

EXECUTIVE SUMMARY

Fiscal Year 2006 Action Plan

Resources

Fiscal Year 2006 Action Plan identifies Federal, State, and local resources the City of Livermore will utilize to meet the priorities established in the FY 2005-FY 2009 Consolidated Plan for the Alameda County HOME Consortium. The City of Livermore will receive funding in FY 2006 totaling \$472,983 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development, and \$178,188 of HOME funds through the Alameda County HOME Consortium. It is anticipated the City will receive an additional \$2,100 of program income generated from loan repayments from the Homeowner Rehabilitation Program. In addition, the City has allocated \$255,000 of its In Lieu Housing Funds to three agencies that provide various housing activities and \$40,000 of its newly established Social Opportunity Endowment funds to leverage Public Services funding. Additional In-lieu funds will be allocated for the operation of two housing rehabilitation programs and down-payment assistance programs for first-time homebuyers.

The City, through its General Fund, also provides \$120,475 to subsidize the operation of the Livermore Multi-Service Center, and an additional \$40,000 to Childcare Links (CCL).

Activities to be Undertaken/Summary of Objectives - FY 2006

In addition to the activities described in the tables below, the City will begin repayment of \$29,092 in Public Services funding that was overdrawn in FY 2003. As detailed in the monitoring response letter to HUD, dated June 9, 2005, the City will repay a total of \$29,092 over fiscal years 2005 – 2007. Due to the City's commitment of FY 2005 funding to agencies at the time the overdraw was discovered, FY 2005 repayment will be drawn from Program Income in the amount of \$353. The City plans to increase payment amounts over FY's 2006 and 2007 as it is available to backfill the overall reduction to services funding with the newly established Social Opportunity Endowment. In FY 2006, the City will repay \$5,000 of the overdraw with the remaining balance paid in FY 2007.

The City will allocate CDBG and HOME funding to the following programs that assist low and moderate income persons. (PS – Public Service project CP – Capital project HS – Housing Services)

These tables describe this year's Action Plan objectives along with 5-year Goals and Objectives (FY05-09). During FY 2006 the City of Livermore will be implementing 5-year objectives on the program it is responsible for managing. All other programs will be phased in during the remainder of the 5 year plan.

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1) *Link Services to create integrated, coordinated service systems that will emphasize cultural competency and outreach, and increase access for low-income individuals in the following populations; minorities, particularly those who speak English as a second language, disabled, families and single persons, older adults and seniors and homeless.*

Agency	Project	Current Year Objective	5-year Objective	Amount
Axis Community Health (PS)	Access to medical care to uninsured and indigent Livermore families.	Enroll 558 low income & uninsured Livermore residents in publicly supported health insurance plans which will give them immediate access to medical care.	Provide immediate access to medical care for low income Livermore residents.	\$10,000
City of Livermore (CP)	ADA Sidewalk Curb Cuts throughout City	To construct 48 access ramps in order to improve sidewalk to street access for Livermore's disabled citizens.	Increase involvement of seniors, persons with disabilities and other underserved populations in the community. At least 60 curb cuts will be completed by 2009.	\$15,000

2). *Link services to create integrated, coordinated service systems to develop and enhance resources to encourage affordable quality employment and education for low-income, minority, disabled and homeless individuals. Encourage the enhancement of services in the following areas; school readiness, mentoring/tutoring, translation services, childcare and youth development*

Agency	Project	Current Year Objective	5-year Objective	Amount
	Case management			
Agency	Project	Current Year Objective	5-year Objective	Amount
Independent Living (CRIL) Spectrum Community Services (PS)	Community education and outreach to local schools. Drive for one month on wheels route in Livermore.	Coordination for 100 Livermore residents with disabilities. This route services a minimum of 34 seniors each day.	Increase ability of seniors and persons with disabilities to sustain independent living.	\$1,000 \$5,500
Tri-Valley Community Foundation (PS)	Case management for Senior Support program of the Tri-Valley.	Intervention, service coordination and case management for at least 75 Livermore seniors in crisis.	Increase ability of seniors and persons with disabilities to sustain independent living.	\$14,000
Tri-Valley Haven (PS)	HOPE Van medical services for homeless individuals.	Medical and mental health services for 247 homeless persons.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$7,000
Tri-Valley Haven (PS)	Food Pantry	Provide food information and service referrals to 900 individuals at Livermore site	Improve health and safety of families and people at risk.	\$3,000
(LVJUSD) Livermore Valley Joint Unified School District	Stipends for Medical Personnel	. Provide subsidy for very low income uninsured children to receive vision, dental, & health care	Children identified with health related barriers to learning are provided with the necessary vision, dental and health care needed to succeed in school.	5,000
(LVJUSD) Livermore Valley Joint Unified School District	English as a Second Language, Preschool Education	Parent participation & parent education will heighten the awareness of the support needed for their children's education.	Parents will be empowered to be a part of their children education.	104,000 (CDBG)

Agency	Project	Current Year Objective	5-year Objective	Amount
Tri-Valley Haven (PS)	Case management at Sojourner House, the local family homeless shelter	Services for 70 homeless individuals.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$12,000 (In-Lieu)
Tri-Valley Haven (PS)	Case management and crisis counseling at Shiloh House, the local domestic violence shelter.	Provide crisis intervention and counseling services to 100 Livermore residents.	To make counseling services readily available to the homeless, survivors of sexual assault and their children.	\$8,000 (In-Lieu)
Tri-Valley Haven (PS)	Phone system replacement.	Improve sustainability of program provide reliable system for 3000 crisis line callers.	Improve health and safety of families and people at risk.	\$7,000
Allied Housing (HS)	Rehabilitation of 9-unit multi-family apartments.	Improve affordability to low income families.	Increase housing for people with disabilities, homeless and those at risk of being homeless.	\$66,000 (CDBG)
Bay Area Community Services (BACS) (PS)	Day rehabilitation services, activities and life skills training for individuals with severe mental illness.	Assist 80 clients in the Tri-Valley are with mental illness function as independently as possible by offering a variety of groups and support services.	Increase involvement of persons with disabilities and other underserved populations in the community.	\$5,000
Community Association for Preschool Education (CAPE) (PS)	Classroom renovation project for Head Start pre-school and childcare sites.	Improve classrooms at the Livermore sites, Jackson and Leahy Centers.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$56,440
Community Association for Preschool Education (CAPE) (PS)	Bilingual Mental Health Consultant	Provide bilingual/bicultural mental health services to 157 children and families.	Children will be able to enter kindergarten ready to learn.	7,500
Kidango (CP)	Renovate two kitchens at Kidango's Pepper Tree child development center.	Renovate the cabinets and counter tops in the center's kitchens and replace the dishwashers, sinks & disposals.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$49,000

Agency	Project	Current Year Objective	5-year Objective	Amount
Easter Seals Bay Area (PS)	Community inclusion program for 18 – 22 year old young adults with severe developmental disabilities.	Case management and program direction for 2 – 4 disabled Livermore residents.	Increase skill development and self-sufficiency for individuals and families.	\$7,500
Kidango (PS)	Affordable day care services for low-income families.	Provide payment subsidies to HUD eligible Livermore families with children ages 1-5 to obtain child care.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$7,500
Tri-City Homeless Coalition (HS)	Former foster youth will experience increased housing stability and make progress to self-sufficiency.	Provide tenant-based rental assistance to former foster youth households in Livermore to allow them greater housing stability.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	(CDBG) \$30,000 (HOME) \$80,000
Twin Valley Learning Center (PS)	Subsidized tutoring at local homeless and domestic violence shelters.	Weekly tutoring services for 35 students residing at local shelters.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$3,945
Women on the Way Recovery Center	Recovery and services for low income women.	Provide a structured residential based recovery treatment program for women without resources to obtain treatment from a free-based provider.	Increase housing and support for women.	\$2,000

Increase and maintain the number of affordable rental units for low-income individuals.

