access potential from the community at large
Highway Commercial (HC)	n/a	Intended to primarily serve the traveling public with uses such as hotels and motels, restaurants, and motor vehicle and gasoline service stations
Neighborhood Commercial (NC)	n/a	Intended primarily for neighborhood serving commercial uses such as grocery stores, drug stores, and personal service.
Community Serving General Commercial (CSGC)	n/a	Intended for commercial uses in areas outside of Downtown with significant access potential from the region and the community at large
Office Commercial (OC)	14.0-18.0	Intended primarily for office uses with no impacts to and compatible with adjacent residential neighborhoods. Residential can be considered with a Conditional Use Permit
Industrial		
Business and Commercial Park (BCP)	n/a	Intended for a mix of uses, locating employment-generating activities adjacent to destination-oriented and limited retail commercial uses
Low-Intensity Industrial (LII)	n/a	Intended for uses such as manufacturing, warehousing, research and development facilities, fully enclosed recycling facilities, and administrative and professional offices
High-Intensity Industrial (HII)	n/a	Intended to provide an insulated area for uses with objectionable noises, odors, vibrations, glares, or hazards from uses such as manufacturing, warehousing, research and development facilities, recycling facilities, and storage or processing of raw materials

Table 3-2: General Plan Land Use Categories		
General Plan Land Use	***Density (du/ac)***	***Residential Type(s)***
Open Space and Agriculture		
Open Space (OSP)	1.0 du/ existing parcel	Permits single-family residential and farm worker housing subject to environmental review
Agriculture/Viticulture (AGVT)	1.0/100	Intended for rural residential densities and farm worker housing
Limited Agriculture (LDAG)	Min 20 acres	Intended for rural residential densities and farm worker housing
Hillside Conservation (HLCN)	1.0/20 to 1.0/100	Intended for rural residential densities and farm worker housing
Large Parcel Agriculture (LPA)	Min 100 acres	Intended for uses such as agricultural, agriculture processing facilities, limited agricultural support, secondary residential, visitor serving commercial facilities, recreation, public and quasi public, and waste management facilities
Resource Management (RMG)	1.0 du/ parcel; Min 100 acres	Intended for a single-family home per parcel
Water Management Lands (WML)	1.0 du/ parcel; Min 100 acres	Intended for a single-family home per parcel
Open Space/Sand and Gravel (OSP/S&G)	n/a	Intended primarily for open space; secondarily for sand and gravel extraction, processing, and related activities
Community Facilities	n/a	Intended to provide areas for public agencies and institutions, including City, County, State, and federal government facilities. May be designated as any of the following: Elementary School (CF-E), Intermediate School (CF-I), High School (CF-H), Community College (CF-JC), Fire Station (FS), Civic Center (CF-CC), Cemetery (CF-CE), Government Services (CF), Airport (CF-AIR), Post Office (PO), Hospital (HOSP), BART (BART), Government Research and Development (CF-R&D)

*TDC refers to Transferable Development Credit Program.

Source: City of Livermore Land Use Element 2002, amended 2013, confirmed 2021

Neighborhood Plans

In 2007, the City approved two Neighborhood Plans: Brisa and Arroyo Vista. These plans cover two areas that were redesignated in the 2003 General Plan to a dual designation permitting either industrial uses (base designation) or residential uses, subject to development of a Neighborhood Plan for each area. The plans are intended to facilitate orderly growth and the creation of a livable neighborhood that includes community amenities and is compatible with

surrounding uses. The plans create important opportunities for infill development of vacant land with a mix of higher density housing types that would not otherwise be developed for residential uses.

These two Neighborhood Plans facilitate residential development by providing site layout plans that can be utilized by developers to achieve consistency with and meet the development standards of each of the plans, including providing a mix of housing types. The concept site plans for each of the sites demonstrate that a mid- to upper-density range can be achieved on each site while still providing a minimum of three different housing types and circulation and open space requirements. The design guidelines and standards in each of the plans are straightforward and feasible for the site and encourage residential development. Potential developers can utilize site plans to reduce design time and minimize uncertainty during the development review and approval process because the site layout plans have already been determined to be consistent with provisions of the Neighborhood Plans. Although these two sites are TDC receiver sites, adoption of the residential Neighborhood Plans preclude these sites from going back to their base designation without discretionary review by City Council. As of 2022, the Brisa area has been fully built, and Arroyo Vista remains undeveloped.

Brisa Neighborhood Plan

The Brisa Neighborhood Plan has been built out. The plan area encompasses 37.5 acres and covers vacant land north and south of Brisa Street east of Vasco Road and adjacent to the ACE train station and parking area. The plan includes an approved Neighborhood Concept Site Plan for 465 units designed to create a walkable urban neighborhood and to provide pedestrian access to Livermore's multiuse trail system and to the adjacent ACE commuter rail station. The plan requires a variety of housing types, a general circulation system layout consistent with the site plan, consistency with the design standards, two neighborhood parks, and a trail network with connections to the ACE train station.

The Livermore City Council approved plans for a residential development in the neighborhood plan area on January 13th, 2014. The project includes 465 units, with courtyard and alley-loaded single-family homes, row townhouses, and apartments. This project provides 26 subsidized very-low- and low-income units. Site grading began in August 2014 and as of 2022, the homes have been built.

Arroyo Vista Neighborhood Plan

The Arroyo Vista Neighborhood Plan was approved by the Livermore City Council on July 2nd, 2007. The plan area is approximately 28 acres and covers the vacant land south of First Street along the north side of Las Positas Road and east of existing neighborhood commercial services. The plan includes two conceptual land use plans. The conceptual plans are intended to show how one might develop the entire site at the lower end of the density range (402 dwelling units) and at the high end (495 dwelling units). The plan includes the following mandatory provisions: three variations of housing types, one neighborhood park, open space, and trails. Once a residential subdivision is approved under the Neighborhood Plan, the sites can no longer be developed as industrial without City Council approval of a major conditional use permit. Though much of the plan has been built out, some vacant sites remain available for development.

Isabel Neighborhood Specific Plan

The 2003 General Plan identified the Greenville BART TOD[20] transitional area to provide land uses appropriate for a future commuter transit station. The environmental impact report prepared for the 2003 General Plan assumed that 4,474 housing units would be built within the Greenville TOD area.

Subsequent analysis identified the area around the Isabel Avenue interchange of I-580 as a more immediately viable location for a BART station. The Livermore City Council directed staff to update the documents necessary to shift the TOD planning effort from the Greenville/Southfront area to the Isabel/I-580 area. In 2018, the City adopted the Isabel Neighborhood Specific Plan, which was contingent upon an approved BART extension to Livermore.

At its May 24th, 2018, board meeting, the BART Board voted to certify the BART to Livermore Extension Project Final Environmental Impact Report, but to not advance the proposed conventional BART extension to Livermore. The Board recommended that the City turn to the newly formed Tri-Valley–San Joaquin Valley Regional Rail Authority to conduct further transit planning in Livermore.

In 2020, the City adopted a revised Isabel Neighborhood Specific Plan for a future Valley Link rail station. While the INSP is consistent with many General Plan goals, the plan modified existing General Plan land use designations, as well as some policies as a means of achieving the General Plan goals and implementing related policies. For projects within the Planning Area, policies and standards in the INSP will implement the General Plan policies. Where policies or standards relating to a particular subject have not been provided in the INSP, the General Plan's policies and standards continue to apply, as they are today or amended in the future.

The plan area encompasses over 1,100 acres, or about 6.6 percent of the city. It is in the northwest part of Livermore, approximately 2.5 miles from Downtown. The plan area is entirely within the city's urban growth boundary (UGB). It is largely within the city limits, with the exception of an approximately 21-acre property that is currently in unincorporated Alameda County.

The INSP will guide future development of the area surrounding the Isabel Valley Link station in the I-580 median at Isabel Avenue. The abundance of vacant land near the proposed Valley Link station is a major opportunity for shaping a new neighborhood centered around a major transit hub.

The three primary objectives of the INSP are:

- Create a safe, vibrant neighborhood that includes amenities for residents, workers, and students and that is compatible with existing development and community character.
- Support citywide goals for increased transportation options, housing choices, and economic vitality.

[20] Transit-oriented development: Development in which land uses are designed and sited to maximize transit ridership and the use of alternative forms of transportation; TODs are typically also mixed-use developments.

- Support the Valley Link rail project through development of a complete neighborhood.

Specific housing strategies for advancing the plan's vision and objectives include: allowing for a range of housing types; encouraging a livable and accessible neighborhood with an active street life; concentrating development of the highest intensity closest to the Valley Link station to support transit ridership; promoting compatibility with existing residential uses; and advancing the City's housing and economic development goals.

The target residential unit number for the INSP is 4,068. The minimum number of residential units required for the specific plan is 3,223. At least 25 percent of the units are required to be affordable to lower income households—or at least 830 affordable units. Twenty percent of units in each residential project approved in the specific plan area will be affordable, per the plan's inclusionary requirements. Additionally, five percent of units will be developed in stand-alone affordable housing projects.

Downtown Specific Plan

The Downtown Specific Plan (DSP) was adopted by the City Council in February 2004 and most recently updated in 2020. Objectives of the DSP are to revitalize the Downtown and re-establish it as the center of the city and as a viable, pedestrian-oriented city neighborhood. The DSP outlines strategies for accomplishing these goals, including:

- Revising land use policies to allow housing at a range of types and densities everywhere except on the ground level in the Downtown Core.
- Encouraging construction of housing above storefronts in the Downtown Core by requiring new buildings to be mixed use.
- Identifying opportunity sites that provide immediate development prospects for new housing and that offer the potential to deliver a significant number of new units. Examples include the former Livermore Village in the heart of downtown and several vacant, formerly commercial parcels to the east of Downtown.
- Attract potential Downtown residents with transit opportunities that enable them to travel easily and conveniently to job centers in the region.

The DSP requires 10 percent of each project proposed in the plan area to be units affordable to low-income households. The DSP established five plan areas. Appendix A shows the boundary of the Downtown Specific Plan Area. Plan Areas and the associated assumptions about capacity are as follows:

- **The Downtown Core Plan Area**

  The intent of the Downtown Core is to revitalize the city's historic core area as the center of the city. Therefore, mixed-use buildings are required for all parcels fronting First Street and are encouraged throughout the Core. In order to ensure that Downtown Core is the most densely developed part of the city, a minimum density of 30 and up to 55 dwelling units per acre is required. At this density, sites in the Core would be considered appropriate for lower-income households.

- **The Gateway Plan Areas / Boulevard and Transit**

  The primary intent of the two Gateway Plan Areas is the provision of land for high-quality housing adjacent to the Downtown Core. The Downtown Transit Gateway District, centered along east First Street, provides an opportunity for transit-oriented development due to the proximity of the ACE/LAVTA stations. In this Plan Area, residential development within 2,000 feet of the ACE/LAVTA/station is awarded a 25 percent density bonus.

- **The Neighborhood Plan Areas / North and South Sides**

  The two Neighborhood Plan Areas are intended to enhance and maintain the residential character surrounding the Downtown Core. The development standards encourage residential uses compatible with the single-family neighborhoods adjacent to the Downtown.

Incentives to Facilitate Redevelopment

The DSP development standards were crafted to promote redevelopment in the Downtown, including increased, more-intense housing opportunities. The DSP encourages this through alternative open space requirements, relaxed parking standards, minimal setbacks, flexibility for National Register historic structures or historic resources, and streamlined processing for smaller projects. Specific standards are discussed in more detail later in this section.

Since adoption of the DSP, the City has moved forward with implementation steps to further increase the viability of Downtown redevelopment. Most recently, Development Standards for the Downtown Core Plan Area were amended in May 2020, which enabled implementation of the Downtown Plan that the City Council had approved on January 29th, 2018. The amendments enabled the Downtown Core with various uses including 130 multi-family housing units and associated infrastructure upgrades.

Infrastructure Upgrades

A major step the City has taken to support redevelopment and accommodate intensified development in the Downtown is improving and upgrading Downtown infrastructure, particularly in the Core Plan Area where the catalyst sites are located. Following adoption of the DSP, the City began to implement numerous upgrades and improvements that included:

- Moving State Route 84 from First Street to Isabel Avenue to remove truck traffic from First Street and create a more pedestrian friendly environment for Downtown residents and the shopping community. This step was particularly crucial to foster a pedestrian friendly environment in the Downtown Core Plan Area along First Street between Maple and L Streets, where mixed-use is required in new buildings.
- Reconfiguring First Street from 4 lanes to 2 and adding diagonal parking, street trees, landscaping, and hardscape to create a more lively, walkable environment for commercial and mixed-use buildings.
- Widening Railroad Avenue to accommodate increased traffic diverted from First Street in the Downtown Core.
- Water and sewer upgrades along Railroad Avenue to accommodate estimated Downtown Specific Plan buildout.

- New water mains and sewer laterals to all parcels along First Street in the Downtown Core from Maple to L Streets to accommodate intensified mixed-uses.

Streamlined Project Review Process

The Downtown Specific Plan provides detailed development standards and regulations as well as purposeful goals and objectives to achieve revitalization. Due to the specificity and detail in the plan, potential developers and property owners tend to have a clear understanding regarding the use of their property, as well as development standards that must be addressed in new or redeveloped buildings. The DSP also streamlined the review process for Downtown projects by a) establishing sufficient detail on regulations and b) allowing a majority of the projects to be reviewed at an administrative level, thereby reducing the overall processing time for new projects. Most projects that are consistent with the DSP can be processed at the staff level. Only larger residential and commercial projects require discretionary review by the Planning Commission and City Council.

Development Code

The City implements the General Plan policies and regulates the type, location, and scale of residential development primarily through the Development Code. Development regulations are designed to protect and promote the health, safety, and general welfare of residents and to preserve the character and integrity of existing neighborhoods.

In February 2010, the City adopted a new Development Code to replace the Zoning Code. The City updated the standards in the code to ensure consistency with the General Plan, existing policies and procedures, and applicable state regulations, including those for "reasonable accommodations." The City also revised outdated development regulations and older zoning districts to help reduce constraints to development caused by the City's previous zoning law. The new code was designed to be easier for residents, developers, and staff to understand and apply, which can save time during the entitlement process. For example, residential projects with four or fewer units are subject to administrative design review by staff. The most recent ordinance updating the code was passed on June 28th, 2021.

Residential Zoning

The current Development Code has 12 major residential zoning districts and a Planned Development (PD) District (see Table 3-3, below). Most of the residential zoning districts permit a range in density. In all cases, the density range permitted in each zoning district is consistent with the underlying General Plan designation. As described further below, the code establishes development standards for each zoning district, such as lot coverage, setbacks, and minimum lot sizes.

Form-Based Zoning

As part of the 2010 Development Code update, the City included form-based regulations to promote pedestrian-scaled urbanism in "Transect" zones. Unlike conventional zoning, form-based codes emphasize the built form over the segregation of land uses and parameters such as setbacks and floor area ratios. Built form involves the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Form-based codes frequently use photos and graphics to explain the details of the requirements, making them more readily understandable by residents

and developers. Use of a form-based code can reduce the length of the project review process.

The code includes two Transect zones (T3 and T4), with placeholders for four zones not currently used. (T1 and T2 are intended to apply to Natural and Rural areas, respectively, and T5 is reserved for the Urban Center and T-6 for the Urban Core.) The development standards for the T3 and T4 zones primarily focus on mixed-use, walkable areas of the city. They range in function and density from primarily residential areas with a mix of building types (T3-Neighborhood) to medium density neighborhoods and other commercial and retail areas (T4-Neighborhood, T4-Neighborhood Open, T4-Main Street Open, and T4-Main Street). The City has designated much of the neighborhoods immediately north and south of the Downtown area as T3 or T4.

Mixed-Use Zoning

The NM zone was created to implement the Neighborhood Mixed-Use land use designation of the 2003 General Plan Update. The zoning district permits a mixture of neighborhood-serving businesses and residential uses and refers to the T4 development standards. Vertical mixed-use is permitted and encouraged on-site. A minimum of 20 percent of the site's floor area shall be developed with commercial uses. The required range of the mix of Transect zones within the NMU planning sites is:

- T4 Neighborhood: Allowed to occupy 25 to 80 percent of land
- T4 Neighborhood Open: Allowed to occupy up to 50 percent of land
- T4 Main Street Open: Allowed to occupy 10 to 50 percent of land
- T4 Main Street: Allowed to occupy 10 to 20 percent of land

The Neighborhood Mixed-Use sites are also designated as Transferable Development Credit (TDC) receiver sites, meaning they have dual general plan designations.

Since the TDC program was implemented, several residential projects have been approved or constructed on a TDC site (Auburn Grove, Portola Common, Arroyo Crossings, Shea Sage, Magnolia Place, Catalina Townhomes, Brisa, and Bluebell Drive). None of these projects, applications, or proposals have opted, or even proposed, to utilize the baseline densities on these sites. This suggests that the higher density Neighborhood Mixed-Use option is the most economically feasible—more so than new commercial or the lower density residential option.

General Plan policy provides an exemption to participating in the TDC program for projects that provide affordable housing, and affordable units are exempt from the TDC fee. Projects that provide affordable or other types of special housing may also have the baseline density increased.

The TDC Program is discussed in more detail later in this chapter.

Other Zoning

The City permits some residential uses in the Commercial Office (CO), Professional Office (CP), Planned Development/Agriculture (PD-AG), South Livermore Valley/Agriculture (SLV-AG), Education and Institution (E), and Open Space (OS-R and OS-A) zones. The City also conditionally permits additional residential uses in the nonresidential zones listed in Table 3-3.

Development Standards

The Development Code includes a set of development standards for each zoning district. Sites zoned as Planned Development (PD) have a unique set of development standards, although some refer to a standard zoning district under the current or previous zoning codes. This section discusses the main types of development standards.

Table 3-3: Zoning Districts That Allow Residential Uses and Development Standards								
District/Purpose	***GP Land Use***	***GP Density (du/acre)***	***Min/Max. Lot Area in sq. ft***	***Setbacks***			***Coverage[1]***	***Max. Bldg. Ht.***
				Front	***Sides***	***Rear***		
R-R – Residential Rural	RR	1.0 per acre to 1.0 per 5 acres	Min. 40,000	30'	1 side: 20' Total: 45'	50'	25%	35'
R-S – Suburban Residential	UL, ULM, UM, UMH	1.0 per 5 acres up to 6.0	Min. 6000	Min. 20'	Min 10', and 12'	Min. 25'	FAR max. 35%	Max. 35'
R-L – Residential Low density	UL-1, UL-2,	1.0 – 2.0	Min. 5,000	Min. 15'	Min. 15'	Min. 5' – 10'	40%	Max. 35'
MFR – Multifamily Residential	UH	6.0-18.0	Min. 5,000	15'	8' min plus 5' for every story above first.	5' min plus 5' for every story above first.	50%	Main building: Max 3 stories, 45'/Accessory structure: Max 15'
RG – Suburban Multi-Residential	UH	4.5 - 18.0	See subcategories listed below.					
RG-16	UH-3	14.0 - 18.0	6,000	Min. 20'	1 story: Min. 10'/ 2 to 3 stories: 20' plus 5' for every story above	1 story: Min. 10'/ 2 to 3 stories: 20' plus 5' for every story above	50%	Main building: Max 3 stories, 45'/Accessory structure: Max 15'
RG-14	UH -2 UH-3	8.0 – 14.0 14.0 -18.0	6,500	Min. 20'	"	"	40%	"
RG-12	UH-2	8.0-14.0	7,500	Min. 25'	"	"	35%	"
RG-10	UH-2	8.0-14.0	9,000	Min. 30'	"	"	30%	"
T3N – T3 Neighborhood	ULM, UM, UMH	2.0-6.0	Regulated by building type	Min. 20'/Max 30'	Min. 5'	Min. 5'		Max. 35' 2 ½ stories
NMU – Neighborhood Mixed-Use	NML, NMM, NMH	2.0-30.0	See T4 subcategories listed below.					

Table 3-3: Zoning Districts That Allow Residential Uses and Development Standards								
District/Purpose	***GP Land Use***	***GP Density (du/acre)***	***Min/Max. Lot Area in sq. ft***	***Setbacks***			***Coverage[1]***	***Max. Bldg. Ht.***
				Front	***Sides***	***Rear***		
T4N – T4 Neighborhood	UH-2, UH-3, UH-4	8.0-22.0	Regulated by building type	Min. match adjacent property/ Max. 30'	1 story Min. 5'/ 2+ stories Min. 7.5'	Min. 5'		Max. 35' 2 ½ stories
T4N-O – Neighborhood Open	OC	14.0-18.0		Min. match adjacent property/ Max. 25'	1 story Min. 5'/ 2+ stories Min. 7.5'	Min. 5'		Max. 35' to , 2 ½ stories
T4MS-O – Main Street Open	NML, NMM	2.0 – 24.0 with TDC		0'	Min. 0'	Min. 0'		Max. 35' to eave/parapet, 3 stories
T4MS – Main Street	NML, NMM	2.0 – 24.0 with TDC		0'	Min. 0'	Min. 0'		Max. 35' 3 stories
CO – Commercial Office	OC	n/a, regulated by FAR	Min. 5,000	Min. 5' / adj R zone 15'	Min. 0' / adj R zone 10'	Min. 0' / adj R zone 10'	FAR max. 30%	35'
CP – Professional Office	OC		Min. 5,000 / Max. 10,000	Min. 15'	Min. 5'	Min. 5'	FAR max. 30%	Max 26', 2 stories
E – Education and Institution	CF		Min 20,000	Min. 25'	Min. 15'	Min. 15'	50%	35'
OS – Open Space	OS		OS-A: min. 871,200 / OS-R: min. 43,560/ OS-F 0	Min. 20'	Lots < 10,000 sf: 10' min. / Lots > 10,000 12' min.	Min. 25'	FAR max. 35%	35'

Table 3-3: Zoning Districts That Allow Residential Uses and Development Standards								
District/Purpose	***GP Land Use***	***GP Density (du/acre)***	***Min/Max. Lot Area in sq. ft***	***Setbacks***			***Coverage[1]***	***Max. Bldg. Ht.***
				Front	***Sides***	***Rear***		
PD-AG – Planned Development/Agriculture	Limited Agriculture, Large Parcel Agriculture		100 acres min. or 18 acres min. with Reduced Lot Option	Min. 30'	Min. 50'	Min. 20'	No max.	40'
SLV-AG – South Livermore Valley/Agriculture	Agriculture/Viticulture	1.0 per 100 acres	100 acres min.	Min. 30'	Min. 50'	Min. 20'	FAR max. 20%	40'
DSP – Downtown Specific Plan[4]	DA	See subcategories listed below.						
Downtown Core	DA	Min. 30.0 Max. 55.0[3]		No min./Max. 20'	Min. 0 Max. 10'	None	N/A	Min. 2 floors/ 20'Max. 3 floors/ 45'4 floors/ 55' on designated sites
Gateway Plan Areas (Transit & Boulevard)	DA	Min. 15.0 Max. 30.0 Along First St. up to 50 w/ CUP	Min. 5,000; Max 10,000 for SF in Residential Transition Areas	Min. 15'-20'	Min. 5' Increased 5' for every story above first (except for detached SF).	Min. 15' (except for detached SF with public alley) Increased 5' for every story above first	N/A	3-floors/45'
Neighborhood-North and South Side	DA	No min. for detached SF Min. 15.0 for all other uses	Min. 5,000; Max 10,000 for detached SF	Min. 15'	Min. 5' Increased 5' for every story above first.	Min. 15'	N/A	3-floors/45'

Table 3-3: Zoning Districts That Allow Residential Uses and Development Standards								
District/Purpose	***GP Land Use***	***GP Density (du/acre)***	***Min/Max. Lot Area in sq. ft***	***Setbacks***			***Coverage[1]***	***Max. Bldg. Ht.***
				Front	***Sides***	***Rear***		
IN – Isabel Neighborhood	IN	See subcategories listed below.						
Transition	IN	15.0-25.0		Min. 0'-20'	Min. 15' where abutting existing residential uses; otherwise, Min. 5' for first and second stories; Min. 10' for third story and above			3 [5]
Village	IN	25.0-40.0		Min. 0'-20'				4 [5]
Center	IN	40.0-60.0		Min. 0'-20' Max. 12' along non Main or Major Streets Min. 10' for 3rd story and above	0' side setback along Main Street; otherwise, Min 5' for first and second stories; Min. 10' for third story and above			5 [5]
Core	IN	60.0-100.0						6 [5]

[1] Coverage" is the floor area of the largest story of a building divided by the total site area.

[2] Residential uses at an RM density are conditionally permitted.

[3] No minimum density in mixed-use developments for units above first floor where nonresidential uses are on ground floor.

[4] Refer to DSP for exceptions.

[5] Refer to the INSP for height limits in the Scenic Corridor exception areas. For all other areas, building heights shall be regulated by Policy P-LU-8 and Table 2-6, Performance Measures by Subarea, in the INSP or by the General Plan Scenic Corridor Policy, whichever is more restrictive.

Source: City of Livermore Development Code, 2010, confirmed 2021

Density

The maximum number of dwelling units permitted in each residential project is calculated by multiplying the gross acreage times the maximum allowable density under the General Plan residential land use designation, rounding down to the nearest whole number. General Plan policy defines gross acreage to include all the land within the boundaries of the property as well as all or a portion of adjacent street frontage.[21]

The 2003-2025 General Plan includes five mixed-use land designations to encourage infill and higher density residential development close to transit, existing services, and infrastructure. These include: Downtown Core (30-55 du/acre), Downtown Gateway Plan Areas (15-30 du/acre; up to 50 du/acre with CUP), Downtown Neighborhood (0-15 du/acre), Isabel Neighborhood (15-100 du/acre), Neighborhood Mixed Low (12-15 du/acre), Neighborhood Mixed Medium (15-24 du/acre), and Neighborhood Mixed High (24-38 du/acre). These designations, along with the Urban High (UH) categories, provide a wider range of densities and allow for a variety of housing types compared to the other residential designations.

Height Limits and Setbacks

Maximum height and lot coverage regulations are designed to preserve the quality and ensure the compatibility of residential development in neighborhoods. The typical height limit in lower density residential zones is 35 feet. This allows for a two-story home with additional room to incorporate a variety of roof designs. Medium and higher density residential districts permit varied heights and number of stories depending on the number of units constructed and/or the setback.

In 2011, the City amended the Development Code to simplify the RG zone height limits, which was previously dependent on the size of the setback. The RG zone height limits are three stories or 45 feet, and proposed development above 45 feet is subject to a conditional use permit. Though market conditions may affect development of multifamily housing, the City cannot control market conditions and can only ensure development standards do not constrain development. The City has reduced development constraints to multifamily housing by allowing a greater maximum height.

The Core Area of the Downtown Specific Plan, which allows the most intense residential development (up to 55 dwelling units per acre), permits up to three stories or 45 feet in most areas. Select sites may have a height up to four stories or 55 feet with City Council approval. The City Council has considered requests to exceed the maximum height permitted in the Downtown Core. Two examples of actual projects are the Bankhead Theater and the Legacy project. The Bankhead Theater is a 500-seat local performing arts theater. The maximum height permitted for the small performing arts theater is 75 feet. The highest point of the proposed building, the fly-space tower, is 65½ feet. Legacy is a mixed-use project with 222 rental apartments with about 14,000 square feet of retail. The project has two buildings. One is ground-floor retail with two stories of apartments above it. The building is 3 floors and 45 feet adjacent to First Street. The maximum height of the project is 54 feet at the ridges and stair towers, and 49 feet for the main roof. Adjacent to First Street the building is three stories and 43 feet.

[21] For the purpose of calculating density, properties with more than one street frontage may only use the longest street frontage, which is considered the area between the street right-of-way boundary and the midline of the adjacent fronting streets (except freeways and highways).

Small Lot Development

The Downtown Specific Plan Area has a number of small vacant and underdeveloped sites, particularly in the Downtown Core and Downtown Gateway Plan Areas. Potential constraints to creating new residential units on small lots in the Downtown, and in the Downtown Core area in particular, include the existing character and historic nature of buildings, which may make renovation or new construction more difficult. In the Core area along First Street, buildings are constructed along property lines, which limits new construction to additional stories to add square footage. The Downtown also includes several brownfield sites that are redevelopment opportunities with site remediation.

To offset the above constraints, the City utilizes a variety of measures and tools, including regulatory incentives, financial subsidies, negotiation/mediation, and business relocation assistance.

Regulatory Incentives

To accomplish the goal of creating new housing in the Downtown through small-lot redevelopment or lot consolidation where possible, the DSP allows densities of a minimum 30 dwelling units per acre in the Downtown Core. It also allows taller building heights, especially in the Downtown Core and Transit and Boulevard Plan Areas, which permit up to three floors/45 feet. The DSP specifically allows greater height (up to four floors and 55 feet) on the Livermore Village and Groth Brothers catalyst sites in the Core as further incentive for redevelopment. Development regulations intended to encourage revitalization and increase opportunities to create housing include:

- ***Alternative Open Space Requirements.*** The DSP offers flexibility to smaller sites to meet their Open Space requirements in the Downtown. Residential or mixed-use sites of less than one acre may meet their requirement on-site, off-site, by in-lieu payment, or through a combination of any of these options.
- ***Relaxed Parking Standards.*** Parking standards in the Downtown have been developed to address its more urban nature. They are intended to encourage redevelopment and shared parking opportunities via existing or new parking structures (in the Core Area).
    - Parking requirements for renovation, enlargement, or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher intensity use.
    - Smaller residential units and multifamily (apartments, flats, lofts) require less parking: 1-bedroom units require only 1 space, and apartments and flats require only 1.75 spaces.

  Throughout the Downtown, no additional parking spaces are required for the conversion of existing commercial/office/retail space to mixed-use where residential units are provided above (second floor and up).

- ***Minimal Setbacks.*** In the Core Plan Area there are no minimum building setback requirements.

- ***Flexibility for National Historic Structures or Historic Resources***. To allow use conversions of historic structures that will promote rehabilitation (including relocation), the Specific Plan allows modifications to development standards, subject to review by the Historic Preservation Commission.
- ***Streamlined Processing for Smaller Projects***. Residential projects providing less than 40 dwelling units can be reviewed and approved administratively at a staff level.
- ***Density Incentives***. A 25 percent density bonus is permitted in the Transit Gateway Plan Area for projects within 2,000 feet of the LAVTA/ACE station (or other planned transit station). Also, along First Street near the transit center, up to 50 du/acre projects are permitted with a Conditional Use Permit.

Parking Requirements

In general, parking requirements are intended to provide adequate on-site parking without causing parking deficiencies. Requiring too much parking, however, can add costs to development, which in turn creates a constraint.

The City's parking requirements for residential districts vary by housing type, the number of bedrooms, and parking needs (see Table 3-4). Detached and attached residences and mobile home parks are required to provide two on-site spaces per unit for units with two bedrooms or more. Guest parking must also be provided at a ratio of one additional space for every four units in multifamily projects.

As part of the Development Code update in 2010, the City investigated reduced parking standards for senior housing and smaller units (studios and one-bedrooms). As a result, the Code now has reduced parking requirements for studio and one-bedroom units at one space per unit, which reduces the land costs and improves the feasibility of these housing types. The City also updated its parking regulations to clarify that tandem parking is allowed in all residential and mixed-use zones when both spaces are for the same residential unit. Accessory dwelling units (ADU) require a similarly reduced amount of parking with circumstantial exemptions allowed, and junior accessory dwelling units (JADU) do not require additional parking.

In the Downtown Specific Plan, parking requirements for detached and attached residential uses are the same as for the rest of the city but vary for multifamily and senior housing. For example, parking for senior housing is required at 1.25 spaces per dwelling unit, and parking for multifamily units with two or more bedrooms is required at 1.75 spaces.

