

EXECUTIVE SUMMARY

Consolidated Plan for Fiscal Years 2005 through 2009

In 2003, the cities of Livermore, Pleasanton, and Dublin (collectively known as the Tri-Valley) commissioned a Human Services Needs Assessment. Listed below are highlights of the demographic changes based on the 2000 Census that affect the disbursement of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) dollars.

- **The Tri-Valley is the fastest growing region in Alameda County.** From 1990 to 2000, the Tri-Valley's population increased by 28%, outstripping Alameda County (13%) rate of growth as a whole. Additionally, the Tri-Valley grew from 10% to 12% of the County's total population.
- **The Tri-Valley is becoming more racially and ethnically diverse.** The Latino-Hispanic population grew by 72%, accounting for 23% of the population growth between 1990 and 2000. The Asian and Pacific Islander population grew by 129%, accounting for another 23% of the region's population growth since 1990. The white population is still a sizeable majority, however, growing by 13% and accounting for approximately 38% of the regions net population growth.
- **The Tri-Valley's non-English speaking population is growing exponentially.** During the last ten years, the population with limited English proficiency increased by 204%. This population is primarily Spanish speakers and with a sizeable number of Asian/Pacific Islanders. Sixteen percent (16%) of Livermore's population speak a language other than English at home.
- **The Tri-Valley's child population has expanded faster than the region as a whole.** The Tri-Valley's child population has been a key driver of growth in the region, increasing by 33% since 1990. Much of the increase has been concentrated in the school-aged population (5 to 14 years of age) which has grown by 45%.
- **The Tri-Valley's senior population is the fastest growing age group in the region.** The Tri-Valley's senior population grew by 56% during the 1990's. Both Dublin and Pleasanton saw their senior population increase by more than 70% between 1990 and 2000.
- **The number of poor individuals and families living in the Tri-Valley has increased with the region's overall growth.** The number of people living below the federal poverty threshold has increased by 27% since 1990. Approximately 25% of households live below 80% of the area median income. More than 37% of the households are rent-overburdened, paying more than 30% of their monthly gross income for rent.
- **Roughly one in five Tri-Valley residents reported that they have a disability defined as a long-lasting physical, mental or emotional condition.** Approximately 29% of

people with disabilities have an employment disability, 23% have a physical disability and 18% have a go-outside the home disability.¹

The results of the Needs Assessment, data from the 2000 Census, and public testimony guided the establishment of the following Consolidated Plan Goals for the implementation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) for Fiscal years 2005 through 2009. The goals were adopted after a public hearing at the Livermore Human Services Commission's December 14, 2004 meeting, and a public hearing at Livermore City Council on January 10, 2005.

1. Increase and maintain the number of affordable rental units by encouraging unit affordability for the maximum number of years, with an emphasis on maintaining affordable units for the most disadvantaged and for the following populations: emancipated youth, families, adult population (21 – 64 years), seniors, under served minorities and special populations
2. Increase and maintain homeownership for all low-income, disabled, and minority persons and families.
3. Link services to create integrated, coordinated service systems that will emphasize cultural competency and outreach and increase access to services for low-income individuals in the following populations: Minorities (particularly those with English as a second language), disabled families and single persons, older adults and seniors, and homeless.
4. 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. This includes encouraging the enhancement of services in the following areas: School readiness, Mentoring/tutoring, Translating services, Childcare, Youth development programs

In addition to these goals, Livermore is working cooperatively with Alameda County and a wide range of non-profit agencies to develop these new initiatives that will increase access to housing and services.

1. Tri-Valley Homeownership Clearinghouse is a public/private partnership that will provide education, counseling and other assistance to low and moderate-income homebuyers. It is a cooperative venture of the Cities of Danville, Dublin, Livermore, Pleasanton and San Ramon.
2. Stepping Stone is in early stages of development, but the vision of the project is to provide greater access to services to the lowest income residents, in particular those with English as a second language. The project is being modeled on the City of Fremont's Family Resource Center and the Davis Street Community Center in San Leandro. It is a cooperative venture of the Cities of Livermore and Pleasanton and 15 non-profit and private agencies.

¹ Tri-Valley Human Services Need Assessment. Page 7.

3. Livermore and Pleasanton are also working with Alameda County to begin a study of the needs of children in the Tri-Valley ages 0 through 21. This will be a comprehensive report that will describe the gaps in the Tri-Valley's service delivery system for children as well as its strengths. Eventually, it is anticipated that Alameda County, along with the Cities, will develop and build a school linked health care and employment center for adolescents and young adults. The center is modeled on the facility located next to Castlemont High School in Oakland.
4. Livermore staff is continuing to work with Alameda County on the implementation and disbursement of State Proposition 63 (mental health) and Alameda County Measure A (medical services) dollars in our City and the Tri-Valley. Both initiatives will add to the service delivery system for low income, uninsured, and underinsured persons.
5. Livermore staff has and will continue to participate in the quarterly Emancipated Youth Roundtable discussions sponsored by the San Francisco HUD office. Staff has found these discussions provide an excellent opportunity to learn about additional funding and service opportunities to this population.
6. Housing and Human Services Staff is working in conjunction with the Police Department to develop a Citizen's Academy targeted to the Latino community. Part of the focus of the Academy is to provide information regarding the various services, including first time homebuyer information. All information will be distributed and presented in Spanish.

On September 12, 2005, the Livermore City Council approved amending this Action Plan to allocated \$40,000 of unused CDBG program dollars to assist with persons relocating to Livermore as a result of Hurricane Katrina. On September 26, 2005, City Staff will request the City Council to approve the reallocation of \$30,000 of HOME funds to provide rental assistance to these same persons. On August 30, 2005 Katrina, a category 4 hurricane, struck the southern portion of Alabama, Mississippi and Louisiana with devastating effects.

On September 7, 2005 the US Department of Housing and Urban Development issued two memorandums that allow for waivers within the CDBG program. They included suspension of Section 105 (a) (8) of the Community Development Act of 1974 allow communities to spend more than 15% of their CDBG entitlement for public services. The second waived 24 CFR 91.105(c) (2) of the Community Development Act of 1974 to amend the public comment period on amending this Action Plan and the Consolidated Plan from 30 days to three.

The \$40,000 of CDBG will be allocated to local non-profit agencies to provide medical, mental health, child care, housing, case management and other related services to solely meet the needs of relocated disaster victims residing in Livermore. The \$30,000 of HOME funds will be used to pay the difference between rent on an apartment and 30% of the family's income for up to three months. These funds will be paid directly to the landlord renting the apartment to the displaced family

PART I. HOUSING NEEDS

Priority: Increase and maintain the number of affordable rental units by encouraging unit affordability for the maximum number of years, with an emphasis on maintaining affordable units for the most disadvantaged and for the following populations: emancipated youth, families, adult population (21 – 64 years), seniors, under served minorities and special populations.

Analysis and Obstacles to Meeting Underserved Needs

The 2000 Census indicates a significant increase in the number of low income people and family’s becoming renters in Livermore. Within households that have income less than 30% of median (\$24,850 for a family of 4), elderly renters increased 40.17% and renters with 5 or more persons in the household increased 144.83%. In addition to the increases in these populations, the amount they are spending on rent is also increasing. There are increased in the lowest income households that spend more than 50% of their income for rent.