Agency	Project	Current Year Objective	5-year Objective	Amount
Tri-City Homeless Coalition (HS)	HOME tenant-based rental assistance for the Housing Scholarship Program.	Assist 2-4 Livermore families at risk of becoming homeless, including 2 families currently in subsidy, to find and maintain stable housing while completing educational and vocational goals	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$25,000 \$30,000 (HOME)
Tri-City Homeless Coalition (HS)	Housing services in conjunction with HOME tenant-based rental assistance for Project Independence.	Funds will assist 6 youth rotating out of the foster care system to locate and maintain stable, independent housing in Livermore.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$30,000 (CDBG) \$80,000 (HOME)
ECHO Housing (HS)	Fair Housing Counseling	Fair housing services for 785 Livermore residents and 10 fair housing audits.	Fair Housing services	\$55,000

Increase and maintain homeownership for all low-income, disabled, and minority persons and families.

Agency	Project	Current Year Objective	5-year Objective	Amount
Neighborhood Solutions (CP)	Housing Rehabilitation Program	Funds will complete at least six (6) rehabilitation grants and four (4) major rehabilitation loans for homeowners with incomes less than 80% of the area median.	<ul style="list-style-type: none"> - Improve the condition of the housing stock. - Increase ability of seniors and persons with disabilities to sustain independent living. - Complete at least 10 large owner rehabilitation and 50 rehabilitation grants 	\$200,000 (In-Lieu)
(ACAP) Alameda County Associated Action Program	Economic Empowerment Initiative	To provide free tax preparation assistance and financial literacy education to low-income individuals.	Improve access to and availability to EITC and financial literacy education to low-income residents.	\$7,000

PART I. RESOURCES

FEDERAL

Community Development Block Grant (CDBG) Funds

The City utilizes CDBG funds to promote affordable housing and human service programs throughout Livermore. The City expects to receive \$472,983 from HUD in FY 2006/2007. Program income in the amount of \$2,100 generated by the housing rehabilitation loan program has been placed into a revolving loan fund to be allocated to for owner rehabilitation projects.

Section 108 Loan Guarantee

The City of Livermore received a \$475,000 Section 108 Loan Guarantee from HUD in August 2002. The City received loan proceeds totaling \$463,150 (after issuance costs) and granted the funds to Tri-Valley Haven to acquire and rehabilitate Sojourner House, one of two homeless shelters in eastern Alameda County. The Cities of Livermore, Pleasanton and Dublin will repay the remaining portion of the loan over a ten-year period.

The City also anticipates utilizing CDBG, Section 108, and other funding sources to assist with the development of business and childcare in Livermore's downtown and Redevelopment District.

HOME (HOME Investment Partnership Act Program)

Through the City of Livermore's participation in the Alameda County HOME Consortium, the City will allocate \$130,000 in FY 2006/07. The HOME Program provides funding to localities for use in support of affordable housing programs for lower-income households. Two projects will receive HOME dollars to cover tenant-based rental assistance (TBRA) subsidies in conjunction with CDBG funding for housing assistance. Tri-City Homeless Coalition will receive an additional \$30,000 to cover tenant-based rental assistance for the Housing Scholarship program, and will be allocated \$80,000 for tenant based rental assistance for Project Independence.

Capital funds (formerly CIAP funds)

Capital Funds are provided on a competitive basis to public housing agencies with 250 or fewer units. In FY 2005, the Livermore Housing Authority applied for and received \$245,000 to modernize Leahy Square public housing development, including exterior site work, bathroom remodeling, and HVAC work. The Authority anticipates it will receive an additional \$245,000 in FY 2006 as it implements its 5-year budget for capital and operations improvements.

American Dream Down Payment Assistance Program (ADDI)

The City will allocate \$375,000 for its down payment assistance program for low to moderate-income homebuyers in Livermore. This funding will be leveraged with \$363,817 in American Dream Down payment Initiative (ADDI) funds to maximize the amount of subsidy available to very-low and low income, first-time homebuyers purchasing homes in the Livermore Habitat for Humanity project, four (4) Inclusionary units in the "Grove" development targeted to larger families, and two (2) Inclusionary units earmarked for disabled households in a Brownfields reuse project, which will be a model program currently undergoing the entitlement process. Homebuyer counseling will also be provided in conjunction with down-payment assistance to all homebuyers through the ADDI funds.

HUD Section 8 Rental Assistance Program

The Section 8 Program provides rent subsidies to enable very low-income households to obtain market housing at affordable rents. Vouchers are provided to qualifying households who use the subsidy to rent an appropriate housing unit of their choice. The amount of assistance provided to the landlord equals the difference between 30 percent of the households' gross monthly income and the unit's fair market rent. The Housing Authority of the City of Livermore (LHA) applies to HUD for Section 8 vouchers and administers this program directly. The majority of LHA's certificates were modified into vouchers in FY 1999. The number of vouchers to be issued in FY 2006 remains at 719. In mid-2007, the Housing Authority plans to bid on 22 project-based Section 8 vouchers for use in various projects under its authority.

Housing Opportunities for Persons with AIDS (HOPWA)

Alameda County Housing and Community Development administers the HOPWA program for the County under contract with the City of Oakland. HOPWA funds are allocated on a competitive basis to affordable housing and housing-related supportive service projects that serve lower-income persons with AIDS. The City does not expect to access these funds directly in FY 2006/2007.

HUD 202/HUD 811 Program Funds

These program funds are awarded on a competitive basis specifically for the development of affordable housing for seniors (Section 202) or for the disabled (Section 811). In FY 2002, Eden Housing received \$4,779,200 in HUD Section 202 funds and an additional \$219,000 of project rental assistance for Vandenburg Villas (formerly "Gardella Gardens"), a 40-unit complex for very low-income seniors which broke ground in May 2004. The Vandenburg Villas development opened in October 2005.

McKinney/Vento Homeless Assistance Act Funds Supportive Housing Program (SHP)

This competitive program, authorized under the McKinney/Vento Act, is designed to promote the development of supportive housing and supportive services for homeless persons, including innovative approaches to assist homeless persons in their transition from homelessness. The funding can be used for a variety of purposes, including acquisition and rehabilitation, new construction, leasing, operating expenses, and supportive services. Funding, if received, will be used for operating costs, supportive services and acquisition and/or rehabilitation of permanent and transitional housing for homeless individuals and families. The HOPE Project, which serves the homeless throughout Livermore, received \$269,800 of funding in FY 2006.

STATE

California Housing Finance Agency (CalHFA)

CalHFA provides a variety of tax-exempt bond financing for the creation and preservation of affordable housing. CalHFA also provides bond financing for qualified first-time homebuyers. The City has utilized the following funding sources for several fiscal years. We anticipate applying for additional dollars in each of the areas throughout 2006/07 to continually expand our homebuyer programs.

HELP Program (Housing Enabled by Local Partnerships)

CalHFA's goal under the HELP Program is to provide affordable housing opportunities through program partnerships with local government entities. In FY 2004-2005 the City allocated funds

received under the HELP program to provide a short-term construction loan to Allied Housing for the Carmen Avenue Apartments development. These funds continue to support the project. HELP funds were also used to acquire two parcels in the City's Redevelopment Area that will have an affordable housing component. The first project will be for-sale units with 20% of the units deed-restricted as for-sale units to persons with developmental disabilities. The second parcel will be a mixed-use development with retail on the first two floors with two to three rental units above. It has been the City's continuing goal to find opportunities to use the funding for short-term construction loans to rehabilitate older apartments and duplexes throughout the City. In 2006 the City received \$750,000 in HELP funds to be used to provide low-interest loans to rehabilitate rental units to preserve the units' affordability. The City received an additional \$450,000 in HELP funds in September 2003 to administer a down-payment assistance program for first-time homebuyers. HELP funds, combined with City In-Lieu funds, will be leveraged with American Dream Down payment Assistance (ADDI) funds for this program.

In September 2004, the City was awarded \$1,500,000 in additional HELP funds to expand the Acquisition, Bridge, and Construction Loan (ABC) Program to facilitate the development of projects providing an estimated 97 units of new affordable housing throughout the city. In 2005, the City received an additional \$1,500,000 to fund a 130 unit senior rental apartment complex where 40% of the units will be affordable to low and very-low income seniors.