Table 3-4: Parking Requirements	
Residential Type	***Required Spaces***
Detached and Attached Units	
Studio and 1-bedroom	1 space per unit (No covered space required)
2 or more bedrooms	2 spaces per unit (No covered space required)
Guest spaces (multiple families)	1 space per 4 units (No covered space required)
Accessory Dwelling Unit (ADU)	1 space per unit, with some exceptions.[1]
Mobile Home Parks	
Each mobile home	2 spaces per unit
Use in common	0.5 space per unit (Within 200' of each lot)
Guest spaces	0 spaces per unit if on-street parking is provided within project or on an adjacent street; 1 space per 5 units if one side of street has parking; 2 spaces per 5 units if no on-street parking exists; (Determined by street adjacent lot. If corner lot, can use either street, or both, to determine.)
Downtown Specific Plan	
Single-family, detached/attached	
Studio and 1-bedroom	1 space per unit (1 covered space required)
2 or more bedrooms	2 spaces per unit (1 covered space required)
Multifamily	
Studio and 1-bedroom	1 space per dwelling unit (1 covered space required)
2 or more bedroom	1.75 spaces per dwelling unit (1 covered space required)
Guest spaces	1 space per 10 units (or portion thereof) provided on-site or off-site within 600' of the project, or waived with payment of in-lieu fees if public parking is identified within 600' of the project
Senior housing	1.25 spaces per unit (1 covered space required) In-lieu fee payment also possible for on-site or off-site parking.
Isabel Neighborhood Specific Plan	
Transition and Village Districts	
Studio and 1-bedroom	1 to 1.25 spaces per unit
2-bedrooms	1.5 to 2 spaces per unit
3 or more bedroom	2 to 2.5 spaces per unit

Table 3-4: Parking Requirements	
Residential Type	***Required Spaces***
Center and Core Districts	
Studio and single room occupancy (SRO)	0.75 to 1 space per unit
1-bedroom	1 to 1.5 spaces per unit
2 or more bedrooms	1.25 to 2 spaces per unit
Guest spaces	1 space per 4 to 8 units

Source: Livermore Development Code, 2010; Livermore Downtown Specific Plan, amended in 2020; City of Livermore ADU and JADU Criteria Checklist, July 2020; Isabel Neighborhood Specific Plan, 2020. Confirmed 2021.

[1] No parking for ADUs within: one-half mile walking distance of transit (including local bus stops or ACE Train station); a historic district; an existing primary residence or existing accessory structure; where on street parking permit is required but not offered to the inhabitant of the ADU; where a documented carshare vehicle is located within one block. Where the ADU is a garage, carport, or parking structure conversion, no replacement parking is required.

LOCAL ORDINANCES/REGULATIONS IMPACTING HOUSING SUPPLY

Urban Growth Boundary

The intent of Livermore's urban growth boundary (UGB) is to protect existing agricultural uses and natural resources outside the city from urban development while promoting infill development near available services. The UGB was completed in two phases. The *South Livermore Urban Growth Boundary Initiative* was passed by local voters in March 2000 and established the boundary along the southern edge of the city. The *North Livermore Urban Growth Boundary Initiative* was passed in December 2002 and completed the UGB around the northern edge of the city. The Land Use Element of the General Plan includes the policies associated with both initiatives, while the exact language of each Initiative is contained in the General Plan appendix.

While the UGB limits urban development to within city limits, the *North Livermore UGB Initiative* contains a "State Housing Requirement" provision that would permit the development of affordable housing outside the UGB to meet State housing requirements, so long as there is no land available within the city boundary to meet the requirement through new development, more intensive development, or redevelopment.

The City's UGB is not considered a constraint to housing development because it does not affect the total number of units permitted in Livermore, only the location of units.

Transferable Development Credits Program

The Transferable Development Credits (TDC) Program was developed as part of the North Livermore Urban Growth Boundary Initiative, adopted in December 2002. The program implements the UGB as another way to preserve agricultural land outside the City's UGB, curtail sprawl, and provide opportunities for higher density infill residential development near existing infrastructure and transportation services within the UGB. The program reduces the pressure to develop on property outside the UGB in North Livermore by enabling rural property owners to sell credits to builders seeking residential density within the city boundary.

General Plan policy outlines the basic objectives and parameters of the program, while the TDC Ordinance outlines the implementation details of the program. The program assigns development credits to properties beyond the UGB as well as residential receiver sites within the UGB. Developers may purchase development credits from willing sellers beyond the UGB to achieve greater residential density on the receiver sites within the UGB. Existing TDC receiver sites were established during the 2003 General Plan update and were selected based on their suitability for higher density, infill residential development. In most cases, the developer and/or property owner requested the change.

Each receiver site has a dual general plan designation. The baseline density is achievable without the need to comply with the City's TDC Ordinance. Applicants who wish to exceed the baseline density must comply with the City's TDC Ordinance by purchasing TDCs from owners in North Livermore or by paying an in-lieu fee to the City. Development on the receiver site is limited to the maximum density allowed under the General Plan designation and is subject to the development standards of the corresponding, underlying zoning district. Projects may also utilize the Planned Development District for greater flexibility in achieving higher density. An example of a receiver site is the 28+-acre Arroyo Vista Neighborhood Plan site, which has a base general plan land use designation of light industrial and a dual designation of Urban High – 3 Residential (which permits 14 to 18 du/acre).[22]

Participation in the program is voluntary; participants may purchase TDCs and achieve the higher density. However, the TDC In-Lieu Fee Ordinance provides an alternative to purchasing TDCs and provides exemptions for certain projects.

The TDC Ordinance establishes exemptions from the TDC or in-lieu fee requirement to support the provision of affordable units and use of density bonus incentives. Projects exempt from purchasing TDCs or paying an in-lieu fee include residential projects in the Downtown Specific Plan Area; housing units covered by an affordable housing agreement provided through density bonus for affordable or senior housing consistent with the State law; and units provided consistent with the City's inclusionary housing requirements.

The TDC program provides an alternative to achieving more intense residential development on certain sites. It does not preclude or constrain higher density residential development on receiver sites and has no demonstrable impact on accommodating the City's RHNA.

Inclusionary Housing Ordinance

Since 1987, the City has been setting inclusionary housing policies, which require residential development projects to contribute to the production of affordable housing units for low-income and moderate-income households. By requiring developers to set aside a portion of a market rate housing project's units as affordable, the City's Affordable Housing Ordinance, which was codified in 2000 and is also referred to as its Inclusionary Housing Ordinance, has produced over 180 homes for low- and moderate-income first-time homebuyers. Approximately 25% of the units produced have been purchased by Livermore schoolteachers. The program has also contributed to the City's inventory of affordable rental units through City Affordable Housing In-Lieu Fee funding and implementation of the on-site requirement.

[22] Under the approved Neighborhood Plan, the site can be developed with approximately 495 multifamily residential units. Neighborhood plans are not typically required for the development of TDC receiver sites.

The City's Inclusionary Housing Ordinance requires that at least 15 percent of all units in a residential development within General Plan areas be set aside as affordable (excluding Downtown and Isabel Neighborhood Specific Plan Areas which have their own specific inclusionary requirements). Developments in General Plan areas with for-sale units must set aside at least 7.5 percent of affordable units for low-income households, with the balance set aside for moderate-income households. For rental developments in General Plan areas, at least 7.5 percent of affordable units must be set aside for very-low-income households, with the balance set aside for low-income households. Wherever inclusionary set-asides result in an odd number of units, the majority of units must be provided to the lower income group.

Residential projects of 10 units or less are not required to construct affordable housing units, but must pay the affordable housing fee.

As noted earlier in this chapter, in the Downtown Specific Plan Area, at least 10 percent of units in each project must be affordable to low-income households. In the Isabel Neighborhood Specific Plan Area, at least 20 percent of units throughout the plan area must be affordable to extremely low-, very-low-, low-, or moderate-income households. Each project must contribute some inclusionary units towards that overall 20 percent.

This ordinance effectively helps to overcome market constraints to the provision of affordable housing by requiring developers to build a percentage of affordable units as part of their projects. The City will continue to implement the ordinance to facilitate the production of affordable housing (Program 3.1.1). The remainder of this section provides a detailed description of the ordinance and an analysis of its effects on housing production and costs.

On-Site Requirement

The Inclusionary Housing Ordinance has a "must build" requirement that affordable units be constructed on-site. The on-site requirement is implemented because it:

- Helps offset past market trends that constructed more expensive, low-density homes on available land.
- Augments the City's affordable housing stock. (Almost all residential properties in Livermore are under private ownership, and even with the inclusionary housing fees, the City and nonprofit agencies have difficulty competing in the private market for land on which to develop affordable housing.)
- Provides opportunity for lower-income and moderate-income households to enter the homeownership market.
- Promotes economic residential integration by producing mixed-income housing throughout the city.
- Provides residents within affordable housing units with the same access to public services, such as parks, transit, and schools, that are available in or near market-rate subdivisions.

Alternate Means of Compliance with On-Site Requirement

State housing law mandates alternate means for complying with local inclusionary provisions. Accordingly, the City's Inclusionary Housing Ordinance provides options for complying with all or a portion of the on-site requirement, pending approval by City Council (see "Approval Process for Alternative Compliance Requests," below). These options are described in Section

10.06.050 of the Development Code and must be economically equivalent to producing affordable units on-site. The five alternative methods include:

- **Accessory Dwelling Units**. In a project of more than 50 dwelling units, up to 20 percent of the requirement for reserved units may be satisfied by including accessory dwelling units accessory to the market-priced units. Each accessory dwelling unit provides a credit of 20 percent of a required affordable unit without regard to unit size or other minimum standards specified in Section 10.06.050(D)7.
- **Off-Site Construction**. A developer may satisfy the affordable housing requirement by constructing or making provisions to construct reserved housing units on a site other than the primary project site. The off-site units are subject to the standards in the Development Code. A developer may not satisfy the affordable housing requirement by applying credits from reserved units on previously constructed projects. Other existing units in projects already completed may not be substituted to satisfy the affordable housing requirement.
- **In-Lieu Fee.** A developer may satisfy the affordable housing requirement by paying an in-lieu fee that is economically equivalent to producing the required number of affordable units. The method of calculating the in-lieu fee is in Chapter 3.26.050 of the Municipal Code. Projects of 10 or fewer units are subject to the In-Lieu fee adopted by City Council annually and specified in the City Development Fee Schedule. Projects with 11 or more units which have been approved for a portion of on-site units to be satisfied in fee are subject to the fee methodology based on the actual development cost of the market rate units subject to the requirement, as described in the Code.
- **Dedication of Land.** A developer may satisfy the affordable housing requirement by dedicating to the City a parcel of land suitable for development of housing units equal to or exceeding the number of affordable units required to be provided in compliance with this section. The General Plan designation and zoning designation on the land proposed for dedication shall be consistent with the intended use of the property for affordable housing at the appropriate density, and there shall be direct access to improved streets and utilities.

Approval Process for Alternative Compliance Requests

Residential projects of 11 units or more within the General Plan, Downtown Specific Plan and Isabel Neighborhood Plan Area are subject to the on-site requirement, and alternative compliance requests require City Council approval. Projects of 10 or fewer units may pay the in-lieu fee without an alternative compliance request. Projects within the South Livermore Valley Specific Plan are exempt from the on-site requirement, but must pay the affordable housing in-lieu fee.

Alternative compliance requests are processed and approved as part of the City's residential entitlement process., Staff work extensively with developers to implement City Council Affordable Housing priorities and identify alternatives that are economically equivalent to building required units on-site, address the City's affordable housing needs, and are feasible for

the development project. The requirements are designed to maximize the impact of each residential development and allow the City to respond to emerging opportunities.

Comparability of Units

Affordable units must be constructed concurrently with market-rate units and must be "comparable" units to the market-rate units—in type, bedroom mix, amenities, exterior appearance, and interior fixtures and finishes. Specific requirements to further this end include:

- The affordable units cannot be distinguishable from other units in the project from the street.
- The average number of bedrooms must equal the average number of bedrooms for all other units in the project, up to a limit of three bedrooms per unit.
- Minimum unit sizes.
- The number of bathrooms in affordable units must equal the proportion of bathrooms in the market-priced units.
- Units must have air conditioning, enclosed garages, and laundry facilities to the extent market-priced units have those amenities.
- The mix of product types of reserved units shall reflect the overall mix of market-rate product types provided in the project.
- Affordable units must be dispersed throughout the project site rather than concentrated in one portion of the development. The comparability requirements for the required inclusionary units are consistent with design requirements applied to market-rate units. Developers are not required to provide additional external or internal design features or upgrades or amenities in the inclusionary units that exceed the City's standard design requirements for adequate housing. The "average number of bedrooms requirement" (up to a limit of 3 bedrooms) is intended to provide affordable housing to meet the demographic needs of the city while limiting developer cost to provide excessively large comparable units. For example, about 46 percent of households in Livermore have three or more people.

Consistent with a variety of State initiatives regarding smart growth and climate change, the comparability requirements are intended to ensure that affordable housing units are not segregated within residential neighborhoods or congregated in areas isolated from existing community services. Combined with the on-site requirement, the comparability requirement gives residents living in affordable housing units the same access to amenities, such as community parks, as market-rate units in the development. The City does allow variation in housing types, provided that the project does not compromise the intent of the ordinance—to blend, not segregate affordable units within neighborhoods and to provide affordable housing comparable in quality to market-rate housing. A potential construction impact of the comparability requirement is cost, when compared to the reduced cost of providing smaller affordable units with less amenities than market-rate units.

Affordability Terms/Restrictions

The Inclusionary Ordinance contains affordability restrictions to ensure that the affordable units remain as such. These restrictions are implemented through a Low-Income Housing Agreement, which identifies the specific units that will be affordable and the sales price of the units. It also reiterates the provisions and stipulations of the ordinance. Developers cannot proceed until an agreement is reached. Specific affordability restrictions in the Inclusionary Ordinance and implemented by the Low-Income Housing Agreement include:

- **55-year Restriction**: The ordinance ensures the affordability of the reserved units by requiring a 55-year deed restriction for either rental or for-sale housing. The 55-year restriction, however, is a *minimum* requirement of the ordinance and, in an effort to preserve affordability to the greatest extent possible, the City strives to apply deed restrictions for more than the minimum (up to 99 years for rental projects). However, the City may negotiate a reduction in the minimum requirement if some of the for-sale units are reserved for very-low-income households.
- **For-Sale Units:** For-sale units are encumbered with a silent second mortgage for the difference in value between the affordable price and the initial market rate sales price for comparable units. If a buyer resells the reserved unit within the restricted time period for a price in excess of the current affordable purchase price, the second mortgage must be repaid to the City for use in affordable housing programs. Additionally, the owner must live in the affordable unit.
- **Rental Units**: The affordability of rental units in a complex is preserved through a deed restriction, as outlined above, as well as a regulatory agreement that outlines the terms and conditions placed on the reserved units, such as term of affordability and maximum affordable rents to be charged based on the established household income limits. Additionally, the complex must be managed by a management company experienced in affordable housing and market available units through accessible and inclusive processes approved by the City.
- **Enforcement:** Through the various agreements, the City ensures that parties in violation of the affordable housing restrictions—such as by selling or renting an affordable unit at a price or rent exceeding the maximum allowed or to an ineligible household—are subject to various penalties, which may include fines, payment of rents, or exercise of options to purchase the affordable units by the City.

Available Resources to Offset Potential Costs

The City offers programs to assist developers of affordable or special needs housing pay impact fees. The City regularly defers city sewer, storm drain, and water connection fees. In addition, Tri-Valley Transportation Council elected to waive its impact fees for affordable housing altogether in 2015. As part of this program, the City will also work with other local and regional agencies, for which the City collects fees, to explore similar deferral programs for their development impact fees (see Program 3.2.3, Partner with Affordable Housing and Service Providers).

Existing regulatory incentives that the City utilizes to offset development costs include:

- Waiving the Tri-Valley Transportation Development fee for affordable and/or inclusionary housing projects.
- Waiving impact fees for accessory dwelling units less than 750 square feet in size.
- Waiving Parks Facility Fee for accessory dwelling units as well as certain health facilities, such as assisted living, convalescent care, and skilled nursing facilities.
- Allowing the payment of some development fees until occupancy or over time.
- Providing fee credits for existing conditions to residential developers who are building on existing sites.
- Waiving the Art in Public Places Fee for affordable housing projects

To further offset potential constraints, developers may use affordable units achieved via the Inclusionary Ordinance provisions toward meeting State density bonus provisions and City incentives.

Short-Term Rental Regulations

The City updated its short-term rental (STR) regulations in 2020 in Chapter 5.90 of the Municipal Code. Short-term rentals are allowed in residential districts and are not allowed in accessory dwelling units. No more than one short-term rental may be operated at a single location. The property owner is required to obtain an STR license from the City. Only one permit may be held per owner at a time. Short-term rental permits do not run with the land. The updates to the STR regulations are recent and balance the housing needs of long-term residents with options for property owners to have a short-term rental. The City will continue to monitor the impacts of STRs on long-term housing options.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites, to be made available through appropriate zoning and development standards, to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, transitional housing, and others. Table 3-5 summarizes housing types permitted in the Development Code with a required permit. The following Table 3-6 summarizes housing types permitted in the Specific Plans with a required permit.

Livermore offers a diversity of housing types for all economic segments of the community as well as the more vulnerable members of the community, including those earning lower incomes, seniors, disabled persons, students, the homeless, and others.

Table 3-5: Housing Types Permitted by Development Code Zone																						
Land Use	*Transect Zones*						*Non-Transect Zones*															
	T3N	*T4N*	*T4N -O*	*T4MS -O*	*T4 MS*	*NMU*	*RR*	*RS*	*RL*	*MFR*	*RG*	*CS*	*CNB*	*CO*	*CP*	*I-1*	*I-2*	*E*	*PD-AG*	*SLV-AG*	*OS-A/ OS-R*	*OS-F*
Residential Uses																						
Dwelling: Carriage House	P	-	-	-	-	Regulated by a mix of the other Transect Zones[5]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling: Accessory Dwelling Unit	P	P	P	P	P		P	P	P	P	-	-	-	C	C	-	-	P	-	C	P	-
Dwelling: Junior Accessory Dwelling Unit	P	P	P	P	P		P	P	P	P	-	-	-	C	C	-	-	P	-	-	P	-
Dwelling: Single Room Occupancy	P	P	P	P	P		P	P	P	P	P	-	-	C	C	-	-	-	-	-	-	-
Dwelling: Single family	P	P[1]	P[1]	-	-		P	P	P	-	P	-	-	C	C	-	-	P[2]	P	P	P	C
Dwelling: Mobile home/manufactured housing	P	P[1]	P[1]	-	-		P	P	P	-	P	-	-	C	C	-	-	P[2]	-	-	P	C
Dwelling: Duplex	P[1]	P	P	-	-		-	C[1]	P[1]	P	P	-	-	C	C			-	-	-	-	-
Townhouse	-	P	P	-	-		-	C[1]	-	-	-	-	-	C	C	-	-	-	-	-	-	
Bungalow Court/ Fourplex/Sixplex/ Courtyard Apt	-	P	P	-	-		-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
Multi-family	-	-	-	-	-		-	-	P[1]	P	P	-	-	C	C	-	-	-	-	-	-	-
Mixed-Use, residential component	-	-	P	P	P		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile home parks	-	-	-	-	-		-	-	-	C	C	-	-	C	C	-	-	-	-	-	-	-
Home Occupation	H	H	H	H	H		H	H	H	H	H	-	-	-	-	-	-	-	-	-	-	-
Residential Accessory Use or Structure	P	P	P	P	P		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Day Care Facility (small)	P	P	P	P	P		P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Child Day Care Facility (large)	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	-	-	-	-	-	-	-	-	-	-	-
Child Day Care Facility (family)	C	C	C	C	C		C	C	C	C	C	C	P	P	P	P	P	P	-	-	-	-

Table 3-5: Housing Types Permitted by Development Code Zone

Land Use	Transect Zones						Non-Transect Zones															
	T3N	T4N	T4N-O	T4MS-O	T4 MS	NMU	RR	RS	RL	MFR	RG	CS	CNB	CO	CP	I-1	I-2	E	PD-AG	SLV-AG	OS-A/ OS-R	OS-F
Live/Work	-	-	P	P	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Residence	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-
Special Needs Housing																						
Health Facility (≤6 beds)	P	P	P	P	P	Regulated by a mix of the other Transect Zones[5]	P	P	P	P	P	-	-	-	P	-	-	-	-	-	P	-
Health Facility (>6 beds)	C	C	C	C	C		-	C	C	P	C	C	-	C	C			C	-	-	C	-
Emergency Shelters[3]	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P
Transitional/ Supportive Housing[4]	P	P	P	P	P		P	P	P	P	P	-	-	C	C	-	-	-	-	-	-	-
Farm worker (Employee) Housing	-	-	-	-	-		P	-	-	-	-	-	-	-	P	-	-	-	P	-	C	-
Low Barrier Navigation Center	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

[1]. Permitted only if legally existing at time of Code adoption, 5/01/10.

[2]. Accessory to a permitted use.

[3]. Subject to the provisions of Livermore Development Code Section 6.03.060.

[4]. Pursuant to SB 2, the City's updated Development Code allows transitional and supportive housing as a residential use in all Transect zones subject to the same permit requirements of a residential use in the same zone. Definition of transitional housing includes supportive housing, shelter housing, and single room occupancy hotels and shelter housing.

[5]. The NMU zone is regulated by using a required mix of the T4 Main Street, T4 Main Street-Open, T4 Neighborhood, and T4 Neighborhood-Open transect zones. The T4 Neighborhood zone must comprise between 25 to 80 percent of a planning site; the T4 Neighborhood-Open zone may comprise up to 50 percent of the planning site; the T4 Main Street Open zone must comprise between 10 to 50 percent of the planning site; and the T4 Main Street zone must comprise between 10 to 20 percent of the planning site.

Table 3-6: Housing Types Permitted by Specific Plan Zone												
Land Use	***Downtown Specific Plan***								***Isabel Neighborhood Specific Plan***			
	Core Subarea [1]	***Core Subarea [2]***	***Core Subarea [3]***	***Core Subarea [1,4]***	***DTG***	***DBG***	***DNSS***	***DNNS***	***Transition***	***Village***	***Center***	***Core***
Residential Uses												
Accessory Dwelling Unit	P[2]	P	P	-	P	P	P	P	P	P	P	P
Junior Accessory Dwelling Unit	P[2]	P	P	-	P	P	P	P	P	P	P	P
Single Room Occupancy	P[2]	P	P	-	P	P	P	P	P	P	P	P
Detached Single-Family	-	-	-	-	CUP	CUP[3]	P	P	-	-	-	-
Attached Single-Family	P[2]	P	P	-	P	P	P	P	P	P	P	P
Mobile home/ manufactured housing	P[2]	P	P	-	P	P	P	P	P	P	P	P
Multi-family	P[2]	P	P	P	P	P	P	P	P	P	P	P
Mixed-Use, residential component	P[2]	P	P	P	P	P	P	P	P	P	P	P
Mobile home parks	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupation	-	-	-	-	-	-	-	-	P	P	P	P
Residential Accessory Use or Structure	-	-	-	-	-	-	-	-	P	P	P	P
Child Day Care Facility (small)	-	CUP	CUP	-	-	-	-	-	P	P	P	P
Child Day Care Facility (large)	-	CUP	CUP	-	-	-	-	-	Z	-	-	-
Live/Work	-	P	P	-	CUP	CUP	P[4]	P[5]	P	P	P	P

Table 3-6: Housing Types Permitted by Specific Plan Zone												
Land Use	***Downtown Specific Plan***								***Isabel Neighborhood Specific Plan***			
	Core Subarea [1]	***Core Subarea [2]***	***Core Subarea [3]***	***Core Subarea [1,4]***	***DTG***	***DBG***	***DNSS***	***DNNS***	***Transition***	***Village***	***Center***	***Core***
Special Needs Housing												
Health Facility (≤6 beds)	-	CUP	CUP	-	CUP	CUP	CUP	CUP	P	P	P	P
Health Facility (>6 beds)	-	CUP	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Emergency Shelters	-	-	-	-	-	-	-	-	P	P	P	P
Transitional/ Supportive Housing[6]	P[2]	P	P	-	P	P	P	P	P	P	P	P
Farm worker (Employee) Housing	-	-	-	-	-	-	-	-	-	-	-	-
Low Barrier Navigation Center	-	-	-	-	-	-	-	-	-	-	-	-

Notes: P = Permitted, Z = Zoning Use Permit, CUP = Conditional Use Permit

[1]. Special Condition Subdistrict

[2]. Allowed on upper floors.

[3]. No CUP required in Transition Zone.

[4]. Allowed west of Livermore Avenue if pre-existing upon adoption of the Specific Plan. This use requires a CUP if not already existing.

[5]. Allowed when related to arts, crafts and artisan type uses, including walk-in trade in the area bounded by Railroad Avenue (south), L Street (west), Railroad Right of Way (north) and South Livermore Avenue (east). If these conditions don't apply, a CUP is required.

[6]. Pursuant to SB 2, the City's updated Development Code allows transitional and supportive housing as a residential use in all Transect zones subject to the same permit requirements of a residential use in the same zone.

Multifamily Units

The Development Code permits multifamily housing in the Multiple Family Residential (MFR) and Suburban Multiple Residential (RG) zones by right. Additionally, duplexes and townhouses are permitted by right in T4N and T4N-O Neighborhood Transect zones. In these districts, densities range from 6 units per acre to 22 units per acre. All five plan areas in the Downtown Specific Plan permit multifamily at density ranges starting at 15 units per acre up to 55 units per acre.

Approximately 20 percent of the Livermore housing stock consists of multifamily residences (see Table 2-30). Due to the residential infill policies adopted as part of the 2003 General Plan, as well as the focus to revitalize the Downtown Area and provide higher density residential there to support revitalization, the development trend has continued to be away from single-family development. Livermore has seen more applications and approvals for multifamily attached housing on infill sites and in the Downtown area. Most of these infill projects have resulted from the policy changes and increased residential densities permitted with adoption of the 2003 General Plan and Downtown Specific Plan.

Licensed Care Facilities

The Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Sections 5115 and 5116) declares that persons with mental and physical disabilities are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. State-authorized, -certified, or -licensed family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Per State law, the Livermore Development Code permits licensed residential or community care facilities with six or fewer beds in all residential zones. They are defined as health facilities in Livermore.[23] Community care facilities for seven or more residents are permitted in the MFR zone by right and permitted with a conditional use approval in an additional 23 zones (see Tables 3-5 and 3-6, above). A total of 43 care facilities are in Livermore (see Table 2-24).

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an affordable rental housing opportunity for low-income and special needs population groups, such as the elderly, because they are small. Housing costs typically increase with square footage, so smaller units are considered "affordable by design." JADUs, or junior accessory dwelling units, are accessory units entirely enclosed within the primary structure.

The Livermore Development Code allows ADUs in every residential zoning district and in most nonresidential districts that allow single-family or multifamily dwellings. Unit size is dependent on the size of the lot and primary dwelling as well as the underlying zoning standards on lot coverage and floor area ratio (FAR), up to a maximum of 1,200 square feet. ADUs cannot be sold but may be rented. For these reasons, ADUs provide an opportunity for the development

[23] The Development Code defines "health facility" as residential and community care facilities for the elderly, alcoholism recovery, and homes for mentally disordered, handicapped, or dependent and neglected children.

of relatively small and affordable rental units for low- and moderate-income individuals and families, seniors, and disabled persons.

Many of the ADU units are garage conversions, which limits maximum size. The City waives some fees for ADUs and regularly responds to inquiries from homeowners interested in building ADUs. Program 1.2.4 is proposed to allow ADUs in all zones that allow single-family or multifamily residential uses, to continue to update the City's ADU regulations when state law changes, and to promote ADUs as a housing option to homeowners.

Mobile/Manufactured Homes

Mobile homes and manufactured homes offer an affordable housing option to many low- and moderate-income households. Mobile homes and manufactured housing are defined in the Development Code as single-family dwellings and are permitted in all residential zoning districts in Livermore. In addition, the Development Code permits mobile home parks in the MFR and RG, subject to a Conditional Use Permit, as well as in some PD districts.

Manufactured homes are reviewed for building permit issuance in the same manner as single-family homes; the City does not impose any additional design standards or requirements. According to the California Department of Finance, 542 manufactured or mobile homes were located in the city in 2020 (see Table 2-30). The City has not processed any conversions of mobile home parks over the last two Housing Element cycles. The City's Building Division has not issued a permit for manufactured single-family units since 2016 when two units were approved. The City receives one or two permits for manufactured ADUs annually.

Farmworker Housing

The City's agricultural uses, especially vineyards, may use seasonal labor. ABAG estimates that there were 314 agriculture jobs in Livermore in 2019 (see Table 2-9). Although ABAG indicates a low number of agricultural jobs in Livermore, there is potential demand for seasonal farm worker housing because Livermore is surrounded by agricultural land. By the nature of the profession, it is difficult to determine the number of seasonal farm laborers that may be working in the agricultural areas surrounding the city.

In anticipation of this potential need, the Livermore Development Code makes provisions to allow farm labor housing in districts that permit agricultural uses, such as the Rural Residential (R-R) and Open Space (OS-A & OS-R) Districts, and in the South Livermore Specific Plan areas. The Planned Development - Agricultural District (PD-AG), the Planned Development – South Livermore Valley Specific Plan Area (PD-SLVSP), and the South Livermore Valley – Agricultural Zone (SLV-AG) all permit the provision of caretakers' residences, which are defined as temporary modular dwellings for persons employed in the agricultural use of the property and the families of those persons, and/or living quarters for farm workers when necessary for on-site farming operations. Program 1.3.4 is proposed to review and revise the City's Development Code for full compliance with the Employee Housing Act, which addresses farmworker and other employee housing.

Emergency Shelters, SROs, and Transitional and Supportive Housing

State law requires that a jurisdiction specify the zoning district(s) where emergency shelters for the homeless (including lower barrier navigation centers), single-room occupancy units (SRO), and transitional and supportive housing facilities are permitted. The definition of "transitional housing" in Chapter 11 of the City's Development Code includes supportive housing, SRO hotels, and shelter housing.

Transitional and supportive housing is permitted in residential non-Transect zoning districts (R-R, R-S, R-L, R-G. and MFR) by right, and similar to other residential uses, with a conditional use permit in the CO and CP districts. In the Transect zones, a variety of residential use types are allowed by right. Pursuant to SB 2, the City's Development Code allows transitional and supportive housing as a residential use in all Transect zones subject to the same permit requirements of a residential use in the same zone.

Consistent with State law, the City has identified at least one zoning district where emergency shelters are explicitly permitted. Emergency shelters are permitted by right in any non-Transect zoning district subject to the provisions of Section 6.03.060 of the Development Code (see Table 3-5). All non-Transect zoning districts include residential and nonresidential zones. Together, non-Transect zones include approximately 129 acres of vacant land (not including vacant land part of a Planned Development or a Neighborhood Plan) on nine sites that range from 7,000 square feet to greater than 5,000,000 square feet.

The emergency shelter standards in Section 6.03.060 are:

- On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed downward, and shielded so as not to produce off-site glare.
- The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
    - Central cooking and dining room(s)
    - Recreation room
    - Counseling center
    - Child day care facilities
    - Other support services
- Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees, and the surrounding area.
- The agency or organization operating the shelter shall comply with the following requirements:
    - Temporary shelter shall be available to residents for no more than six months.
    - Staff and services shall be provided to assist residents in obtaining permanent shelter and income.

- The provider shall have a written management plan including, as applicable, provisions for staff training; neighborhood outreach; security; screening of residents to ensure compatibility with services provided at the facility; and training, counseling, and treatment programs for residents.

- No emergency shelter shall be located within 300 feet of another emergency shelter site.
- The facility shall be in, and shall maintain at all times, good standing with City and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff of the proposed facility.
- Emergency shelters in residential districts, when not developed in an individual dwelling unit format, shall not be subject to the underlying zone's maximum unit density standard, but the number of beds shall be limited to three times the maximum number of dwelling units which would otherwise be permitted.

Program 3.3.3 is proposed to review the above standards for compliance with current state law and amend the standards if needed to comply with current state law.

The Alameda Countywide Homeless Count and Survey Report[24] estimates there were 8,022 persons in 7,661 households experiencing homelessness in Alameda County. There was an estimated homeless population of 264 people in the Livermore in 2019. Homeless services available in Livermore are outlined in Table 2-27 and include transitional housing; permanent supportive housing; and three permanent, year-round, shelters—Tri-Valley Haven Sojourner House, Shiloh House, and Shepherd's Gate. The City also has a temporary emergency shelter, the Livermore Homeless Refuge, which operates under a temporary use permit (nondiscretionary) in the winter months. Existing shelters provide approximately 146 beds for the homeless.[25] While many shelters target families and women with children, the Livermore Homeless Refuge has an established winter shelter program that serves single males.