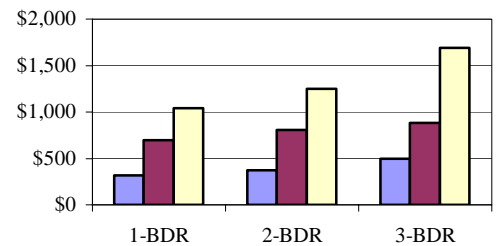
Chart 1-1²

Renters	Elderly, 1 & 2 person households			2 to 4 person households			5 or more person households		
	1990	2000	Difference	1999	2000	Difference	1999	2000	Difference
Household Income <30%	239	335	40.17%	428	436	1.87%	58	142	144.83%
Household income 31 to 50%	218	284	30.28%	299	389	30.10%	101	100	-0.99%
Household income 51 to 80%	103	84	-18.45%	453	634	39.96%	137	178	29.93%
Total Households	742	958	29.11%	3,026	3,203	5.85%	713	988	38.57%
% with housing problems	64.2	51.5	-19.78%	43.5	44.5	2.30%	59.5	69.7	17.14%

Chart 1-2³

Renters	All other households			Total Renters		
	1999	2000	Difference	1999	2000	Difference
Household Income <30%	152	234	53.95%	877	1,147	30.79%
Household income 31 to 50%	257	212	-17.51%	875	1,031	17.83%
Household income 51 to 80%	290	432	48.97%	983	1,328	35.10%
Total Households	2,148	2,175	1.26%	6,629	7,324	10.48%
% with housing problems	39.3	38.4	-2.29%	46.2	47	1.73%

Based upon data from apartment services and managers, Chart 1-3⁴ shows the increase in median rental rates in Livermore over the past 20 years. Median rates for a two-bedroom unit increased from almost \$400 in 1981 to \$1,300 in 2001. Increase of rents for larger units was particularly pronounced rising from \$881 in 1991 to \$1,690 in 2001.



² 2000 Census

³ 2000 Census

⁴ Survey of local apartment services and managers, 2001

Low-income households are more likely to pay more for housing than they can afford and have other housing related problems. This includes overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units and high rents.

The 2000 Census also shows that the Hispanic, African American and Disabled renters have the highest percentage of housing problems in Livermore. Of the 1,049 Hispanics that identified themselves as renters, 67.9% stated they had a housing problem. One hundred percent (100%) Hispanics with income less than 30% stated they had housing problems along with 88.7% of the persons with income less than 50%. The City’s Code Enforcement confirms this statistic, stating that a majority of the persons they encounter living in overcrowded conditions or substandard housing are Hispanic. A total of 46.5% of African American renters stated they had housing problems. Based on income, 78.8% of the renters with income less than 30% had housing problems and 28.6 of persons with income less than 50% had problems. A total of 57.9% of disabled renters stated they housing problems. Of the disabled renters with income less than 30% of median, 76.3% reported housing problems and 64.9% of disabled persons with income less than 50% reported housing problems.

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.

CRIL, the disabled community’s advocacy group in Livermore, attended the Human Services Commissions public hearing for the Consolidated Plan. They requested clarification regarding the new Consolidated Plan goals and to strengthen the wording for assisting disabled persons. The Commission agreed with this public testimony and made the appropriate changes.

The demographic changes reflected in the 2000 Census are continuing to increase in Livermore. All agencies report a higher number of low-income and minority participants. Although Livermore has created 218 affordable units in the past 5 years, we anticipate the greater need for affordable rental housing throughout FY 2005 through 2009.

Objective	Activity	Time Frame	Performance Measure	Evaluation/ Outcome
<ul style="list-style-type: none"> Promote the production of affordable rental housing 	<ul style="list-style-type: none"> Support non-profit developers in the acquisition or rehabilitation or new construction of units Support property owners to rehabilitate their existing units and convert to affordable. 	Fiscal years 2005-2009	<ul style="list-style-type: none"> 100 new units of rental housing will be developed 20 units will be rehabilitated. 	<ul style="list-style-type: none"> This will stabilize neighborhood and encourage additional support from residents. At least 100 families will maintain stable, affordable rental housing.

Geographic Distribution

Previously, low income and minority populations were fairly 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 per capita income than Alameda County. (Please refer to Census map at the end of this section. The darkest color in the center of the City represents this area) The City's Code Enforcement has also designated these as target areas to focus rehabilitation efforts. The choice was made based upon the age of housing, number of substandard units, number of units with lead based paint, and number of complaints and violations recorded by Code Enforcement Staff. Over the next five years, Code Enforcement and Housing and Human Services Staff will 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.

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

Analysis and Obstacles to Meeting Underserved Needs

Livermore's housing stock has remained relatively unchanged over the past ten years. Detached single-family homes constitute approximately 70% of housing, while multi-family units comprise almost 20%. The types of housing that experienced the greatest increase were detached single-family housing (25%) and multi-family complexes with 5 or more units (22%).

While housing prices have increased throughout the East Bay, Livermore had the lowest median home price in the first quarter of 2000 compared with neighboring jurisdictions, based on information from the California Association of Realtors. In general, housing prices in the East Bay Area, which includes the counties of Alameda and Contra Costa, were generally lower than home prices in the western and southern Bay Area counties (San Francisco, San Mateo, and Santa Clara).

Median home prices increased during the same period. Based on advertisements and real estate data services, the median price for a three-bedroom home increased from almost \$100,000 in 1981 to \$280,000 in 2000. Again similar to apartments, the price for larger homes increased even more, as four-bedroom units went from approximately \$250,000 in 1991 to almost \$350,000 in 2000. However, in the past 5 years, Livermore has seen a dramatic increase in median home prices. As of February 2005, the median cost of a home in Livermore is \$614,500. In this market, it is a challenge for low and moderate-income first time homebuyers to purchase homes and require the City to implement a down payment assistance program.

The City's Down Payment Assistance program provides financial assistance to eligible low through moderate income first time homebuyers in the form of a 3% partially deferred loan. Maximum loan amounts (up to \$60,000) are based on income and household size. City Funds provided to this Program are matched by funds awarded to the City from the California Housing Finance Agency's HELP Program. Over the last three years more than seven hundred persons have applied to the City's Down Payment Assistance Program. Livermore leverages these funds

with other state and federal funding such as federal HOME American Dream Down Payment Initiative (ADDI), CalHFA's Affordable Housing Partnership Program (AHPP), High Cost Area Home Purchase Assistance Pilot Program (HiCAP), Housing Assistance Program (CHAP), and Homebuyer's Down payment Assistance Program (CHDAP). Combining these programs with the City's local Housing Trust fund and HELP funds provides up to \$100,000 in mortgage assistance to low and moderate-income families who wish to purchase a home in Livermore.

Housing affordability can be inferred by comparing the cost of renting or owning a home in Livermore with the maximum affordable housing costs to households that earn different income levels. Taken together, this information can provide a picture of who can afford what size and type of housing, as well as indicate the type of households that would likely experience overcrowding or cost burden.

Low-income households are highly likely to pay more for housing than they can afford and have other housing related problems. Overcrowding occurs when housing costs are so high relative to income that families double-up to devote income to other basic needs. Overcrowding also tends to result in increased neighborhood traffic, deterioration of homes, and a shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy while alleviating overcrowding is an important contributor to quality of life.