Local Housing Trust Fund Matching Grant Program - Proposition 46

The goal of the Local Housing Trust Fund Matching Grant Program, administered by the California Department of Housing and Community Affairs, is to provide a dollar-for-dollar match to local government entities that are investing in the construction of affordable rental housing. In February 2004, the City received a \$1 million dollar grant for a two-to-one match of its investment in rental projects affordable to very low-income households. In 2006, the City loaned \$255,000 in Local Housing Trust Funds (LHTF) and \$255,000 in City Housing Trust Funds to the Livermore Housing Authority, to purchase two deteriorating triplexes in the Chestnut Avenue / "I" Street area. The Chestnut Avenue / "I" Street neighborhood has a significant concentration of low-income families and has been the continuing target of City rehabilitation efforts. This partnership will preserve six units as affordable for at least 55 years.

Building Equity and Growth in Neighborhoods Program (BEGIN)

The goal of this program is to reduce regulatory barriers and issue grants to cities and counties to provide down-payment assistance to qualifying low and moderate homebuyers in new construction. In June 2004, the City was awarded \$600,000 in BEGIN funds to provide down-payment assistance loans of \$30,000 to all low and moderate-income homebuyers in the Livermore Habitat for Humanity project. This project will provide 20 first-time homeownership opportunities to Livermore and Tri-Valley residents.

Low Income Housing Tax Credits (Federal and State)

Private developers can apply to the State for an allocation of tax credits to finance low-income rental housing development. Allied Housing will be applying for tax credits for the Carmen Avenue Apartments project in August 2006.

Mortgage Revenue Bonds

Local jurisdictions may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of bond authority to provide financing to developers of qualified rental and

homeownership developments. The City anticipates Valley Care Senior Assisted Living Facility in Livermore, now in the second phase of construction, received approximately \$18 million in bond financing and has designated 55 one-bedroom units as affordable to low and very-low income seniors.

Mortgage Credit Certificates

The City of Livermore participates in the Alameda County Mortgage Credit Certificate (MCC) Program that assists moderate and middle-income households to become first-time homebuyers by providing them with a means to lower their effective interest rate by 1.5 – 2%. The City anticipates it will reserve its allocation of MCC's to assist families purchasing homes through the City's Inclusionary Housing Program.

LOCAL

City of Livermore General Funds

In FY 2006/07, the City of Livermore will provide General Fund money for a number of projects and services throughout Livermore. The City is allocating \$120,475 to subsidize rents and operations within the Livermore Multi-Service Center, and \$40,000 to Child Care Links to assist low-income families with child care options and services.

Redevelopment Agency

Redevelopment Agencies can use their Housing Set-Aside Funds for acquisition, rehabilitation, and new construction of rental and homeowner housing. The City has committed \$300,000 of Redevelopment funds will be used in the City's Down payment Assistance Program, and the remainder to be used the development of housing in the downtown Redevelopment Area.

Social Opportunity Endowment

Livermore has experienced significant growth and development in the past decade. To respond to growing social needs within the community, increased demand from non-profits, and the need to augment the City's diminishing CDBG funding for public services, in March 2006, the City adopted an ordinance to establish the Social Opportunity Endowment. This fund will be capitalized through a fee per-unit assessment of up to \$2,000 per home provided by a developer agreement with Shea Homes on three new communities to be built over the next three years. The endowment will provide a total of \$1,767,000 to augment public services. The City is administering these funds in conjunction with CDBG funding, and plans to augment CDBG funding to provide \$150,000 in total funding available for Public Services annually. In FY 2006, the City will utilize \$40,000 of available funds for public services. Staff is currently reviewing proposals for a Nexus Study to determine the need for an ordinance that would establish a permanent developer fee on commercial and residential construction.

In-Lieu Low-Income Housing Funds

In-Lieu funds are generated from Livermore's Inclusionary Housing ordinance. On April 11, 2005, this ordinance was amended to require that developers must set aside a minimum of 10% of the units in a housing project as available to lower income households in the Redevelopment Project Area, or 15% throughout the remainder of the City. If they choose not to set aside the units, they must pay a fee of \$30,446 per unit "in-lieu" of building an affordable unit.

The City utilizes its Low Income Housing Funds (Housing Trust Fund) for various housing

developments and housing programs throughout Livermore. In FY 2006, the following programs will receive funding:

- 1) ECHO Housing, will receive \$55,000 to support fair housing counseling and other related housing services.
- 2) In-lieu funding in the amount of \$20,000 will be allocated for homeless and domestic violence housing services formerly funded through CDBG. The In-lieu funding source was added due to increased request on Public Services funding and an annual decrease in the City's entitlement. In FY2006, the City will backfill the 11% decrease in Public Services funding through Social Opportunity Endowment funds and In-Lieu, where appropriate.
- 3) The City has committed \$2 million in In-Lieu funding for phase II of the Valley Care Senior Assisted Living project, which has designated 55 units as affordable to low and very low-income seniors. The City is submitting an application for State HELP funding in the amount of \$2 million to supplant this funding. (In 2005 the City received \$1.5 million in HELP funds for this project)
- 4) Two Neighborhood Preservation programs will use In-Lieu monies to fund home and property rehabilitations. The Home Improvement Rebate program will be allocated \$50,000. The program has provided over 40 low-income homeowners with grants of up to \$2,000 to rehabilitate the exterior of their property. In 2005, the City marketed this program to a target area defined by Neighborhood Preservation as having older housing stock and a significant number of code violations. The City also utilizes \$55,000 of In-Lieu funds to assist seniors and disabled in correcting emergency health and safety hazards identified by Neighborhood Preservation. The City continues to work with the Livermore Housing Authority, CRIL (Community Resources for Independent Living) and East Bay Innovations to develop a program that provides loans and grants for landlords to complete modifications for disabled persons with Section 8 vouchers. The program's initial funding totals \$125,000 and we anticipate assisting at least two complexes with one to four units.
- 5) The Housing rehabilitation program will be allocated a total of \$200,000 (\$180,000 in In-Lieu funds and \$20,000 in HOME funds) for minor home repair grants and larger rehabilitation loans for low-income Livermore homeowners in need of assistance with correcting health and safety hazards. In FY 2005, eight minor home repair grants and four rehabilitation loans, totaling \$112,800 were issued through the program.

PRIVATE

For-Profit Institutions

The City is in the process of developing a program entitled HIRE, Housing Incentives for the Recruitment and Retention of Employees. This program is a public/private partnership between local businesses, government and a potential homeowner. It is targeted toward those individuals who do not currently own a home and do not qualify for traditional down payment assistance programs. Households will have income up to 140% of median. The City is working with Fanny Mae to partner the HIRE program with its existing Employee Housing Assistance Program. The City anticipates that the coordination of this program will regain momentum as

economic conditions improve in the Bay Area.

Non-Profit Institutions

Livermore has also partnered with neighboring Tri-Valley cities of Dublin, Pleasanton, San Ramon and Danville, along with local lenders, real estate developers and the real estate sales community to create the Tri-Valley Housing Opportunity Center (TVHOC). Upon recommendation by Congressmember Ellen Tauscher, the Center received \$250,000 of HUD Special Economic Development Initiative (SEDI) for seed funding in January 2005 and opened for business in October 2005. The Housing Opportunity Center offers the ability to coordinate state and local funding sources to assist low and moderate-income households with first-time home purchase. The Center also offers homebuyer education, financial preparation and follow-up for first-time homebuyers, and provides lenders with 'mortgage-ready' clients. TVHOC is a one-stop shop for first time homebuyers to learn about programs offered by the Tri-Valley cities and is currently processing applicants for below-market units offered through Livermore's Inclusionary housing program. In January 2006, the TVHOC was recognized by the U.S. Conference of Mayors as an outstanding model of inter-jurisdictional partnerships and awarded a \$15,000 grant.

The Bay Area Local Initiatives Support Corporation (LISC), Northern California Community Loan Fund and Low-Income Housing Fund (LIHF) are sources of funds for affordable housing project acquisition. The Northern California Community Loan Fund and LIHF also provide a source of funding for affordable housing rehabilitation. LIHF and charitable organizations are a source of funds for homeless assistance programs.

LEVERAGING PLAN

The City of Livermore will seek all applicable state and federal funding sources that will support activities outlined in the Five-Year Consolidated Plan. Federal funds will be leveraged with local funds, including Redevelopment Agency, In-Lieu Housing Set-Aside Funds, and the Social Opportunity Endowment. The City continues to develop resources to support achievement of the goals stated in the Consolidated Plan, as demonstrated by the In-Lieu Housing Set-Aside funds and the newly established Social Opportunity Endowment for human services in the community.