To address homelessness in Livermore, the City has included Program 3.3.2 (Rental Assistance), which seeks additional Section 8 vouchers and funding for rental housing, and Program 3.3.3 (Homelessness Prevention), which includes the AC Impact program that assists homeless persons not traditionally served by emergency or transitional shelters. While continuing to support existing emergency (temporary) shelters, the City is focused on long-term solutions to homelessness and reducing overall need for these types of shelters. By working with local groups and identifying funds for rental assistance, the goal is to place more individuals in permanent housing instead of temporary shelters.

DENSITY BONUS

In accordance with State law, the City provides density bonuses to qualified new housing projects as detailed in 6.02.030 of the Development Code. The State's density bonus law (Government Code sections 65915–65918) offers a maximum bonus of up to 50 percent and requires local governments to grant additional incentives and/or concessions and grant bonuses for land donation. The City's Density Bonus regulations were last updated in 2019.

[24] Focus Strategies, Alameda Countywide Homeless Count and Survey Report, 2019.
[25] City of Livermore, Council Minutes, Feb 10, 2014.

Program 3.1.2 is included to update the City's Density Bonus regulations for consistency with current state law.

DEVELOPMENT REVIEW PROCESS

The City's Community Development Department is responsible for performing development review to implement policies that direct the physical development of the city. Policy implementation and project analysis include establishing conformance to local goals for development, adopted growth management goals, open space and agricultural preservation, and identifying environmental consequences.

The development review process has potential to add time and uncertainty to projects, which can increase costs above direct expenses related to design and construction. However, the City has added certainty to the development review process by providing: opportunities for comprehensive pre-application meetings, adopted Design Standards and Guidelines, and in some cases, simultaneous development review and review of construction permits. Project applicants may request and attend Advance Team meetings that provide real time, comprehensive feedback from all City departments before submitting formal development applications. The City's adopted Design Standards and Guidelines provide clear written and illustrative examples of site design components and architectural features that are required and/or recommended. Increasing certainty in the Development Review process often results in shorter review times and lower indirect costs for applicants. The City has reviewed and issued grading permits in advance of final subdivision map approval in order to accommodate aggressive construction schedules. The following sections describe the process.

Streamlined Development Review

The City has worked to streamline the development review process to minimize costs associated with delay (initially borne by developers but ultimately consumers); ensure development complies with City goals and standards; and provide enough time for the public and decision-makers to provide input.

Tables 3-7 and 3-8 summarize approximate time frames for various approval processes that apply to residential projects of varying sizes and types. Environmental analysis, including environmental impact reports and negative declarations, is processed concurrently with other development applications.

The estimated time frame to process projects of five or more units and/or that require tentative map review (either parcel or tract) can range from 6 to 18 months (including final map review and building permit plan check), depending on the complexity and size of the project. Smaller projects (4 units or less) are processed the most expeditiously, typically in under six months. They usually can be reviewed administratively by staff, reducing the planning entitlement time frame by three to four months compared to larger projects. If proposed in a developed area with existing infrastructure, they can also be processed with a parcel map waiver, further reducing the processing time. Applications for building permits are usually submitted within one year after a project is fully entitled. The City has not received any requests to develop below identified minimum densities for sites on the existing sites inventory. However, the City has had projects that developed with fewer overall units than identified in the sites inventory. The City went through a no net loss review process with HCD in 2020 and they determined the City still had plenty of sites to accommodate RHNA.

The Design Review process established for the Downtown Area permits larger projects (up to and including 39 units) to be reviewed administratively by staff, provided they are not proposing a new parcel or tract map.

Table 3-7: Development Review Time Frames: General Plan Areas (outside Downtown Specific Plan)

Permit/Approval Type	*Application Review*	*Planning*[1]	*Final Map Review*	*Building Permits*	*Total*[2]
1 single-family unit/1 lot	n/a	n/a	n/a	4-6 wks.	4-6 wks.
2-4 units, single- or multifamily	Up to 30 days	2-3 mos.	n/a	4-6 wks.	3-4½ mos.
w/ parcel map waiver	Up to 30 days	2-3 mos.	n/a	4-6 wks.	3-4½ mos.
w/ parcel map	Up to 30 days	2½-3 mos.	3-5 mos.	4-6 wks.	6½-9½ mos.
5+ units, single- or multifamily	Up to 30 days	5-7 mos.	n/a	4-6 wks.	6-8½ mos.
w/ parcel map waiver	Up to 30 days	5-7 mos.	n/a	4-6 wks.	6-8½ mos.
w/ parcel map	Up to 30 days	6½-8 mos.	3-5 mos.	4-6 wks.	10½-14½ mos.
w/ tract map	Up to 30 days	8½-11 mos.	4-6 mos.	6-8 wks.	14-19 mos.

[1] *The Design Review/ Site Plan process is part of the Planning review and integrated into this timeline.*

[2] *Estimated planning entitlement time frames are best case scenario based upon a deemed "complete" application/submittal package during the application review period as well as consistency with city development regulations. Incomplete, inconsistent and/or complex residential projects may warrant additional processing time.*
Source: City of Livermore, 2014. Confirmed 2021.

Table 3-8: Development Review Time Frames: Downtown Specific Plan Areas					
Permit/Approval Type	***Application Review***	***Planning[1]***	***Final Map Review***	***Building Permits***	***Total***
1 single-family unit/1 lot	n/a	2-6 wks.	n/a	4-6 wks.	1½-3 mos.
39 or less units	Up to 30 days	2-3½ mos.	n/a	4-6 wks.	3-5 mos.
w/ parcel map waiver	Up to 30 days	2-3½ mos.	n/a	4-6 wks.	3-5 mos.
w/ parcel map	Up to 30 days	2½-4 mos.	3-5 mos.	4-6 wks.	6½-10½ mos.
w/ tract map	Up to 30 days	5-7 mos.	4-6 mos.	4-6 wks.	10-14½ mos.
40 or more units	Up to 30 days	3½-4 mos.	n/a	6-8 wks.	5-6 mos.
parcel map waiver	Up to 30 days	3½-4 mos.	n/a	6-8 wks.	5-6 mos.
w/ parcel map	Up to 30 days	3½-4 mos.	3-5 mos.	6-8 wks.	8-11 mos.
w/ tract map	Up to 30 days	5½-7 mos.	4-6 mos.	6-8 wks.	11-15 mos.

[1]. *The Design Review/ Site Plan process is part of the Planning review and integrated into this timeline.*

Source: City of Livermore, 2014. Confirmed 2021.

The City will comply with SB 330 (Government Code Section 65589.5), relying on regulations for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environment report for an affordable housing project. The City is proposing Program 3.2.3 to establish a process in compliance with SB 35 to streamline review of eligible affordable housing projects.

Design Standards and Guidelines

City staff evaluates proposed residential development projects against Residential Design Standards and Guidelines (2004). The Design Guidelines are used to promote high quality architecture and encourage the compatibility of residential development with the surroundings. The Design Guidelines are flexible and encourage housing that uses a variety of materials, drought tolerant plants, and energy efficient designs. The guidelines also emphasize pedestrian-oriented environments.

The City's implementation of the Design Guidelines has worked to mitigate the visual impacts of higher density affordable projects, which has led to greater community support for affordable housing than in many other cities. The Design Guidelines do not require specific architecture, site design, or materials that add substantial cost or hinder the production of affordable housing.

Fees and Exactions

The City collects fees and exactions from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development (see discussion on Public Improvements below). The passage of Proposition 13 in 1978, which capped property tax revenue, along with subsequent tax revenue shifts away from cities during the early 1990's, have eroded the ability of local government entities to finance public improvements to accommodate new development with general funds. Development impact

fees related to public improvements (such as storm drainage, sewer, water, parks, and traffic) ensure that infrastructure has adequate capacity to accommodate new residential development, as discussed further under "Site Improvements" below. Similarly, the City's affordable housing fees contribute to the production of affordable housing and its long-term availability, despite fluctuating economic and market conditions.

Planning fees are calculated based on the average cost of processing a particular type of case and are charged at the time an application for development is received. Development impact fees are collected as part of the building permit issuance process and are typically based on the project type and square footage. Table 3-9 lists the planning, development, and other fees charged for residential development.

There are some fees associated with residential development listed in Table 3-9 that the City does not control. For example, the Tri-Valley Transportation Development Fee is used to finance transportation improvement projects needed to accommodate new development and reduce traffic-related impacts in the Tri-Valley Development Area, including Livermore. The Tri-Valley Transportation Commission (TVTC) is a Joint Powers Agreement consisting of one representative of each of the following entities: Alameda County, Contra Costa County, Cities of Dublin, Livermore, Pleasanton, San Ramon, and the Town of Danville. The TVTC periodically evaluates the impacts of projected land uses on regional transportation infrastructure in the Tri-Valley area and establishes a cost nexus between land use projections and impacts to the regional transportation infrastructure.

Potential Impacts on Cost and Supply of Housing

The potential impact of development fees on the overall cost and supply of housing, particularly of affordable housing, rests on a variety of factors. As described in "Market Constraints," in addition to fees, other factors contributing to housing cost and production include the cost of land, labor, materials, and financing as well as the availability of financing. While impact fees add to the overall cost to produce housing, it has not been shown that a reduction in impact fees decreases the cost to the home purchaser or increases the production of affordable housing in a community. In other words, a reduction in fees would reduce costs to developers, but it does not guarantee that this cost savings would be passed on to the consumer.

The City uses various practices and procedures to offset the potential negative effects that development impact fees may have on housing development and cost. These include:

- Residential development projects involving multiple planning applications can have their planning fees reduced by 10 percent.
- The City also provides incentives and planning assistance for developers of affordable or special needs housing, including reduced fees, exemption from growth management programs, shorter review timelines, and pre-application meetings. Fees for affordable housing projects are often paid with City affordable housing funds.
- The City waives the Transferable Development Credit Fee for affordable housing units identified in residential developments.
- Developers may amortize the payment of development fees over time to meet affordable housing goals.

- The City provides fee credits to residential developers who are building on existing infill sites. The amount of credit given to a particular fee is based upon existing conditions and improvements on or to the site, such as utility connections and building square footage. The previous use of the site is also considered in determining whether traffic impact fee credits are warranted.
- Below market rate housing is exempt from the Art in Public Place Fee

Table 3-9: Planning and Development Fees						
Development Fees	***Fee Charged***					
Planning Entitlements[1]						
Site Plan Design Review – Public Hearing (non-res + res. of 5+ units)	$26,897					
Site Plan Design Review – Staff Level (res. < 4 units)	$15,174					
Downtown Design Review – Planning Commission	$9,505 - $10,915					
Downtown Design Review – Staff Level	$944 - $7,824					
Parcel Map Waiver	$6,099 ($5,252 staff level)					
Parcel Map Check	$9,653 up to 10 lots + $122/add. lot					
Tentative Tract Map[2]	$19,038 + $99 per unit/lot					
Planned Development Fee	$10,955-$12,128					
Environmental Review Fees						
CEQA Negative Declaration	$6,059					
CEQA EIR – Set-up, RFP	$8,807					
CEQA EIR – Deposit 20% contract amount to City	$123,726					
Building Permits	**Fees Vary According to Valuation**					
Public Services/Public Works	**Single Family**	**Multifamily**				
Water Connection (City Fee)[3]	$4,839/unit	depends on required meter size				
Storm Drainage (City Fee)	$0.49/sq ft impervious surface	$0.49/sq impervious surface				
Tri-Valley Transportation Development Fee (Regional Fee)[4]	$5,057/unit	$3,484/unit				
In-lieu Low Income Housing Fee[5]	$39.34/SF for all residential housing developments 10 units or less. Projects more than 10 units are subject to must-build requirement of ordinance.[6]					
Social and Human Service Facility Fee	$1,415 – 1,677/unit	$1,298/unit				
Art in Public Places[7]	0.33% total project valuation	0.33% total project valuation				
	Single Family	**Multi-Family**				
		Studio	**1 bdrm**	**2 bdrm**	**3 bdrm**	**4 bdrm**
Park Facilities Fee	$21,155/unit	$11,215 /unit	$12,552 /unit	$16,221 /unit	$18,406 /unit	$21,155 /unit
Wastewater Connection Fee	$7,219/unit	$3,810 /unit	$4,292 /unit	$5,535 /unit	$6,297 /unit	$7,220 /unit
Traffic Impact Fee (Downtown only)	n/a	$3,017 /unit	$3,378 /unit	$4,365 /unit	$5,104 /unit	$5,104 /unit
Traffic Impact Fee (Citywide except Downtown)	$10,546/unit	$4,915 /unit	$5,502 /unit	$7,110 /unit	$8,314 /unit	$8,314 /unit

Table 3-9: Planning and Development Fees	
Development Fees	***Fee Charged***
General Plan Cost Recovery	$0.39/sq ft
DSP Cost Recovery (only if located in downtown)	$0.31/sq ft

[1]. Applications involving multiple entitlements can be reduced by 10%.
[2]. Base fee plus $99 per unit/lot.
[3]. Areas within Cal Water Service Area, Greenville/Vasco Assessment District, or Triad Park do not pay a City water connection fee.
[4]. Affordable and/or inclusionary housing exempt from Tri-Valley Transportation Development (TVTD) Fee. The TVTD Fee is a fee collected to fund regional transportation improvements, while the City's Traffic Impact Fee is to fund transportation projects within Livermore.
[5]. See discussion of Inclusionary Housing Ordinance and alternative compliance.
[6]. Rental projects 10 units or less are exempt from In-Lieu. Effective 7/28/21, on-site requirement applies for 11+ unit projects.
[7] Residential projects of 4 or more units.
Source: Community Development Department Development Fees, City of Livermore, Effective July 1st, 2021

Impacts by Housing Type

Table 3-10 provides a hypothetical comparison between fees charged to develop a single-family detached dwelling and an 8-unit rental apartment building. Fees for multi-family for-sale projects are lower than single-family attached or detached projects, with the greatest difference in fees issued at a "per unit" or "per square foot" rate, such as the storm drainage fee. Table 3-11 compares the fees for each example project to the total development cost. Programs 3.2.1 and 3.2.5 are proposed to reduce governmental constraints to projects with an affordable component by: exploring additional funding sources for affordable housing, providing subsidies to affordable housing projects, allowing developers to amortize payment of fees over time, and meeting with developers to discuss other incentives for the provision of affordable housing.

It should be noted that the per-unit totals shown by housing type do not include fees charged by other government agencies such as the school district or county or state fees. Other agency fees can add approximately $15,000 to $30,000 dollars to the per-unit cost, depending on the type and size of the proposed units and the amount of existing or added impervious surface area. In addition, the per unit costs shown for each development scenario do not reflect fee credits that may be applicable to the site or project based upon existing improvements such as existing utility connections and/or existing impervious surface area (i.e. existing paving and buildings).

Table 3-10: Fee Comparison: Single Family vs. Multifamily Rental Units

Type of City Fees	*1 Single-Family Dwelling*	*8-Unit Apartment Building*
Building	$4,778	$16,500
City Storm[1]	$1,715	$5,336
Sanitary Sewer	$7,220	$5,535
Park Fee (add footnote that assumes multifamily units are 2-bedroom)	$21,155	$16,221
City Water Connection [2]	$4,839	$24,196
Traffic Impact (add footnote that assumes multifamily units are 2-bedroom)	$10,546	$7,110
In-Lieu Low Income Housing[3]	$79,880	$0
Tri-Valley Transportation Fee (add footnote that $.39/sf and assumes 2,000 sf home)	$5,057	$3,484
General Plan Cost Recovery Fee (add footnote that fee is $.39/sf and assumes 2,000 sf home)	$780	$312
Art in Public Place Fee	$0	Doesn't apply to below market rate housing
Social & Human Services Facility Fee	$1,677	$1,298
Total Fee per Unit	**$137,647**	**$79,992**

[1] $0.49 per sq. ft. of imperious surface @ 50% lot coverage: Single Family 7,000 sq. ft. lot, Multi-Family. 5 acre. Assumes multi-family units are 2-bedroom.
[2] Single Family home = 5/8" meter, Townhome = 1-1/2" meter, Apartment = 2" meter
[3] $39.94 per sq. ft. Assumed single family dwelling is 2,000 sq. ft. Rental projects with 10 or less units currently exempt from Fee. Assumed Apartments are rentals
Source: City of Livermore Development Fee Sheet, January 1st, 2022.

Table 3-11: Proportion of Fees of Total Development Cost		
	Single-Family	***Multi-Family***
Total Estimated Fees Per Unit	$137,647	$9,999
Estimated Development Cost per Unit	$415,545	$213,931
Estimated Proportion of Fee Cost to Overall Development Cost Per Unit	33.1%	4.7%

Assumptions: Single-family - 2,000 sq. ft. home with 2 car attached garage, and wood frame construction. References a median vacant lot price of $70,000 ($10/sf for a 7,000 sf lot) and assumes a single-family construction cost of $334,545. Multi-family - Average of information from recent multi-family development projects in Livermore. Assumes 8-unit development on 0.5 acres. Includes land costs and construction costs (land cost of $88, 812 and construction cost of $1,622, 639). Units in the multifamily example project are average of 856 square feet in size.

Source: Craftsman Book Company (www.building-cost.net)and City of Livermore, 2021

BUILDING CODES AND THEIR ENFORCEMENT

Building standards are essential to ensure safe housing, though excessive standards can constrain the development of housing. Building standards in Livermore are regulated under Title 24, the California Building Standards Code, which establishes basic standards and requires inspections at various stages of construction of buildings and homes to ensure code compliance and progress toward "energy conservation, green design, construction and maintenance, fire and life safety, and accessibility." The City most recently adopted the 2019 California Building Standards Code with a small number of additional amendments, as listed in 15.02.030 of the Livermore Municipal Code. The amendments are minor, as is allowed by the state code, and cover building and safety, work exempt from permit, floor and roof design loads, fees, lath and gypsum board inspections, energy efficiency inspections, fire protection systems, fire classification roof coverings, and concrete construction. The City's building code also requires new residential construction to comply with the federal American with Disabilities Act, which regulates accessibility for persons with disabilities. The intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address housing needs of all residents in the community.

The City's Neighborhood Preservation staff is responsible for enforcing both State and City regulations governing maintenance of all buildings and property. Neighborhood Preservation staff primarily address code enforcement and property maintenance issues, and implement the Neighborhood Nuisance Abatement Program. To facilitate the correction of code violations or deficiencies, Neighborhood Preservation staff refers owners to rehabilitation loan and grant programs offered through the City's Housing and Human Services Division.

The City also coordinates internally between staff from various departments and divisions—including Neighborhood Preservation, Building, the Police Department, and Housing and Human Services—to identify areas with building problems, code enforcement, and other issues and to focus strategies and resources into targeted neighborhood revitalization efforts.

The adopted building codes and code enforcement ensure the safety and welfare of residents and do not hinder residential development.

HOUSING FOR PERSONS WITH DISABILITIES

The City actively promotes the development of housing that meets the needs of persons with disabilities, including physical, mental, and cognitive disabilities. The following sections provide an evaluation of the potential for City processes to impede housing opportunities for persons with disabilities.

Reasonable Accommodation Procedures

Pursuant to the Federal Fair Housing Amendments Act of 1988, the California Fair Employment and Housing Act, and the Americans with Disabilities Act (ADA), the City shall provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures. A reasonable accommodation is typically an adjustment to physical design standards (e.g. setbacks) to accommodate the placement of wheelchair ramps or other exterior modifications to a dwelling in response to the needs of a disabled resident. Requests for reasonable accommodation in development standards are reviewed and approved at the staff level (Development Code Chapter 9.06). Findings required to grant a reasonable accommodation are:

Findings. The written decision to approve or deny a request for Reasonable Accommodation that will be consistent with the Acts shall be based on consideration of all of the following factors:

- Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
- Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
- Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
- Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Whether there are alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
- Physical attributes of the property and structures; and
- Other Reasonable Accommodations that may provide an equivalent level of benefit.

The Community Development Department regularly responds to requests for reasonable accommodation in existing residences through the building permit process and in new residential construction through the development review process (Program 5.1.2). For example, the City approved and participated in the development of the Carmen Avenue apartments, which includes universal design features for accessibility in the units. ECHO Housing has also completed fair housing tests for reasonable accommodations in multifamily rental properties and provides regular training for all landlords on this requirement.

Building Code

The City has adopted the California Building Code, as amended. Chapter 11 of the Building Code provides guidance for accessibility improvements. The City has not adopted any amendments that would impede a person with a disability from improving their home to make it more accessible.

In order to maintain an independent lifestyle, a home may need to be modified to increase accessibility through universal design features. Universal design is also known as "design for all" and "lifespan design." The objective is to improve the accessibility of homes not only for residents of all ages and abilities, but visitors as well. Examples of universal design features include wheelchair ramps.

The City has not adopted an ordinance governing the construction or modification of houses to incorporate universal design, which is intended to allow individuals to remain in their homes as their physical needs and capabilities change. However, the City does encourage the use of universal design, as listed in Program 1.3.2 in Chapter 5.

Zoning and Land-Use Policies and Practices

The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- As previously discussed under "Licensed Care Facilities," the City's Development Code provides for the development of group care facilities for persons with disabilities. Program 1.3.1 is proposed to update regulations for care facilities.
- The City does not restrict occupancy of unrelated individuals in group homes and does not have a restrictive or narrow definition of family in its Development Code. Occupancy restrictions are limited to provisions deemed necessary to ensure public health, safety, and welfare, and do not conflict with regulations of the California Building Code, the Fair Housing Act, or the California Fair Employment and Housing Act.
- The City permits housing for special needs groups, including individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.
- The City actively works with nonprofit developers to secure financing for special needs housing, including Prop 63, Mental Health Services Act funding opportunities.
- The City has included a program (Program 5.1.1) to ensure ongoing compliance with Fair Housing Laws.

Based on this review, the City did not identify any governmental constraints that may impede the development and improvement of housing for persons with disabilities, as the main challenge is the high cost of housing. To offset this constraint and encourage development of housing for persons with special needs, the City offers the following incentives (Program 1.3.3).

- **Monetary Subsidies.** The City uses its Affordable Housing Fund and other available sources to provide monetary assistance to developers and nonprofits to create special needs housing and make accessibility modifications to existing properties. The City has provided subsidies to developers for the payment of fees, project construction, and land costs.
- **Flexibility in Development Standards.** The City has allowed variations in parking, open space, and setback standards to facilitate special needs housing.
- **Value Engineering**. The City provides "value engineering" during the plan check process by allowing for different construction materials that achieve cost savings while still meeting minimum code requirements.

PUBLIC IMPROVEMENTS

Public improvements for new residential development are integral to the planning and development process. The City requires developers to provide public improvements to ensure the health, welfare, and safety of the community and future residents of new developments, consistent with General Plan policies.

The City applies minimum improvement standards to ensure that public improvements are adequate to serve new development. The City also has specific construction standards and details regarding how improvements are built. The City's Subdivision Ordinance requires specific improvements and design standards as part of every subdivision approval, in accordance with established engineering standard specifications and construction details. Required improvements include: storm drainage, sanitary sewer, water supply, utilities, undergrounding utilities, street, access, and frontage improvements such as street lighting, fire hydrants, signs, street trees, and landscaping.

As part of each subdivision approval, the City also requires improvement plans that demonstrate conformance with the standard engineering specifications and details as well as a signed subdivision improvement agreement ensuring the completion of improvements within a specified time and payment for them.

The City updates and amends its engineering standard specifications and details every two to three years to address changes in existing conditions, new legislation, environmental and conservation issues, technological advancement, and/or other improvements related to health, safety, cost, or efficiency.

While the cost of providing public improvements and meeting City requirements may influence the cost of housing, they are necessary components of providing quality and sustainable residential development. The City's Engineering Standard Specifications and Construction Details for each of these improvement areas are consistent with and no more onerous than public improvement specifications of other jurisdictions in Alameda County. In many instances, the standards are governed by state or federal regulations, such as the Americans with Disabilities Act (ADA) for accessibility, the Clean Water Act for stormwater treatment measures, and Caltrans for highway design specifications. Table 3-12 provides detail on the specific public improvement standards and the regulating ordinance or legislation.

Street Improvements

The City requires basic street and access improvements for new residential development. Requirements include curbs, gutters, and sidewalks at a minimum width of five feet. Street right-of-way and travel lane widths vary depending on the proposed street classification. Table 3-12 depicts the required widths based on each street classification. Private residential streets and local streets vary in minimum width from 15 feet to 40 feet (travel way, not total right-of-way), depending on the presence and location of street parking. As would be expected due to their larger traffic volume, major and collector streets are considerably wider; collector streets are 52 feet wide, and major streets vary between 34 and 46 feet in each direction, as their width is based on the number of travel lanes. Sidewalks and other pedestrian paths have a minimum paved width requirement of 5 feet.

Storm Drainage and Sanitary Sewer

The City requires residential developers to provide a hydrology/hydraulic study in accordance with the City's Facilities Planning Guidelines and also consistency of the proposed system with the City's storm drain master plan. The City also requires residential developers to provide a sewer study based on the City's Facilities Planning Guidelines and consistent with the City's Sewer Master Plan.

Water Supply

The proposed water system of any new residential development must be consistent with the City's Water Master Plan. Additionally, comments from the City's Water Resources Division regarding the design and sizing of the system must be incorporated into the site design, with comments from the Fire Marshall concerning the location of fire hydrants and minimum fire flow requirements to address fire suppression. New projects that are in Cal Water's service area must be approved by that agency.

Table 3-12: Public Improvement Standards				
Required Improvement(s)	***Development Guidelines***		***Comments***	***Governing Legislation***
Streets	***Travel Way***	***Total ROW*** *(including curb and sidewalk)*	Approved Tentative Map determines actual street widths. The following street dimensions are intended as guidelines only.	City Engineering Standard Details
Major	34' to 46'	104' to 140'	Dimensions are provided for comparison; Final widths depend on no. of lanes. No new major streets are planned in conjunction with new residential.	City Engineering Standard Details
Collector	52'	72'	Total ROW includes 5' bike lane each way	City Engineering Standard Details
Local	40'	60'	Serving 50+ units each direction	City Engineering Standard Details
Local Street/ Parking One Side	32'	52'	No homes fronting on one side of street	City Engineering Standard Details
Minor Local Street, Cul-De-Sac, and Loops	36'	56'	Serving 20 to 50 units each direction	City Engineering Standard Details
Short Cul-De-Sac	32'	52'	Serving less than 20 units	City Engineering Standard Details
Curb, Gutters, Sidewalks	Min. 5' wide paved sidewalk	10' each side of street	Sidewalks can be monolithic or separated.	City Engineering Standard Details
Curb Ramps/Return				Caltrans and Americans with Disabilities Act (ADA)
Bus Turnouts			Provided on collector or major street when required by the local transit authority	Livermore Valley Transit Authority (LAVTA)
Private Residential Streets			Private street dimensions are commonly used in Residential Planned Developments to allow flexibility to address site constraints on residential infill properties/projects.	
Parking both sides	Min. width 36'			City Engineering Standard Details
Parking one side	Min. width 33'			City Engineering Standard Details; Livermore Development Code
No street parking	Min. width, 24'			City Engineering Standard Details; Livermore Development Code

Table 3-12: Public Improvement Standards			
Required Improvement(s)	***Development Guidelines***	***Comments***	***Governing Legislation***
No street Parking (Private Alley)	Min. width, 20'		City Engineering Standard Details; Livermore Development Code
Private sidewalks and pedestrian pathways	Minimum width 5'		City Engineering Standard Details; Livermore Development Code
Public Landscaping	One tree per single frontage lot	Min. street tree size 24" box; Min. shrub size 5 gal.	City Engineering Standard Details
	No written standard for multifamily development projects.	Typically, these are zoned as Planned Developments and the location and number of street trees would be determined based on the proposed site layout and final street width determinations.	
Signs/Striping	Street name signs at all intersections		Caltrans/City of Livermore
	Speed limit signs where appropriate		Caltrans/City of Livermore
	One-way signs shown in median and streets where appropriate		Caltrans/City of Livermore
	Stop signs provided where required by City Engineer		Caltrans/City of Livermore
	Centerline striping where appropriate		Caltrans/City of Livermore
Sanitary Sewer	Min./typical new line size: 8"	Each unit or lot within the subdivision shall be served by an approved sanitary sewer system, designed for ultimate development of the area	
	All lines must have min. 5' of cover from grade		
	Sewer laterals/residential – 4" one-way cast iron cleanout behind curb		City Engineering Standard Details
	No curved sewers		
	All lines end at maintenance hole; holes spaced max. 400' apart		
	Sewer lines extended to all tract boundaries		
	System can be easily extended to serve future development		

Table 3-12: Public Improvement Standards			
Required Improvement(s)	***Development Guidelines***	***Comments***	***Governing Legislation***
Water Supply	Water service and meter provided to all lots, medians and other public or private landscaped areas; All new construction requires sprinklers		
Single family units	Min. 5/8" line for domestic service; Typical size implemented is 1" to include adequate water for fire suppression.		
Multi-family development		Size is determined in coordination with Water Resources Department and Fire Marshall to ensure adequate water supply for domestic and fire suppression uses.	
Stormwater Drainage	Minimum pipe size: 12"		
	Maximum distance between storm maintenance holes or inlets 500'		
	Storm lines extended to all tract boundaries		
	System can be easily extended to serve future development		
Stormwater Treatment Measures	Soil based (bio-swales, bio-retention areas, or landscaped areas) or mechanical	NPDES Permit requires permanent, post-construction stormwater quality control measures as part of development projects. Measures can be natural (soil or landscape based) or mechanical.	Federal Clean Water Act – Regional Water Quality Control Board requirements consistent with National Pollutant Discharge Elimination System (NPDES) State Permit requirements for Alameda County jurisdictions.

Table 3-12: Public Improvement Standards			
Required Improvement(s)	***Development Guidelines***	***Comments***	***Governing Legislation***
Utilities	Each unit or lot within a subdivision shall be served by gas, electric, telephone, and cable		Livermore Municipal Code, Subdivision Ordinance
	All existing and proposed utilities within the subdivision shall be placed underground except those exempted by City Council adopted ordinance or resolution. Each subdivider is responsible for making the necessary arrangements with each utility company for installation of the facilities	Exemptions to undergrounding:	Livermore Development Code.
		Single-family subdivisions of 4 lots or less or single-family development projects of 4 units or less	
		Multiple-family residential developments of 4 units or less	
		Partial reconstruction of existing buildings where the addition is less than 50% of the floor area of the existing building or the addition amounts to less than 10,000 sq. ft.	
Parkland Dedication	5.0 acres for each 1,000 persons.	Applicable to residential subdivisions of more than 50 parcels. Does not apply to industrial and commercial.	Livermore Development Code, Subdivision Ordinance

Source: City of Livermore, 2021.

4. HOUSING RESOURCES

This chapter analyzes the physical, administrative, and financial resources available for the development, rehabilitation, and preservation of housing in Livermore. Section 4.1 evaluates the availability of residential land (vacant and underdeveloped) within Livermore, as well as progress to date in meeting the City's share of regional housing. The remainder of the chapter discusses the resources available to assist in implementing the Housing Plan discussed in Chapter 5, including programs related to energy conservation. The resources build upon the opportunities for reducing barriers to residential development identified in Chapter 3.

4.1 AVAILABILITY OF SITES FOR HOUSING

State law requires communities to demonstrate that an adequate amount of developable land is available to accommodate their share of the projected regional need. The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA) (see Chapter 2). The RHNA assigns a share of the region's projected future housing unit production need to each community in the ABAG region. The current RHNA plans for an 8.5-year housing unit production period, from June 30th, 2022, through December 15th, 2030. For the current planning period, ABAG has determined that Livermore's share of the RHNA is 4,570 new housing units (see Table 4-1).

Table 4-1: Livermore's RHNA, 2022 – 2030

Income Group	*Housing Units*
Very Low	1,317
Low	758
Moderate	696
Above Moderate	1,799
Total	**4,570**

HOUSING UNITS BUILT SINCE JULY 2022

[Information will be added to this section after June 30th, 2022]

RESIDENTIAL SITE INVENTORY

The State Housing Element Law (Government Code Section 65583.2) requires cities to develop an inventory of available land suitable for residential development. In accordance with State law, the sites must have the capacity to accommodate a range of housing types to meet the RHNA. The land inventory must identify the capacity of each property. This land inventory assumes that sites allowing single-family uses at lower densities are suitable for above moderate-income households. Sites allowing single-family attached and multifamily uses at medium densities are considered suitable for moderate-income households. In addition, some sites listed in the inventory are subject to zoning as a Planned Development (PD), which sets out specific requirements for residential development potential on that site. Sites that allow higher-density housing types at 30 units per acre and above are considered suitable for lower-income households in Livermore per state set default densities. However, sites that allow higher-density housing types at 30 units per acre and above on small lots (lots less than 0.5 acres in size) are considered suitable for moderate-income households. In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of accessory dwelling units (ADUs). Program 1.2.4 is included in Chapter 5, Housing Plan, to commit the City to providing adequate sites and to support ADU development.