Many low-income homeowners cannot afford the substantial costs involved in rehabilitating their homes. This is particularly significant with the elderly who often are victimized by unscrupulous lenders and unlicensed contractors. According to the 2000 census, of 20% of the City's senior population are female householders living alone versus 6.1% of male householders that are living alone. The City's Owner Rehabilitation Program has seen a steady rise in costs in recent years as the costs of building materials and labor increases. As discussed in the previous section, the Housing and Human Services Division is working with Code Enforcement and Neighborhood Solutions to focus the rehabilitation efforts in the neighborhood's designated as having the highest amount of blight and lowest income residents.

The City will continue to partner with the Red Cross to provide education for low-income homeowners on how to ensure their property is sound in an earthquake. In 2003, the City received funding from the State Department of Housing and Community Development for a tool lending library for low-income homeowners to make smaller retrofitting repairs themselves.

Chart 1-4 with information from the 2000 Census shows the increases in cost burden of homeowners based upon their household income. In most cases, there were dramatic increases in between 1990 and 2000.

1.4⁵

Homeowners	Elderly			All other households			Total Owners		
	1990	2000	Difference	1999	2000	Difference	1999	2000	Difference
Household Income <30%	303	266	-12.21%	244	408	67.21%	547	674	18.84%
% cost burden > 30%	64.7	53.4	-17.47%	78.7	89.8	14.10%	70.9	72.7	2.54%
% cost burden > 50%	40.6	38.7	-4.68%	68	88.13	29.60%	52.8	65.4	23.86%
Household income 31 to 50%	281	253	-9.96%	238	377	58.40%	519	730	40.66%
% cost burden > 30%	33.1	70.8	113.90%	50.8	85.83	68.96%	41.2	58.2	41.26%
% cost burden > 50%	5.7	27.8	387.72%	35.3	60.13	70.34%	19.3	43.2	123.83%
Household income 51 to 80%	333	631	89.49%	511	666	30.33%	844	1,297	53.67%
% cost burden > 30%	21.9	29.2	33.33%	56.8	71.27	25.48%	43	54	25.58%
% cost burden > 50%	5.1	18.1	254.90%	28.2	30.34	7.59%	19.1	29.3	53.40%
Total Households	2,093	3,040	45.25%	11,937	15,789	32.27%	14,030	18,829	34.21%
% with housing problems	20.3	22.6	11.33%	35.5	20.27	-42.90%	33.2	30	-9.64%

As with renters, Hispanic, African American and Disabled homeowners have the highest percentage of housing problems in Livermore. Of the 1,403 Hispanics that identified themselves as homeowner, 42.6% stated they had a housing problem. Seventy four percent (74%) Hispanics with income less than 30% stated they had housing problems along with 24% of the persons with income less than 50%. A total of 29.7% of African American homeowners stated they had housing problems. Broken out according to income, 100% of the homeowners with income less than 30% had housing problems. A total of 37.7% of disabled homeowners stated they housing problems. Of the disabled renters with income less than 30% of median, 72.2% reported housing problems and 58.3% of disabled persons with income less than 50% reported housing problems.

The incidences of lead paint hazards in Livermore’s older housing stock, which poses dangers for young children living in those dwellings, has been documented in the Housing Element of the City’s General Plan. The use of lead paint was banned in 1978. Use of lead paint dwindled in the years prior to 1978; however, there is a potential hazard in the much of Livermore’s housing stock. According to the City’s Code Enforcement, at least 2,750 homes in Livermore have potential lead based paint issues.

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 Abatement Program. 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.

Loss of Housing Stock

Affordable housing options for lower income households are limited primarily to rental housing. Therefore, preserving the existing affordable rental housing stock is an important goal for

⁵ 2000 Census

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 the affordability controls and revert to non low-income uses. For instance, development projects are typically considered at-risk due to:

1. The prepayment provisions of HUD insured mortgage 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 off.

2. Expiration of Section 8 contracts. 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% of the household's income and a negotiated fair market rent for the area.

3. Expiration of restrictions on mortgage revenue bonds. 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 multi-family 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 differential in 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

Affordable Rental Units At-Risk Between July 1, 2001 and June 30, 2006

Heritage Park – contains 167 one-and two-bedroom units, 67 of which are below market units. The complex also provides 2 units that are wheelchair accessible. This is a bond-financed project.

Hillcrest Gardens – contains 54 studio and 1-bedroom units, all of which are below-market units. Interfaith Housing, a nonprofit group, operates Hillcrest Gardens. The project is constructed with Sections 202 and 236 long-term financing with a Section 8 contract for ongoing rent subsidies that is due to expire in 2003. Since the complex is owned by a non-profit with the mission to provide affordable housing, conversion of these units to market-rate is unlikely. However, due to the uncertain future of the Section 8 program, HUD is only authorized to renew funding with short-term contracts.

Vineyard Village – contains 75 one-bedroom units. Similar to Hillcrest Gardens, this project was constructed with Section 202 long-term financing with a contract for ongoing Section 8 rental subsidies. The Section 8 contract was renewed in 2002.

Affordable Rental Units At-Risk Between July 1, 2006 and June 30, 2011

Portola Meadows – as a bond-financed project, 36 of the 176 units are deed restricted as affordable to low income households.

The Arbors – contains a total of 162 one- and two-bedroom units, 41 of which are provided at below-market rates.⁶

The City of Livermore received State approval of the Housing Element on August 12, 2003. Additional information regarding this and other issues are discussed in detail in the 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.

Objective	Activity	Time Frame	Performance Measure	Evaluation/ Outcome
<ul style="list-style-type: none"> • Create and maintain affordable housing opportunities 	<ul style="list-style-type: none"> • Continue inclusionary housing and first time homebuyer programs. • Support property owners to rehabilitate their existing homes. • Continue to work with Neighborhood Preservation (Code Enforcement) to develop proactive activities to maintain homes 	Fiscal years 2005-2009	<ul style="list-style-type: none"> • 100 homes will receive a grant or rehabilitation loan. • 20 persons will receive first time homebuyer assistance. 	<ul style="list-style-type: none"> • Eliminate all code violations in the rehabilitated homes. • 20 first time homebuyer families will maintain their housing

Geographic Distribution

As discussed in the previous section, we will focus our efforts on the target areas within census tracts 4514.02 and the portion of 4515.03 bordering 4514.02. The City’s Code Enforcement has also designated these as target areas to focus rehabilitation efforts. The choice was made based upon the age of housing, number of substandard units, number of units with lead based paint, and number of complaints and violations recorded by Code Enforcement Staff. Over the next five years, Code Enforcement and Housing and Human Services Staff will 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. All remaining programs will be geographically dispersed throughout the City.

⁶ Housing Element of the Livermore General Plan. Pages 6-II-25 through 27.

Reduction of housing discrimination

Analysis and Obstacles to Meeting Underserved Needs

Although not a stated priority, the City believes that the reduction of housing discrimination is a key factor to the success of the two priorities described in this section. 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.