MATCHING PLAN

Matching requirements must be satisfied in order to participate in the following federal housing programs: the HOME Program, and the McKinney Supportive Housing Program. The HOME Program requires a 25 percent match, in the form of a permanent contribution to the HOME-assisted project, for all HOME funds expended. Eligible sources of match include the value of waived taxes or fees, value of donated land, cash from a non-federal source, and the value of sweat equity. McKinney-assisted projects require a 100 percent match from a non-McKinney source. The City expects to use Redevelopment Agency, In-Lieu Housing Set-Aside Funds, Social Opportunity Endowment, in-kind rent at the Livermore Multi-Service Center and other eligible sources to match expended HOME and, if applicable, McKinney funds during FY 2006.

PART II. ACTIVITIES TO BE UNDERTAKEN

INTRODUCTION

This section of the Livermore Action Plan includes the proposed activities to be undertaken by the City of Livermore that will implement its Housing and Community Development Strategic Plan throughout FY 2006-2007.

The central piece of this section is the Projects list that includes a description of individual activities to be funded with FY 2006/2007 Community Development Block Grant (CDBG) funds. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, maintaining and increasing rental and ownership housing, reducing housing discrimination, and access to services benefiting low-income persons and families, homeless, and other special needs populations.

In FY 2006, The Human Services Commission established performance guidelines for City-administered housing and ADA improvements programs funded through the CDBG, HOME Investment Partnership Program, and In-lieu Housing fund. The Commission anticipates that it will implement mandatory performance measurements for all Subrecipients in FY 2006 based on the performance measurements reporting system for IDIS that was finalized by HUD in March 2006.

Activities undertaken with federal HOME Investment Partnership Program (HOME) funds are described separately in the Alameda County HOME Consortium Action Plan.

Summary of Objectives - FY 2006

The following tables describe this year's Action Plan objectives along with 5-year Goals and Objectives (FY05-09).

1) Link Services to create integrated, coordinated service systems that will emphasize cultural competency and outreach, and increase access for low-income individuals in the following populations; minorities, particularly those who speak English as a second language, disabled, families and single persons, older adults and seniors and homeless.

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City of Livermore (CP)	ADA Sidewalk Curb Cuts throughout City	To construct 48 access ramps in order to improve sidewalk to street access for Livermore's disabled citizens.	Increase involvement of seniors, persons with disabilities and other underserved populations in the community. At least 60 curb cuts will be completed by 2009.	\$15,000

2) Link services to create integrated, coordinated service systems to develop and enhance resources to encourage affordable quality employment and education for low-income, minority, disabled and homeless individuals. Encourage the enhancement of services in the following areas; school readiness, mentoring/tutoring, translation services, childcare and youth development.

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Community Resources for Independent Living (CRIL) (PS)	Case management for disabled individuals and community education and outreach to local schools.	Case management and service coordination for 100 Livermore residents with disabilities.	Increase ability of seniors and persons with disabilities to sustain independent living.	\$14,000
Spectrum Community Services (PS)	Driver for one Meals on Wheels route in Livermore.	This route services a minimum of 34 seniors each day.	Increase ability of seniors and persons with disabilities to sustain independent living.	\$5,500
Tri-Valley Community Foundation (PS)	Case management for Senior Support program of the Tri-Valley.	Intervention, service coordination and case management for at least 75 Livermore seniors in crisis.	Increase ability of seniors and persons with disabilities to sustain independent living.	\$14,000
Tri-Valley Haven (PS)	HOPE Van medical services for homeless individuals.	Medical and mental health services for 247 homeless persons.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$7,000
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Tri-Valley Haven (PS)	Phone system replacement.	Improve sustainability of program provide reliable system for 3000 crisis line callers.	Improve health and safety of families and people at risk.	\$7,000
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Community Association for Preschool Education (CAPE) (PS)	Classroom renovation project for Head Start pre-school and childcare sites.	Improve classrooms at the Livermore sites, Jackson and Leahy Centers.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$56,440
Kidango (CP)	Renovate two kitchens at Kindango's Pepper Tree child development center.	Renovate the cabinets and counter tops in the center's kitchens and replace the dishwashers, sinks & disposals.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$49,000

Agency	Project	Current Year Objective	5-year Objective	Amount
EasterSeals Bay Area (PS)	Community inclusion program for 18 – 22 year old young adults with severe developmental disabilities.	Case management and program direction for 2 – 4 disabled Livermore residents.	Increase skill development and self-sufficiency for individuals and families.	\$7,500
Kidango (PS)	Affordable day care services for low-income families.	Provide payment subsidies to HUD eligible Livermore families with children ages 1-5 to obtain child care.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	\$7,500
Tri-City Homeless Coalition (HS)	Former foster youth will experience increased housing stability and make progress to self-sufficiency.	Provide tenant-based rental assistance to former foster youth households in Livermore to allow them greater housing stability.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	(CDBG) \$30,000 \$80,000 (HOME)
Twin Valley Learning Center (PS)	Subsidized tutoring at local homeless and domestic violence shelters.	Weekly tutoring services for 35 students residing at local shelters.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$3,945
Women on the Way Recovery Center	Recovery and services for low income women.	Provide a structured residential based recovery treatment program for women without resources to obtain treatment from a free-based provider.	Increase housing and support for women.	\$2,000

Increase and maintain the number of affordable rental units for low-income individuals.

Agency	Project	Current Year Objective	5-year Objective	Amount
Allied Housing (HS)	HOME tenant-based rental assistance for the Housing Scholarship Program.	Assist 2-4 Livermore families at risk of becoming homeless, including 2 families currently in subsidy, to find and maintain stable housing while completing educational and vocational goals	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$80,000 (HOME)
Tri-City Homeless Coalition (HS)	Housing services in conjunction with HOME tenant-based rental assistance for Project Independence.	Funds will assist 6 youth rotating out of the foster care system to locate and maintain stable, independent housing in Livermore.	Increase housing and support services for people with disabilities, homeless and those at risk of being homeless.	\$25,00 (CDBG) \$30,000 (HOME)
ECHO Housing (HS)	Fair Housing Counseling	Fair housing services for 785 Livermore residents and 10 fair housing audits.	Fair Housing services	\$55,000

Increase and maintain homeownership for all low-income, disabled, and minority persons and families.

Agency	Project	Current Year Objective	5-year Objective	Amount
Neighborhood Solutions (CP)	Housing Rehabilitation Program	Funds will complete at least six (6) rehabilitation grants and four (4) major rehabilitation loans for homeowners with incomes less than 80% of the area median.	<ul style="list-style-type: none"> - Improve the condition of the housing stock. - Increase ability of seniors and persons with disabilities to sustain independent living. - Complete at least 10 large owner rehabilitation and 50 rehabilitation grants 	\$200,000 (In-Lieu)
City of Livermore	Neighborhood Preservation	Provide funding for at least three community clean-up programs and seismic programs. Hold proactive homeowner repair programs. Fund business to assist with the landscaping of blighted properties.	<ul style="list-style-type: none"> - Improve the condition of the housing stock. - Increase ability of seniors and persons with disabilities to sustain independent living. - Increase the property value 	\$175,000 (CDBG)

GEOGRAPHIC DISTRIBUTION

Community Development Block Grant (CDBG) public service and capital funds will be distributed throughout the City of Livermore. However, certain projects receiving funding may be located within other jurisdictions, including the Cities of Dublin, Pleasanton, Walnut Creek, Fremont, Oakland, and Hayward. All activities shown in the preceding table are targeted to serve eligible households solely that reside within the City of Livermore. Certain programs, such as the Owner Rehabilitation, Home Improvement Rebate, the Down-payment Assistance and Mortgage Credit Certificate Programs are not traced to a particular geographic location before specific eligible sites are funded.