Accessory Dwelling Unit Potential

In 2018, 2019, 2020, and 2021, City permit records indicate that an average of 38 ADUs received building permits per year.

- 2018 - 18 ADUs received building permits
- 2019 - 36 ADUs received building permits
- 2020 - 39 ADUs received building permits
- 2021 – 60 ADUs received building permits

Based on the average of 38 ADUs per year, an additional 325 ADUs can be projected for the 2022-2030 6th cycle projection period. The Association of Bay Area Governments (ABAG) prepared a Draft Affordability of Accessory Dwelling Units report for the entire ABAG region in early 2022. The analysis made findings for affordability of ADUs based on data gathered on current rents and occupancy of ADUs in addition to industry research about affordability levels of ADUs, including those that do not reach the rental market. In addition, ADU research conducted by the University of California, Berkeley's (UC Berkeley's) Center for Community Innovation (Chapple et al. 2017) indicates that 40 percent of ADUs are typically rented to family members or friends at either no cost or below-market rental rates. Table 4-3 shows the projected 325 ADUs broken into income categories based on the ABAG analysis. The Livermore ADU regulations encourage this housing type and allow flexibility in their development. Based on the fair housing assessment, to ensure ADU opportunities are available to underrepresented groups, Program 1.4.1 Action D has been included.

Sites Inventory

The City's land inventory for the 2023 – 2031 Housing Element timeframe is included in Appendix A. It includes vacant and underutilized sites in the Downtown Specific Plan Area, Arroyo Vista Neighborhood Plan, and Isabel Neighborhood Specific Plan, as well as sites in other areas of the city outside of specific plan areas. All the areas with sites included in the inventory are discussed in more detail as follows.

GENERAL PLAN AREAS

The analysis of General Plan residential site inventory includes the following categories:

- **Vacant Sites** – The table in Appendix A includes parcels that are vacant and have General Plan and zoning designations that permit residential development. Only parcels that meet the minimum standards for development in the applicable zoning district and that have no significant environmental or governmental constraints, which would preclude residential development, were calculated as having additional unit capacity.
- **Non-Vacant Sites** – The table in Appendix A includes a small number of parcels that are non-vacant, underutilized, and have General Plan and zoning designations that permit residential development. Only parcels that meet the minimum standards for development in the applicable zoning district and that have no significant environmental or governmental constraints, which would preclude residential development, were calculated as having additional unit capacity.
- **Sites with approved Neighborhood Plans** – The table in Appendix A includes the residential development assumptions in the Arroyo Vista Neighborhood Plan and Isabel Neighborhood Specific Plan, which were adopted by City Council in 2007 (Arroyo Vista) and 2020 (Isabel). Areas within both plans included in the sites inventory are also shown on maps in Appendix A. The Arroyo Vista Neighborhood Plan allows for residential uses in areas otherwise zoned for industrial use; addresses compatibility with surrounding uses; and establishes a basic framework for circulation, land use, building, signage, and landscaping that will permit orderly growth. The Isabel Neighborhood Specific Plan allows for higher-density residential development and other uses in an area surrounding future regional transit. The City is reviewing several residential development applications in the Isabel Neighborhood but no projects have been entitled at the time of this report. Phasing is not a requirement in the Isabel Neighborhood Specific Plan. Projects will be reviewed and considered for approval as they come in. As part of the adoption of the plans, both areas were analyzed to identify potential deficiencies in infrastructure and site improvements and potential environmental impacts. As noted in the general infrastructure analysis discussion in this chapter, both areas are in urbanized areas and have adequate water and sewer availability.
- **Sites with Entitled Projects** – The table in Appendix A includes sites or parcels that are designated and zoned for residential use, and where residential development entitlements are in place that will allow them to proceed with building permits and construction. No building permits have yet been issued for

these sites. Projects include, but are not limited to, Eden Housing, Lassen Road Townhomes, and Pacific Avenue Senior Apartments.

These sites are all in urbanized areas within the city, have utilities adjacent or nearby, and have no environmental constraints that would preclude development within the Housing Element timeframe.

DOWNTOWN SPECIFIC PLAN (DSP) AREA

The zoning in the Downtown area of the city is governed by the Downtown Specific Plan (DSP). All of the Plan Areas within the DSP permit residential development at differing minimum densities. The DSP area suitability for residential development is supported by the DSP strategies and policies, which encourage residential development as a vital part of revitalization. Detailed discussion of DSP density, allowed residential uses, and affordability estimates used to determine the land inventory to accommodate RHNA is provided in Chapter 3. Sites in multiple areas of the DSP area are included in the table in Appendix A, including City-owned sites slated for affordable housing development.

DENSITY AND REALISTIC CAPACITY

To estimate reasonable additional residential potential on individual parcels in the land inventory that could accommodate more than one unit per parcel, a realistic assumption of 80 percent of maximum allowed density was used to estimate a realistic number of dwelling units that would likely develop on each parcel. This is based on the development standards and historic development trends on vacant sites in these zoning districts. It should also be noted that some of the sites in the table in Appendix A are in zoning districts that allow only one unit per parcel or are a size that can only accommodate one unit per parcel based on the size of the parcel when the allowed density is applied, and as such have only been able to accommodate a maximum of one unit per parcel until the recent adoption of Senate Bill (SB) 9, which allows development of an additional primary unit on single-family parcels statewide. Accordingly, realistic capacity on those sites has been considered to be 100 percent (one unit). Representative approved and built projects in Table 4-2 support the realistic capacity assumptions of 80, and in a few cases, 90 percent. The average built density for projects in Table 4-2 is 97 percent of maximum allowed density. The higher realistic capacity percentage of 90 percent has been applied to a small number or sites that are zoned at a minimum density of 30 dwelling units per acre.

Additional Realistic Capacity Information for the Lower-Income RHNA

Consistent with State housing provisions, areas with zoning that allow a density of 30 dwelling units per acre or higher are considered adequate for meeting the low-, very low-, and extremely low-income level need. The General Plan designations and zoning districts that will encourage housing for lower-income households include primarily the:

- Isabel Neighborhood Specific Plan Area
- Downtown Specific Plan Areas
- Urban High 4 to 6 Residential Designations

The Urban High 4 to 6 General Plan designation and Downtown Core Plan Area both specify density at or above a minimum of 30 dwelling units per acre. Therefore, they have already been deemed appropriate to accommodate low-income households (Government Code Section 65583.2(c)(3)(B)).

The Isabel Neighborhood Specific Plan has six subareas that include areas designated for higher-density residential development at minimums of 40 (Center areas) and 60 (Core areas) dwelling units per acre – subareas 2d, 3a, 3b, 3c, 3d, and 4. Of these areas, four are all made up of vacant parcels – in 2d, 3a, 3b, and 3c. Residential units developed in these areas are considered suitable to address the lower-income RHNA. Other portions of each of these subareas allow lower densities, so there is potential for other types of units in terms of density and cost as well. The subareas are shown on the Isabel Neighborhood Specific Plan map in Appendix A and lower-income units included in these subareas are shown totaled in the table in Appendix A. The units based on minimum densities for each of the four subareas are as follows:

- Subarea 2d: 120 lower-income units
- Subarea 3a: 332 lower-income units
- Subarea 3b: 972 lower-income units
- Subarea 3c: 146 lower-income units

The Specific Plan states that at least 25 percent of the units that develop in the plan area shall be deed-restricted affordable units. The remainder of the target units in the Specific Plan are assumed in the sites inventory as likely to develop as above-moderate units. However, the densities and location of the neighborhood near transit provides the opportunity for other lower- or moderate-income units to develop.

The presumed capacity and affordability of anticipated units is based on the density range in the underlying General Plan or Specific Plan designation, unless a specific site had an applicable site proposal or development application underway. In these cases, capacity and affordability is based on the number of proposed units.

In general, housing units on low-density sites (approximately one to eight dwelling units per acre) permitting single-family detached and small-lot units are assumed to be affordable at the above moderate-income level. Medium-density sites (approximately 8 to 20 dwelling units per acre) permitting townhomes, duplexes, and condominiums are assumed to accommodate housing primarily at the moderate-income level, although there may be some units in the affordable category in designations with a wide density range. Higher-density designations providing stacked flats and/or rental units are considered affordable at low- or very low-income levels.

The 2009 Housing Element found that, over time, the Livermore has been able to produce units or projects affordable to very low- and extremely low-income households at a density of 30 dwelling units per acre and, in some cases, at densities lower than this.

Examples of representative projects in the city are listed in Table 4-2.

Table 4-2: Representative Projects									
Project name	***Acres***	***Address/APN***	***Small Site?***	***Previous Use***	***Project Description***	***Total Units***	***Lower-Income Units***	***Project Density (DU/ acre)***	***% Allowed Density***
Chestnut Square	5.0	1651, 1665 Chestnut St	No	Strip commercial center	Affordable senior apartments, affordable multi-family apartments, and market-rate townhomes	158	112	31	130%
Pacific Avenue	3.6	099 095000802	No	Vacant	Affordable senior housing development on City-owned parcel	140	140	38	78%
Eden	2.5	098 028902200	No	Vacant	Affordable workforce housing development on City-owned parcel	130	130	52	95%
Ageno	4.9	099B576001300	No	Vacant	Multi-family rental apartments	171	34	34	97%
Avance	2.6	4260 First St	No	Single-family residence	Affordable units for persons with developmental disabilities	45	44	17	95%
Heritage Estates	3.0	800 E Stanley Blvd	No	Vacant	Independent Senior Living Facility	130	55	43	86%
Stoney Creek Apartments	4.8	5896 East Ave	No	Vacant	Affordable rental apartments	70	70	15	100%

Table 4-3 summarizes the City's RHNA, projected ADUs for the 6th cycle, and units available on sites suitably zoned for housing in the city. Livermore has enough sites and projected ADUs to address the RHNA with some surplus in each income group.

Table 4-3: Comparison of Site Capacity and RHNA

Income Group	*Total RHNA*	*Projected Accessory Dwelling Units*	*Units on Vacant with Suitable Zoning*	*units on Non-Vacant Sites WITH Suitable Zoning*	*Isabel Neighborhood Specific Plan Units*	*Surplus RHNA*
Extremely Low	1,317	0	756	11	1,570	457
Very Low		97				
Low	758	98				
Moderate	696	97	569	189	0	159
Above Moderate	1,799	33	281	24	1,753	292
TOTAL	**4,570**	**325**	**1,606**	**224**	**3,323**	

INFRASTRUCTURE ANALYSIS TO ACCOMMODATE RHNA

Sewer Capacity

In November 2005, Livermore residents approved a ballot measure to participate in purchasing additional capacity in the Livermore Amador Valley Water Management Agency (LAVWMA) wastewater export pipeline. Approval of this measure increased the City's allocated capacity in the expanded LAVWMA system up to a peak wet-weather flow capacity of 12.4 million gallons per day (mgd), sufficient to provide enough disposal capacity to meet the City's projected need.

The City's Sewer Master Plan further identifies infrastructure improvements that are needed at the wastewater treatment plant to address the additional disposal capacity. Identified improvements have been programmed into the City's Capital Improvement Program (CIP) based on priority and necessity. Programmed improvements will address upgrades to provide sufficient capacity in areas where infill residential development is anticipated, such as in the Downtown Specific Plan and Isabel Neighborhood Specific Plan areas.

Water Capacity

Zone 7 is the wholesale water provider for the entire Livermore-Amador Valley. Zone 7 distributes to the Livermore Municipal Water (LMW) as well as the California Water Service Company (Cal Water), both retail providers to Livermore residents.

Because of the Delta water supply issues and the current drought in California, long-term water supply is a potential growth-limiting factor; however, the city currently does have the capacity to achieve General Plan build-out. This determination is based on the City having a Water Efficient Landscape Ordinance in place for several years and which will apply to all new residential development, making reclaimed water available for landscape irrigation in much of the west end of the city, including the Las Positas Golf Course, and working with partner agencies in establishing appropriate conservation measures.

The City is working in concert with water retailers and Zone 7 to develop an appropriately reliable and sustainable water supply that meets the needs of current development and accommodates build out of the region. The City currently uses recycled water for irrigation purposes in the eastern part of the city and is exploring system expansion. Other strategies to expand and/or stabilize the region's water supply include implementing indirect potable reuse through groundwater injection to increase the groundwater basin storage, accelerating surface water storage in reclaimed aggregate quarries, and acquiring water rights in the Los Vaqueros Reservoir.

Storm Drain Capacity

The City's Storm Drain Master Plan identifies low-, medium-, and high-priority improvements needed to adequately handle stormwater flows within and through the city. The City completed several storm drain upgrades in recent years to accommodate additional housing development on the western side of Downtown, as part of the Auburn Grove and Brighton developments. The City also recently upgraded the storm drain system through the Livermore Village site to accommodate new development in the Downtown Core. Areas identified as priority for future improvements include the Isabel Neighborhood Specific Plan Area and along various arroyos throughout the city. High-priority improvements have been programmed into the City's CIP to address future capacity.

Dry Utilities

Dry utility service, including electrical service and internet, are available to serve all of the parcels in the City's land inventory.

There are no major infrastructure deficiencies that would inhibit or preclude residential development or more intense residential development on parcels identified in the City's sites inventory. The City will provide the adopted Housing Element to the utilities and infrastructure service providers to ensure priority is granted for service to affordable housing projects to comply with Senate Bill 1087.

4.2 HOUSING RESOURCES

LIVERMORE HOUSING AUTHORITY

The Housing Authority of the City of Livermore (LHA) manages one affordable housing development (Leahy Square), three scattered site affordable developments, and for administers the Section 8 Housing Choice Voucher program. The housing developments include the 125-unit low-income Leahy Square housing development, Chestnut Apartments (six units including two that are market rate), Las Posadas Apartments (nine units targeted to larger households), and Bluebell Apartments (27 units with 15 affordable housing units, 10 of which are transitional housing). The transitional housing units are for households graduating from homeless and/or domestic violence shelters. The scattered site complexes were acquired and rehabilitated using a variety of affordable housing funds from the City.

As of 2022, the LHA provides approximately 542 tenant-based vouchers to low-income households, including project-based vouchers for the disabled and households with social service needs.

THE HOUSING AND HUMAN SERVICES DIVISION

Housing and Human Services (HHS) is a division of the City's Community Development Department. HHS works with the community, developers, and a wide variety of local, state, and federal agencies to maintain and expand affordable housing opportunities for lower- and moderate-income households. In addition to affordable housing services, HHS provides referrals and grant support to agencies that provide social services to low-income residents. In this capacity, HHS manages the administration of the City's Affordable Housing Fund, Community Development Block Grant (CDBG), HOME program funding from the U.S. Department of Housing and Urban Development and two local funding sources (Human Services Facility Fee and Social Opportunity Endowment). Working with the other divisions in the Community Development Department, HHS also supports the revitalization and preservation of residential neighborhoods.

Multi-Service Center

The City continues to operate and subsidize the only Multi-Service Center in the Tri-Valley for agencies that primarily serve low-income individuals. Agencies with permanent space at the center or that use space on an ongoing basis include, Axis Community Health Clinic, Community Resources for Independent Living (CRIL), State of California Department of Rehabilitation, East Bay Innovations, Abode Services, and Cityserve of the Tri Valley.

NON-PROFIT ORGANIZATIONS

There are a number of non-profit organizations whose activities are related to the provision of affordable housing and human service programs in Livermore. The City actively works with crisis intervention and outreach providers, faith based organizations, physical and behavioral health providers, legal and fair housing organizations, and nonprofit housing developers.

4.3 FINANCIAL RESOURCES

Livermore has access to a variety of existing and potential funding sources available for affordable housing activities. The following section describes the key housing funding sources currently used in Livermore:

- Federal: CDBG, HOME, and Housing Choice Voucher Program (Section 8).
- State: CalHome, Permanent Local Housing Allocation, Local Housing Trust Funds, No Place Like Home, Homekey, and Multifamily Housing Program
- Local: In-Lieu Fee and Low-Income Housing Impact Fee (Affordable Housing Fund)

The City has continued to explore other mechanisms to facilitate the development of affordable housing, including acquiring land to reduce the cost of development to affordable housing developers and to ensure the units remain affordable over time.

Table 4-4 provides a summary of federal, state, local, private, and non-profit financial resources available to support housing activities in Livermore. Key local funding sources are described in greater detail in the section that follows.

Table 4-4: Financial Resources for Housing Activities		
Program Name	***Description***	***Eligible Activities***
Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
Capital Funds Financing Program (CFFP)	Funds to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements.	Construction of Housing Rehabilitation Modernization
HOME Investment Partnership Act Program (HOME)	Flexible grant program allocated to City through the Alameda HOME Consortium.	Acquisition Rehabilitation Home Buyer Assistance Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	Rental Assistance Support Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	Rental Assistance
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness. This is a competitive program authorized under the McKinney/Vento Act.	Transitional Housing Housing for the Disabled Supportive Housing Support Services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Section 108 Loan Guarantee	Provides loan guarantee to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	Rehabilitation

Table 4-4: Financial Resources for Housing Activities		
Program Name	***Description***	***Eligible Activities***
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	New Construction Rehabilitation Homeless Assistance Public Services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	Homeless Assistance New Construction
State Programs		
Local Housing Trust Fund Matching Grant Program	Provides matching grants to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.	New Construction Home Buyer Assistance
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market-interest rate loans can be issued to first-time home buyers.	Home Buyer Assistance
Mortgage Credit Certificates (MCC)	Provides qualified first time homebuyers with a federal income tax credit that reduces the borrower's federal tax liability, providing additional income, which can be used for mortgage payments.	Home Buyer Assistance
Prop 63 Mental Health Services Act Funds	Funding for capital improvements and operating subsidies for supportive housing for formerly homeless or at-risk individuals with mental disabilities.	Special Needs Programs New Construction
CalHome Program	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time home buyer assistance.	Homebuyer Assistance Rehabilitation
Low-income Housing Tax Credit (LIHTC)	A 4-percent annual tax credit that helps owners of rental units develop affordable housing.	Construction of Housing
Affordable Housing Partnership Program (AHPP)	Provides lower-interest-rate CHFA loans to home buyers who receive local secondary financing.	Home Buyer Assistance

Table 4-4: Financial Resources for Housing Activities		
Program Name	***Description***	***Eligible Activities***
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and nonentitlement jurisdictions, and competitive grants to nonentitlement jurisdictions.	Predevelopment Development Acquisition Rehabilitation Preservation Matching Funds Homelessness Assistance Accessibility Modifications Homeownership Assistance Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP) provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerates housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing Element Updates Updates to Zoning, Plans or Procedures to Increase or Accelerate Housing Production Pre-Approved Architectural and Site Plans Establishing State-Defined Pro-Housing Policies See Complete List in Program Materials
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the Development Code to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	Technical Assistance Planning Document Updates
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	Rental Assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	New Construction
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care to address the homelessness crisis throughout California.	Identified Homelessness Needs Capital Improvements Related to Homelessness Rental Assistance

Table 4-4: Financial Resources for Housing Activities		
Program Name	***Description***	***Eligible Activities***
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	Homelessness Service System Administration New Construction Rental Assistance
Local Programs		
General Funds	Funds to subsidize rents and operations for the Livermore Multi-Service Center as well as critical safety net service	Support Services
In-lieu Low Income Housing Fund / Commercial linkage fee (Housing Trust Fund)	A per unit fee for residential developments that do not provide affordable housing, generated from the Inclusionary Housing ordinance and fee per square foot for commercial construction.	Acquisition Homeless Assistance New Construction Rehabilitation Support Services
Low Income Housing Impact Fee	A fee assessed on commercial and industrial development, to help offset cost of affordable housing for employees. Fee varies depending on intensity of development and projected low-income employees. Fees are deposited into city Affordable Housing Fund.	Acquisition, conservation, construction of affordable housing for lower-income employees
Private Resources		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	Home Buyer Assistance
	- Mortgages which fund the purchase and rehabilitation of a home.	Home Buyer Assistance Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent Median Family Income qualify.	Home Buyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	New Construction Home Buyer Assistance Rehabilitation Housing Supportive Services

Table 4-4: Financial Resources for Housing Activities		
Program Name	***Description***	***Eligible Activities***
Non-Profit Institutions		
Bay Area Local Initiatives Support Corporation (LISC)	Bay Area LISC provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	Acquisition New Construction
Low-Income Investment Fund (LIIF)	LIIF provides loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Source: City of Livermore, 2022; PlaceWorks; 2022.

LOCAL FUNDING SOURCES

Inclusionary Housing Ordinance

As discussed earlier in Chapter 3, the City's Inclusionary Ordinance requires a portion of units in most residential developments to be affordable to lower-income households. A developer may satisfy the affordable housing requirement by paying a fee "in-lieu" of building an affordable unit with approval by City Council. In-lieu fees are deposited into the Affordable Housing Fund to assist in the development of lower-income housing and fund-related programs that assist lower-income residents with their housing needs.

When implementing the Inclusionary Ordinance, the City encumbers for-sale units with a silent second mortgage for the difference in value between the affordable price and the initial market-rate sales price for comparable units. If a buyer re-sells the reserved unit within the restricted time period for a price in excess of the current affordable purchase price, then the second mortgage must be repaid to the City for use in affordable housing programs via the Affordable Housing Fund.

Low-Income Housing Impact Fees

The City assesses an impact fee on commercial and industrial developments. The fee is designed to provide affordable housing for lower-income employees, reducing the impacts associated with the need to commute from outside the city. The fee varies according to the intensity of commercial and industrial use, based on the estimated number of low-income jobs and households associated with the development type.

The City expects to generate an average of $205,000 annually from the impact fee. These fees are placed in the Affordable Housing Fund to be used for acquisition, preservation, and construction of additional units.

AFFORDABLE HOUSING FUND

The City maintains an Affordable Housing Fund, also referred to as the Housing Trust Fund, to assist in the development and preservation of affordable housing and to help fund other housing-related programs that assist lower-income residents (Program 3.2.1). These programs are described further in Section 4.4 and are listed in Chapter 5, Housing Plan. The two primary sources of revenue into the Affordable Housing Fund include the In Lieu Fee (Inclusionary Housing Ordinance) and the Low-Income Housing Impact Fee.

Money accrues in the Affordable Housing Fund when fees or repayment are collected related to the Inclusionary Housing Ordinance. The City also assesses the Low-Income Housing Impact Fee on commercial and industrial developments. The fee provides affordable housing for lower-income employees, reducing the impacts associated with the need to commute from outside the city. The fee varies according to the intensity of commercial and industrial use, based on the estimated number of low-income jobs and households associated with the development type. The City expects to generate an average of $205,000 annually from the impact fee.

In the recent past, the Affordable Housing Fund has been used to directly fund or assist other organizations in funding affordable housing projects and housing for special-needs groups.

4.4 PROGRAMS

The City uses the Affordable Housing Fund and other funding sources to provide a range of housing programs, either directly or through partnering with non-profit organizations in the region. These programs are listed below and detailed in Chapter 5, Housing Plan.

- Land Acquisition (Program 3.2.2)
- Partner with Affordable Housing Developers (Program 3.2.3)
- Conversion of Market-Rate to Affordable Units (Program 3.2.4)
- Subsidies and Incentives (Program 3.2.5)
- First-Time Homebuyer Down Payment Assistance Program (Program 3.3.1)
- Rental Assistance (Program 3.3.2)
- Homelessness Prevention and intervention (Program 3.3.3)
- Minor Home Repair Program (Program 4.1.1)
- Owner-Occupied Housing Rehabilitation Loan Program (Program 4.1.2)
- Neighborhood Improvement (Program 4.1.3)
- Neighborhood Preservation Program (Program 4.1.4)
- Fair Housing Services (Program 5.1.1)
- Tri-Valley Affordable Housing Committee (Program 6.1.1)
- Emergency and Transitional and Supportive Housing (Program 6.1.2)

4.5 OPPORTUNITIES FOR ENERGY CONSERVATION

California law (Government Code Section 65583 [a][7]) requires local governments to address energy conservation issues when updating a Housing Element. According to the California Department of Housing and Community Development, these elements should contain an analysis of opportunities for residential energy conservation. This requirement is intended to promote energy-efficient housing systems and building design, as well as the use of energy-saving features and materials during construction.

RESIDENTIAL ENERGY USE AND CONSERVATION

According to the U.S. Department of Energy, the residential sector accounts for 21 percent of the country's annual energy use.[26] Energy conservation provides the dual benefits of promoting environmental sustainability and reducing monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Constructing new homes with energy-conserving features, as well as retrofitting existing energy-inefficient structures, can result in lower monthly utility costs. In addition to building design and construction techniques, street layouts and zoning patterns also affect energy consumption and can therefore support its reduction. Specific examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and insulation) to prevent energy leaks that increase heating and cooling costs;
- Installing energy efficient appliances, LED lighting, and mechanical systems (heating, ventilation, and air conditioning);
- Installing a "cool roof" that reflects solar radiation to lower heating costs;
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy generation opportunities;
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per-unit heating and cooling costs; and
- Promoting infill development to use existing infrastructure and services.

STATE PROGRAMS

The State of California has two major initiatives that encourage and require energy conservation in the housing sector, described below. Pacific Gas and Electric Company (PG&E) and the City also offer programs that provide opportunities for residential energy conservation.

State Energy-Efficiency Requirements for New Construction (Title 24)

All new construction in Livermore is subject to the requirements of the California Energy Commission's Title 24 energy-efficiency standards, which are designed to reduce heat loss and energy consumption. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits, including new development and major remodeling projects, including home additions. These standards apply to building components, such as wall and ceiling insulation, thermal mass, and window to floor area ratios.

[26] Source: U.S. Department of Energy, 2021, https://rpsc.energy.gov/energy-data-facts#:~:text=1.,of%20total%20U.S.%20energy%20consumption.

Greenhouse Gas Emission Reduction (Assembly Bill 32)

The California Legislature adopted the California Global Warming Solutions Act (Assembly Bill [AB] 32) in 2006. The purpose of the act is to reduce greenhouse gas (GHG) emissions to 1990 levels by 2020 (25-percent reduction over current levels) and then to further reduce GHG emissions to 80 percent below 1990 levels by 2050. Since 2006, the legislature has passed AB 3232 and Executive Order B-55-18 has been issued, building off the initial targets and goals of AB 32. AB 3232 calls for a 40-percent reduction in GHG emissions in buildings by 2030. Executive Order B-55-18 calls for carbon neutrality on a state level by 2045.

ENERGY ASSISTANCE PROGRAMS

Livermore's residents and businesses rely on Pacific Gas & Electric Company (PG&E) and East Bay Community Energy (EBCE) for their energy services. EBCE procures electricity for customers, and PG&E delivers electricity to homes or businesses. East Bay Community Energy is the community's default electricity provider. Pacific Gas and Electric Company provides natural gas and electricity service to residents and businesses in Livermore. PG&E owns and operates the electricity and natural infrastructure in the community and is responsible for transmission and distribution of electricity to Livermore. PG&E is responsible for customer billing, power line maintenance, and outages. Residents can be eligible for energy assistance programs from PG&E and EBCE.

PG&E offers several programs to promote energy conservation and assist lower-income residential customers with their home energy costs. Energy conservation programs include rebate programs for old appliances, free energy audits, and public education and outreach programs that teach energy-saving tips. The programs serving lower-income households include the following:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a 20-percent discount on monthly energy bills and waives recent surcharges for low-income households. The program applies to single-family homeowners, tenants who are metered or billed by landlords, and group-living facilities.
- Family Electric Rate Assistance (FERA) is a discount program for low- to moderate-income families of three or more people. The program is available to both single-family and multifamily residential customers.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200 percent of the federal poverty level.

PG&E also offers reduced rates for residential customers that are dependent on life-support equipment or have special heating and cooling needs caused by certain medical conditions. PG&E also offers a balanced payment plan for customers who experience higher heating or cooling costs during the extreme-weather months.

East Bay Community Energy (EBCE) offers several programs to promote energy conservation, promote community energy resilience, and assist lower-income residential customers with their home energy costs. EBCE customers who are eligible for reduced rates through PG&E due to

their dependence on life support equipment can also have this discount applied to the EBCE energy bill. This program also offers rebates for portable backup batteries on a limited basis. EBCE also offers financial incentives for certain energy efficiency and electrification upgrades, including heat pump water heaters and induction cooktops.

EBCE launched its Connected Communities pilot program in 2020 to learn about how to design and implement meaningful solutions to utility debt and disconnections. The initiative involves partnering with customers and community-based organizations to develop innovative means of reducing utility disconnections that complement what is available through other channels such as the State or PG&E. The key components of this program include discount programs to enhance CARE and FERA outreach, partnerships to provide no-cost solar energy installations to at-risk customers, expansion of community solar access in disadvantaged communities, and expansion of the Arrearage Management Plan to help qualifying residential customers reduce unpaid balances on their bills.

In addition, the Bay Area Regional Energy Network (BayREN) offers several financial incentives for single family and multifamily homes, including rebates on insulation, air sealing, duct sealing, heat pumps, furnaces, and water heaters. Another Bay Area organization, Rising Sun Center for Opportunity, offers a Green House Calls program in which participants receive home visits, personalized energy savings advice, and an energy efficiency toolkit.

In addition to these programs, the California Department of Community Services and Development has a Low-Income Home Energy Assistance Program (LIHEAP). The LIHEAP provides free weatherization services, such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households for energy bills.

THE CITY OF LIVERMORE POLICIES AND PROGRAMS

Goal 4 in Chapter 5 of this Housing Element contains one policy and two programs aimed at promoting energy efficiency in existing and new development as a means of reducing housing costs. This policy encourages the use of energy conservation features in design and siting of new residential structures and in the retrofitting of existing structures.

In November 2012, the City adopted a Climate Action Plan (CAP), which outlined strategies to reduce greenhouse gas (GHG) emissions. The City anticipates adopting a CAP Update in 2022. The updated CAP will continue to address emissions consistent with the new state targets, as well as outline strategies to build resilience to climate impacts.

5. HOUSING PLAN

This Housing Plan is a statement of the City's commitment to maintaining, preserving, improving, and developing housing opportunities for all segments of the community. The plan contains the goals, policies, objectives, and implementation programs to achieve a high quality, balanced housing stock that accommodates the needs of existing and future Livermore residents. The housing plan must:

- Ensure continued availability and adequacy of sites to accommodate the Regional Housing Needs Allocation (RHNA), including appropriate zoning and development standards and access to public services and facilities to meet the needs of all income levels.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address governmental constraints to the maintenance, improvement, and development of housing, and remove them where appropriate and legally possible.
- Conserve and improve the condition of existing affordable housing stock.
- Preserve subsidized housing developments at risk of conversion to market rate.
- Promote housing opportunities for all persons regardless of race/ethnicity, religion, sex, marital status, ancestry, national origin, familial status, disability, or source of income.

5.1 ACCOMPLISHMENTS UNDER THE 2015-2022 HOUSING ELEMENT

To update the Housing Plan, the City must evaluate the:

- Appropriateness of the existing housing goals, objectives, and policies in contributing to the local, regional, and statewide housing goals.
- Effectiveness of the 2015-2022 Housing Element in attaining the City's housing goals and objectives.
- City's progress with implementation of the 2015-2022 Housing Element.

The following discussion summarizes the City's major accomplishments under each of the seven housing goals in the 2015-2022 Housing Element:

1. Diversity of Housing Choice
2. Well-Managed Growth
3. Production of Affordable Housing
4. Preservation and Improvement of Affordable Housing
5. Provision of Equal Housing Opportunity
6. Regional Cooperation to Address Housing Needs
7. Energy Efficiency

Appendix B contains a detailed review of accomplishments under each housing element program.

DIVERSITY OF HOUSING CHOICE

To address the diverse housing needs of the Livermore community and provide a range of housing choices by type, price, and density, the City accomplished the following during the 2015-2022 Housing Element period:

- **Land Inventory (Program 1.1.1)**. The City maintained sufficient sites to meet its RHNA during the planning period and adopted an amendment to the General Plan Safety Element.
- **Implementation of the General Plan, Downtown Specific Plan, and Development Code (Program 1.2.1).** The City amended the Downtown Specific Plan, processed General Plan amendments to facilitate housing development, including affordable housing, and updated the accessory dwelling unit regulations in the Development Code.
- **Isabel BART Station Specific Plan (Program 1.2.2).** The City adopted the Isabel Neighborhood Specific Plan in late 2020. The Specific Plan will provide a mix of uses surrounding a future Valley Link rail station, not BART as originally anticipated, including as many as 4,000 residential units.
- **Development of Housing for Persons with Disabilities (Program 1.3.3).** The City contributed funds during the planning period to multiple housing projects that include units for those with disabilities.