Livermore's economic, ethnic and racial diversity is increasing. From 1990 to 2000, the population increased by more than 16,000 persons, bringing corresponding changes in race and ethnicity. In 1990, Whites made up 84% of the population in Livermore compared to 53% in Alameda County. In 2000, the proportion of White population in Livermore declined to 74%, with a similar decline countywide to 41%. Livermore experienced a 242% growth in limited English speaking populations between 1990 and 2000. A total of 16% of Livermore's population speak a language other than English in their home.⁷

Hispanics are the single largest ethnic group in the City, comprising 14% of the population (Chart 1-4). Asians represented the next largest ethnic group at 6%. Whites made up the majority of the residents in Livermore, between 1990 and 2000. However, the number of Hispanic and Asian residents increased by 89% and 70%, compared to only 15% for Whites. According to projections by ABAG, these two groups are expected to continue to grow, comprising 24% (Hispanics) and 27% (Asians) of the Bay Area population by 2020.

Chart 1-4⁸

Race	Number	Percentage
White	54,587	74.4
Hispanic or Latino	10,541	14.4
Asian or Pacific Islander	4360	6.0
African American	1,094	1.5
Native American	315	.4
2 or more races	2,263	3.1
Other Race	185	.3
Total	73,345	100.00

Previously, low income and minority populations were fairly 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, all located in the center of Livermore

⁷ Tri-Valley Human Services Needs Assessment, page 33

⁸ 2000 Census

and boarded by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue.

ECHO (Eden Council for Hope and Opportunity) Housing Counseling Services provides fair housing and anti-discrimination services for the residents of Livermore. This agency is responsible for providing services throughout Livermore that include; investigating charges of discrimination, pursuing findings of discrimination, and providing other housing counseling services and programs. Echo's east county satellite office located in the Livermore Multi-Service Center and has a staff of two.

The City has requested that the fair housing provider become more proactive in their outreach to the Hispanic, Afghani and other immigrant communities in Livermore. Hispanics are particularly vulnerable to unscrupulous landlords because many are very low income or undocumented. The City funds fair housing services with local dollars which allows an agency to provide services to undocumented residents. Proactive outreach will include, but not be limited to, neighborhood meetings, all program information being translated into at least Spanish Farsi, other appropriate languages, and a bi-lingual counselor having office hours at the East County office.

It is the policy of the City of Livermore to periodically evaluate local zoning laws and policies that may affect fair housing choice (e.g., minimum lot size requirements, dispersal requirements for group homes, restrictions on second units, density limitations, etc.) The Housing Goals, Policies and Programs section of the Livermore General Plan establishes the following structure to achieve fair housing choices for all Livermore residents: "The City of Livermore will promote equal opportunity to secure safe, sanitary, and affordable housing for all persons in the community regardless of age, race, sex, income, family structure, or other arbitrary factors." The Housing Element was approved by the State of California on August 12, 2003.

The City of Livermore has given priority to the development and implementation of affordable housing programs that address the needs of special groups - individuals with disabilities and emancipated youth, family and senior housing, and provision of emergency and transitional housing for the homeless. This policy has been implemented by the following:

1. Requiring developers to construct a fully equipped, low-income ground floor unit for non-ambulatory individuals with disabilities in rental projects of twenty units or more, where density bonuses, In Lieu Fees, or other City provided incentives were used.
2. Requiring first floor units of multifamily rental complexes to be handicap adaptable and built to allow retrofit to State handicap standards.
3. Continuing to support existing emergency shelters and aggressively promoting the production of low cost housing to facilitate relocation of the homeless to permanent housing.

Continued job growth, coupled with the lack of local land use policies that link economic growth with housing production, exacerbates the housing problem in the Bay Area. Unlike a majority of

other communities, Livermore has implemented a Housing Impact Fee, which establishes a nexus between job growth and housing need. The purpose of the fee is to address the need for affordable housing created by businesses that offer lower paying jobs. Providing housing where the jobs are allows the City to address both the need for affordable housing as well as the traffic impacts generated from workers commuting long distances to job centers in the East Bay and beyond. The City is currently commissioning a study to determine if it can raise the amount of this fee.

Performance Measures

The San Francisco Regional HUD office is not requiring the immediate implementation of performance measures for all strategic plan goals. For Fiscal Year 2005, the City is only implementing measures for the program it is responsible for carrying out. Measures for this goal will be developed in future fiscal years and listed in the related Action Plan.

Geographic Distribution

Services will be provided City wide, however, an emphasis will be placed 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.

Public Housing Strategy

The Housing Authority of the City of Livermore (LHA), designated as a high performer by the US Department of Housing and Urban Development (HUD), 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.

Strategies to remove barriers to affordable housing

Livermore and the surrounding Tri-Valley area have not been immune to the sharp increases in land and housing costs that continue to occur throughout the San Francisco Bay Area. The average home price in Livermore increased 30% over the previous year to \$614,500.

Livermore has begun to take important steps to mitigate the effects of rising home prices its low-income citizens. An important move was the adoption of the inclusionary housing ordinance. As described in detail throughout this report, Livermore is utilizing the Inclusionary Housing ordinance and In-Lieu funds to maximize housing options for low-income persons. These projects focus on persons that are lower income, senior, or disabled. The City regularly leverages In-Lieu funds with CDBG, HOME, Redevelopment Housing Set-Aside and the HiCap, California Housing Assistance Program and California Housing Down Payment Assistance Program from the State to provide mortgage, down payment and closing cost assistance. The first project completed under this ordinance was Birchwood Park, a development in which seven homes with an appraised value of \$400,000 sold for \$150,000.

In FY 2003, Vineyard Terrace was opened and provided ten homes to low-income families. In FY 2004, Creekside Villa offered 12 units of affordable housing with one unit for a group home. In 2004, Rosegate provided four units, one to a very low-income family. On July 30, 2004, the City offered a three-bedroom home in Rosegate to a Hispanic family that is a female head of household with a market value of the home was \$546,792. Under an agreement with the developer to provide the home to a very low-income family, the purchase price was \$93,274. After application of a silent second mortgages subsidized by three State funding sources, the mortgage paid by the family is \$59,052.

In FY 2003, the City allocated \$200,000 to develop a new Housing Rehabilitation Program. The program, managed by Housing and Human Services Staff in conjunction with Neighborhood Preservation (code enforcement) Staff, provides small loans and grants homeowners identified by Neighborhood Preservation staff. The program's mission is to keep people and families in their homes instead of forcing them out due to correctable code violations. Funds were used to quickly meet the needs of homeowners that did not have money or resources to correct code violations such as having a plumber come into the home and fix a toilet or water heater.

Livermore established the Home Improvement Rebate Program with \$50,000 of In-Lieu Funds to assist low-income homeowners in Livermore with façade repairs. This program focuses on assisting individual homeowners with the removal of exterior deterioration that improves the overall quality and appearance of the home and neighborhood. Eligible program participants have been able to address code violations through the program.

The City established a partnership with GRID Alternatives, an agency that provides low-income homeowners with installing affordable solar panels on their home. This program will be paired with the Homeowner Rehabilitation Program and the Home Improvement Rebate Program. An initial allocation of \$50,000 would provide financing for solar energy heating alternatives to an estimated 3 to 4 homeowners. These alternative solar devices and panels save homeowners on average 51% of their traditional energy costs.

The City of Livermore identified a lack of apartments retrofitted for individuals with disabilities. Although the City requires builders of apartments to comply with State law and all first floor units in new complexes are convertible to be accessible, there continues to be an inadequate

supply of accessible units. Therefore, in all units rehabilitated or purchased with In-Lieu or CDBG funds, the City is requiring the property maintain at least one completely accessible unit.