ACTIVITY LOCATIONS

For many programs using CDBG funds, such as residential rehabilitation, and economic development, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the Final Rule for the CDBG Program, the Action Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Neighborhood Solutions, a private enterprise, will administer a home rehabilitation program using City Housing In-lieu and HOME funds. The goal of the Rehabilitation Program is to preserve and improve the housing and neighborhoods of low-income persons living in Livermore. To that end, the program provides grants and low interest loans to qualifying homeowners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

The housing rehabilitation program is targeted to owner-occupied, low-income households. Depending on the level and cost of rehabilitation, the homeowner is offered either a grant, (operating as a forgivable loan) or a low-or no-interest loan that may be deferred until the property is transferred or sold. Neighborhood Solutions reviews income, the applicant's address, and the type and extent of rehabilitation work to determine the applicant's eligibility and the type of financing. In FY 2005, Neighborhood Solutions worked with the City to target several program mailings to neighborhoods defined by the City's Code Enforcement section as having older housing stock and a significant number of code violations and a number of lower income residents. This effort was successful and several grants and loans were awarded to complete repairs in the target neighborhoods. The partnership will continue in FY 2006 and the City will continue to prioritize assisting deteriorating neighborhoods in need throughout the City.

Previously, low income and minority populations were dispersed throughout the City. However, in recent years there have been demographic shifts in the census tracts 4514.02 and the portion of 4515.03 bordering 4514.02. These census tracts, located in the center of Livermore and bordered by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue, have less income per capita than Alameda County. (Please refer to the Census map at the end of this section.) The City's Code Enforcement section has also designated these as target areas to help focus rehabilitation efforts. The choice was made based upon the age of the housing stock, number of substandard units, number of units with lead based paint, and number of complaints and violations recorded by Code Enforcement Staff. In 2005, a five-year plan was developed between Code Enforcement and Housing and Human Services Staff to work together to

proactively address the needs of these neighborhoods by providing increased funding for rental and homeowner rehabilitation, neighborhood organizing and clean-up, seismic retrofitting and technical assistance, and proactive home maintenance. Included in these activities is the Neighborhood Clean-up Grant program, aimed at assisting low-income households in remediating code deficiencies up to \$1,000 in cost. Program participants would be identified by Code Enforcement officers in the field and reviewed for eligibility. Following approval, Code Enforcement would make arrangements directly with contractors for the necessary clean up actions, thereby eliminating the time and up-front cost burden on the homeowner. The City anticipates it will assist 25-30 low-income homeowners in correcting code deficiencies in FY 2006.

In FY 2006, the Home Improvement Rebate Program will receive funding of \$50,000. The goal of the program is to assist low-income homeowners in improving the overall appearance and condition of older neighborhoods. Since its inception, the program has provided over 40 low-income homeowners with grants of up to \$2,000 to rehabilitate the exterior of their property and make priority health and safety repairs. The program will continue to be heavily marketed to the Neighborhood Preservation target neighborhoods in the City. With increased marketing efforts, the City anticipates assisting 15-20 homeowners in 2006.

The Down-payment Assistance Program funded with City In-Lieu dollars is targeted to all first-time homebuyers in the City earning less than 80% of area median income. In 2005, the program provided up to \$40,000 in partially deferred down-payment assistance for 22 first-time homebuyers in Livermore.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

See Action Plan Table for this year's activities.

Implementation of the County-wide Homeless Continuum of Care Plan and Special Needs Housing Plan

As a member of the Alameda County Continuum of Care, the City of Livermore is referencing Alameda County activities in this Action Plan.

Alameda County, the City of Berkeley and the City of Oakland and others are actively engaged in a long-term special needs housing planning process known as the Homeless and Special Needs Housing Plan because it seeks to address the housing-related needs of persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The Homeless and Special Needs Housing Plan process reflects an increased recognition among health care and services agencies throughout Alameda County that affordable housing is crucial to the achievement of public and mental health program outcomes. Without stable, decent, and affordable housing efforts to promote public and mental health among low income populations in the County are compromised. Public and mental health funding investments may be wasted when their clients lose their housing.

The Homeless and Special Needs Housing Plan will address the following areas: homelessness prevention – information and access to housing; transitional planning for discharged clients; and crisis intervention. Housing – expanding the supply of housing; description of the potential housing options or models; and linkage of housing and services, closely and long-term. Services –

identification of gaps and barriers; services coordination; preparation of clients to housing tenancy; and long-term services provision.

Additional recommendations may be developed to address the need for detoxification services, shallow or low-rent subsidy for the prevention strategy; code enforcement to ensure adequate housing quality for health maintenance; and access to wage income and training to improve the quality of social service provision in permanent supportive housing to be developed under the plan.

For more detailed information please refer to the Alameda County Homeless and Special Needs Housing Plan.

OTHER PROGRAMS

The Urban County will implement its housing and community development goals through funds generated from federal, state and local sources as well as public and private sources. Additional sources not previously mentioned include in-lieu funds, low income housing tax credits, and foundations.

The Business Development Revolving Loan program is for businesses throughout Livermore and its Redevelopment District to hire low and moderate-income persons. This program, initiated in 2003 with \$40,000 of unallocated CDBG funding, is designed to provide incentive for businesses to hire low and moderate-income persons.

In FY 2006, the Home Improvement Rebate Program will receive Housing In-Lieu funding of \$50,000. The goal of the program is to assist low-income homeowners in improving the overall appearance and condition of older neighborhoods. Since its inception, the program has provided over 40 low-income homeowners with grants of up to \$2,000 to rehabilitate the exterior of their property and make priority health and safety repairs. The program will continue to be heavily marketed to the Neighborhood Preservation target neighborhoods in the City. With increased marketing efforts, the City anticipates assisting 15-20 homeowners in 2006.

The City will continue to provide revenue to support child care programs. City General Fund, CDBG, and other revenue sources will continue to be used to provide subsidy to children of low-income families to access care as well as make improvements to child care sites.

The City is reviewing the potential of purchasing land in the downtown to support the development of a child care facility for all income levels, but primarily for low-income and disabled households. A variety of sources will be utilized to complete this development including City In-Lieu and General Fund, HUD sources including Section 108 loan guarantee and other public and private revenues.

The City's First-time Homebuyer Down-payment Assistance program is a partnership with the CalHFA HELP Program, which provides a 1-to-1 match with City downpayment assistance. The City is paid back through appreciation when the property is sold. This program is available to low and moderate income households. In FY 2005, 24 new homeowners were assisted through this very successful program.

The City continues to utilize CalHFA HELP funds to provide bridge financing to housing developments. In FY 2006, the City anticipates it will use these funds to assist the Carmen Avenue Apartments development, which will provide 29 units of affordable housing for low-income female-headed families, disabled individuals, and emancipated foster youth. In September 2004, the City was awarded \$1,500,000 in additional HELP funds to expand the Acquisition, Bridge, Construction Loan (ABC) Program to facilitate the development of projects providing an estimated 97 units of new affordable housing throughout the city. A majority of the properties have affordable units. HELP funds in the amount of \$675,000 were recently utilized to acquire a Brownfields site in the downtown area, formerly a gas station. An EPA grant will be used to clean up the site. This project is currently in the entitlement stage and will yield 20% of its units as affordable and marketed to disabled persons. HELP funds are anticipated to be used to acquire another parcel also located in the downtown area that would eventually provide 8 units of affordable housing, childcare and office space. The City is also determining the feasibility of HELP funds assisting the City to acquire a parcel adjacent to the mixed-use childcare development for an additional 15 units of affordable rental housing.

The City of Livermore received a \$475,000 Section 108 Loan Guarantee and granted the funds to the Tri-Valley Haven to acquire and rehabilitate Sojourner House; the only homeless shelter in the Tri-Valley that accepts intact families and single men with children. Sojourner House was opened in October 2003, and maintains a waitlist on an average of 100 persons. In 2005, Sojourner House will receive a \$12,000 grant of City In-Lieu funds to provide counseling, employment and housing services at the shelter.

The Housing Scholarship Program provides a rent subsidy to individuals in vocational training. These low-income individuals and families are working to become self-sufficient and need affordable housing while they are becoming established. This year \$30,000 in HOME Funds will be used for scholarships. The City anticipates assisting between 4-6 households in FY 2006-2007.

The City will continue its collaboration with Tri-City Homeless Coalition in FY 2004 for Project Independence, a program for youth transitioning out of foster care to reside in Livermore. Livermore will provide \$30,000 of CDBG for housing services in conjunction with \$80,000 of HOME for tenant based rental assistance. In fiscal year 2005, the number of participants in Project Independence doubled. The success of the program is demonstrated in two former participants having maintained self-sufficiency and stable housing for over a year since graduating from the program. It is anticipated that in FY 2006, the program will continue its success and assist six to eight emancipated youth in obtaining housing, and transitioning to self-sufficiency through life skills coaching, job training and further education.