WELL-MANAGED GROWTH

Through its growth management policies, the City ensures high quality residential design and the adequate provision of infrastructure, public facilities, and services. The following describes the City's major accomplishments toward well-managed growth during the 2015-2022 Housing Element period:

- **Housing Implementation Program (HIP) (Program 2.1.1).** The City discontinued the Housing Implementation Program in 2019 and no longer allocates a limited number of housing units that can be developed.
- **Support Mixed-Use and Transit-Oriented Development (Program 2.1.3).** The City continued to use existing density incentives and developed additional incentives to promote mixed-use and more intense residential development near transit. For example, the Legacy and Brisa projects used the City's density bonus provision to provide affordable rental units.

PRODUCTION OF AFFORDABLE HOUSING

The RHNA is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. For the 2015-2022 Housing Element cycle, the City was assigned a RHNA of 2,729 units at the following income distribution:

- Very Low Income: 839 units
- Low Income: 474 units
- Moderate Income: 496 units
- Above Moderate Income: 920 units

The following describes the City's major accomplishments toward the production of affordable housing during the 2015-2022 Housing Element period:

- **Inclusionary Housing Ordinance (Program 3.1.1).** The City continued to implement the Inclusionary Housing Ordinance and made updates to the ordinance to reflect changes to state law and to reinstate inclusionary requirements for rental projects.
- **Acquire Land for Affordable Housing (Program 3.2.2).** The City owns several project sites for the future development of affordable housing. In 2019, the City entered into an Exclusive Negotiation Rights Agreement (ENRA) for its Pacific Avenue site, and City staff worked with the nonprofit development team of SAHA/Interfaith on entitlements to develop 140 units of senior housing.
- **Partner with Affordable Housing Developers (Program 3.2.3).** The City sent out Requests for Proposals for partnerships as City-owned site development opportunities arose and as projects proposed support from the City's Affordable Housing Fund. Staff also communicated with developers and housing services providers via participation in community-based and regional committees to address housing needs.
- **Homelessness Prevention and Intervention (Program 3.3.3).** The City continued to partner with ECHO, Abode, and others to provide funding and services for finding housing, rental assistance, case management, and supporting the Homeless Outreach Team.

PRESERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING

Preserving and improving existing affordable housing is a critical component of the City's overall housing strategy. The City has many programs to facilitate housing improvement and accomplished numerous objectives during the 2015-2022 Housing Element period through these programs:

- **Minor Home Repair (Program 4.1.1).** The City's Minor Home Repair Program provided grants to lower income homeowners to cover the cost of minor necessary repairs. Between 2015 and 2021, the City assisted at least 19 households through this program.
- **Owner-Occupied Housing Rehabilitation Loan Program (Program 4.1.2).** This program aided lower- and moderate-income homeowners by providing nonpayment loans for major repairs or the installation of amenities for seniors and persons with disabilities. Between 2015 and 2020, the City assisted at least 15 households through this program.

PROVISION OF EQUAL HOUSING OPPORTUNITY

A range of housing choices must be matched by the equal opportunity to access such housing regardless of race, color, religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. To promote equal housing opportunities in Livermore, the City accomplished the following during the 2015-2022 Housing Element period:

- **Support Nonprofit Organizations Specializing in Fair Housing Services (Program 5.1.1).** The City continued to contract with ECHO Housing and Community

Resources for Independent Living (CRIL) to conduct fair housing outreach and education, investigate complaints of housing discrimination, and conduct yearly Fair Housing Audits. The City also contracts with Centro Legal de la Raza to provide multilingual tenant legal services. During the planning period, ECHO completed multiple property audits. In 2020 ECHO tested 10 Livermore properties; all owners and managers of these properties were offered free fair housing training. The City also continues to operate and subsidize the City's Multi-Service Center and Tri Valley Housing Opportunity Center for agencies that primarily serve low-income individuals. Agencies with permanent space at the centers or that use space on an ongoing basis provide essential housing and social safety net services, including community health, housing navigation, benefits enrollment, care coordination, crisis stabilization, independent living programs for people with disabilities.

- **Housing for the Disabled (Program 5.1.1).** The City continued to refer complaints to CRIL and provides CRIL with funding support for case management of disabled Livermore residents and community education and outreach to local schools. CRIL provided services to 518 disabled individuals during the planning period.

REGIONAL COOPERATION TO ADDRESS HOUSING NEEDS

The City understands that affordable housing and special needs groups are not unique to Livermore. Therefore, the City continued to work cooperatively with communities in the region to effectively address affordable housing needs and housing for persons with special needs through the following programs:

- **Tri-Valley Affordable Housing Committee (TVAHC) (Program 6.1.1).** Through the TVAHC, the City and other Tri-Valley jurisdictions (Dublin, Pleasanton, San Ramon and Danville) collaborated on programs and regional policies that improved the provision of affordable housing.
- **Emergency, Transitional, and Supportive Housing Services (Program 6.1.2).** During the planning period, the City allocated Affordable Housing Fund and Social Opportunity Endowment funds to emergency and transitional housing programs, which served hundreds of people. In Fiscal Year 2019-20, the City allocated $268,883 in Homeless Emergency Aid Program (HEAP) funds to CityServe for crisis stabilization and rental services in the Tri-Valley.
- **Alameda County Home Together 2026 Implementation plan (Program 6.1.3).** The Home Together Plan is a community-wide plan for Alameda County which lays out the goals, strategies and investments needed to dramatically reduce homelessness by 2026 and reverse racial disparities in homelessness through fully centering equity. The Plan's overarching goals, and time frame align with Alameda County's Vision 2026 which holds as one of its primary objectives to "ensure the availability of diverse and affordable housing for all residents with the goal of eliminating homelessness in Alameda County."

ENERGY EFFICIENCY

Through the Uniform Building Code and State Energy Code, the City continued to facilitate the construction of energy-efficient housing. Other accomplishments furthering energy efficiency included:

- **Green Building (Program 7.1.1).** The Building Division continued to implement State Energy Code requirements as part of the plan check process to obtain building permits. This includes Part 11, California Green Building Standards Code, which was last updated in January 2020.
- **Climate Action Plan (Program 7.1.2).** The City continued to implement its existing Climate Action Plan, which was adopted in 2012. The City anticipates adopting an update to the plan in 2022.

The City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- **Seniors.** The City provided grant funds to several nonprofit agencies that provide senior support and disabled services to individuals. Senior Support Program of the Tri-Valley and CRIL encourage seniors and disabled persons to age in place and facilitate independent living skills. In 2016, the City contracted with Habitat for Humanity East Bay/Silicon Valley to administer the City's owner-occupied housing rehabilitation program, which assisted seniors with home accessibility improvements. In 2019, the City completed the development of the 72-unit Chestnut Senior apartments serving low-income seniors, and, in 2021, the City approved entitlements for a 140-unit senior project to be developed by SAHA/Interfaith Housing on Pacific Avenue. Both recent projects include services and amenities for seniors to allow them to live independently and age in place.

- **Homeless Persons and Persons with Disabilities.**
  - The City chose to merge the Housing Scholarship and Project Independence Programs and phase them into a "Housing First" model. The City awarded funding to Abode to implement its Housing First model through its Tenant Based Rental Assistance Program. During the planning period, Abode assisted 63 households with securing permanent housing.
  - Abode is providing housing to formerly chronically homeless persons through its AC Impact program. All clients have maintained their housing since entering the program. The City continued to fund case-management services to ensure that the individuals remain on the road to self-sufficiency. Services focus on building independent living skills, money management, and dealing with any behavioral issues.
  - The City provided federal HOME and CDBG funding to Tri Valley Haven for tenant-based rental assistance (TBRA) and case-management services to individuals experiencing domestic violence and at risk of homelessness. During the planning period, the City assisted 48 families and/or individuals at risk of homelessness and/or those currently homeless. The program provides assistance with ongoing rental subsidies.

- The City also provided acquisition and development funding to Housing Consortium of the East Bay to purchase and develop the Vineyard 2.0 development, which will provide 24 units of supportive housing for formerly homeless households, including persons with disabilities, and 10,000 square feet of commercial space for a resource center to serve persons who are homeless and a commercial food kitchen to benefit food-insecure people in Livermore.
- The Chestnut Square project provides affordable rental units for seniors and families with very-low- and low-incomes, disabled persons, and 15 homeless households.
- City staff worked with Tri-Valley REACH to acquire two City-owned, single-family homes and create housing for six separate households that have physical and developmental disabilities. In 2020, staff worked with Tri-Valley REACH to expand a single-family home and create an additional shared housing opportunity for persons with physical and developmental disabilities.
- The City secured 25 project-based vouchers for the Avance Apartments through the Livermore Housing Authority. Avance Apartments is currently under construction and will provide 44 units for those with developmental disabilities.

5.2 HOUSING GOALS, POLICIES, AND PROGRAMS

The goals, policies, and programs in this 2023-2031 Housing Plan are based on those in the 2015-2022 Housing Element, with modifications to reflect current and projected needs, the effectiveness and relevancy of existing programs, potential constraints and opportunities, and public input.

The Housing Plan goals are:

1. Diverse Housing Choices
2. Well-Managed Growth
3. Affordable Housing Production and Preservation
4. Healthy and Resilient Housing and Neighborhoods
5. Affirmatively Further Fair Housing
6. Regional Cooperation to Address Housing Needs

Each goal has a set of policies, programs, actions, and objectives. The implementing actions, however, generally address multiple goals and build upon each other, creating a comprehensive approach to meeting the community's housing needs.

Table 5-1 summarizes the quantified objectives over this Housing Element period.

Table 5-1. Summary of Quantified Objectives: 2023–2031						
Program	***Extremely Low Income***	***Very Low Income***	***Low Income***	***Moderate Income***	***Above Moderate Income***	***Total***
Housing Production (units)[1]	1,317		758	696	1,799	**4,570**
Housing Rehabilitation[2]	80			15	5	**100**
Housing Conservation/ Preservation[3]	90			0	0	**90**

Notes:

1. *Corresponds to RHNA.*
2. *Corresponds to quantified objectives in Program 4.1.2 Residential Retrofits.*
3. *The 90 units to be conserved/preserved correspond to the at-risk assisted units in the City (see Table 2-45).*

GOAL 1: DIVERSE HOUSING CHOICES

Address the diverse housing needs of all community members and foster economic, social, and racial integration by allowing for a range of housing types, price levels, and densities.

Policy 1.1: *Develop and maintain a sites inventory with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.*

Program 1.1.1: Residential Sites Inventory

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objective:
A) If a site included in the residential sites inventory is developed with nonresidential uses or with fewer units than identified, verify that the sites inventory maintains sufficient capacity to meet the City's RHNA. If it does not, identify additional sites/units to satisfy the RHNA.	When development of Housing Element sites occurs	Community Development Department – Planning Division	General Fund	Maintain adequate sites to meet the City's RHNA
B) Maintain a map of vacant residential acreage to assist developers with identifying land suitable for residential development throughout the City. The map could indicate current zoning and public facilities and services to these sites. The map could also include land suitable for affordable development, based on the allowed density, in moderate and high resource areas.	Create map at the time of new Housing Element adoption. Update when sites in the Housing Element inventory develop.	Community Development Department – Planning Division	General Fund	n/a
C) Proactively identify areas to meet future RHNA allocations as part of the comprehensive General Plan Update.	By 2025	Community Development Department - Planning	General Fund	n/a
D) Following future amendments to the General Plan's Safety Element, ensure consistency with the Housing Element, including the sites inventory.	As needed	Community Development Department – Planning Division	General Fund	n/a

Policy 1.2: *Facilitate the development of a range of housing types through area planning efforts.*

Program 1.2.1: General Plan and Specific Plans

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to update and amend the General Plan as needed and appropriate to provide a range of housing types, densities, and affordability levels.	As projects are proposed; reviewed annually	Community Development Department – Planning Division	General Fund	n/a
B) Continue to update and amend the Downtown Specific Plan as needed and appropriate to facilitate downtown revitalization, the provision of affordable housing, and mixed-use development.	As projects are proposed; reviewed annually	Community Development Department – Planning Division	General Fund	n/a
C) Continue to update and amend the Isabel Neighborhood Specific Plan as needed and appropriate to facilitate a complete, transit-oriented community.	As projects are proposed; reviewed annually	Community Development Department – Planning Division	General Fund	n/a
D) Continue area planning efforts for the Southfront Priority Development Area (PDA) surrounding the future Southfront Valley Link station. Revise the General Plan designations and zoning accordingly to allow for residential transit-oriented development.	By 2030	Community Development Department – Planning Division	General Fund	Up to 7,500 housing units

Policy 1.3: *Update the Development Code to simplify standards, expand opportunities for a greater variety of housing types, and maintain consistency with State law.*

Program 1.3.1: Development Code Amendments

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to facilitate development of Accessory Dwelling Units (ADUs) by maintaining standards that are consistent with State law. This includes allowing ADUs in all zoning districts where single-family and multifamily residential dwellings are allowed.	By 2024, then every two years as needed to comply with current state law.	Community Development Department – Planning Division	General Fund	325 ADUs during the 6th Cycle Projection Period

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
B) Monitor ADU construction and affordability levels to determine whether the rate is on track to meet target numbers anticipated in this Housing Element. Implement additional actions if targets are not met.	Starting in January 2025, then every two years thereafter	Community Development Department – Planning Division	General Fund	58 ADU building permits between June 30th, 2022, and the end of 2024
C) Continue to allow mobile and manufactured homes that meet State and City codes, as well as the City's design review requirements, in all residential districts.	Ongoing	Community Development Department – Planning Division	General Fund	40 new mobile or manufactured homes over the next 8 years
D) Establish standards for smaller unit types, such as tiny homes and single room occupancies.	By 2025	Community Development Department – Planning Division	General Fund	20 small unit types over the next 8 years
E) Establish standards consistent with Senate Bill 9 to allow ministerial two-unit residential developments and lot splits in single-family zones.	By 2024	Community Development Department – Planning Division	General Fund	n/a
F) Establish Objective Design Standards to facilitate streamlined project permitting.	By 2024	Community Development Department – Planning Division	General Fund	n/a
G) Evaluate opportunities to remove barriers to residential development of small properties.	By 2025	Community Development Department – Planning Division	General Fund	n/a

Policy 1.4: *Reduce governmental constraints on housing development through permit streamlining, reasonable development fees, and transparent and accessible information.*

Program 1.4.1: Reduce Governmental Constraints

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Identify opportunities to streamline permitting processes, including ministerial approvals and electronic application submittals and review.	By 2024 and ongoing as changes are made to codes and plans	Community Development Department	General Fund	n/a

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
B) Establish standards to specify SB 35 and SB 330 streamlining approval processes and standards for eligible projects.	By 2024	Community Development Department – Planning Division	General Fund (staff time)	n/a
C) Monitor development fees to ensure they are reasonable and do not unduly constrain development while protecting the quality, health, and public safety of the community.	Ongoing; as changes are made to development fees. Make changes as needed	Community Development Department	General Fund	n/a
D) Continue to encourage the development of accessory dwelling units by waiving certain development impact fees. Promote the availability of these incentives in high resource areas to expand housing mobility opportunities for lower-income households.	Ongoing	Community Development Department – Planning Division	General Fund	n/a
E) Create user-friendly, accessible, and multi-lingual information guides about standards and review processes for residential projects (ADUs, SB 9 projects, SB 35 and SB 330 streamlining, etc.). Make this information available on the City's website and at the Permit Center.	By 2024. Update on an ongoing basis as needed	Community Development Department – Planning Division	General Fund	n/a
F) Improve internal systems for collecting, tracking, and analyzing housing project data to better understand housing development trends in Livermore and streamline annual State reporting requirements.	By 2024	Community Development Department – Planning Division	General Fund	n/a

Policy 1.5: *Encourage the development of housing for individuals with special needs, including those with disabilities, large families, seniors, and people experiencing homelessness.*

Program 1.5.1: Universal Design

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Update the City's residential design guidelines and standards to encourage "visitability" and universal design features in new homes.	By 2026	Community Development Department – Planning Division	General Fund	10 universal design housing units
B) 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 2026	Community Development Department – Planning Division	General Fund	n/a
C) Consider regulatory incentives for projects that incorporate universal design features.	By 2026	Community Development Department – Planning Division	General Fund	n/a

Program 1.5.2: Licensed Community Residential Care Facilities

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Consistent with State law, continue to allow Residential Care Facilities serving 6 or fewer persons in all residential districts as a means of providing housing for special needs groups. Update the Development Code to allow this size of facility in additional zoning districts where required by State law.	By 2024	Community Development Department – Planning Division	None required	n/a
B) To affirmatively promote more inclusive communities, the City will update the Development Code requirements for Residential Care Facilities serving 7 or more persons to permit them as a residential use subject only to restrictions that apply to other residential dwellings of the same type in the same zone.	By 2024	Community Development Department – Planning Division	General Fund	n/a

Program 1.5.3: Special Housing Needs

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Work with housing providers to ensure that special housing needs are addressed to reduce displacement risk for large families, female-headed households, and single-parent households with children, through a combination of regulatory incentives, zoning standards, affordable housing programs described in Goal 3, rehabilitation and neighborhood improvement efforts described in Goal 4, and supportive services programs. The City will also continue to encourage the production of units with 3 or more bedrooms for large families.	Ongoing and evaluate opportunities annually	Community Development Department	CDBG, HOME Investment Partnerships, and other state and federal programs designated specifically for special needs groups	Support the creation or rehabilitation of at least 100 units of housing for people with special housing needs over the planning period
B) Work with housing providers to ensure that special housing needs are addressed to reduce displacement risk for persons with disabilities and developmental disabilities regulatory incentives, zoning standards, affordable housing programs described in Goal 3, rehabilitation and neighborhood improvement efforts described in Goal 4, and supportive services programs. The City will also continue to encourage the production of units with special adaptations for people with disabilities, per California Title 24 standards.	Ongoing and evaluate opportunities annually	Community Development Department	CDBG, HOME Investment Partnerships, and other state and federal programs designated specifically for special needs groups	Support the creation or rehabilitation of at least 20 units of housing for people with disabilities over the planning period
C) Work with housing providers to ensure that special housing needs are addressed to reduce displacement risk for seniors through regulatory incentives, zoning standards, affordable housing programs described in Goal 3, rehabilitation and neighborhood improvement efforts described in Goal 4, and supportive services programs. The City will also continue to encourage the production of	Ongoing and evaluate opportunities annually	Community Development Department	CDBG, HOME Investment Partnerships, and other state and federal programs designated specifically for special needs groups	Support the creation or rehabilitation of at least 100 units of housing for seniors over the planning period

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
senior housing, including assisted living facilities.				
D) Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.	Ongoing and evaluate opportunities annually	Community Development Department	Affordable Housing Fund	n/a
E) Work with housing providers to ensure that special housing needs are addressed to reduce displacement risk for homeless individuals and families through a combination of regulatory incentives, zoning standards, affordable housing production and preservation programs described in Goal 3, and supportive services programs. The City will also continue to encourage the production of smaller units to address the shortage of affordable units for single adults experiencing homelessness, including single-room occupancy units.	Ongoing and evaluate opportunities annually	Community Development Department	CDBG, HOME Investment Partnerships, and other state and federal programs designated specifically for special needs groups	See Program 1.3.1, Action D Support the creation of at least 30 new units of housing for people experiencing homelessness over the planning period
F) Increase the supply of housing affordable to farmworkers, many of whom are lower income. Review the Development Code for compliance with the state Employee Housing Act (Health & Safety Code Sections 17021.5, 17021.6, and 17021.8). If needed to comply with the Act, make amendments to allow housing for 6 persons or less in residential zones in the same way residential structures are allowed (Section 17021.5). Also, if needed, allow for employee housing of no more than 12 units or 36 beds as an agricultural use, and permit in the same manner as other agricultural uses in the same zone (Section 17021.6). Finally, make amendments if needed to address the requirements of Section 17021.8 which	By 2024	Community Development Department – Planning Division	General Fund,	n/a

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
requires ministerial approval of certain farmworker housing projects that meet the criteria in that section.				
G) Incorporate the needs of farmworkers and their families into City affordable housing programs. The City may also support providers of farmworker housing in access state and federal funds.	Ongoing	Community Development Department – Housing & Human Services Division	Affordable Housing Fund, *Joe Serna Jr. Farmworker Housing Grant*	n/a
H) Conduct targeted and multilingual outreach strategies described in Program 3.3.1 for groups with special housing needs to increase access to City housing programs	Ongoing	Community Development Department – Housing & Human Services	Affordable Housing Fund	n/a

GOAL 2: WELL-MANAGED GROWTH

Manage residential growth to promote (1) the production of housing to meet local and regional housing needs; (2) a growth rate balanced with the provision of infrastructure capacity and public services; (3) a balanced relationship between residential and nonresidential development; (4) the highest quality design for all residential units and neighborhoods; (5) economic, social and racial integration and (6) open space preservation.

Policy 2.1: Encourage the provision of affordable housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.

Program 2.1.1: Monitor Infrastructure Needs

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to analyze infrastructure needs and capacity to balance residential growth with the provision of adequate infrastructure and services.	Every three years	Community Development Department. Public Works Department	General Fund	n/a
B) Review infrastructure needs to support intensified development on infill sites within city limits and in the Downtown area; program improvements and upgrades into the City's CIP.	Bi-annually, as part of CIP updates	Community Development Department – Engineering Division	General Fund	n/a
C) Work with the City's water and sewer providers to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period.	Ongoing; as projects are proposed	Community Development Department, Public Works Department	General Fund	n/a
D) Provide a copy of the Housing Element and any future amendments to the utility providers immediately after adoption.	After adoption of the Housing Element and as needed	Community Development Department	General Fund	n/a

Program 2.1.2: Support Mixed-Use and Transit-Oriented Development

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Promote lot consolidation to increase opportunities for mixed-use development.	Ongoing	Community Development Department	General Fund	n/a
B) Continue to require minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.	Ongoing	Community Development Department	General Fund	n/a
C) Continue to use existing density incentives and develop additional incentives to promote mixed-use and more intense residential development near transit.	Ongoing	Community Development Department	General Fund	n/a
D) Update existing community benefit and/or other land value recapture strategies such as the Human Services Facility Fee to increase proximity to services and other opportunities throughout the city.	Within 5 years of Housing Element adoption	Community Development Department – Housing & Human Services Division	General Fund	n/a

GOAL 3: AFFORDABLE HOUSING PRODUCTION AND PRESERVATION

Encourage the provision and long-term availability of affordable housing to foster economic, social, and racial integration.

Policy 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.

Program 3.1.1: Inclusionary Housing Ordinance

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to implement the inclusionary housing ordinance and continue to require developers to identify the location of inclusionary units. Encourage inclusionary units in moderate- and high-resource areas to facilitate housing mobility opportunities for lower-income households.	Ongoing	Community Development Department – Housing & Human Services Division	General Fund	Produce at least 100 affordable units for low and moderate income households through the inclusionary housing ordinance
B) Implement accessible and multilingual communication and outreach strategies for potential tenants and owners of inclusionary units.	Incorporate inclusive outreach and marketing standards into the inclusionary program's policies and procedures within 1 year of Housing Element Adoption	Community Development Department – Housing & Human Services Division	General Fund	n/a

Program 3.1.2: Density Bonuses and Incentives

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to ensure new residential projects are consistent with current State Density Bonus regulations and continue to encourage the use of both the State Density Bonus Program and the City's density incentives for affordable and senior housing. In addition, update the local density bonus regulations as needed during the planning period for consistency with State Density Bonus law.	Ongoing. Update local density bonus regulations within 1 year of substantive updates to State Density Bonus Law throughout the planning period.	Community Development Department	General Fund	125 lower income units

Policy 3.2: Pursue and utilize a variety of funding resources and partnerships to develop housing that is affordable to lower- and moderate-income households, families, and seniors.

Program 3.2.1: Affordable Housing Fund

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to administer the low-Income Housing Impact and In-Lieu fees and use the Affordable Housing Fund to provide affordable housing opportunities for lower income households and people with special housing needs.	Ongoing	Community Development Department – Housing & Human Services Division	Affordable Housing Fund	Provide funding to at least three affordable housing projects that create homes for lower income households and people with special housing needs in moderate or high resource areas
B) Pursue additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs.	Ongoing and evaluate opportunities annually	Community Development Department – Housing & Human Services Division	General Fund, HOME, State HCD programs, Project Based Vouchers	Apply to an average of 1 funding source annually to support affordable housing programs
C) Consider fee waivers for affordable units, prioritizing those that provide the greatest level of affordability and serve special needs households.	Ongoing as opportunities arise	Community Development Department	Affordable Housing Fund	n/a

Program 3.2.2: Support Acquisition of New Sites for Affordable Housing

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Utilize a variety of methods to increase the inventory of properties for future development of affordable housing, including land dedication and acquisition of properties in opportunity-rich locations near transit, services, and key amenities.	Ongoing	Community Development Department – Housing & Human Services Division	Affordable Housing Fund, CDBG, and HOME	Support development of affordable housing on at least three sites
B) Continue to provide financial resources to nonprofit organizations to increase the existing affordable housing stock through market rate conversions and adaptive reuse, prioritizing units that both prevent displacement in low resource areas and encourage access to moderate and in high resource areas	Ongoing; coordination with nonprofit development partners to identify potential properties and facilitate development	Community Development Department – Housing & Human Services Division	Affordable Housing Fund, Homekey, HOME	*n/a*

Program 3.2.3: Partner with Affordable Housing and Service Providers

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
A) Coordinate and foster partnerships with nonprofit housing developers, community-based organizations, the Livermore Housing Authority, school district, and applicable federal, state, and regional agencies to facilitate the development of quality affordable housing.	Ongoing; as projects are proposed and opportunities arise.*	Community Development Department – Housing & Human Services Division	General Fund (staff time) and Affordable Housing Fund	n/a
B) Continue to allow developers of affordable units to amortize the payment of applicable development impact fees over time to help meet affordable housing targets.	Ongoing; as projects are proposed	Community Development Department	General Fund	n/a
C) Continue to meet regularly with developers to discuss incentive opportunities and provide technical assistance	Ongoing and evaluate opportunities annually	Community Development Department – Housing & Human Services Division	General Fund (staff time)	n/a

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
D) Support efforts to redevelop and create additional affordable units at existing affordable housing sites, such as Leahy Square, Vandenburgh Villa, Arbor Vista, Arroyo Mocho, and supportive shared housing sites.	2023-2030	Community Development Department – Housing & Human Services Division	General Fund (staff time) and Affordable Housing Fund	Produce additional units on at least two existing housing sites

** Staff sends out Requests for Proposals (RFPs) for partnerships as City-owned site development opportunities arise and as projects propose support from the City's Affordable Housing Fund. Staff also communicates with developers and housing services providers via participation in community-based and regional committees to address housing needs (see Goal 6).*

Policy 3.3: Communicate regularly with the community to increase awareness of affordable housing policies and programs.

Program 3.3.1: Public Outreach

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Implement multilingual communication and outreach strategies for City-funded affordable housing developments	Ongoing; Implement at least two multilingual public outreach actions annually	Community Development Department – Housing & Human Services Division	General Fund	n/a
B) Provide translation services for Spanish, and other languages as needed, at all public meetings and ensure all public materials are translated and made available.	By December 2023	Community Development Department – Housing & Human Services Division	General Fund	n/a
C) Participate in efforts to design a regional application system and housing search tools	As regional opportunities arise and reach out to other regional jurisdictions and agencies at least once a year	Community Development Department – Housing & Human Services Division	General Fund	n/a

Policy 3.4: Provide linguistically accessible and culturally relevant housing assistance to lower and moderate-income households and other households with special needs.

Program 3.4.1: Support for Low and Moderate Income Homeowners

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to provide mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers.	Ongoing	Community Development Department – Housing & Human Services Division	Affordable Housing Fund	Continue to provide First-Time Homebuyer Down Payment Assistance to an average of 3 low- and moderate-income households annually
B) Continue to target persons with disabilities, non-English speakers, affordable rental housing tenants, immigrants, and low-income households for participation in homeownership programs. Distribute materials at service centers or community gathering places for target populations.	Translate program information to Spanish by December 2022. Distribute materials annually.	Community Development Department – Housing & Human Services Division	Affordable Housing Fund	n/a
C) Align documentation and eligibility requirements with County programs, including the use of individual taxpayer identification numbers	By 2023	Community Development Department – Housing & Human Services Division	General Fund	n/a
D) Continue to promote and provide information about the program on the City's website, newsletter, through email distribution, local advertising, and with brochures and handouts at the City's permit center counter, libraries, and community events	Ongoing	Community Development Department – Housing & Human Services Division	General Fund	n/a
E) Work with community-based organizations and institutions to provide homebuyer education, financial counseling, and foreclosure prevention.	Ongoing	Community Development Department – Housing & Human Services Division	General Fund	60 low and moderate income households receive homebuyer support services over the course of the planning period

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
F) Pursue funding for programs that help participants of affordable rental programs access homeownership opportunities	By 2024	Community Development Department – Housing & Human Services Division	General Fund	*n/a*

Program 3.4.2: Rental Assistance and Tenant Support Services

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Pursue additional funding to maintain and/or increase the amount of rental housing available through the Housing Choice Voucher (Section 8) Program and enhance support for other rental assistance programs.	Ongoing	Livermore Housing Authority; Community Development Department – *Housing & Human Services Division*	General Fund	n/a
B) Partner with the Livermore Housing Authority (LHA) to increase promotion of the Housing Choice Voucher program to the development community, property owners, and possible participants; support partners that provide outreach to landlords about voucher programs with the aim of increasing housing opportunities for recipients of rental assistance. Prioritize promotion in high-resource areas.	Biennially	Community Development Department – *Housing & Human Services Division*	General Fund, Affordable Housing Fund	Engage at least 50 landlords of properties in high resource areas
C) Work with trusted community partners to provide linguistically and digitally accessible and culturally relevant rental housing search assistance to lower-income households and groups with special housing needs.	Ongoing	Livermore Housing Authority; Community Development Department – Housing & Human Services Division	General Fund	Provide assistance to at least 30 lower-income households to identify housing opportunities.
D) Provide support for low-income renters, including multilingual tenant counseling, rental assistance, financial counseling, crisis stabilization services, and legal support	Ongoing	Community Development Department – Housing & Human Services Division	CDBG, HOME, Affordable Housing Funds, General Funds	Provide assistance to at least 10 lower-income renters annually

Program 3.4.3: Homelessness Intervention

Actions:	Time Frame:	Responsible Agency	Funding:	Quantified Objectives:
A) Update the Development Code to reduce barriers to transitional housing, supportive housing, low-barrier navigation centers, and emergency shelters consistent with State law (e.g., SB 2, AB 101).	By 2024 and ongoing as needed	Community Development Department	General Fund	n/a
B) Proactively connect unhoused individuals to resources through partnerships with outreach, housing navigation, and supportive service providers as well as faith-based organizations.	Ongoing;	Police Department; Community Development Department – *Housing & Human Services Division*	General Fund, Affordable Housing Fund, County Funds	Assistance to at least 40 unhoused individuals annually
C) Facilitate coordination among the faith-based community and providers of homeless services,	Ongoing;	Community Development Department – *Housing & Human Services Division*	General Fund	n/a

Policy 3.5: Preserve affordable housing that is at risk of converting to market rate housing.

Program 3.5.1: Preservation of Subsidized Housing at Risk of Conversion to Market Rate

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) As of 2022, 90 units are at risk of conversion to market-rate housing by 2033. The City will monitor the list of all dwellings that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. The City will work to reduce the potential conversion of any units to market rate through the following actions:	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.	Community Development Department – Housing & Human Services Division	General Fund	Monitor the 90 at-risk units as detailed in the program.

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
a. Monitor the status of affordable projects, rental projects, and mobile homes in Livermore. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. b. If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.				
B) Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the Livermore Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding: a. Tenant rights b. Conversion procedures c. Information regarding Section 8 rent subsidies	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.	Community Development Department – Housing & Human Services Division	General Fund	Monitor the 90 at-risk units as detailed in the program.