Additional information regarding this and other issues are discussed in detail in the Housing Element and Analysis of Impediments to Fair Housing. These documents 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.

PART II. HOMELESS NEEDS

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

Analysis and Obstacles to Meeting Underserved Needs

According to Census data, between 1990 and 2000, the number of Livermore families living in poverty increased by 137%. The Tri-Valley Human Services Needs Assessment, completed in May 2003, stated insufficient availability of locally based homeless services as one of the top three service gaps. Sojourner House, a 16 bed homeless shelter, and Shepherd's Gate, a faith based non profit that assists up to 56 women and children, are located in Livermore and are at capacity at all times each with waitlists of over 100 families.

In May 2004, the Alameda County Continuum of Care completed a County-wide homeless count with several Human Service Commissioners from Livermore participating in this activity. The results of this study showed that homeless in the Tri-Valley is increasing and is very different make-up than other portions of the County. A total of 49% of the homeless in the Tri-Valley are children compared to 19% in Oakland and 6% in Berkeley.

Homeless and low income people are at greater risk for developing nutrition-related diseases, including diabetes, cancer, and heart disease. Those persons with one disability are also at greater risk for developing other disabilities and many homeless people are dually or triply diagnosed with physical health, mental health and alcohol and drug (AOD) problems. They typically receive health treatment through the public system of care, and only when their needs become acute, requiring expensive treatment. Improving the delivery of health services will reduce the numbers of people who continue to cycle through periods of homelessness and reduce the high costs of acute medical, in-patient substance abuse, and psychiatric treatment.

In order to compete in today's evolving job market; many homeless people need job training or retraining, followed by placement into "living wage" jobs. Due to their unique circumstances, training and placement for homeless people must also be matched by basic services such as appropriate clothing and literacy training, as well as intensive services such as transportation, child care, on-going job mentorship, counseling and substance abuse treatment. Homeless families not only need job assistance for the adult wage earner(s) but for other family members as the household transitions to work and its demands.

Throughout meetings for Proposition 63 (State mental health initiative) and Measure A (Alameda County initiative to provide medical services for low income persons) dollars, Tri-Valley service providers identified the following barriers for homeless to receive services and moving to self sufficiency.

1. Lack of services in Livermore and the Tri-Valley. Almost all mental health and specialty medical care are located at least 25 miles from Livermore in central and northern Alameda County.
2. Lack of adequate transportation. For a person to take public transportation to receive services this can take up to two hours and involve several transfers. If a person has one or several ill children this challenge can be daunting.
3. Lack of shelter space. Only two homeless shelters operate in the Tri-Valley serving a total of 72 people at one time. Sojourner House, the 16 bed shelter, is the only facility that accepts in-tact families, single men with children and children over the age of 10. Shiloh House, the domestic violence shelter only has 21 beds. The closest shelter for single men is located in San Lorenzo, 30 miles from Livermore.
4. Lack of a place to meet basic needs. Only one church in Livermore operates a shower for homeless persons. There is no place for a homeless person to have other basic needs met such as a place to clean clothes, receive mail, have a haircut, etc.

The lack of services has made the Tri-Valley's service delivery network be more creative and collaborative. For example, four agencies that provide food throughout the Valley have joined together to become the Tri-Valley Hunger Collaborative. This collaboration has allowed the agencies to administer the increasing demands for services. For example, Open Heart Kitchen, the Valley's only free meal service provides over 3,000 meals per week. The agency was only serving 750 meals per week in 2003.

Livermore is also a planning partner for the HOPE Project, a van that serves homeless where they congregate within the community. This partnership with the City of Fremont, Tri-Cities Homeless, Tri-Cities Health, Alameda County Behavioral Health and Tri-Valley Haven, allows us to provide services both in the eastern and southern portion of Alameda County. This project is funded with Supportive Housing Program (SHP) dollars received through the Continuum of Care Super NOFA. Additional funding is also received from the City of Livermore, Pleasanton, Kaiser Foundation and general donations.

The City is actively working on other projects that will assist the homeless in our community. City Staff has been a part of the development of the Alameda County Homeless and Special Needs Housing Plan. Throughout 2004 and 2005, Staff has implemented the Youth in Transition Art project. The mission of the Project is to raise awareness of the diversity of living circumstances among young people in the Tri-Valley and the commonalities between all young people. It is a collaboration of the City of Livermore, the local arts community, Tri-Valley Community Foundation, Tri-Valley Haven and Shepherd's Gate.

Recognizing the diversity of homeless needs in our community, City Staff is seeking new program and funding sources to meet the changing needs. Staff approached Tri-Cities Homeless in 2002 to implement Project Independence, a program to assist youth emancipating out of the foster care system, within our community. Within Alameda County 300 to 350 children exit the foster care system every year. In California, 50% of the former foster youth are unemployed

with 2 to 4 years of exiting the system and as many as 50% become homeless within the 18 months of emancipation. Seventy (70%) percent of San Quentin inmates grew up in foster care. The City will continue to fund this program with CDBG and HOME dollars and find additional funding sources, including Proposition 63, which will allow us to potentially expand the program. Livermore has seen an increase in the number of other homeless and “throwaway” youth aged 17 to 21 that reside in our community. Staff is also seeking methods to assist homeless veterans. As with the homeless population in general, a Tri-Valley homeless vet is typically a woman with children.

For many people, housing is typically the largest expense in the budget. Federal, state, and local housing programs frequently require that low income households should pay no more than 30% of their gross income towards housing costs. The National Low Income Housing Coalition found that in order to afford the median fair market rent for a two bed-room unit in Alameda County it would require a job that paid \$27.31 per hour at 40 hours per week. (Present State minimum wage is \$6.75 per hour). The more housing costs rise, the less disposable income low income households have for other necessities, including food, health care, and education. Most low income families live from paycheck to paycheck and are only one paycheck away from losing their current housing.

Chart 1-5⁹

	Families	Families with female householder – no husband present
Percent below poverty level	3.8	14.6
Percent below poverty level with children < 18	5.7	19.3
Percent below poverty level with children <5	6.1	25.5

Even when housing is available and a household can afford the rent payment, there are barriers which make it difficult for households to obtain and maintain the housing. The move-in costs of first and last month’s rent and security deposit are a large barrier to low income households who have difficulty making ends meet at the end of the month. Any crisis such as job loss, health emergency, alcohol or drug problems can cause the household to begin the spiral into homelessness.

Livermore leverages CDBG with HOME dollars to fund Housing Scholarship which provides case management and rental assistance to families that are in jeopardy of losing their housing while they are attending school to complete their degree. Since the program’s inception in 1999, we have assisted 81 families.

Alameda County’s Housing and Community Development Department 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. Livermore has not accessed these funds in the past five

⁹ 2000 Census

years. However, with AIDS patients living longer, we do anticipate applying for HOPWA funds by 2009.

Livermore contributes to and is part of the Continuum of Care Council. This Council continues to be guided by the *County-wide Homeless Continuum of Care Plan* that was completed in 1997 and is currently being updated (to be completed in July 2005). The Plan identified gaps in the current service delivery system and is intended to link homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. A comprehensive, year-long community-wide process of identifying and prioritizing continuum-wide goals and outcomes culminated in the creation of a Continuum of Care Council Workplan in March 2001. This Workplan has guided the activities of all the Continuum of Care Council's committees and has led to the creation of Consumer Rights Standards, assessment and implantation of Health, Safety, and Accessibility Standards for shelters, and advocacy for retaining and expanding critical support services and housing.