In FY 2004, The Cities of Pleasanton and Livermore partnered with local homeless shelters, the Tri-Valley Community Foundation, and other community organizations to develop the Youth In Transition Art Project. This project brought artists to the local homeless shelters to facilitate art workshops for the resident children. An art piece from the project, showcasing the art of children and families living at the shelters, is currently on display at the State Capitol from June 2005 until September 2006. The goal of this project is to educate the community about homelessness in the Tri-Valley region, and the project plans to hold additional workshops to get additional artwork that will comprise a traveling show throughout the region.

The City will continue to operate and subsidize the City's Multi-Service Center for agencies that primarily serve low-income individuals. Livermore is the only City in the Tri-Valley with a Multi-Service Center. Agencies with permanent space at the Multi-Service Center or use space in the Multi-Service Center on an on-going basis include: Alameda County Social Services, Axis Community Health Clinic, CRIL (Community Resources for Independent Living), East Bay Innovations, Tri-Cities Health Center, Tri-Cities Homeless Coalition, State Office of Rehabilitation, Alameda County Social Services, ECHO Housing, Law Center for Families, Cal WORKS Welfare Reform Program and Tri-Valley Interfaith Poverty Forum. The City is currently negotiating with Alameda County to obtain the services of a part-time (20 hours per week) Psychiatrist to be through State Mental Health Services Act (MHSA) funding. This would significantly expand Tri-Valley access to psychiatric services; currently County psychiatric services are offered two hours a month in the Valley.

The City of Livermore continues to partner with the Livermore School District and community organizations to improve the health and wellness of youth. In 2006, the City will continue to provide in-kind support through management of the Dental Grant/Children's Health Access Program. City Staff has sought to increase the funding of this program through in-kind grant writing support. The Children's Health Access Program provides stipends to local health providers who provide critical dental, medical and optometry services for low-income, uninsured students in the Livermore School District. This program has been very successful in addressing the transportation, insurance and other barriers to access these children face in receiving necessary healthcare by developing a network of providers subsidizing care in the local community. Since its initial implementation in 2003, this program has demonstrated leveraging capacity of Federal (CDBG), State and local dollars to private donations three to one.

Additionally, the Housing and Human Services Division and Library are collaborating with the school district and community organizations to develop a series of cooking and nutrition education classes initially marketed to parents in the two Title 1 schools in Livermore for Fall 2006. These schools have in excess of fifty percent of their student populations participating in the free and reduced lunch program. The goal of this program is to decrease obesity and obesity-related health issues such as diabetes among low-income children by educating parents on healthy alternatives to traditional dietary staples, and nutritional education, especially among the Hispanic population. The City is supporting this program through in-kind grant writing and coordination. It is estimated that 40-50 families will participate in the series for FY 2006.

Livermore has also partnered with neighboring Tri-Valley cities of Dublin, Pleasanton, San Ramon and Danville, along with local lenders, real estate developers and the real estate sales community to create the Tri-Valley Housing Opportunity Center (TVHOC). Upon recommendation by Congressman Ellen Tauscher, the Center received \$250,000 of HUD Special Economic Development Initiative (SEDI) for seed funding in January 2005 and opened for business in October 2005. The Housing Opportunity Center offers the ability to coordinate state and local funding sources to assist low and moderate-income households with first-time home purchase. The Center also offers homebuyer education, financial preparation and follow-up for first-time homebuyers, and provides lenders with 'mortgage-ready' clients. TVHOC is a one-stop shop for first time homebuyers to learn about programs offered by the Tri-Valley cities and is currently processing applicants for below-market units offered through Livermore's

Inclusionary housing program. In January 2006, the TVHOC was recognized by the U.S. Conference of Mayors as an outstanding model of inter-jurisdictional partnerships and awarded a \$15,000 grant.

PART III. OTHER ACTIONS

BARRIERS TO AFFORDABLE HOUSING

Market factors; such as the high cost of land suitable for residential development and high construction costs tend to be the most significant constraints on the development of affordable housing in the City. In addition to market factors, a variety of local government constraints can contribute to the high cost of housing production. These potential constraints include: land use policies and controls; codes and enforcement; fees and exaction, as well as processing and permit procedures.

The City of Livermore is committed to ensuring that housing and social services meet the needs of a variety of income levels and household types, and are fairly and equitably provided to all residents. The City continues to work proactively to implement its housing goals, policies, and programs that include the removal of all barriers to housing. To achieve this goal, the City will continue partnerships with other Cities in eastern Alameda County, San Ramon and Danville in Contra Costa County, government agencies and non-profits in order to continue to produce and maintain housing that is affordable for all household types and income groups.

The City of Livermore has given priority to the development and implementation of housing programs that address the needs of special user groups - individuals with disabilities and at risk youth, affordable family housing, affordable senior housing, provision of emergency and transitional housing for the homeless.

Additional information regarding these and other populations are discussed in detail in the City's Housing Element. This document can be found in the General Plan on the City's website (www.ci.livermore.ca.us) or a copy can be obtained by calling City Hall at (925) 960-4000.

Land Use Controls

The Land Use Element of the Livermore Community General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land for different uses within the City. The General Plan has six residential designations and three mixed-use land designations, permitting a range of rural and urban residential uses. Seven major residential zoning districts in addition to the Planned Development District implement the various residential land use designations of the General Plan. Each zoning district includes a range of sub-districts, which allows for variation in density and flexibility in design.

Residential Zoning Districts

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well, as implement the City's General Plan policies. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods

Because the City uses such a wide variety of zoning districts, including a planned development district, the City is able to allow a large amount of flexibility. This flexibility permits development of affordable housing within many of Livermore's zoning districts. The code allows the variety of land use and development standards that could apply to a specific property

in Livermore. Zones that require larger minimum lot sizes will facilitate above moderate housing; however, a greater number of zoning districts permit a variety of density ranges and multiple family dwelling types. The range of development standards provides greater opportunities, through flexibility, for the development of a range of housing types for various income levels in the City.

Second units are designed to provide an opportunity for the development of small rental units as a means of providing affordable housing for low and moderate-income individuals and families, as well as seniors and the disabled. In order to facilitate the provision of affordable secondary units and to comply with State law, the City's Zoning Ordinance was revised in 2003 to permit second units in conjunction with a single-family dwelling in all residential districts.

In accordance with State law, the City provides density bonuses to qualified new housing projects which designate certain ratios of their total units as affordable to lower-income households and seniors. To further facilitate the development of affordable housing for seniors and very low-income households, the City offers additional incentives beyond the State requirements, including the Senior Citizen Housing Incentive Program and the Very-Low Income Housing Incentive Program.

Mixed-Use Development

The City permits mixed-use development in the Central Business District, Downtown Commercial Core and Outer Core, General Commercial, Commercial Office, Professional Office, and Downtown Office districts.

Inclusionary Zoning - In-Lieu Fees

The City's Inclusionary Housing Ordinance and In-Lieu fees also facilitate opportunities for developing affordable housing in the community. On April 11, 2005, this ordinance was amended to require that developers must set aside a minimum of 10% of the units in a housing project as available to lower income households in the Redevelopment District, or 15% throughout the remainder of the City. If they choose not to set aside the units, they must pay a fee of \$30,446 per unit "in-lieu" of building an affordable unit. However, the Ordinance specifically requires that these affordable units be constructed. The option to satisfy this must-build through alternative means, such as payment of in-lieu fees, is no longer permitted without prior approval from the City Council. Additionally, the requirements that accompany requesting alternative means of compliance are also stringent. Since the Ordinance has been implemented, there have been no requests to City Council to allow alternative means of compliance to the must-build requirement. Additionally, the Ordinance also specifies that the set-aside affordable units must be "comparable" units, in type, bedroom mix, and exterior appearance, to the market-rate units. These units must also be constructed at the same time as market rate units and disbursed throughout the project site.

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, multi-family housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, and transitional housing, among others

Design Review and Guidelines

The City's Design Guidelines are used to promote high quality architecture and encourage the compatibility of all types of residential developments with the surroundings. The Design Guidelines are flexible and encourage housing that uses a variety of materials, drought tolerant plants, and energy efficient designs, and emphasizes pedestrian-oriented environments. The City adheres to State requirements for disabled accessibility.