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
d. Any other affordable housing opportunities in the city. e. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.				
C) If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.	Community Development Department – Housing & Human Services Division	General Fund	Monitor the 90 at-risk units as detailed in the program.
D) When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.	Community Development Department – Housing & Human Services Division	General Fund	Monitor the 90 at-risk units as detailed in the program.

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.				
E) Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.	Ongoing, as needed	Community Development Department – Housing & Human Services Division	General Fund	n/a
F) Pursue funding for the preservation of at-risk housing and provide financial incentives to landlords who agree to continue to provide affordable units.	Ongoing	Community Development Department – Housing & Human Services Division	CDBG, Affordable Housing Fund, General Fund	Preservation of 90 units at risk of conversion to market rate

Program 3.5.2: Housing Replacement Program

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to nonvacant sites and vacant sites with previous residential uses that have been vacated or demolished.	Ongoing, as applications on identified sites are received and processed.	Community Development Department	General Fund	n/a

GOAL 4: HEALTHY AND RESILIENT HOUSING AND NEIGHBORHOODS

Improve health, accessibility, safety, comfort, and resilience in residential buildings while reducing energy costs and greenhouse gas emissions. Upgrade infrastructure, facilities, and amenities in residential neighborhoods, with an emphasis on low-income communities and affordable housing developments.

Policy 4.1: Promote housing design features that improve public health, safety, and resilience in new residential structures and retrofits to existing residential units.

Program 4.1.1: Residential Development Codes and Design Standards

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to enforce State Energy Code and California Green Building Standards Code (CALGreen) regulations for energy efficiency, water conservation, environmental quality, etc., in residential development applications.	Ongoing	Community Development Department – Building Division	General Fund	n/a
B) Encourage developers to exceed the minimum State Energy Code and CALGreen requirements by maintaining information on the City's website and providing assistance at the Permit Center.	Ongoing	Community Development Department – Building Division	General Fund	n/a
C) Develop local energy reach codes requiring cost-effective energy efficiency and electrification features including electric vehicle charging for new housing, consistent with the City's Climate Action Plan.	By 2025	Community Development Department – Planning Division	General Fund	n/a
D) Encourage new developments to incorporate onsite drought tolerant landscaping, open space, park space, and/or shade-providing features to reduce urban heat effects, reduce water-use, and help sequester carbon.	Ongoing	Community Development Department – Planning Division	General Fund	n/a

Program 4.1.2: Residential Retrofits

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Partner with regional stakeholders, such as East Bay Community Energy (EBCE) and BayREN, to offer incentives for energy efficiency, electrification, weatherization, energy storage, and resilience retrofits in existing housing, consistent with the Climate Action Plan. Focus efforts in low-income and vulnerable communities.	Ongoing	Community Development Department	General Fund	100 retrofitted housing units during the planning period
B) Provide information on the City's website on safe and healthy housing conditions and tools to address unhealthy housing conditions.	By 2024	Community Development Department	General Fund	n/a
C) Support residents to install solar energy and storage projects by sharing information about available incentives, regulations, contractors, and considerations.	By 2024	Community Development Department	General Fund	n/a
D) Support residents to increase their resilience to extreme heat, poor air quality, and wildfire smoke events, by promoting available incentives and information on options for air filtration, circulation, and cooling options. Prioritize low-income and vulnerable residents and residents of older homes without air conditioning.	By 2024	Community Development Department	General Fund	n/a

Program 4.1.3: Neighborhood Preservation Program

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to implement the City's Neighborhood Preservation Program to correct building code violations. Focus efforts on defects that threaten health and safety of occupants and the community.	Ongoing	Community Development Department – Building Division		n/a

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
B) Pursue funding to provide low-income homeowners and renters with financial assistance to correct building code violations and make accessibility improvements. Coordinate these efforts with the Climate Action Plan retrofit efforts (Program 4.1.2.A) to maximize resources and benefit.	Ongoing	Community Development Department	General Fund	See Program 4.1.2.A
C) Monitor multifamily complexes that have received City funding for housing quality, resident services, customer service, and linguistic and physical accessibility	Ongoing	Community Development Department – Housing & Human Services Division	General Fund	Conduct annual monitoring assessments
D) Continue to promote Neighborhood Preservation programs and cleanup events through the City's website to encourage community-oriented place-based revitalization.	Ongoing	Community Development Department – Building Division	General Fund	n/a
E) Use volunteer assistance cleanup teams, specifically to assist frail elderly and disabled homeowners who have received code complaints for property upkeep.	Ongoing	Community Development Department	Volunteer staff	n/a

Policy 4.2: Improve physical conditions, services, and accessibility in residential neighborhoods.

Program 4.2.1: Neighborhood Improvement

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Improve the quality of older neighborhoods, particularly in low-resource areas and affordable housing developments, by upgrading sidewalks, parks, lighting, tree canopy, bike lanes, and other public facilities.	Ongoing	Community Development Department	General Fund, Transportation Impact Fee, CDBG	

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
B) Pursue funding available for acquisition and rehabilitation of foreclosed, vacant, and/or blighted properties.	Annually	Community Development Department – Housing & Human Services Division	Affordable Housing Fund, State and Federal sources	See program 3.2.4
C) Pursue funding to acquire land and/or facilitate development of urban parks on infill sites, particularly in low-resource areas and affordable housing developments, to promote place-based revitalization through air pollution mitigation and improved access to outdoor recreational opportunities.	Ongoing	Community Development Department	General Fund, CDBG	Provide at least one-third acre of parkland or open space within one mile of all residences.
D) Continue to identify funding and provide technical assistance to upgrade rental housing properties owned and managed by the Livermore Housing Authority (LHA).	Ongoing	Community Development Department – Housing & Human Services Division	Affordable Housing Fund, CDBG, State Grant Funds, Housing Choice Vouchers	n/a

GOAL 5: AFFIRMATIVELY FURTHER FAIR HOUSING

Address harms from past and present racial, ethnic, and social discrimination by promoting equal opportunity to dignified and affordable housing for all persons in the community regardless of race/ethnicity, religion, gender, marital status, ancestry, national origin, disability, or any other protected characteristic covered by state and federal law.

Policy 5.1: Prevent housing discrimination through outreach, education, and engagement with landlords, tenant services providers, and renters.

Program 5.1.1: Support Nonprofit Organizations Specializing in Fair Housing Services

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Provide financial assistance and administrative support to local nonprofit organizations that specialize in reducing discriminatory housing practices through fair housing counseling, tenant/landlord mediation, education, outreach, and rental assistance.	Ongoing; through annual grants and contracts	Community Development Department – Housing & Human Services Division	CDBG and Affordable Housing Fund	Assist at least 20 households annually through the programs offered by fair housing providers.
B) Continue to refer complaints of discriminatory housing practices to fair housing providers.	Ongoing	Community Development Department – Housing & Human Services Division	CDBG and Affordable Housing Fund	n/a
C) Refer complaints and requests for housing for the disabled to partner organizations.	Ongoing	Community Development Department – Housing & Human Services Division	CDBG and Affordable Housing Fund	n/a
D) Distribute fair housing brochures at public locations, such as city counters, public libraries, community/senior centers, and service providers. Expand outreach and access to information for limited English-speaking residents by providing all materials in dominant non-English languages, including Spanish, by January 2023.	Annually	Community Development Department – Housing & Human Services Division	General Fund	Updated and distribute fair housing materials at least annually.

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
E) Provide financial support for fair housing audits and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations, and the public. Hold biannual trainings for landlords and property managers to review findings and provide education on fair housing rights and responsibilities.	Annually, through annual grants and contracts	Community Development Department – Housing & Human Services Division	CDBG and Affordable Housing Fund	Engage at least 30 landlords and property owners every 2 years. Support annual audits of 10 or more landlords.

Program 5.1.2: Reasonable Accommodation

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
A) Consistent with state and federal laws, continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures through the building permit and development review processes.	Ongoing	Community Development Department	General Fund	n/a
B) Continue to partner with fair housing organizations to conduct fair housing tests for reasonable accommodations in multifamily rental properties. Provide regular training to landlords.	Ongoing	Community Development Department – Housing & Human Services Division	General Fund	See Program 5.1.1
C) Work with Livermore Housing Authority and partner organizations to identify landlords in need of assistance with making modifications for persons with disabilities in the Section 8 program.	Meet with the Housing Authority within 2 years of Housing Element adoption; identify landlords biannually, as feasible	Community Development Department – Housing & Human Services Division	CDBG, HOME, and Affordable Housing Fund	n/a.

Policy 5.2 Develop programs and policies that remove fair housing barriers and prevent displacement.

Program 5.2.1: Fair Housing Policies and Programs

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
A) Conduct racial equity impact assessments of City policies for potential unintended fair housing impacts on people of color and work with stakeholders to address those impacts	Within 3 years of Housing Element adoption	Community Development Department – Housing & Human Services Division	General Fund (staff time)	Racial equity assessments of at least three City housing policies
B) Strengthen requirements for City-funded affordable housing and service providers to offer linguistically accessible services, particularly in Spanish, to increase housing mobility opportunities through increased accessibility	Within 3 years of Housing Element adoption	Community Development Department – Housing & Human Services Division	General Fund & Affordable Housing Fund	Incorporate language access requirements into at least five Housing and Human Services grant agreement or service contracts
C) Pursue funding for culturally relevant financial empowerment services to help community members with protected characteristics remove economic barriers to accessing housing like credit scores and income documentation	Within 2 years of Housing Element adoption	Community Development Department – Housing & Human Services Division	General Fund (staff time)	Submit at least one funding application to support the program
D) Assess impacts and solicit community input on new policies that prevent displacement for low- and moderate-income community members, such as a Citywide rental registry, anti-harassment ordinance, or a tenant opportunity to purchase policy.	Within 3 years of Housing Element adoption	Community Development Department – Housing & Human Services Division	General Fund (staff time).	Prepare and release a brief on displacement prevention policies that is developed with direct input from community members impacted by and at risk of displacement
E) Work with trusted community partners to provide linguistically and digitally accessible and culturally relevant housing search assistance to address racial housing disparities experienced by Latinx, Black, Asian, and Pacific Islander community members.	Engage community partners and provide guidance and/or resources within 2 years of Housing Element adoption,	Community Development – Housing & Human Services Division	Affordable Housing Fund	Provide resources and guidance to at least three community partners to address local racial housing disparities,

GOAL 6: REGIONAL COOPERATION TO ADDRESS HOUSING NEEDS

Participate in and/or initiate coordinated efforts with communities in the region to effectively address affordable housing needs.

Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, racial and economic segregation, and special housing needs.

Program 6.1.1: Tri-Valley Affordable Housing Committee

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to participate in Tri-Valley Affordable Housing Committee to identify regional housing issues and to develop multi-jurisdictional approaches to solving affordable housing problems.	Ongoing, quarterly. Attend at least 30 Tri- Valley Affordable Housing Committee meetings over the planning period	Community Development Department Housing & Human Services Division	General Fund	n/a

Program 6.1.2: Regional Responses to Homelessness

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
A) Continue to coordinate with other local jurisdictions to in the provision of outreach, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless or those at risk of becoming homeless.	Ongoing; through annual Housing & Human Services Grant allocation process. Participate in at least two regional partnerships annually to address homelessness	Community Development Department Housing & Human Services Division	CDBG, HOME, Section 108	n/a
B) Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk households.	In 2023, and annually as opportunities arise	Community Development Department - Housing & Human Services Division	General Fund, PLHA, Homekey	n/a

Actions:	Time Frame:	Responsible Agency:	Funding:	Quantified Objectives:
C) Implement local and regional plans to address homelessness	Ongoing	Community Development Department - Housing & Human Services Division	General Fund	n/a
D) Continue participating in local and regional partnerships to address homelessness	Ongoing	Community Development Department - Housing & Human Services Division	General Fund	n/a

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Appendix A – Sites List and Sites Maps

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Table A: Housing Element Sites Inventory

Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra-structure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s) [Lower Income Only]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
098A041210605		Neighborhood Mixed Low Density	Neighborhood Mixed Use	n/a	15.0	0.45	Vacant	Yes - Current	No - Privately Owned	Available	n/a			5	5	Must comply with TDC ordinance
099 001502202		Rural Residential	Planned Development/Residential Rural-5	n/a	1.0	1.18	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 001502203		Rural Residential	Planned Development/Residential Rural-5	n/a	1.0	2.04	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 001503900		Rural Residential	Planned Development/Residential Rural-5	n/a	1.0	4.25	Vacant	Yes - Current	No - Privately Owned	Available	n/a			3	3	
099 001506500		Community Serving General Commercial	Planned Development/Residential Rural-5	n/a	1.0	1.40	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 031201000		Urban High Residential/Office Commercial	Planned Development-07-001	n/a	3.0	0.13	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 031201100		Urban High Residential/Office Commercial	Planned Development-07-001	n/a	3.0	0.21	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 135400300		South Livermore Valley Agricultural Preserve	Planned Development-Southern Livermore Valley Specific Plan	n/a	3.5	120.04	Vacant	Yes - Current	No - Privately Owned	Available	n/a			6	6	Realistic capacity based on what is allowed in PD
097 008501802		Urban Medium-High Residential	Residential Low Density	n/a	4.5	0.16	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099B540100900		BART Station and Parking	Suburban Residential	n/a	4.5	0.77	Vacant	Yes - Current	No - Privately Owned	Available	n/a			2	2	
099B540101000		BART Station and Parking	Suburban Residential	n/a	4.5	0.94	Vacant	Yes - Current	No - Privately Owned	Available	n/a			3	3	
099 040000728		Urban Low Residential	Suburban Residential	n/a	4.5	2.98	Vacant	Yes - Current	No - Privately Owned	Available	n/a			10	10	
099 072521200		Urban Low Residential	Suburban Residential	n/a	4.5	0.42	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 131103507		Urban Low Residential	Suburban Residential	n/a	4.5	0.41	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 075101301		Urban Low Residential	Suburban Residential	n/a	4.5	0.20	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 075101208		Urban Low Residential	Suburban Residential	n/a	4.5	1.49	Vacant	Yes - Current	No - Privately Owned	Available	n/a			5	5	
099A293400202		South Livermore Valley Residential Developed Area	Planned Development-Southern Livermore Valley Specific Plan	n/a	PD - 20 units allowed	9.84	Low density residential and tree company. About half the parcel is vacant.	Yes - Current	No - Privately Owned	Available	n/a			20	20	20 single-family units allowed under PD. Much of parcel is vacant.
099B510000500		Urban Medium Residential	Planned Development R-03-004	n/a	4.5	1.02	Low density residential. About 80 percent of the parcel is vacant.	Yes - Current	No - Privately Owned	Pending Project	n/a			4	4	This parcel has approval to subdivide into 5 lots, keeping the existing residence on one and building 4 new single family homes.
099 136700201		SV-5-AP	Planned Development-Southern Livermore Valley Specific Plan	n/a	1.5	0.83	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	1 unit allowed per PD
099 010003200		Open Space	PDA 18-006	n/a	1	12.34	Vacant	Yes - Current			n/a			1	1	Must provide access over creek. PDA 18-006 zoning permits 1 unit.
099B530001000		Urban Low Residential (UL-1)	Planned Unit Development 115	n/a	1.5	31.67	Vacant	Yes - Current	No - Privately Owned	Pending Project	n/a			44	44	Site is entitled for 44 units. No building permits issued yet.
097 014807500		Urban Low Residential (UL-2)	Suburban Residential	n/a	2	0.35	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 072505300		Urban Low Residential (UL-2)	Suburban Residential	n/a	2	0.53	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 007500215		Urban Low Medium Residential	Planned Development (Suburban Residential)	n/a	3	0.16	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RS)
099 007500306		Urban Low Medium Residential	Planned Development (Suburban Residential)	n/a	3	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 115104400		Urban Low Medium Residential	Suburban Residential	n/a	3	1.00	Vacant	Yes - Current	No - Privately Owned	Available	n/a			2	2	
099 132101300		Urban Low Medium Residential	Planned Unit Development 153-86	n/a	3	0.59	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	

Table A: Housing Element Sites Inventory

Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra-structure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s) [Lower Income Only]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
097 009602700		Urban Medium Residential	T3 Neighborhood	n/a	4.5	0.20	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
098 038700201		Urban Medium Residential	Residential Low Density	n/a	4.5	0.10	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
098A040302009		Urban Medium Residential	Residential Low Density	n/a	4.5	0.23	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
098A040500900		Urban Medium Residential	Residential Low Density	n/a	4.5	0.14	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 019202400		Urban Medium Residential	Residential Low Density	n/a	4,5	0.26	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 031105001		Urban Medium Residential	Residential Low Density	n/a	4.5	0.16	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 031105002		Urban Medium Residential	Residential Low Density	n/a	4.5	0.14	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
099 108209000		Urban Medium Residential	Residential Low Density	n/a	4.5	0.15	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
097 002600502		Urban Medium-High Residential	T3 Neighborhood	n/a	6	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
097 004900504		Urban Medium-High Residential	T3 Neighborhood	n/a	6	0.17	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
097 010201200		Urban Medium-High Residential	T3 Neighborhood	n/a	6	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Min./Max. lot size standards permit only 1 unit.
098 029000416		Urban Medium-High Residential	Residential Low Density	n/a	6	0.57	Vacant	Yes - Current	No - Privately Owned	Available	n/a			2	2	Development would require access from front parcel.
098 034909502		Urban Medium-High Residential	T3 Neighborhood	n/a	6	0.24	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	Access available via N Street.
098A041400400		Urban Medium-High Residential	Residential Low Density	n/a	6	0.10	Vacant	Yes - Current	No - Privately Owned	Available	n/a			1	1	
099 005100302		Urban Medium-High Residential	Suburban Residential	n/a	6	0.61	Vacant	Yes - Current	No - Privately Owned	Available	n/a			2	2	Target lot size permits s maximum of 3 units.
098 025602700		Urban High Residential	Suburban Multiple Residential-12	n/a	14	1.40	Vacant	Yes - Current	No - Privately Owned	Available	n/a			15	15	
098 023100800		Urban High Residential (UH-2)	T4 Neighborhood	n/a	14	0.17	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	Minimum lot size in zoning district permits only 1 lot with 2 units.
098A061000200		Urban High Residential (UH-2)	Planned Development	n/a	14	0.39	Vacant	Yes - Current	No - Privately Owned	Pending Project	n/a		4		4	Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RM). Active application for housing on this site but no building permits issued.
098A061000400		Urban High Residential (UH-2)	Planned Development	n/a	14	0.18	Vacant	Yes - Current	No - Privately Owned	Available	n/a		2		2	Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RM).
098 022700300		Urban High Residential	T4 Neighborhood	n/a	14	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	Lot size can only accommodate single unit.
099 132502202		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-001	n/a	18	2.95	Vacant	Yes - Current	No - Privately Owned	Available	n/a		35	16	51	Arroyo Vista Neighborhood Plan
099 132502300		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-001	n/a	18	4.75	Vacant	Yes - Current	No - Privately Owned	Available	n/a		56	25	81	Arroyo Vista Neighborhood Plan
099 132503004		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-001	n/a	18	4.92	Vacant	Yes - Current	No - Privately Owned	Available	n/a		58	26	84	Arroyo Vista Neighborhood Plan
099 132502902		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-002	n/a	18	3.22	Vacant	Yes - Current	No - Privately Owned	Available	n/a		38	17	55	Arroyo Vista Neighborhood Plan
099 132502702		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-003	n/a	18	7.21	Vacant	Yes - Current	No - Privately Owned	Available	n/a		86	37	123	Arroyo Vista Neighborhood Plan
099 132508900		Low-Intensity Industrial/Urban High Residential	Planned Development R 16-004	n/a	18	5.87	Vacant	Yes - Current	No - Privately Owned	Available	n/a		70	31	101	Arroyo Vista Neighborhood Plan
902 000800202	A	Urban High Residential	Planned Development R 18-003	n/a	18	34.04	Vacant	Yes - Current	No - Privately Owned	Available	n/a		186		186	186 units allowed under this PD
099 002300800	A	Urban High Residential	Planned Development R 18-003	n/a	18	1.21	Vacant	Yes - Current	No - Privately Owned	Available	n/a		0		0	Combine this parcel with APN above

Table A: Housing Element Sites Inventory

Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra-structure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s) [Lower Income Only]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
098 029800500		Urban Medium-High Residential	T3 Neighborhood	n/a	6	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	
098 021300305		Urban High Residential	T4 Neighborhood	n/a	18	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	
098 021300306		Urban High Residential	T4 Neighborhood	n/a	18	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	
098 021300303		Urban High Residential	T4 Neighborhood	n/a	18	0.17	Vacant	Yes - Current	No - Privately Owned	Available	n/a		2		2	
098 034602200		Urban High Residential	T4 Neighborhood	n/a	18	0.16	Vacant	Yes - Current	No - Privately Owned	Available	n/a		2		2	
098 034602100		Urban High Residential	T4 Neighborhood	n/a	18	0.14	Vacant	Yes - Current	No - Privately Owned	Available	n/a		2		2	
098 035100605		Neighborhood Mixed Medium Density	Neighborhood Mixed Use	n/a	24	5.70	Strip mall with a lot of parking lot area	Yes - Current	No - Privately Owned	Available	n/a		91		91	Realistic capacity is based on a prior application for this site that is dormant right now.
097 014301905		Office Commercial	Commercial Office	n/a	18	13.29	Retail/commercial with a large vacant portion of the parcel	Yes - Current	No - Privately Owned	Pending project	n/a		84		84	The northern part of this parcel will be redeveloped for senior assisted living for 128 people. Will be 84 apartments units. Building permits have not been issued. Realistic capacity is based on the developable portion of the parcel and the proposed project.
097 001300900		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	0.05	Vacant	Yes - Current	Yes - City-Owned	Available	n/a		2		2	
097 000102202		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	0.04	Vacant	Yes - Current	No - Privately Owned	Available	n/a		1		1	
097 001400504		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	0.05	Vacant	Yes - Current	No - Privately Owned	Available	n/a		2		2	
097 001500800		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	0.12	Vacant	Yes - Current	No - Privately Owned	Available	n/a		5		5	
098 027501305	C	Downtown Area	Downtown Specific Plan - Transit Gateway	15	37	0.16	Vacant	Yes - Current	No - Privately Owned	Pending Project	n/a		3		3	Housing project approved for this site and the parcel around it. No building permits issued yet. Realistic capacity and income category based on City staff input.
098 027501403	C	Downtown Area	Downtown Specific Plan - Transit Gateway	15	37	0.77	Car wash	Yes - Current	No - Privately Owned	Pending Project	n/a		14		14	This parcel goes with the one above. No building permits issued yet. Realistic capacity and income category based on City staff input.
098 028100900		Downtown Area	Downtown Specific Plan - Neighborhood North Side	15	24	0.17	Vacant	Yes - Current	No - Privately Owned	Available	n/a		3		3	
098 028101000		Downtown Area	Downtown Specific Plan - Neighborhood North Side	15	24	0.17	Vacant	Yes - Current	No - Privately Owned	Available	n/a		3		3	
097 001800600		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	0.11	Vacant	Yes - Current	No - Privately Owned	Available	n/a		4		4	
099 010003008		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan	Minimum densities are by subarea. See description in Housing Element text.		1.58	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements	1570		1753	3323	Isabel Neighborhood Specific Plan (INSP). Specific Plan was approved in late 2020 and the new zoning was applied. No applications for residential development inside the SP area are approved yet. The target number of residential units is 4,068. 1,570 of those units are assigned to the lower income category based on calculation of minimum units in areas of the neighborhood that have minimum densities higher than 30 du/ac. This parcel and the rest of the INSP parcels listed below are those that allow for residential development in the SP.
099 010001830		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			10.31	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP

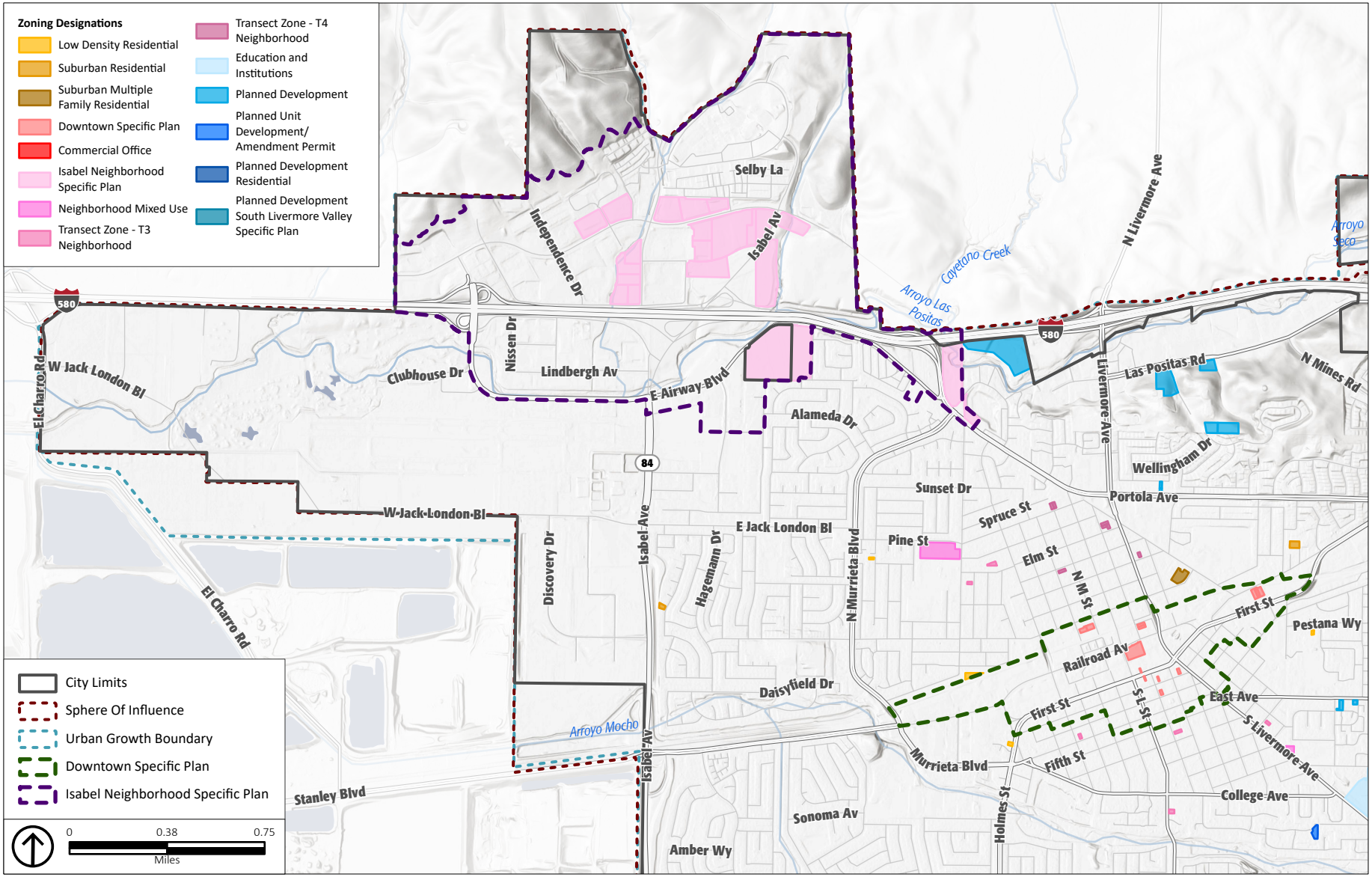
Table A: Housing Element Sites Inventory

Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra-structure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s) [Lower Income Only]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
099 134409100		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			9.96	self-storage	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
099 133102800		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			21.10	Agriculture and low density residential	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001003704		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			11.66	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001400400		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			3.84	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001005000		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			4.60	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001005100		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			0.13	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001004900		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.28	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001004800		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			14.06	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001005300		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			6.55	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001004700		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			3.51	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001004600		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			3.53	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001002800		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.43	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001002900		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			4.97	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
903 001003000		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			5.54	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001000403		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			5.27	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001000600		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			4.93	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001500800		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.66	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001502900		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			3.03	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001502800		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.35	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001502600		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.81	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
905 001502700		Isabel Neighborhood Specific Plan	Isabel Neighborhood Specific Plan			2.24	Vacant	Yes - Current	No - Privately Owned	Available	Not Used in Prior Housing Elements				0	INSP
099 095000802		Urban High Residential	Planned Development 18-004		55	3.50	Civic uses and large vacant area on northeast side of parcel that is pending development as housing. Subdivision of that parcel is also pending.	Yes - Current	Yes - City-Owned	Pending project	Not Used in Prior Housing Elements	140			140	The area to the northeast of the solar field was recently rezoned for an affordable senior housing development. Newly created parcel number will be included when it is available. Realistic unit number is based on the approved project.
098 028902200		Downtown Area	Downtown Specific Plan - Downtown Core	30	55	2.08	Vacant	Yes - Current	No - Privately Owned	Pending Project	Not Used in Prior Housing Elements	130			130	Entitled for 130 low income units. No building permits issued. Realistic unit number is based on the entitled project.

Table A: Housing Element Sites Inventory

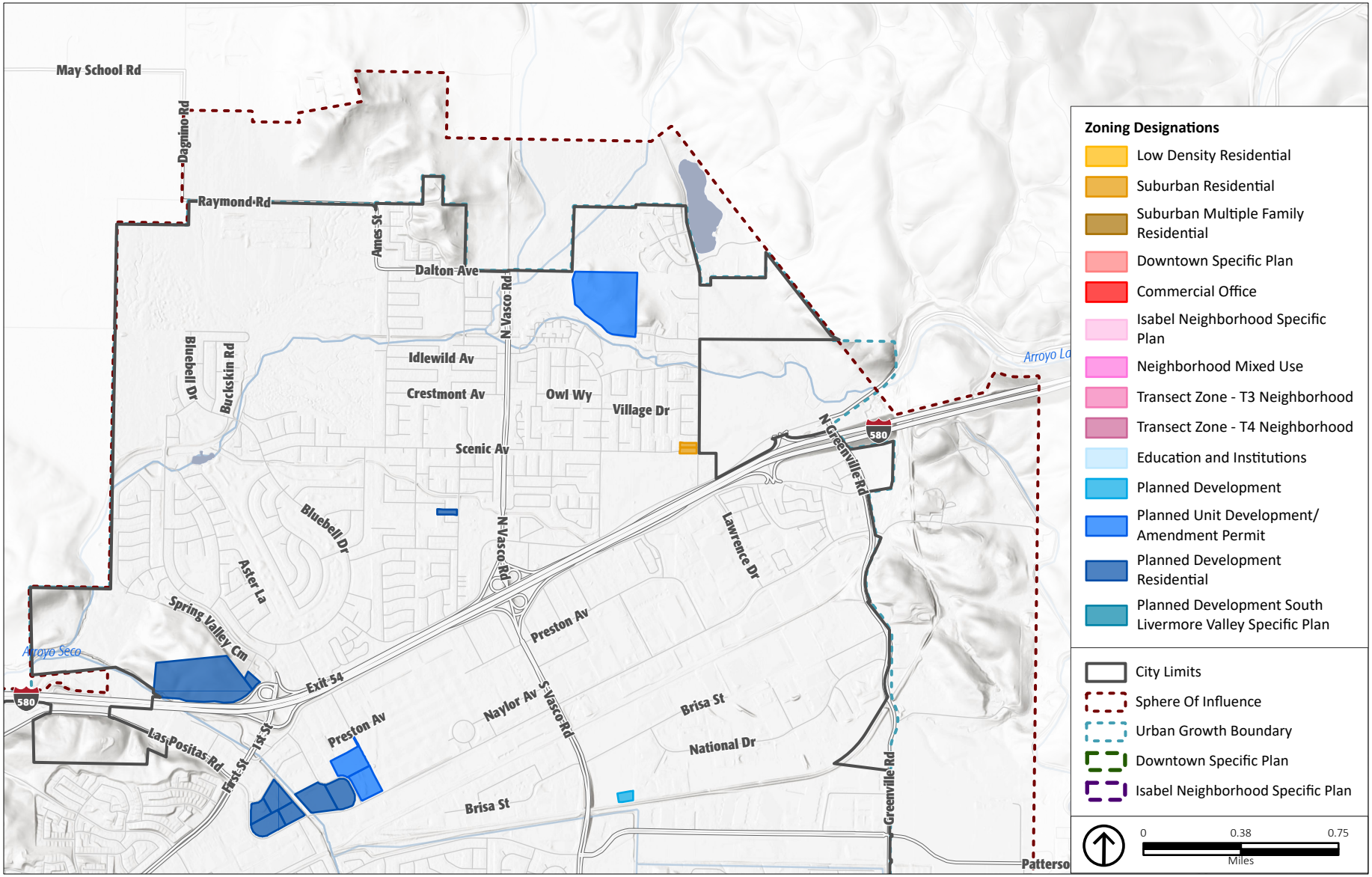
Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra-structure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s) [Lower Income Only]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
098 025000204	B	Downtown Area	Downtown Specific Plan - Neighborhood North Side	15	24	0.29	Parking lot	Yes - Current	Yes - City-Owned	Available	Not Used in Prior Housing Elements	5			5	City-owned former RDA site. Designated as housing assets site and will be developed with 100% affordable housing, that is why the site is included for lower RHNA even though max density is 24 du/ac. City expects to release RFQ later this year to develop. Combined with APN below.
098 025000103	B	Downtown Area	Downtown Specific Plan - Neighborhood North Side	15	24	0.34	Auto body shop and parking	Yes - Current	Yes - City-Owned	Available	Not Used in Prior Housing Elements	6			6	City-owned former RDA site. Designated as housing assets site and will be developed with 100% affordable housing, that is why the site is included for lower RHNA even though maximum density is 24 du/ac. City expects to release RFQ later this year to develop. Combined with APN above
099 132508500		Low-Intensity Industrial/Urban High Residential (UH-5b)	Planned Unit Development 246-81	30	38	6.18	Vacant	Yes - Current	No - Privately Owned	Available	Used in Prior Housing Element	211			211	
099 132501200		Low-Intensity Industrial/Urban High Residential (UH-5b)	Planned Unit Development 246-81	30	38	6.68	Vacant	Yes - Current	No - Privately Owned	Available	Used in Prior Housing Element	228			228	
099B576001000		Low-Intensity Industrial/Urban High Residential (UH-5b)	I-4	30	38	1.40	Vacant	Yes - Current	Yes - City-Owned	Available	Used in Prior Housing Element	47			47	
												2337	**758**	**2058**	**5153**	

PLACEWORKS



Source: City of Livermore, 2021; Esri, 2021; PlaceWorks, 2022.