Performance Measures

The San Francisco Regional HUD office is not requiring the immediate implementation of performance measures for all strategic plan goals. For Fiscal Year 2005, the Livermore is only implementing measures for the program it is responsible for carrying out. Measures for this goal will be developed in future fiscal years and listed in the Action Plan.

Homeless Services completed by Alameda County

As a member of the Alameda County Continuum of Care, the City of Livermore is adding their section of homeless service provisions to the Consolidated Plan.

Priority: Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other supportive services.

Priority Analysis and Obstacles to Meeting Underserved Needs

Homeless and low income people are at greater risk for developing nutrition-related diseases, including diabetes, cancer, and heart disease. Homeless people with one disability are also at greater risk for developing other disabilities. Many homeless people are dually or triply diagnosed with physical health, mental health and alcohol and drug (AOD) problems. They typically receive health treatment through the public system of care, and only when their needs become acute, requiring expensive treatment. Improving the delivery of health services will reduce the numbers of people who continue to cycle through periods of homelessness and reduce the high costs of acute medical, in-patient substance abuse, and psychiatric treatment.

In order to compete in today's evolving job market; many homeless people need job training or retaining, followed by placement into "living wage" jobs. Due to their unique circumstances, training and placement for homeless people must also be matched by basic services such as appropriate clothing and literacy training, as well as intensive services such as transportation, child care, on-going job mentorship, counseling and substance abuse treatment. Homeless families not only need job assistance for the adult wage earner(s) but for other family members as the household transitions to work and its demands.

Alameda County annually submits a Consolidated Application in response to HUD’s annual Continuum of Care SuperNOFA. In partnership with Cities of Berkeley and Oakland, Alameda County convenes a process to involve the community in identifying needs and establishing priorities for submission of the application. The process works in concert with the Continuum of Care Plan and the Multi-Plan, which are used as reference tools throughout the process.

The Continuum of Care Super NOFA has been a crucial funding source for growing and maintaining the permanent and transitional housing for homeless in Alameda County. It has provided funding for some of Alameda County’s most successful homeless projects. However, the amount of renewals in Alameda County has exceeded our funding allocation and does not allow room for expansion of the transitional and permanent housing system.

SHP renewals will have a major impact on the ability of the Continuum of Care to maintain the existing homeless services. In Alameda County, it is projected that SHP allocations for the next several years will amount to about half of what is needed to renew existing homeless services provider grants. Because of this, the community is continuing to redesign the Continuum of Care for Alameda County. The Multi-Plan will include increased efforts to diversify funding sources for homeless providers; collaborating, combining and/or downsizing providers while maintaining a semblance of a Continuum of Care structure; and mainstreaming services provided into the broader community. All of this will create a challenge for homeless service providers to maintain a level of service in the face of declining resources.

Objectives

The objectives presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources and regular reassessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	1. 245 people with HIV or AIDS, who are homeless or at imminent risk of being homeless will receive rent subsidies through S+C. 2. Reciprocal Integrated Services for Empowerment Program (RISE) will serve 775 participants in Southern Alameda County who are homeless and disabled. 3. Jobs/Housing Linkages Program will serve 235 homeless families in Southern Alameda County through transitional rental subsidies, case management and other supportive services, job preparation and placement.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP),	4. The Shelter Plus Care Program will provide safe, secure housing for 330 homeless people disabled by serious mental illness, chronic	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Shelter Plus Care (S+C), Project Independence and Section 8.	alcohol and other drug problems, and/or HIV/AIDS.	
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 100 units of transitional and permanent housing county-wide for homeless individuals and families who are extremely low and low income households.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
The Urban County will administer any Emergency Shelter Grant (ESG) entitlement funds that become available.	Conduct a Request for Proposal (RFP) process that will address emerging needs from the Homeless and Special Needs Housing Plan.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Promote adequate funding for homeless housing and services.	1. Expand the supply of housing for homeless populations by advocating for additional sources of funds. 2. Rehabilitation of homeless shelter in Newark.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding for priorities will be spread to middle, northern, eastern, and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

Priority: Maintain and expand activities designed to prevent those currently housed from becoming homeless.

Priority Analysis and Obstacles to Meeting Underserved Needs

For many people, housing is typically the largest expense in the household budget. Federal, state, and local housing programs frequently require that low income households should pay no more than 30% of their gross income towards housing costs. The National Low Income Housing Coalition found that in order to afford the median fair market rent for a two bed-room unit in Alameda County it would require a job that paid \$27.31 per hour at 40 hours per week. (Present State minimum wage is \$6.75 per hour). The more housing costs rise, the less disposable income low income households have for other necessities, including food, health care, and education. Most low income families live from paycheck to paycheck and are only one paycheck away from losing their current housing.

Even when housing is available and a household can afford the rent payment, there are barriers which make it difficult for households to obtain and maintain the housing. The move-in costs of first and last month’s rent and security deposit are a large barrier to low income households who have difficulty making ends meet at the end of the month. Any crisis such as job loss, health emergency, alcohol or drug (AOD) problems can cause the household to begin the spiral into homelessness.

Rental assistance programs are part of the Urban County’s efforts to keep individuals and families in housing. Most of these rental subsidies are directed specifically at populations with disabilities who tend to be more at risk than other populations of losing their housing. HCD is funded directly by HUD for Project Independence, a Housing Opportunities for Persons with AIDS

(HOPWA) Special Project of National Significance which provides shallow rental assistance and accessibility modifications to people living with HIV/AIDS throughout Alameda County.

Prevention activities need to be expanded in programs that provide short-term rental assistance, rental guarantees, move-in costs, and long term rental assistance such as Section 8 to homeless and very low income people. It is usually less expensive to prevent someone from becoming homeless than to help them once homeless and far less disruptive to the family.

Most of the programs providing rental subsidies provide support services that deal with issues such as addiction, depression, health problems and unstable employment that also can lead to the loss of housing.

Objectives

The objectives presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 1. Project Independence will provide 200 households Alameda County with rental assistance. 2. Approximately 2,000 persons living with HIV/AIDS will receive supportive services through HOPWA funding. 3. Shelter Plus Care’s Tenant-Based Rental Assistance program will provide County-wide rental assistance and supportive services to 1,070 disabled, formerly homeless individuals & their families. 	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.
Promote the production of affordable housing to achieve public and mental health outcomes.	<ol style="list-style-type: none"> 1. Provide information and access to housing for homeless populations. 2. Develop and implement transitional planning for discharged clients. 3. Develop and fund comprehensive crisis intervention services. 	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

Priority: Build on inter-jurisdictional cooperation to achieve housing and homeless needs.

Priority Analysis and Obstacles to Meeting Underserved Needs

The Continuum of Care Council continues to be guided by the *County-wide Homeless Continuum of Care Plan* that was completed in 1997 and is currently being updated (to be completed in July 2005).

The Plan identified gaps in the current service delivery system and is intended to link homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. A comprehensive, year-long community-wide process of identifying and prioritizing continuum-wide goals and outcomes culminated in the creation of a Continuum of Care Council Workplan in March 2001. This Workplan has guided the activities of all the Continuum of Care Council's committees and has led to the creation of Consumer Rights Standards, assessment and implantation of Health, Safety, and Accessibility Standards for shelters, and advocacy for retaining and expanding critical support services and housing.