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. Planning fees are calculated based on the average cost of processing a particular type of case.

Building Codes and their Enforcement

Building standards are essential to ensure safe housing, though excessive standards can constrain the development of housing. Livermore has adopted the Uniform Building Code and the Uniform Housing Code, which establish basic standards and require inspections at various stages of construction of buildings and homes to ensure code compliance. The City's building code also requires new residential construction to comply with the Federal American with Disabilities Act (ADA), which regulates accessibility for disabled persons. The Building Division's code enforcement unit monitors for compliance with California State disabled accessibility standards, which are more stringent than Federal guidelines. Although these standards and the time required for inspections increase housing rehabilitation or production costs, 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 Code Enforcement staff is responsible for enforcing both State and City regulations governing maintenance of all buildings and property. Code Enforcement staff is charged primarily with addressing property maintenance issues and implementing the Neighborhood Nuisance Abatement Program. To facilitate the correction of code violations or deficiencies, Code Enforcement staff refers owners to rehabilitation loan and grant programs offered through the City's Housing and Human Services Division. The Home Improvement Rebate program, and Neighborhood Clean-up Grant have been established to assist low-income homeowners with code violations to make necessary repairs. The City will also continue to conduct outreach to neighborhoods with older, deteriorating housing in FY 2006 as part of a seismic rehabilitation and clean-up program.

LEAD-BASED PAINT HAZARD REDUCTION

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes occupied by low income families with children. These older homes are most likely to contain lead hazards. Lead-based hazards are defined as any condition that causes exposure to lead from the lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, frictional surfaces, or impact surfaces that would result in adverse human health effects. The most common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and soil.

The City of Livermore does not have a lead-based paint hazard reduction program in effect at the

present time. However, together with the Cities of Pleasanton and San Leandro, Livermore has contracted with the Alameda County Lead Poisoning Prevention Program (ACLPP). The program has produced a brochure that has been distributed through preschools; day care and toddler care centers, in home care recipients, and kindergarten classes. Lead based paint hazards that come to the attention of the City's Neighborhood Preservation staff will be addressed with the assistance of the Alameda County Lead Abatement Program.

ACLPPP is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area. The ACLPPP also works to address other environmental hazards affecting health in the home. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

Alameda County requires qualified, State-certified Contractors and workers perform lead mitigation and abatement services on pre-1978 residential housing determined to have lead-based paint hazards. Cities and jurisdictions comply with Lead Safe Housing Regulations, and regular campaigns are conducted to attract General Building Contractors to generate an adequate number of lead professionals in construction. There is a constant need to increase the number of State-certified Contractors so that bidding for projects can be more competitive. Jurisdictions within Alameda County planned and implemented training and certification to deal with the inadequate number of qualified contractors. Alameda County Lead Poisoning Prevention Program has sponsored preparation courses and Supervisor exams, and will look into sponsoring more training in the future to assist in increasing the number of qualified lead professionals.

Neighborhood Preservation staff of the Community Development Department provides monthly workshops at each of the local home improvement stores in Livermore to disseminate information regarding a variety of code enforcement issues including mold and lead based paint. Neighborhood Preservation is committed to proactive code enforcement that keeps the persons living in their homes.

Problems with lead paint that come to the City's attention are addressed for low-income residents through the CDBG and In-Lieu funded minor home repair and rehabilitation program. The City is continually working with Alameda County to determine how many units occupied by low, very-low, and extremely-low income residents may have lead-based paint hazards and utilize appropriate measures to mitigate this hazard. Livermore has supported the efforts of Alameda County Housing and Community Development to ensure contractors are trained in HUD's new lead based paint hazard guidelines.

ANTI-POVERTY STRATEGY

Programs and Services

To respond to growing social needs within the community, increased demand from non-profits, and the need to augment the City's diminishing CDBG funding for public services, in March 2006, the City adopted an ordinance to establish the Social Opportunity Endowment. This fund will be capitalized through a fee per-unit assessment of \$2,000 provided by a developer agreement with Shea Homes on three new communities to be built over then next three years. The fund will provide a total of \$1,767,000 to augment public services. The City is

administering these funds in conjunction with CDBG funding. Staff is currently reviewing proposals for a Nexus Study to determine the need for an ordinance that would establish a permanent developer fee on commercial and residential construction.

The City of Livermore has demonstrated a strong commitment to the development and funding of a comprehensive Housing and Human Services Program. The City of Livermore has a one stop Multi-Service Center that houses a number of social service agencies serving low-income individuals including: Alameda County Social Services, Alameda County Adult Protective Services, CRIL (Community Resources for Independent Living), ECHO Housing Counseling Service, the Axis Community Health Clinic (formerly Valley Community Health Center), State Department of Rehabilitation, Tri-Cities Health Center, and Tri-Valley Interfaith Poverty Forum. In addition, free space is made available weekly to East Bay Innovations, Law Center for Families, Tri-City Homeless Coalition and the Cal WORKS program. The City of Livermore will continue to provide general fund dollars to subsidize the operation of the Multi-Service Center.

We realize that an important component to reducing poverty is education. To achieve those ends, the City will continue its partnership with the Livermore Valley Joint Unified School District (LVJUSD) to ensure that every child is ready to attend school. The City Housing and Human Services staff serves as the fiscal agent for the medical subsidy programs. This program ensures that all children from families without medical insurance will be seen by a doctor to meet their dental, optometric or medical needs. The City will continue to leverage CDBG funding with other public and private sources for the optometric, dental and medical programs.

For the second year in a row, the City is working with and supporting Alameda County Public Health and School District Nurses to provide school immunizations to children requiring them on the first day of school. These immunizations are conducted on the HOPE Van, while it is parked at Open Heart Kitchen's hot meal serving at Asbury Methodist Church. The City has approved use of the Tri-Valley Haven's HOPE medical CDBG grant to support this activity. Funds from the California Healthcare Foundation will be used to purchase vaccinations.

In addition to the medical programs, the City participates in a community wide school-based project that assists low-income families. In 1998, Marilyn Avenue Grade School was named the only under-performing school in the Tri-Valley by the State of California. The school is located in Livermore's lowest income neighborhood and census tract and has the most diverse population with 15 languages spoken. Over 50% of the children at Marilyn qualify for subsidized school lunches. To reverse the under performing trend, the school asked for community support, not only to revamp the curriculum and classroom, but also to ascertain why the children had difficulty learning. School officials found that many of these children were not receiving basic, regular health care services, including dental and vision. They also had poor diets and lacked many other basic needs. The "Roadrunner Project," was formed along with several subcommittees including health care. The City supported many of the projects by assigning staff to assist in projects that increased immunizations, signed up more families for health insurance, conducted a health fair, and other preventative education projects. In four years, Marilyn's test scores increased from 592 to 691. Among children under the poverty line, scores increased 99 points and children with English as a second language made the largest increase with scores increasing 160 points.

City staff is collaborating with the school district and community organizations to develop a series of cooking and nutrition education classes initially marketed to parents in the two Title 1 schools in Livermore, Marilyn and Portola Avenue Schools, for Fall 2006. These schools have in excess of fifty percent of their student populations participating in the free and reduced lunch program. The goal of this program is to decrease obesity and obesity-related health issues such as diabetes among low-income children by educating parents on healthy alternatives to traditional dietary staples, and nutritional education, especially among the Hispanic population. The City is supporting this program through in-kind grant writing and coordination. It is estimated that 40-50 families will participate in the series for FY 2006.

The area Marilyn Avenue School draws from is the same Neighborhood Preservation has targeted for proactive code enforcement activities. The School Principal is interested in working with Housing and Human Services and Neighborhood Preservation staff to provide program information to the parents. City Staff interfaces with the school's new bilingual outreach worker to market home improvement programs and services offered at the Multi-Service Center. Housing and Human Services staff will work with school administration to be involved in activities aimed at improving the surrounding neighborhood.

The City of Livermore has used its CDBG funds, as well as City General Fund monies to subsidize and support the development of childcare programs for low and moderate-income families. The City uses General Fund money each year to support Child Care Links. This agency provides childcare placement for CalWORKS welfare reform program, childcare subsidies, and business and employer referrals.