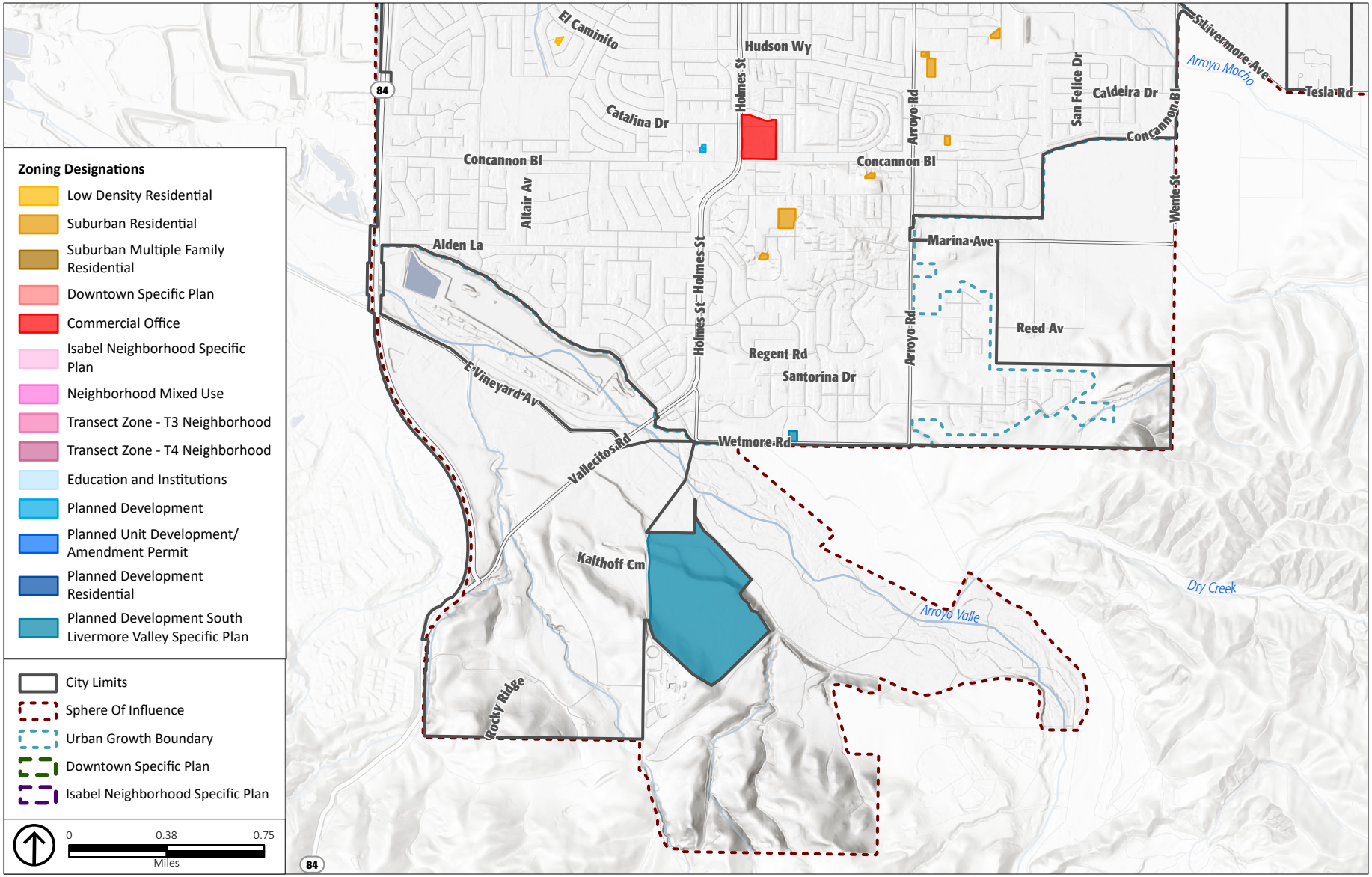
Figure A-1a
Citywide Sites Inventory (Northwest)



Source: City of Livermore, 2021; Esri, 2021; PlaceWorks, 2022.

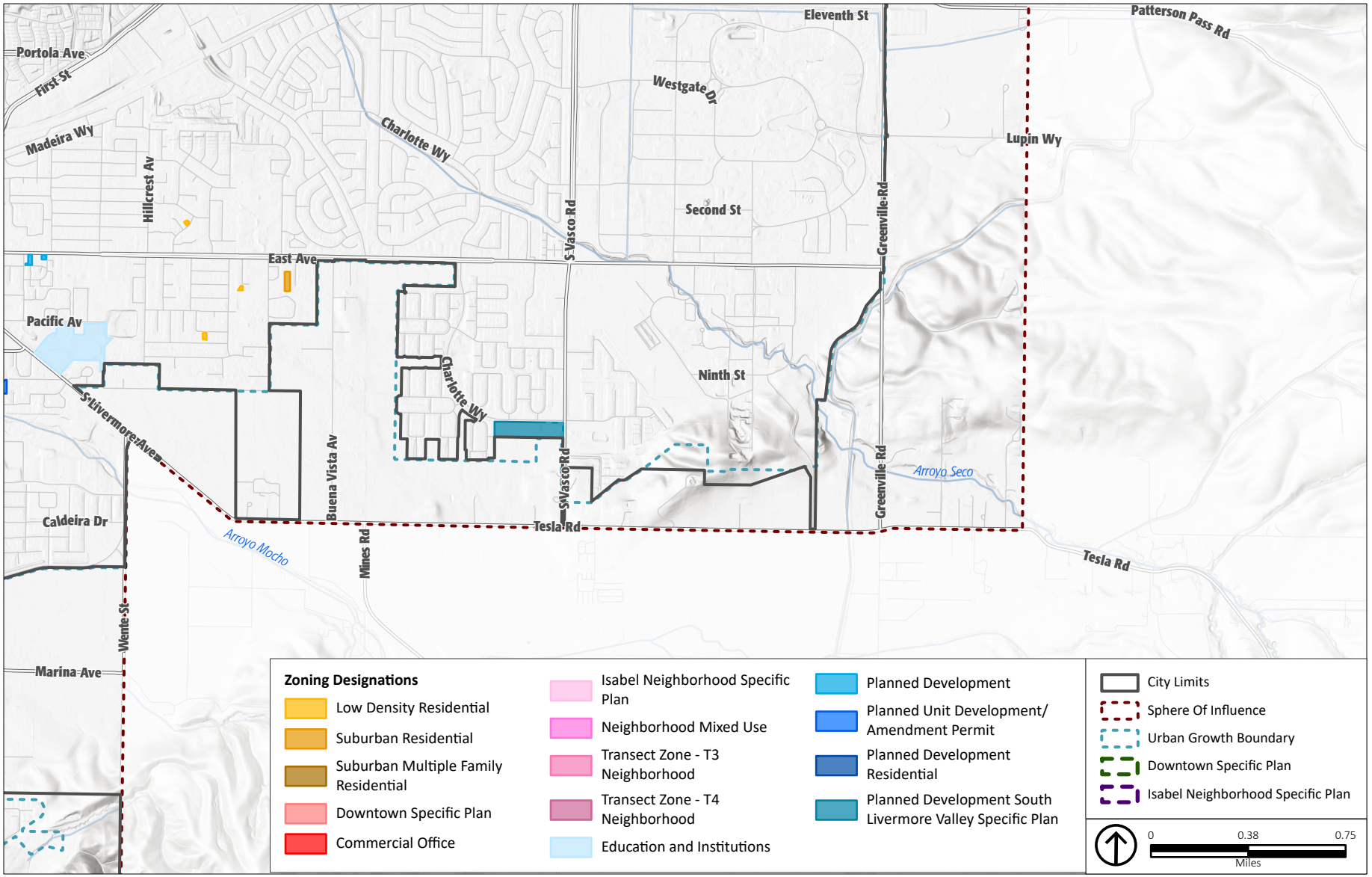
Figure A-1b
Citywide Sites Inventory (Northeast)

PLACEWORKS



Source: City of Livermore, 2021; Esri, 2021; PlaceWorks, 2022.

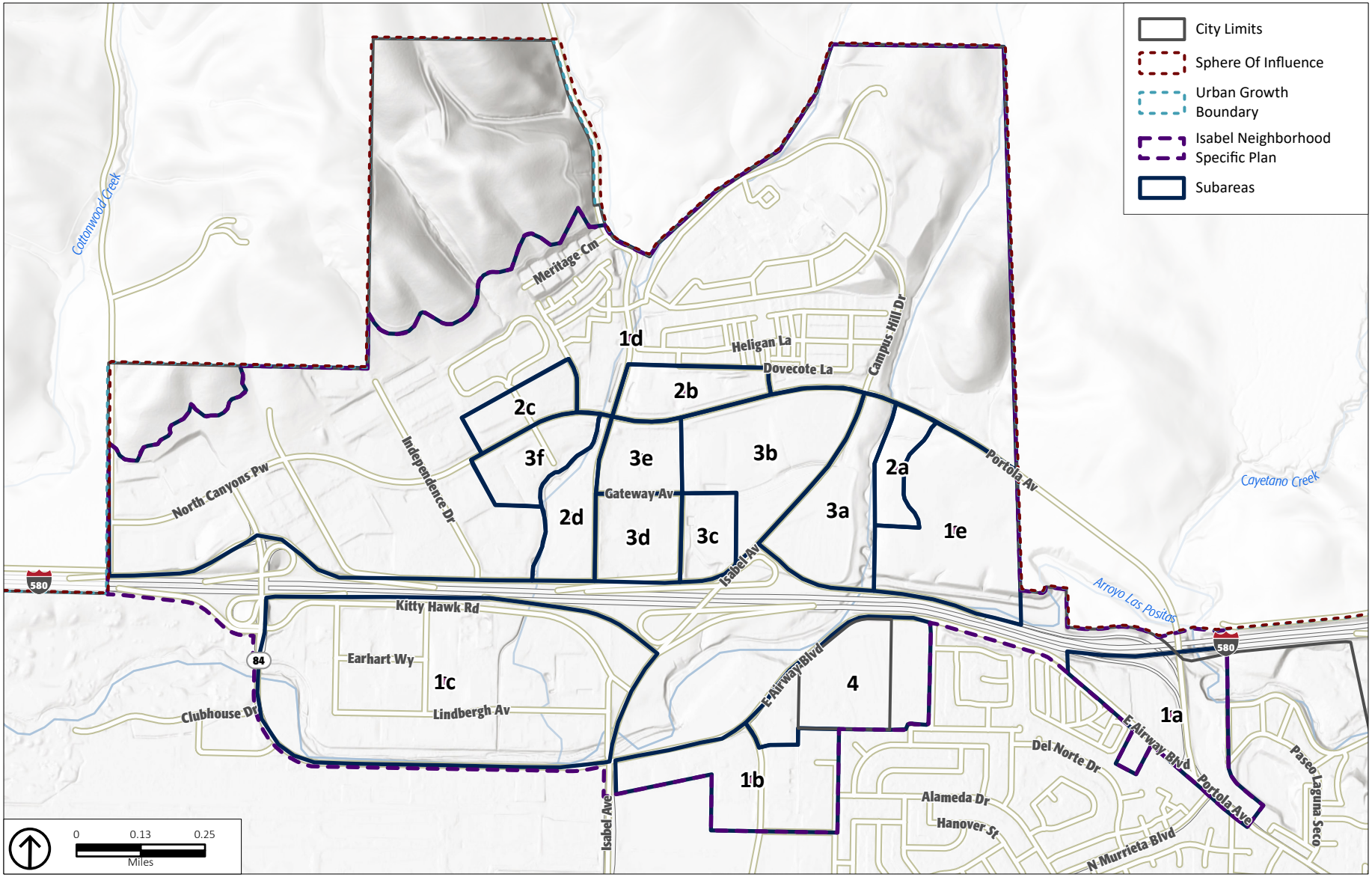
Figure A-1c
Citywide Sites Inventory (Southwest)



Source: City of Livermore, 2021; Esri, 2021; PlaceWorks, 2022.

Figure A-1d
Citywide Sites Inventory (Southeast)

PLACEWORKS



Source: City of Livermore, 2021; Esri, 2021; PlaceWorks, 2022.

Figure A-2
Isabel Neighborhood Specific Plan

Appendix B - Review of Previous

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APPENDIX B: REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS

Housing Program	*Progress?*	*Continue/Modify/Delete*
GOAL 1: DIVERSITY OF HOUSING CHOICE		
Policy 1.1: Develop and maintain an inventory of land with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.		
Program 1.1.1: Land Inventory		
Develop a land inventory that provides sufficient sites to meet the Regional Housing Needs Allocation (RHNA) of 2,729 units (839 very-low, 474 low, 496 moderate-income, and 920 above moderate). Timeframe: Completed for the 2015-2022 Cycle Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is complete. In March 2015, the City adopted an updated Housing Element for the 2015-2022 cycle that included a Land Inventory with sufficient sites to meet the RHNA. HCD certified the Housing Element on April 20, 2015.	Delete.
In the event that a site included in the City's land inventory is developed commercially or with other non-residential uses, identify an additional site with the same or more capacity as the previous site. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. No sites listed in the Land Inventory were redesignated to a nonresidential use in the planning period.	Amend and continue.
Should a proposed density reduction decrease the number of units below the City's RHNA for the Housing Element period, identify additional sites/units to ensure the RHNA can still be met. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City did not process any projects in the planning period that would decrease the number of units below the City's RHNA.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Maintain a file in the Planning Division of vacant residential acreage to assist developers in identifying land suitable for single-family and multi-family residential development. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The Land Inventory is available to prospective home builders. An electronic map will be prepared moving forward.	Combine with subelement below, amend and continue.
Maintain maps indicating current zoning as well as public facilities and services to these sites. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The zoning map is available on the City's website. The City's GIS system provides updated general plan and zoning information and map layers of the location of public facilities and services available to residential sites. The City made some of the GIS layers publicly accessible in 2017.	Combine with subelement above and continue.
Monitor on an annual basis the development of underutilized or vacant residential sites identified to meet the RHNA. Timeframe: Annually Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	Underutilized or vacant residential sites identified to meet the RHNA were monitored for development each year as part of the Annual Progress Report.	Delete, this will be captured in other subelements above.
Following future amendments to the General Plan's Safety Element, ensure consistency with the Housing Element, including the land inventory. Timeframe: As needed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The Safety Element was updated in 2018 to include a new goal, objectives, and policies relating to and supporting the Tri-Valley Hazard Mitigation Plan. The goal, objectives, and policies address natural hazard mitigation and protecting people, property, and the environmental from natural hazards. The Safety Element is being updated as part of the General Plan update.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Policy 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.		
Program 1.2.1: Implementation of the General Plan, Downtown Specific Plan, and Development Code		
Continue to update and amend the General Plan as needed and appropriate to provide a range of housing types, densities, and affordability levels. Timeframe: As projects are proposed; reviewed annually Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. In 2015, the City a amended the General Plan for The Vines by Ponderosa prorejct, which involved changing the land use designation from a mixed-use commercial category to the residential-only "Urban High Residential" (UH-2) designation with a density range of 8 to 14 dwelling units per acre. In 2016, the City amended the General Plan to allow residential use and increased density for The Central Crossing project by Signature Homes. This project involved changing the land use designation on a portion of the site from Urban Medium Residential (UM) and Service Commercial (SC) to the UH-2 designation. The City amended the General Plan in 2017 to allow residential use and increased density in an area previously designated for commercial use only. The 24-acre area, referred to as the First Street Transitional area, now has a dual land use designation of SC and UH-2. In 2020, the City amended the General Plan to redesignate a portion of the Civic Center site to allow the development of an affordable senior housing project. The new Urban High Residential designation allows a density range of 38 to 55 dwellings per acre. A comprehensive General Plan Update is currently underway.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to update and amend the Downtown Specific Plan as needed and appropriate to facilitate downtown revitalization, the provision of affordable housing, and mixed-use development. Timeframe: As projects are proposed; reviewed annually Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. In 2018, the City continued its downtown redevelopment efforts by approving a conceptual plan with a variety of amenities, including 130 units of affordable workforce housing. The City adopted Downtown Specific Plan amendments to facilitate the redevelopment plan in 2020.	Continue.
Analyze potential Development Code updates that would expand opportunities for attached housing (e.g., small apartment complexes) and smaller unit types (e.g., studios and cottages). Timeframe: By 2017 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City updated the Accessory Dwelling Unit (ADU) standards in 2018 and 2019 and the Density Bonus standards in 2019. Staff implemented the new State ADU standards to comply with the State code.	Continue.
Evaluate specific barriers to residential development of small properties. Timeframe: By 2017 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	Staff will explore options to remove barriers to the development of small properties as part of the current General Plan update effort.	Amend and continue.
Program 1.2.2: Isabel BART Station Specific Plan		
Develop a Specific Plan for the area surrounding the future Isabel BART Station, and revise the General Plan and Zoning designations accordingly to allow for residential transit-oriented development. Timeframe: By 2017 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	Complete. In 2018, City Council approved the Isabel Neighborhood Specific Plan (INSP).However, the INSP approval was contingent upon the approval of the BART extension to Livermore, which was not approved by the BART Board of Directors. Staff coordinated with a new Regional Rail Authority to establish the Valley Link	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	connection to BART and revised the INSP within this new context. Council adopted the revised INSP in 2020, which allows for approximately 4,000 new dwelling units in a range of attached housing types	
Program 1.2.3: Mobile and Manufactured Homes		
Continue to allow mobile and manufactured homes that meet State and City codes, as well as the City's design review requirements, in all residential districts. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: 40 new mobile or manufactured homes over the next 8 years	This program is ongoing. Two new mobile homes and several manufactured ADUs were built during the planning period.	Amend and continue.
Program 1.2.4: Secondary Dwelling Units		
Continue to encourage the development of secondary dwelling units by exempting them from certain development impact fees. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City waived the Traffic Impact Fee (TIF), Downtown Revitalization Fee, and Parks Facility Fee for ADUs. The City issued permits for 60 ADUs in 2021, 39 ADUs in 2020, 36 ADUs in 2019, 18 ADUs in 2018, 12 ADUs each in 2016 and 2017, 9 in 2015, and 6 in 2014. The City will amend this program to include review of its current ADU standards for compliance with state law. Updates will be made if needed.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 1.2.5: Reduce Governmental Constraints		
The City of Livermore facilitates and encourages the development of a variety of housing in the community. The City will monitor its development fees to ensure they are reasonable and do not unduly constrain development, while protecting the quality, health, and public safety of the community. Timeframe: Ongoing; as changes are made to development fees. Make changes as needed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	Ongoing. As part of the Housing Element update completed in 2015, the City determined that its development impact fees are comparable to nearby jurisdictions with similar markets and are not constraining housing production. The City continued to use various practices to offset potential negative effects of development impact fees on housing development and cost. The City updated its development fees each year during the planning period to reflect cost of living changes, in accordance with local ordinance.	Continue.
Policy 1.3: Encourage the development of housing for individuals with disabilities.		
Program 1.3.1: Licensed Community Residential Care Facilities		
Consistent with State law, continue to allow licensed community residential care facilities serving 6 or fewer persons in all residential districts as a means of providing housing for these special needs groups. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: None required Quantified Objectives: n/a	This program is ongoing. The Livermore Development Code continues to allow licensed community residential care facilities in the residential zoning districts.	Amend and continue
Program 1.3.2: Universal Design		
Continue to include universal design features as project specific criteria to achieve a higher project-specific rating during competitive years of the Housing Implementation Program (HIP). Timeframe: 2017-2019 HIP Program Responsible Agency: Community Development Department Funding: General Fund Quantified Objectives: n/a	The City has discontinued the HIP program. Accommodation of housing units will instead be based on the City's capacity to provide infrastructure and services for new housing. The City will continue to allow and encourage universal design in housing projects.	Delete

Housing Program	*Progress?*	*Continue/Modify/Delete*
Update the City's residential design guidelines and standards to encourage "visitability" and universal design features in new homes. Timeframe: By 2018 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program has not been implemented. The City intends to update the residential design guidelines and standards as part of the General Plan update and Development Code update..	Continue.
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. Timeframe: By 2018 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City has not yet developed Livermore-specific resources on universal design features, but the City does provide information and guidance upon request at the Permit Center.	Continue.
Program 1.3.3: Development of Housing Persons with Disabilities		
Continue to provide monetary subsidies to market-rate developers and non-profits to encourage the development of new housing for persons with disabilities, including developmental disabilities, and for the improvement of existing housing. • Seek state and federal funding to increase resources available for this program. Timeframe: As projects are proposed or through annual Housing & Human Services Grant allocation process Ongoing monitoring* Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: n/a	In 2015, the City provided Hello Housing, a nonprofit housing development agency, with two loans totaling $1,310,000 as interim financing for acquisition and rehabilitation of a five-unit multifamily property that will be affordable to very-low-income (50% Area Median Income) households. Affordability restrictions are secured through a Regulatory Agreement. The project obtained additional funding through the State Mental Health Services Act for capital improvements. The project was sold to Housing Consortium of the East Bay (HCEB), a California nonprofit public benefit corporation. HCEB assumed a portion of the City's initial loan of $810,000, which will ensure that the project is able to remain affordable for 55 years.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	In 2017, the City approved development entitlements for MidPen Housing to develop Avance Apartments, 44 units of affordable, services-enriched housing for persons with developmental disabilities. The City provided financial support for acquisition and development of the project through a loan from the City's Affordable Housing Trust Fund of up to $8,003,832. In February 2021, the project closed all necessary financing to begin construction. The City worked with Housing Consortium of the East Bay, a nonprofit developer of disabled/special needs housing, to refinance a private mortgage for shared, permanent housing for two developmentally disabled adults. The City worked with Tri-Valley REACH, a nonprofit operator of disabled/special needs housing, to purchase two units of shared housing for individuals with developmental disabilities and expand a shared home that operates as permanent housing for developmentally disabled adults who are able to live independently. In 2021, eight new HUD Section 811 units in the Chestnut Square Family apartments project were leased to persons with disabilities.	

Housing Program	*Progress?*	*Continue/Modify/Delete*
Consider regulatory incentives for projects targeted for persons with disabilities, including persons with developmental disabilities. Timeframe: Annually, or as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The next Development Code update process may include an analysis of potential regulatory incentives. The City provided some specific fee reductions for developers of affordable housing, including those targeting persons with disabilities. In addition, recent State law has taken the lead in considering regulatory incentives for housing for persons with physical or mental disabilities. Notably, AB 2162 required local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by the Planning Commission. The City will revise the Development Code to address AB 2162 as part of implementation of a revised version of this program.	Amend and continue.
Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing. Timeframe: Annual renewal of Housing & Human Services Grant funding agreements and as projects are proposed Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. The City provided grant funds to several nonprofit agencies that provide senior support and disabled services to individuals: Senior Support Program of the Tri-Valley and Community Resources for Independent Living (CRIL) encourage seniors and disabled persons to age in place and facilitate independent living skills. In 2016, the City contracted with Habitat for Humanity East Bay/Silicon Valley to administer the City's owner-occupied housing rehabilitation program, which assists seniors with home accessibility	Continue.