The Council is in the process of implementing a Homeless Management Information System (HMIS) and Standards of Service in Alameda County. A comprehensive HMIS for homeless service providers is being developed and implemented to obtain an unduplicated count of demographics and needs of homeless individuals and families in Alameda County. The HMIS systems will allow better tracking and shared information on individuals while they are in the housing system. This will prevent duplication of services to clients and allow the client to get the assistance they need depending on where they stand in the continuum.

Objectives

The objectives presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
County-wide Continuum of Care coordination will continue to strengthen partnerships among participating jurisdictions and ensure widespread participation in the process.	1. Link housing and service providers for immediate and long term homeless needs. 2. Identify gaps and barriers in service provision.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Increase the capacity of non-profit organizations to encourage the development of affordable housing with supportive services.	Continue to provide technical assistance to non-profit organizations involved in provision of affordable housing and/or supportive services.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Continue the tradition of joint jurisdictional funding of projects with mutual benefits throughout Alameda County.	Seek out opportunities when appropriate.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

PART III SUPPORTIVE HOUSING NEEDS

Priority: Increase the availability of service-enriched housing for persons with special needs.

Priority Analysis and Obstacles to Meeting Underserved Needs

Low income persons and families with special needs, including the frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other drug problems, and victims of domestic violence need housing with supportive services. Within the HOME Consortium there is a critical need to increase the amount of housing with supportive services to meet a variety of special needs. Supportive housing can increase life expectancy and quality of life for persons with special needs. For many, it can be key to preventing or permanently ending homelessness.

Each special needs population requires different levels of service and support. Persons with acute disabilities, such as end-stage AIDS or severe mental illness, may require a high level of service available on site. Less vulnerable populations may need fewer services at their residence, but may require access services in the broader community. Services often associated with supportive housing include case management, alcohol and drug counseling, health and mental health care, money management and childcare.

The California Department of Rehabilitation estimates that 3% of the total populations have disabilities which affect their housing requirements to a significant degree, forcing the disabled to live near medical facilities, live in specially designed homes, or live in congregate housing. Many have difficulty obtaining housing when vacancy rates are low and housing is unaffordable. Most affordable housing does not have accessibility to accommodate a physically disabled person. Education of landlords and disabled tenants regarding reasonable accommodations is sporadic. The landlords misunderstanding of the needs of the disabled tenants often leads to eviction proceedings rendering the disabled person homeless and with a poor tenant history making future rental opportunities more difficult.

Although services for people with identified special needs are the most critical, more limited service-enriched housing can be beneficial to lower income populations which do not have special needs. Each of us has a range of service needs, such as childcare, healthcare, advice about financial matters and educational opportunities. People with adequate resources are able to purchase these services in the community. Those who lack these resources benefit from affordable housing with services that can help stabilize individuals and families and also serve as a community base through which services can be provided.

Objectives

The objectives presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 300 units of transitional and permanent housing county-wide for special needs individuals and families who are extremely low and low income households. With final adoption of the Homeless and Special Needs Housing Plan these numbers may change slightly.)	There will be 55 unit-years of affordability in rental projects.
Promote the production of affordable housing both transitional and permanent with supportive services for people with HIV/AIDS by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Approximately 350 people living with HIV will receive housing assistance through the use of HOPWA development funds.	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.

Geographic Distribution

Funding for priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed on the objective above are intended and open to serve the entire jurisdiction.

PART IV COMMUNITY DEVELOPMENT

Priority: 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, translating services, child care, and youth development programs.

Overview

Livermore intends to allocate the entire available public service funds each fiscal year from 2005 through 2009 to non-profit and public agencies to complete this and the other goals outlined in this document. Throughout the last 5 year Consolidated Plan cycle, the City received in average 15 to 20 funding requests equaling at least four times the amount of available public service dollars.

Livermore will fund programs in the following areas based upon current community needs. The list of community development needs outlined below are by no means exclusive, but serve as a place to begin providing program services not discussed in other sections in this document. In order to remain responsive to the community, the City reserves the opportunity to expand into and fund new programs in additional areas if the need proves itself within Livermore.

On September 12, 2005, the Livermore City Council approved amending this Action Plan to allocate \$40,000 of unused CDBG program dollars to assist with persons relocating to Livermore as a result of Hurricane Katrina. On September 26, 2005, City Staff will request the City Council to approve the reallocation of \$30,000 of HOME funds to provide rental assistance to these same persons.

On September 7, 2005 the US Department of Housing and Urban Development issued two memorandums that allow for waivers within the CDBG program. They included suspension of Section 105 (a) (8) of the Community Development Act of 1974 allow communities to spend more than 15% of their CDBG entitlement for public services. The second waived 24 CFR 91.105(c) (2) of the Community Development Act of 1974 to amend the public comment period on amending this Action Plan and the Consolidated Plan from 30 days to three.

The \$40,000 of CDBG will be allocated to local non-profit agencies to provide medical, mental health, child care, housing, case management and other related services to solely meet the needs of relocated disaster victims residing in Livermore. The \$30,000 of HOME funds will be used to pay the difference between rent on an apartment and 30% of the family's income for up to three months. These funds will be paid directly to the landlord renting the apartment to the displaced family

Performance Measures

The San Francisco Regional HUD office is not requiring the immediate implementation of performance measures for all strategic plan goals. For Fiscal Year 2005, the City is only

implementing measures for the program it is responsible for carrying out. Measures for this goal will be developed in future fiscal years and listed in the Action Plan.

Senior Services

The 2000 Census reported that there were 5,516 people aged 65 and older living in Livermore, comprising 7.5% of the total population. Although the senior population in Livermore only increased .5% since the 1990 census, this still represents the largest senior population percentage of all Tri-Valley cities.

According to the 2000 Census, 77% of our senior populations are homeowners and 23% are renters. Within these groups, 8.6% of homeowners and 6% of renters are beneath poverty levels. Of the entire population of homeowners, 6% are men living alone while 20% are females living alone.

The Alameda County Commission on Aging released a report (*Affordable Senior Housing Report of Recommendations and Actions*, December 1999, Legislative Advocacy Committee) that indicated 80% of seniors in Alameda County paid well in excess of their annual income in rent. The majority of assisted rental housing opportunities for the elderly are publicly sponsored Section 8 programs.

The amount of financial resources available to address senior needs does not meet existing demand. In addition, many seniors have difficulty accessing the services that are available to them due to real and perceived barriers, including long waiting lists for some services, language barriers, transportation difficulty, and the stigma held by some seniors towards receiving public assistance.

Livermore will continue to fund programs that provide for in-home support services and case management to assist seniors. In addition to case management, the City will also provide funding for senior nutrition programs. In the spring of 2005, Livermore and Pleasanton conducted several focus groups to ascertain from the seniors their needs for the food programs. Staff will continue to implement the results of these findings to always provide the best and most effective service for our residents. The City firmly believes these programs are vital to assist seniors to age in place and remain connected to the community.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible households throughout Livermore.