As previously stated throughout the document:

1. The City has responded to the increased need for public services funding through the newly established Social Opportunity Endowment generated by a per unit assessment on the construction of three new communities to be built by a Shea Homes. Over the next three years, this fund will allow the City to augment funding for Public Services to total \$125,000 annually. The City is in the process of commissioning a nexus study to determine the feasibility of a permanent developer's fee for public services facilities.
2. The City has been able to offer numerous first-time homebuyer opportunities for Livermore residents through its Inclusionary Zoning Ordinance. This ordinance requires developers to designate 15% of new residential developments with 10 or more units as affordable to families with incomes up to Moderate limits.
3. Livermore continues to provide funding and support to our local homeless shelter, Sojourner House and the local domestic violence shelter.
4. The City provides funding for the Housing Scholarship Program to provide a rental subsidy to individuals in vocational training. These low-income individuals/families are working to become self-sufficient and need affordable housing while they are becoming established.

5. The City will continue its collaboration with Tri-City Homeless Coalition to operate Project Independence, a program for youth transitioning out of foster care to our area.
6. City also provides staff support to the Planning Committee for the HOPE Van. This program, funded with US Department of Housing and Urban Development Supportive Housing Program fund through the City of Fremont, provides medical, psychiatric and case management to homeless persons where they congregate in the community. The program provides services to the Fremont/Tri-City area four days per week and in Livermore/Tri-Valley one day per week.
7. The City of Livermore is also working in conjunction with East Bay Habitat for Humanity to develop a project that will provide 22 first-time homeownership opportunities to low-income Livermore residents.
8. The City continues to provide in-kind support with grant writing and grant management for collaborative projects aimed at improving the health of low-income youth in the Livermore School District.

INSTITUTIONAL STRUCTURE

The Human Services Coordinator, the City's CDBG and HOME Program Manager, is Staff Liaison to the Human Services Commission and a manager within the Housing and Human Services Division of the Community Development Department. The Community Development Department includes the Housing and Human Services, Planning, Engineering, and Building Divisions. The Housing and Human Services Division is also responsible for managing the City's Social Opportunity Endowment, In-Lieu Low Income Housing Fund, development of housing initiatives including the first time homebuyer program, and updating the City Housing Element.

The Housing and Human Service Division works very closely with staff in the City of Pleasanton and Dublin and other Cities in the region to coordinate human service and housing initiatives. The Human Services Commissions of Pleasanton and Livermore hold joint meetings twice per year. In 2003, Livermore and Pleasanton contracted with ICF Consulting to research and analyze the human service delivery system in the Tri-Valley communities of Dublin, Livermore and Pleasanton. The report has been an important tool in determining area-wide social service needs and planning improvements coordination of resources/services. Individually, the City of Livermore has found the Needs Assessment to be useful in establishing funding priorities and sees further use in developing the outcomes measurement system.

The Housing Authority of the City of Livermore (LHA) is responsible for the City's public housing (Leahy Square) and rental assistance programs (Section 8 certificates and vouchers). In addition, LHA has also developed, through an acquisition-rehabilitation process, nine units of affordable transitional housing for households graduating from the area's homeless and/or domestic violence shelters. LHA manages these units, as well as 18 market rate units, and provides appropriate support services to transitional unit residents. The Housing Authority recently added to this inventory, two triplexes that will undergo extensive rehabilitation and provide an additional source of affordable housing for Livermore families.

The Redevelopment Agency of the City of Livermore supports and provides resources for affordable housing development throughout the City. In accordance with California Redevelopment Law, the Redevelopment Agency reserves a minimum of 20 percent of its annual tax increment revenues for the support of affordable housing projects. The Housing and Human Services Division works closely with the Economic Development Department on the investment of Redevelopment Housing Set-Aside Funds to support the maintenance and expansion of affordable home ownership and multifamily rental opportunities throughout the City.

PUBLIC/PRIVATE COORDINATION

There are a number of non-profit organizations whose activities are related to the provision of affordable housing and human service programs in the City of Livermore. The City actively works with each of the groups listed below.

Interfaith Housing	CRIL (Community Resources for Independent Living)
HOUSE, Inc.	Child Care Links
AID Employment	Law Center for Families
Eden Housing	Kidango (Formerly Tri-Cities Children's Center)
Bridge Housing	Kaleidoscope/Easter Seals
ECHO Housing	Anthropos Counseling Center
Tri-Valley Haven	Axis Community Health
Shepherd's Gate	Alameda County Housing and Community Development
Twin Valley Learning Center	Community Association for Preschool Education (CAPE)
Allied Housing	Livermore Area Recreation and Park District (LARPD)
Habitat for Humanity	Spectrum Community Service
Open Heart Kitchen	Tri-Valley Interfaith Poverty Forum
Valley Care Hospital	Alameda County Food Bank
Tri-City Homeless Coalition	Tri-City Health Center
Livermore Valley Joint Unified School District (LVJUSD)	
Associated Community Action Program (ACAP)	
Tri-Valley Housing Opportunity Center (TVHOC)	

Within the private industry, for-profit developers and lenders have assisted development of affordable housing. For-profit developers have provided affordable single-family and multifamily housing units in compliance with the City's inclusionary housing program, or in some cases, using City-provided bond proceeds. Private lenders seeking to meet California Redevelopment Act requirements actively offer their services and expertise in the development and operation of affordable housing projects.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters. LHA staff provides appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

Livermore's Housing Authority maintains a waiting list for the public housing and the Section 8 program. The lists are constantly updated and periodically opened for new applicants. Each year, the Housing Authority receives Capital Fund Program dollars for interior and site improvements. Funds are also used to improve management and operations, including computerization and maintenance.

Persons are encouraged to apply for public housing and Section 8 subsidies. There are resident advisory boards that advise the Housing Authority regarding its agency plan. Residents of public housing and Section 8 are given preferences, and are encouraged to apply for the City of Livermore's homeownership programs. The Housing Authority is also exploring homeownership for participants in its Self Sufficiency Program, and for Section 8 participants. For example, two Self Sufficiency participants will receive homes in Livermore's Habitat for Humanity project.

PART IV: MONITORING STANDARDS AND PROCEDURES

The City of Livermore executes a contract/agreement with each agency that is awarded Community Development Block Grant funds. It is the policy of the City of Livermore to monitor all agencies that receive CDBG grants in the year they receive the funds. Monitoring procedures are outlined the City's CDBG/HOME Policy and Procedures Manual.

Staff uses a Compliance Monitoring Checklist for each project to ensure all Federal requirements are met and all appropriate reports are maintained. An annual monitoring visit involves a review of contract performance, program effectiveness, compliance with national objectives and financial management that would include use of program income if any was received. Any questions raised by the monitoring visit are pursued until resolved.

It is the City's goal is to ensure that all parties know what is expected of them when they accept CDBG and HOME funding. In addition to trainings held early in the proposal process, City Staff has reviewed the monitoring forms to make it easier to use by Staff, Human Service Commissioners and CDBG/HOME Subrecipients.

Based on feedback received from the HUD CPD and Environmental Monitoring of the City in May and July 2005, staff did its annual update of the policies and procedures handbook that describes all program requirements including invoice preparation and backup, quarterly reports, allowable expenses, labor standards checklists, monitoring procedures and other items to reflect recent changes to eligibility requirements for Subrecipients. Staff made the advised changes to program documents and worked with City's Finance and Legal departments to ensure appropriateness and completeness of all contracts and invoice. Staff continually works with these departments to ensure the completeness of all backup documentation for invoices.

Members of the City's Human Services Commission accompany staff on monitoring visits. This enables the Commission members to see the program in operation and to see how money has been spent for an acquisition or improvement. This "hands on" observation is invaluable when the Commission is asked to make funding decisions.

To continue the hands on approach by the Human Services Commission, Staff will continue to provide quarterly performance and financial reports to Commissioners. All Subrecipients who are not progressing on their project are requested to submit a written report to the Human Services Commission indicating why the project has been delayed, and what plans have been prepared to assure that the project will be completed in a timely fashion.

City staff considers monitoring an ongoing process throughout the year, involving continual communication with the Subrecipient. The scope of the Livermore CDBG Program, as well as the physical size of the City makes it possible to have thorough knowledge of each project. The goal of the City's monitoring process is to identify deficiencies early to ensure they are addressed in order to improve the Subrecipients performance before it becomes a concern.