Housing Program	Progress?	Continue/Modify/Delete
	improvements. In 2019, the City completed the development of the 72-unit Chestnut Senior apartments serving low income seniors. In 2021, the City approved development entitlements for a 140 unit senior project to be developed on Pacific Avenue (Pacific Avenue Senior Apartments), which includes services and amenities for seniors to allow them to live independently and age in place. From January-June 2021, the City contracted with Habitat for Humanity East Bay/Silicon Valley to administer the City's owner-occupied housing rehabilitation program, which assists seniors with home accessibility improvements.	
GOAL 2: WELL MANAGED GROWTH		
Policy 2.1: Encourage the provision of lower income housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.		
Program 2.1.1 Housing Implementation Program (HIP)		
Ensure that future HIP programs address the need to provide very low- and low-income housing units (according to the City's RHNA) by establishing sufficient allocations for development of sites identified in the land inventory. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The 2017-2019 HIP included sufficient allocations for development sites identified in the Land Inventory, including 1,566 in the Downtown area. The City has since discontinued the HIP program. Accommodation of housing units will instead be based on the City's capacity to provide infrastructure and services for new housing. The City will continue to encourage and accommodate very-low- and low-income housing.	Delete.
Re-evaluate and continue HIP exemptions as needed to facilitate housing construction, redevelopment, and large scale catalyst projects in the Downtown area. Timeframe: Ongoing	Neither the 2014-2016 HIP nor the 2017-19 HIP put further limitations on growth in the Downtown area. The City has since discontinued the HIP program. Accommodation of housing units will instead be based on the City's capacity to provide	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	infrastructure and services for new housing. Several projects are underway to redevelop Downtown catalyst sites with housing.	
Continue to allow exemptions from the HIP in conjunction with the TDC Program to encourage infill development. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The 2014-2016 HIP required minimum energy efficiency measures in order to qualify for allocations. Allocations were awarded on a first-come, first-served basis. The 2017-19 HIP continued to allow exemptions in conjunction with the TDC program. The City has since discontinued the HIP program but will continue to encourage infill development.	Delete.
Continue to use emphasized categories during competitive years as a mechanism to encourage infill development, mixed-use (commercial/residential) projects, and lot consolidation for larger projects. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City has discontinued the HIP program. Accomodation of housing units will instead be based on the City's capacity to provide infrastructure and services for new housing. The City will continue to encourage infill development, mixed-use projects, and lot consolidation for larger projects.	Delete.
Provide information on the HIP on the Community and Economic Development website and conduct outreach to local developers. • Conduct 2-3 developer workshops during the 2015-2022 period. • Conduct outreach at the yearly Real Estate Roundup. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City discontinued the HIP program. City planning staff is still available to meet and answer questions one-on-one with potential applicants. The City also conducts notification and outreach to local developers.	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 2.1.2 Monitor Infrastructure Needs		
Continue to analyze infrastructure needs and capacity to guide HIP allocations in a manner that balances residential growth with the provision of adequate infrastructure and services. Timeframe: Every three years, as part of HIP process Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City prepared a "Community Services and Infrastructure Report" (CSIR) every three years in order to ensure the growth rate does not exceed the City's capability to provide services and infrastructure. Previously, this CSIR served as the basis for establishing HIP allocations. The City adopted a new CSIR in 2020, but has discontinued the HIP program.	Amend and continue.
Review infrastructure needs to support intensified development on infill sites within City limits and in the Downtown area; program improvements and upgrades into the City's CIP. Timeframe: Bi-annually, as part of CIP updates Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City annually reviewed and amended its CIP as needed to accommodate upgrades to support intensified development. The 2017-2019 CIP included funding for Downtown Revitalization Projects such as infill site acquisition, infrastructure for the mixed-use Livermore Village catalyst site, relocation of the Railroad Depot, and demolition of vacant buildings for the purpose of future affordable housing construction.	Continue.
Work with the City's water and sewer provider in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period • Prioritize proposed developments that include housing affordable to lower-income households. • Provide a copy of the Housing Element and any future amendments to the utility providers immediately after adoption. Timeframe: Ongoing as projects are proposed; as needed for prioritization of proposed developments; after adoption of the Housing Element and as needed for providing a copy of the Housing Element and any future amendments to utility providers	The City evaluated the capacity for water and wastewater systems to accommodate housing needs as part of the Community Services and Infrastructure Report. The City's 2017-2019 CIP included improvements/ upgrades to the sewer system. The City is currently updating its Water Master Plan to evaluate long-term water supply and infrastructure needs. The City continued to work with Cal Water Company during the review of projects within their service area. The City continued to prioritize affordable housing proposals. For example, in January 2017, the City approved the Chestnut Square project, which includes 114 units affordable to lower income seniors and families. In 2021,	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Responsible Agency: Community & Economic Development Department, Public Works Department Funding: General Fund Quantified Objectives: n/a	the City approved entitlements for a 130-unit workforce housing development in the downtown and a 140-unit low income senior housing development on the Civic Center site. It also approved entitlements for a 24-unit low-income housing development. Public infrastructure and services have sufficient capacity to accommodate demands resulting from the projects. The City provided a copy of 2015-2022 Housing Element and amendments to utility providers immediately upon adoption.	
Program 2.1.3 Support Mixed-Use and Transit-Oriented Development		
Promote lot consolidation to increase opportunities for mixed-use development. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. Following the dissolution of redevelopment agencies, the City continued to explore funding sources to assist with lot consolidation and increase opportunities for mixed-use development in Priority Development Areas (PDAs).	Continue.
Continue to require minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas. Timeframe: Underway Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. There are minimum residential densities in the Downtown area to support higher density housing in this mixed-use, transit-oriented neighborhood. The City also adopted the Isabel Neighborhood Specific Plan, a PDA to guide development around the proposed Valley Link station. The plan calls for a mix of higher density housing types to take advantage of regional transit access and support Housing Element goals. In addition, the City's Development Code includes form-based zoning for two mixed-use sites that requires a minimum percentage of residential development.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to use existing density incentives and develop additional incentives to promote mixed-use and more intense residential development near transit. • Identify additional areas served by transit where density incentives should be encouraged. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. For example, the Chestnut Square project used the City's Density Bonus provision to provide affordable rental units. The City continued to explore opportunities for promoting high-density residential development. The City adopted the Isabel Neighborhood Specific Plan, which established a goal for 25 percent of the approximately 4,095 new housing units to be offered at affordable prices/rents, with a project-level minimum of 20 percent. Projects in the Isabel area may also use the City's Density Bonus. The plan provides flexible development standards and parking requirements, allows for master planning across adjacent blocks, and facilitates environmental streamlining as incentives to encourage mixed-use, transit-oriented development. The City continued to consider density incentives for other existing and future Priority Development Areas.	Continue.
GOAL 3: PRODUCTION OF AFFORDABLE HOUSING		
Policy 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.		
Program 3.1.1 Inclusionary Housing Ordinance		
Continue to implement the inclusionary housing ordinance. Timeframe: Ongoing; review every 5 years for adjustment to market conditions or as needed/required Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. Approved projects have been providing below market rate units on-site and/or paying in-lieu fees to comply with the inclusionary regulations. It continued to be a major tool in promoting affordable housing production in the city. During the planning period, a total of 56 inclusionary units were built and sold to low- and moderate-income households as part of the Auburn Grove, Meridian Station, Artero, Central Crossings, Sonoma School site, and Vines projects.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to require developers to identify the location of inclusionary units. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing as part of the entitlement process for development projects.	Amend and continue.
Update feasibility analysis of inclusionary housing ordinance to reflect current market conditions. As part of feasibility study the City will evaluate the must-build component of the inclusionary Housing Ordinance to allow developers to choose one of the alternative means of compliance without discretionary review by the City Council. Timeframe: By 2019; review every 5 years for adjustment to market conditions or as needed/require Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is complete. The 2013 Residential Nexus Analysis and 2013 Financial Feasibility Analysis demonstrated the direct impact of homebuilding on the need for additional affordable housing, and the inclusionary housing must-build requirement for ownership housing was reinstated in 2015. Concurrently, the In-Lieu fee was adjusted to a square-footage basis per the Market Feasibility Study. The updated fee became effective January 1, 2015. In 2021, the City reinstated the must-build requirement for rental developments in compliance with AB 1505.	Delete.
Program 3.1.2 Density Bonuses and Incentives		
Continue to ensure new residential projects are consistent with current State Density Bonus regulations. Timeframe: Ongoing. Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City updated the Development Code to be consistent with State Density Bonus regulations in 2019. The City reviews requests for Density Bonuses during the development review process. The City will continue to update its Density Bonus regulations to comply with recent updates to State Density Bonus law.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to encourage the use of both the State Density Bonus Program and the City's density incentives for senior and very-low income housing. Timeframe: Ongoing. Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The affordable Chestnut Square project and the Vineyard 2.0 project used a Density Bonus to provide affordable rental units.	Amend and continue.
Policy 3.2: Actively pursue and utilize a variety of funding resources and public/private partnerships in the development or purchase of housing affordable to lower and moderate-income households.		
Program 3.2.1 Affordable Housing Fund		
Continue to use the Affordable Housing Fund to provide affordable housing opportunities for lower income households. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: Assist in the development of an average of 10 to 15 lower-income units annually	This program is ongoing. The City has utilized its Affordable Housing Fund (which includes Housing Impact Fees and Inclusionary "In-Lieu" Fees) to secure key sites for future new affordable units. The City worked with MidPen Housing Corporation to complete the development of the five-acre Chestnut Square project site. The City acquired and assembled the site using the Affordable Housing Fund and the dedication of property as part of an Affordable Housing requirement. Chestnut Square includes 114 rental units that are affordable to lower-income seniors and families, and a mixed-income component of 44 market-rate townhouses to help finance the affordable project and increase the range of homeownership opportunities in the Downtown area. In 2017, the City also provided an acquisition and development loan to Housing Consortium of the East Bay to purchase and develop a site that will provide up to 24 units of supportive housing and approximately 10,000 s.f. of commercial space for a resource center serving persons who are	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	homeless and a commercial food kitchen that will benefit food insecure people in Livermore. In 2018, the City provided a predevelopment loan to Eden Housing for site planning for a 130-unit affordable, workforce housing project in the Downtown Plan area. The City provided an acquisition and development loan to MidPen Housing for the Avance project, which provides affordable housing for developmentally disabled persons.	
Continue to apply the Low-Income Housing Impact fee to generate funds for the Affordable Housing Fund. Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund (staff time to administer) Quantified Objectives:	This program is ongoing. For example, the City generated $1,814,750.78 in 2018 and $394,483.82 in 2019.	Continue.
Continue to allow the payment of In-lieu fees as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval). Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund (staff time to administer) Quantified Objectives:	This program is ongoing. For example, the proposed Lassen Road project (186 units) will use a combination of on-site affordable units and paying in-lieu fees to comply with the Inclusionary Housing policy, in accordance with a development agreement. In addition, the approved Brisa Neighborhood project (465 units) used a combination of subsidizing on-site units and paying in-lieu fees to comply with the Inclusionary Housing policy, in accordance with a development agreement. Garaventa Hills, approved for 41 single family homes, also used an on-site/fee combination to satisfy the project's affordable housing requirement.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Review the In lieu and Low Income Housing Impact fees as major changes occur in the housing market and adjust if warranted. Timeframe: By 2018, ongoing, monitor the feasibility of reinstituting an impact fee for rental units as the market develops/ improves. Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives:	The housing in-lieu fee was increased annually throughout the planning period, through an annual adjustment to address market conditions, with the intent to make the fee comparable to building of an affordable unit, and thereby promoting inclusionary housing.	Amend and continue.
Explore additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs. Timeframe: Ongoing monitoring (see Program 1.3.3) Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives:	This program is ongoing. City staff received training on HCD's Affordable Housing and Sustainable Communities Program (AHSC) as a potential source of funding. Staff applied to HCD for the Local Housing Trust Fund Program and the Permanent Local Housing Allocation (PLHA) Program to leverage City funding for projects in 2020. The City has designated three Priority Development Areas (PDAs) under the regional Sustainable Communities Strategy (Plan Bay Area), which may provide additional opportunities. Throughout the planning period, City staff worked with local developers and Alameda County to submit applications and secure funding from Measure A1 Housing Bond Funds and the Livermore Housing Authority and submit applications for HCD's TOD Program.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 3.2.2 Acquire Land for Affordable Housing		
Utilize a variety of funding sources to increase the City's inventory of City-controlled properties to be set aside for future development of affordable housing. • Continue to allow land dedication as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval). Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund, CDBG, and HOME. Quantified Objectives: n/a	The City currently owns five project sites for the future development of affordable housing. The City entered into an ENRA for its Pacific Avenue site, and City staff worked with the nonprofit development team of SAHA/Interfaith on entitlements for the Pacific Avenue site to develop 140 units of senior housing.	Continue.
Program 3.2.3 Partner with Affordable Housing Developers		
Coordinate with nonprofit housing developers and applicable federal, state and regional agencies to facilitate the development of quality affordable housing. Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund (staff time) Quantified Objectives: n/a	This program is ongoing.	Amend and continue.
Continue to foster relationships with nonprofit housing developers active in the region. Timeframe: Ongoing; as opportunities arise ** Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	City staff sent out Requests for Proposals (RFPs) for partnerships as City-owned site development opportunities arose and as projects proposed support from the City's Affordable Housing Fund. Staff also communicated with developers and housing services providers via participation in community-based and regional committees to address housing needs. The City entered into an ENRA for its Pacific Avenue site, and City staff worked with the nonprofit development team of	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	SAHA/Interfaith on entitlements for the Pacific Avenue site to develop 140 units of senior housing.	
Program 3.2.4 Conversion of Market-Rate to Affordable Units		
Continue to provide financial resources to non-profit organizations to convert and increase the existing affordable housing stock. Timeframe: Ongoing; with monthly coordination with non-profit development partners to identify potential properties Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: Assist in the conversion of 2 to 3 units from market-rate to affordable per year	In 2014, the City provided Hello Housing with two loans to acquire and rehabilitate a five-unit multifamily property for affordable housing (see Program 1.3.3 for details). In 2020, the City joined as an additional member to the joint powers authority established by CalCHA for the purpose of acquiring market rate housing and converting it to low- to moderate-income restricted housing. Through this partnership, CalCHA acquired a 162-unit project in August 2020 for rehabilitation and conversion to low- and middle-income restricted housing.	Continue.
Program 3.2.5 Subsidies and Incentives		
Continue to provide subsidies to affordable housing projects, prioritizing those that provide the greatest level of affordability and serve special needs households. • Consider fee waivers for affordable units, direct subsidy through the Affordable Housing Fund, or providing land reserved for affordable housing. Timeframe: Ongoing; as opportunities arise and through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. The City continued to provide subsidies to projects that meet city goals to provide affordable housing. The City provided subsidies to six affordable housing projects in the planning period: the Chestnut Square project, the Avance project, the Vineyard housing/community facility project, the Downtown Workforce Housing project, and two City-owned single family homes sold to Tri-Valley REACH for the purposes of shared housing for adults with developmental disabilities. (See programs 1.3.3 and 3.2.1 for more detail.) The Chestnut Square project will provide affordable rental units for seniors and families with very low and low incomes, disabled persons and 15 homeless households. The Avance project includes 44 units of affordable, services-enriched	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	housing for persons with developmental disabilities. The Vineyard project will serve formerly homeless households, including persons with disabilities. The City also applied waivers and exemptions in impact fees for affordable housing project for the Chestnut Square and Avance projects.	
Continue to allow the HIP exemption for projects with at least 35% very-low income units; emphasize affordable projects during competitive years. Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City continued to allow the HIP exemption for qualifying projects until the HIP cycle was discontinued after the 2017-2019 HIP. The City no longer has competitions.	Delete.
Continue to allow developers of affordable units to amortize the payment of applicable development impact fees over time to help meet affordable housing targets. Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Continue.
Continue to meet regularly with developers to discuss incentive opportunities and provide information at workshops. Timeframe: Ongoing; annually at a minimum Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 3.2.6 Public Outreach		
Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing. Timeframe: Ongoing; monthly participation in community based meetings to distribute info Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. Staff continued to coordinate on improving access via the traditional methods of developer contact to increase knowledge of incentives available for projects that support the inclusion of affordable housing.	Amend and continue.
Policy 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.		
Program 3.3.1 First-Time Homebuyer Down Payment Assistance Program		
Continue to provide mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers. Timeframe: 2015 through 2022 Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: Continue to provide First-Time Homebuyer Down Payment Assistance to an average of 10-15 low and moderate-income households annually	This program is ongoing. During the planning period, the City provided 35 down payment assistance and second mortgage loans to low- and moderate-income, first-time homebuyers through its Mortgage Assistance Program and Affordable Homeownership Programs. The City also helped advertise the CalHome Mortgage Assistance Loan Program and the Tri-Valley Down Payment Assistance Program.	Continue.
Continue to target persons with disabilities for participation in the program. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. City staff continued to seek and discuss opportunities for fully accessible inclusionary units with developers.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
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. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Amend and continue.
Program 3.3.2 Rental Assistance & Housing Navigation		
Pursue additional funding to maintain the Section 8 Rental Assistance Program and enhance support for other rental assistance programs. Timeframe: Ongoing Responsible Agency: Livermore Housing Authority and Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. City staff worked with the Livermore Housing Authority and nonprofit developers to apply project-based vouchers on City-sponsored affordable housing projects. In 2016 and 2017, the City provided 4 to 5 affordable workforce rental opportunities in the Station Square development for up to moderate Income households (120% AMI) through its Workforce Housing Program. The City also sold a fifth unit to Tri-Valley REACH for rental to persons with developmental disabilities. In 2019, the City secured 25 project-based vouchers for the Avance project through the Livermore Housing Authority. In 2020, the City worked with MidPen to encourage their implementation of eight HUD 811 funds for persons with disabilities.	Continue.
Assist Livermore Housing Authority (LHA) to maintain and/or increase the amount of rental housing available to very-low income households, as well as the amount of households assisted through the Section 8 program: • Provide technical assistance with property acquisition and administrative assistance to the Advisory Board.	This program is ongoing. The City continued to coordinate with the Livermore Housing Authority as they plan to renovate their affordable apartment complexes Bluebell, Chestnut, and Las Posadas, and work on conversion of the Public Housing project, Leahy Square, through HUD's Section 18 program. Conversion of Leahy Square will provide the project with greater potential for	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
• Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA. Timeframe: Ongoing; monthly coordination meetings with LHA Responsible Agency: Community & Economic Development Department Funding: General Fund, Affordable Housing Fund, CDBG Quantified Objectives: n/a	redevelopment and unit expansion in the future.	
Increase promotion of the Section 8 program to the development community, property owners, and possible participants. • Provide information on LHA on City's website. • Continue to advertise the program through the City's newsletter and brochures at the permit center and other public counters. Timeframe: Update information as needed or annually Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Amend and continue.
Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance. Timeframe: Ongoing; annual workshops and quarterly coordination with other cities Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: Collaborate to hold one annual outreach event for landlords.	This program is ongoing. In 2017, the City worked in coordination with the other Tri-Valley cities on a landlord outreach event.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 3.3.3 Homelessness Prevention and Intervention		
Amend the Development Code to modify the definition of transitional and supportive housing and update the use tables, listing transitional and supportive housing as a residential use subject to the same permit requirements as a residential use of the same type in the same zone. Timeframe: At the time of Housing Element adoption Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program was completed at the time of Housing Element adoption.	Delete.
Continue to provide support (rental subsidies and case management) to emancipated youth through Project Independence. Timeframe: Ongoing; through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: CDBG and HOME funds Quantified Objectives: Assistance to six individuals annually through the Project Independence program	The City chose to merge the Housing Scholarship and Project Independence Programs and to award one funding amount to Abode in Fiscal Year 2014-15 to implement both programs and phase them into a "Housing First" model. The City awarded funding to Abode to implement its "Housing First" model through its Tenant Based Rental Assistance Program. During the planning period, Abode assisted 63 households in securing permanent housing. Under the Housing First Model, a person who is homeless is moved into permanent housing as quickly as possible and provided with the necessary services that will enable them to maintain their housing indefinitely. The program relies on a variety of strategies to produce and acquire new affordable units, expand support services, and increase rental assistance.	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Provide homelessness prevention/intervention support services and rental assistance through Abode Services' AC Impact program. Timeframe: Ongoing; monthly coordination with Alameda County Responsible Agency: Community & Economic Development Department Funding: General Fund, Affordable Housing Fund, County Funds Quantified Objectives: Assistance to 10 individuals annually through the AC Impact program	This program is ongoing. Abode through their AC Impact program is providing housing to 40 formerly chronically homeless persons. All clients have maintained their housing since entering the program. The City continued to fund case management services to ensure that the individuals remain on a road to self-sufficiency. Services focus on building independent living skills, money management, and dealing with any behavioral issues.	Amend and continue.
Provide rental subsidies and related assistance to households at risk of homelessness through ECHO Housing. Timeframe: Ongoing; through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: CDBG and HOME funds Quantified Objectives: Assistance to 10 individuals annually through Echo Housing's homeless prevention program	This program is ongoing. In 2015, the City provided $80,000 of HOME and CDBG funding to ECHO Housing for a new program that provides up to 18 months of rental assistance and case management to families so they do not fall into homelessness. In 2020, the City provided federal HOME and CDBG funding to Tri Valley Haven of tenant-based rental assistance (TBRA) and case management services to individuals experiencing domestic violence and at risk of homelessness. During the planning period, the City assisted 48 families and/or individuals at risk of homelessness and/or those currently homeless. The program provides assistance with ongoing rental subsidies.	Amend and continue.
Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit. Timeframe: Ongoing; through City-hosted subcommittee meetings Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. Faith-based and nonprofit providers of homeless services assisted in the development and implementation of the City's survey of persons experiencing homelessness in October 2015. In January 2019, faith-based and nonprofit providers of homeless services again assisted in the development and implementation of the County's survey of persons experiencing homelessness.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	Annually, churches coordinated to provide a rotating Warming Center during winter months for adults experiencing homelessness, regardless of race, creed, or religion, to have a safe refuge for people who need a place to stay in Livermore. In 2020, due to COVID-19, the annual Warming Center did not occur due to safety precautions. City staff coordinated with the faith-based community and providers to continue the Warming Center in 2021-2022. During and after the COVID-19 Shelter-in-Place Order, the City continued to partner with two faith communities for showers and laundry services. In FY 2019-2020, Asbury Church provided 2,500 showers and 815 loads of laundry to Livermore unsheltered residents. The City also worked with the faith community to identify locations for a Homeless Safe Parking Program.	
Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources. Timeframe: Ongoing; monthly oversight and coordination Responsible Agency: Police Department, Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. In FY 2019-2020 CityServe provided 400 referrals to benefits, and during the planning period, the Homeless Outreach Team engaged with or provided case management to 684 individuals. The City plans that Bay Area Community Health will provide a Street Medical Team to provide medical services to unsheltered Livermore residents.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
GOAL 4: PRESERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING		
Policy 4.1: Improve the quality of existing affordable housing.		
Program 4.1.1 Minor Home Repair Program		
Continue to provide rehabilitation grants to lower income households and occupants of mobile homes to cover the cost of minor repairs such as plumbing, weather stripping, electrical work, and accessibility improvements. Timeframe: Ongoing; through identification of applicants through Neighborhood Preservation contacts and requests for assistance Responsible Agency: Community & Economic Development Department Funding: CDBG, HOME, Affordable Housing Fund Quantified Objectives: Assistance to 24-32 owners of mobile home units and 6-8 lower income households annually	This program is ongoing. During the planning period, the City worked with Habitat for Humanity to assist at least 19 homeowners with grants and loans to cover code violations, health and safety repair items, and general maintenance issues.	Incorporate into other programs and delete.
Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Incorporate into other programs and delete.
Program 4.1.2 Owner-Occupied Housing Rehabilitation Loan Program		
Provide assistance to lower income households in the form of deferred payment loans for major repairs (roof, furnace, electrical, plumbing), or for installation of wheelchair ramps, support rail systems, or security/safety devices in housing occupied by elderly and disabled. Timeframe: 2015 through 2022 Responsible Agency: Community & Economic Development Department	This program is ongoing. The City revised the program guidelines and corresponding loan and grant documents to align with funding sources during the Fiscal Year 2018-19. During the planning period, the City and Habitat for Humanity provided at least 15 low-income residents assistance with home repairs.	Incorporate into other programs and delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Funding: CDBG, HOME, Affordable Housing Fund Quantified Objectives: Assistance to 3-4 lower income households annually		
Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies. Timeframe: Update information annually or as needed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing.	Incorporate into other programs and delete.
Collaborate with nonprofit agencies such as GRID Alternatives to assist with energy-related improvements. Timeframe: Ongoing; as projects are proposed Responsible Agency: Community & Economic Development Department Funding: CDBG, HOME, Affordable Housing Fund Quantified Objectives: n/a	No households in Livermore participated in the GRID Alternatives program during the planning period.	Amend/combine with similar programs and continue.
Develop a Healthy Homes Initiative that provides outreach and education to help people maintain their homes. Timeframe: 2015-2016 Responsible Agency: Community & Economic Development Department Funding: CDBG, HOME, Affordable Housing Fund Quantified Objectives: n/a	Funding is currently unavailable for this program.	Amend/combine with similar programs and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 4.1.3 Historic Preservation Tax Credits (Mills Act)		
Investigate the feasibility of participation in the Mills Act Property Tax Abatement Program to encourage the restoration and maintenance of historic properties. Timeframe: Underway Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The City has decided not to pursue participation in the Mills Act Property Tax Abatement Program and this program will not be continued.	Delete.
Program 4.1.4 Neighborhood Improvement		
Continue to upgrade the quality of the living environment of older neighborhoods through improvements to infrastructure and public facilities. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund, Transportation Impact Fee, CDBG Quantified Objectives: n/a	This program is ongoing. The City's CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps.	Amend and continue.
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. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund, Transportation Impact Fee Quantified Objectives: n/a	This program is ongoing. The City's CIP includes ongoing/annual improvements for street resurfacing, sidewalk repair, and ADA access ramps adjacent to City properties. In 2018 the City adopted a resolution discontinuing both the City subsidy of private sidewalk repairs and the practice of the City completing repairs on behalf of private property owners.	Amend and continue.
Pursue funding available for acquisition and rehabilitation of foreclosed, vacant, and/or blighted properties. Timeframe: Annually Responsible Agency: Community & Economic Development Department Funding: Affordable Housing Fund, State and Federal sources Quantified Objectives: See 3.2.4	This program is ongoing. The City continued to work with nonprofit housing agencies to identify prospective acquisition and rehabilitation opportunities that could rehabilitate blighted and distressed properties in the city and provide safe, clean, and affordable rental housing opportunities. For example, the City established a revolving	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	loan fund with the nonprofit 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.	
Program 4.1.5 Neighborhood Preservation Program		
Encourage low-income homeowners who need financial assistance to correct code violations to utilize the Housing Rehabilitation programs Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: Assistance to an average of 10 qualified lower-income households annually	This program is ongoing. Neighborhood Preservation continued to refer homeowners to the Housing and Human Services Division, Owner Occupied Single-Family Rehabilitation Program, which provided information and financial loan and grant assistance for needed home rehabilitation and repairs. For example, in 2015 Neighborhood Preservation helped 318 residents correct code violations in the City's target areas.	Continue.
Continue to identify and provide assistance to rehabilitate units needing substantial renovation due to severe deterioration. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund; CDBG Affordable Housing Fund Quantified Objectives: n/a	City staff sends out Requests for Proposals (RFPs) for partnerships as City-owned site development opportunities arise and as projects propose support from the City's Affordable Housing Fund. Staff also communicates with developers and housing services providers.	Amend and continue.
Continue the Housing Quality Inspections for multi-family complexes that have received CDBG and HOME funding. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City completed monitoring of four properties in 2015. HOME regulations were then revised to require the City to monitor and complete inspections on HOME-funded properties every two or three years based on the Uniform Physical Condition Standard (UPCS). In 2018 and 2019, the City completed the UPCS monitoring of all federally funded properties.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to promote Neighborhood Preservation programs and clean-up events through the City's website. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City's website contains information on upcoming events related to neighborhood nuisance and cleanup, including clutter support groups.	Continue.
Use volunteer assistance clean-up teams specifically to assist frail elderly and disabled homeowners that have received code complaints for property upkeep. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: Volunteer staff Quantified Objectives: n/a	This program is ongoing.	Continue.
Policy 4.2: Preserve affordable housing that is at risk of converting to market rate housing.		
Program 4.2.1 Preservation of Subsidized Housing at-risk of Conversion to Market Rate		
Monitor the at-risk status of affordable housing projects • Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in the City's efforts to preserve the units. • 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. Timeframe: Annually 2015 through 2022 Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. This program will be amended to reflect current state law.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Communicate with tenants and respond to notices of intent filed by property owners in a timely manner. Timeframe: Ongoing, as needed Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. This program will be amended to reflect current state law.	Amend and continue.
Work to preserve at-risk housing units by providing financial incentives to landlords who in turn agree to continue to provide affordable units. Timeframe: 2015 through 2022 Responsible Agency: Community & Economic Development Department Funding: CDBG, Affordable Housing Fund Quantified Objectives: n/a	In 2020, the City joined as an additional member to the joint powers authority established by CalCHA for the purpose of acquiring market rate housing and converting it to low- to moderate-income restricted housing. Through this partnership, CalCHA acquired a 162-unit project in August 2020 for rehabilitation and conversion to low- and middle-income restricted housing.	Continue.
Pursue State funding available for the preservation of at-risk housing. Timeframe: Annually Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: Preservation of 36 units at risk of conversion to market rate	This program is ongoing.	Continue.
Program 4.2.2 Maintain Affordability of Housing Stock		
Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. See Programs 3.3.2, 4.1.1, and 4.1.2 for more detail.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
GOAL 5: PROVISION OF EQUAL HOUSING OPPORTUNITY		
Policy 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.		
Program 5.1.1 Support Non-Profit Organizations Specializing in Fair Housing Services		
Continue to provide financial assistance and administrative support to local non-profit organizations that specialize in reducing discriminatory housing practices through fair housing counseling, tenant/landlord mediation, education/outreach, and rental assistance. Timeframe: Ongoing; through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: CDBG and Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. In Fiscal Year 2013-14, the City Council authorized $307,000 in funding from housing in-lieu funds for ECHO and CRIL to provide services to assist residents with accessing and maintaining housing. During the rest of the planning period, ECHO was allocated between $25,000 and $30,000 annually in funding from local housing in-lieu funds to provide services to assist residents with fair housing complaints, tenant landlord disputes, accessing and fair housing education. During the planning period, ECHO assisted 2,383 clients. This program will be continued and amended to implement current state law.	Amend and continue.
Continue to refer complaints of discriminatory housing practices to LHA and ECHO Housing. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: CDBG and Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. During the planning period, ECHO completed multiple property audits in 17 jurisdictions. They also completed at least 347 counseling and dispute resolutions. Most recently, in 2020 ECHO tested 10 Livermore properties, and the audit results showed that in 10% of the tests, the Hispanic tester did not receive a call back and/or was given less favorable information about the unit. This program will be continued and amended to implement current state law.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Continue to refer complaints and requests for housing for the disabled to partner organizations. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: CDBG and Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. During the planning period, CRIL provided services to 518 disabled persons.	Continue.
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. Timeframe: Annually, or as needed Responsible Agency: Community & Economic Development Department Funding: General Fund. Quantified Objectives: n/a	This program is ongoing. This program will be continued and amended as needed to implement current state law.	Amend and continue.
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. Timeframe: Annually, through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: CDBG and Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing. ECHO was responsible for auditing rental properties in Livermore for compliance with fair housing standards. The City funded the Fair Housing Audits through an allocation made by the City's Housing and Human Service Grant Fund. ECHO worked with CRIL to provide counseling and additional training to landlords who fail to meet federal and state guidelines. ECHO tested 10 rental developments in Livermore for different types of discrimination each year. For example, in Fiscal Year 2018-19 ECHO completed 183 property audits in 17 jurisdictions. ECHO tested 10 Livermore properties, and the audit results showed that in 10% of the tests, the Hispanic tester did not receive a call back and/or was given less favorable information about the unit. ECHO	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
	provided an annual report on the Fair Housing Audits during the Human Services Commission public meeting and provided training to landlords who failed to comply with federal and state fair housing laws. ECHO also worked with other nonprofit agencies such as East Bay Community Law Center, Bay Area Legal Aid, and Centro Legal de la Raza to provide clients with appropriate legal services to stabilize their housing situation. ECHO collaborated with CRIL, an agency dedicated to serving individuals with disabilities, to provide CRIL clients with housing counseling. Lastly, ECHO held various public Fair Housing education workshops to educate the public, landlords, tenants, and community organizations.	
Program 5.1.2 Reasonable Accommodation		
Consistent with state and federal laws, continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures through the building permit and development review processes. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The Livermore Development Code outlines procedures to address reasonable accommodation (Chapter 9.06).	Continue.
Continue to partner with ECHO to conduct fair housing tests for reasonable accommodations in multi-family rental properties. • Provide regular training to landlords. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	As described in Program 5.1.1, the City partnered with ECHO to conduct a fair housing audit of 10 rental properties each year. For example, the obligation of landlords to allow therapy/service animals in the residence without a pet deposit or other fees was tested in Fiscal Year 2013-14, and the obligation to allow disabled tenants to use medical marijuana was tested in Fiscal Year	Continue.

Housing Program	Progress?	Continue/Modify/Delete
	2014-15. These audits found discriminatory treatment at 1 out of 10 properties tested in Livermore. ECHO provided the landlords of these properties with training and information regarding disability laws and tenant/landlord rights and responsibilities. In addition, ECHO offered free fair housing training to the owners and managers of the rental properties tested during the Fiscal Year 2010-11 audit and the Fiscal Year 2019-20 audit.	
Work with Livermore Housing Authority and partner organizations to identify landlords in need of assistance with making modifications for persons with disabilities within the Section 8 program. Timeframe: Ongoing; as project opportunities occur Responsible Agency: Community & Economic Development Department Funding: CDBG, HOME, and Affordable Housing Fund Quantified Objectives: n/a	This program is ongoing.	Continue.
GOAL 6: REGIONAL COOPERATION TO ADDRESS HOUSING NEEDS		
Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, and special housing needs.		
Program 6.1.1 Tri-Valley Affordable Housing Committee		
Continue to participate in Tri-Valley Affordable Housing Committee to identify regional housing issues and to develop multi-jurisdictional approaches to solving affordable housing problems. Timeframe: Ongoing, quarterly Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. Two Livermore City councilmember are members of the Tri-Valley Affordable Housing Committee, and the City also provides a staff liaison to the committee, who regularly attended the quarterly meetings.	Continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 6.1.2 Emergency, Transitional, and Supportive Housing Services		
Continue to coordinate with other local jurisdictions to provide for the acquisition, rehabilitation, and operation of emergency housing for families. • Support the Tri-Valley Haven in providing outreach, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless or those at risk of being homeless. Timeframe: Ongoing; through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: CDBG, HOME, Section 108 Quantified Objectives: n/a	This program is ongoing. During the planning period, the City allocated $176,000 from the Affordable Housing Fund and Social Opportunity Endowment fund to Tri-Valley Haven, which served 971 people.	Continue.
Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk households. Timeframe: In 2015, and annually as opportunities arise Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. In June of 2018, the cities awarded submitted a regional application and were awarded funds to contract with CityServe of the Tri-Valley to provide crisis intervention to unsheltered homeless individuals and families. In Fiscal Year 2019-20 the City allocated $268,883 in Homeless Emergency Aid Program (HEAP) funds to CityServe for Crisis Stabilization and rental services in the Tri-Valley.	Continue.
Assist in implementing the County-wide Homeless and Special Needs Housing Plan "EveryOne Home". Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City represented the Tri-Valley and is a part of the Everyone Home Leadership Board. The board provides all direction for implementing the Everyone Home Coordinated Entry System (CES). The City worked closely with the Tri-Valley Housing Resource Center (HRC) and Abode Services. The HRC offices are located in the City's Multi Service Center. In addition, the City provided funding for outreach and case management to support the CES.	Amend and continue.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Maintain membership in the HOPE Partnership, which oversees the HOPE Mobile Services Unit. Timeframe: Ongoing; through annual Housing & Human Services Grant allocation process Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The Hope Mobile provided services every Friday for unsheltered residents.	Amend and continue.
Work with local and regional organizations such as Tri-Valley REACH to provide information on housing and services available for persons with disabilities, including developmental disabilities. • Provide information through the City's website and at the Multi-service Center. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. In 2019, City staff worked with Tri-Valley REACH to acquire two City-owned, single-family homes, resulting in the creation of housing for six separate households with physical and developmental disabilities. In 2020, staff worked with Tri-Valley REACH to expand a single-family home, resulting in the creation an additional shared housing opportunity for persons with physical and developmental disabilities.	Amend and continue.
Program 6.1.3 Regional Home Ownership Education and Counseling		
Continue to cooperate with Tri-Valley cities to support locally accessible home ownership counseling and foreclosure intervention services through regional and local agencies such as the Tri-Valley Housing Opportunity Center (TVHOC). Timeframe: Ongoing; through monthly services agreement with TVHOC Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City provided various support to ECHO Housing Opportunity Center to help educate and prepare households for homeownership. During the planning period, ECHO provided 56 workshops and many counseling sessions to Livermore residents.	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
GOAL 7: ENERGY EFFICIENCY		
Policy 7.1: Promote the use of energy conservation features in the design and siting of new residential structures and in the retrofit of existing residential units.		
Program 7.1.1 Green Building		
Continue to enforce State Energy Code when reviewing construction plans submitted in order to obtain building permits. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The Building Division continued to implement State Energy Code requirements as part of the plan check process to obtain building permits. This includes Part 11, California Green Building Standards Code ("CALGreen"), which was last updated in January 2020.	Continue.
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 Timeframe: Annually and/or as needed • Providing one on-one-consultation with certified or accredited staff to assist with project design and incorporating green building measures Timeframe: Ongoing, as requested Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. Building Division staff were available to meet with project applicants to discuss green building measures over the counter at the Permit Center or by appointment.	Continue.
As part of the Housing Implementation Program (HIP), require applicants to either: 1) provide a photovoltaic system(s) that generates a minimum of 10% of the total anticipated energy demand of the project, or 2) achieve Tier 2 California Green Building Code Energy Conservation Compliance for the entire project. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	The 2014-2016 HIP required minimum energy efficiency measures in order to qualify for allocations. The 2017-2019 HIP did not include this requirement because the CALGreen standards now automatically apply to address energy efficiency. Additionally, 2017-2019 was the City's last HIP cycle for the foreseeable future.	Delete.

Housing Program	*Progress?*	*Continue/Modify/Delete*
Program 7.1.2 Climate Action Plan		
Implement Climate Action Plan to reduce energy use and emissions associated with residential development. Timeframe: Ongoing Responsible Agency: Community & Economic Development Department Funding: General Fund Quantified Objectives: n/a	This program is ongoing. The City implemented its existing Climate Action Plan, which was adopted in 2012. The City anticipates adopting an update to the plan in 2022	Continue.

Note:

** Staff looks out for funding opportunities on a daily basis. For example, our subscription to the California Office of Planning Research (OPR) list serves made us aware of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program. Other sources that staff monitors on at least a monthly basis include: Alameda County Housing and Community Development Department, State Housing and Community Development Department (HCD) Office of Financial Assistance, and federal sources through outreach to Congressional district staff.*

*** Staff sends out Requests for Proposals (RFPs) for partnerships as City-owned site development opportunities arise and as projects propose support from the City's Affordable Housing Fund. Staff also communicates with developers and housing services providers via participation in community-based and regional committees to address housing needs.*

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