Public Service Facilities

Since its establishment in 1980, Livermore has supported the operations of the Multi-Service Center located at 3311 Pacific Avenue. The City will continue to operate and provide subsidized rent at this facility 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 on an on-going basis include: Alameda County Social Services, Axis Community Health Center Clinic, Women, Infants and Children (WIC), CRIL (Community Resources for Independent Living), State Office of Rehabilitation, Alameda County Adult Protective Services, ECHO Housing, Law Center for Families, Cal WORKS Welfare

Reform Program and Tri-Valley Interfaith Poverty Forum. In addition, the City is providing free office space for intermittent counseling use by East Bay Innovations, an Oakland-based agency, to serve disabled clients living in the Tri-Valley.

However, the City also realized the Multi-Service Center is too small to meet the needs of the expanding population and is collaborating with other agencies. Stepping Stone is in its early stages, but the vision of the project is to provide greater access to services to the lowest income residents and in particular those with English as a second language. The project is being modeled off the City of Fremont’s Family Resource Center and the Davis Street Community Center in San Leandro. It is a cooperative venture of the Cities of Livermore and Pleasanton and 15 other non-profit and private agencies.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas in Livermore. All programs or activities fulfilling objectives listed above are intended and open to serve the entire City.

Childcare Facilities and Services

There is a shortage of affordable childcare in Livermore. For those low and moderate income households who are able to access childcare, the costs often consume a large portion of their budgets. For extremely low income parents, high childcare costs and insufficient supply of affordable childcare may make entering or re-entering the labor force prohibitive.

The Tri-Valley Human Services Needs Assessment ranked inadequate access to affordable and high quality childcare and after school programs as one of three significant gaps in the human services delivery network. Unfortunately, limited funding is one of the main causes of this problem.

The 2000 Census shows that the Tri-Valley’s child population has expanded faster than any other group or anywhere else in Alameda County. In Livermore, the population under 17 increased 33.6%. The chart below shows the relationship between Livermore and portion of Alameda County outside of the Tri-Valley.

Chart 1-6 ¹⁰	Livermore		Alameda County	
	2000 population	% change	2000 population	% change
Under 5 years	5,650	18.3%	98,378	2.5%
5 to 9 years	6,227	40.4%	104,648	20.6%
10 to 14 years	5,728	45.8%	96,769	26.8%
15 to 17 years	3,035	31.6%	54,777	23.4%
Total under 17	20,640	33.6%	354,572	16.9%

All the subsidized child care programs have long wait lists. More than 380 families are waiting for assistance on Child Care Links list and over 100 families are waiting for Head Start/Early

¹⁰ Tri-Valley Human Services Needs Assessment, page 35

Head Start slots with CAPE. According to Child Care Links, the most pressing need across all income categories is for infant care.

Chart 1-7¹¹

	Families	Families with female householder – no husband present
Percent below poverty level	3.8	14.6
Percent below poverty level with children < 18	5.7	19.3
Percent below poverty level with children <5	6.1	25.5

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 for low income children’s 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. A variety of sources will be utilized to complete this development including City In-Lieu and HUD sources including Section 108 loan guarantee and other public and private revenues.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas in Livermore. All programs or activities fulfilling objectives listed above are intended and open to serve the entire City.

Youth Development and School Readiness

As shown in previous sections, there has been a significant increase in the number of children in Livermore. At the same time, there are increases in poverty, particularly with female headed households.

An important component to reducing poverty is education. To achieve those ends, the City has joined with the Livermore Valley Joint Unified School District (LVJUSD) to ensure that every child is ready to attend school. This includes providing staff assistance and funding programs that support children and their families. This includes medical programs, food distribution, mental health counseling, outreach and education, tutoring services and translation assistance.

In addition with the school district, Livermore Police Department and Horizon’s Family Counseling have reported seeing increased gang activity in the schools. Programs are in process of being implemented to find methods to alleviate these concerns. The Human Services Commission is recommending funding of two programs in FY 2005 that will address this issue.

¹¹ 2000 Census

Livermore and Pleasanton are also working with Alameda County to begin a study of the needs of children in the Tri-Valley ages 0 through 21. This will be a comprehensive report that describes the gaps in the service delivery system for children as well as the strengths. Eventually, it is anticipated that Alameda County, along with the Cities, will develop and build a school linked health care and employment center for adolescents and young adults. The vision is based on the model located next to Castlemont High School in Oakland.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas in Livermore. All programs or activities fulfilling objectives listed above are intended and open to serve the entire City.

Accessibility Needs

As outlined in the City's Self-Evaluation Plan and Transition Plan that complies with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, Livermore is actively taking steps towards removing accessibility barriers to people with disabilities in public areas. CDBG funds are being leveraged with general fund dollars and other revenues sources to complete accessibility improvements including the installation of curb cuts, accessible interior spaces and restrooms, devices for the hearing and vision impaired, and installation of elevators, continue to be needed in many structures.

Several disability advocacy organizations provide a wide range of services to people with disabilities in Livermore. Their clients have a broad range of needs but they tend to fall into two categories, the need for affordable, accessible housing, and the need for improved accessibility in other buildings and areas. CRIL (Community Resources for Independent Living) and East Bay Innovations provide case management for disabled individuals and community education. The City will continue to provide funding to these organizations as well as provide service space in the Multi-Service Center.

Although the City requires builders of apartments to comply with State law and all first floor units in new complexes are convertible to be accessible, there continues to be an inadequate supply of accessible units. Therefore, in all units rehabilitated or purchased with In-Lieu or CDBG funds, the City is requiring the property maintain at least one completely accessible unit.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses in Livermore. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire City.

Other Public Services

The City will provide support for other Public Services not listed in this document. Services will include case management and assistance to persons with disabilities, housing for both physically and mentally disabled persons, legal assistance for low income families, domestic violence counseling and shelter support and bi-lingual mental health services.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas in Livermore. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire City.

Economic Development

Economic development is a critical component with all other services to assist lower income populations to gain self-sufficiency. Economic development can encompass a wide range of activities, including low interest “seed loans” to small businesses or micro-businesses, technical assistance, commercial and/or industrial rehabilitation, or employment training to moderate or lower income individuals.

To achieve this goal, the City has established a Business Development fund with \$40,000 of CDBG funds as seed dollars. We anticipate utilizing these funds to assist business with infrastructure and other improvements to create low and moderate income jobs. We also anticipate utilizing CDBG, Section 108, and other funding sources to assist with the development of Livermore’s downtown and Redevelopment District.

The City is in the early conceptual and planning stages for an Historic Preservation and Seismic Retrofitting revolving loan fund which will provide short-term rehabilitation loans for businesses in historic buildings and low to moderate income households in historic residences. Loans to businesses will be contingent upon job creation for low-income individuals. The City will initially utilize \$40,000 of CDBG funding to issue \$5,000 loans to eight (8) businesses and households. The City hopes to engage private sources for additional seismic retrofitting funds.

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses throughout Livermore including the Redevelopment Project Areas. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire City.

PART V OTHER ACTIONS

Anti-Poverty Strategy

Programs and Services

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 and the Tri-Valley Interfaith Poverty Forum. In addition, free space is made available weekly to East Bay Innovations, Law Center for Families, WIC, 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.

The City realizes that an important component to reducing poverty is education. To achieve those ends, the City has joined 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 conducted on the HOPE Van, while they are parked at Open Heart Kitchen's 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 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. From this, 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, signing up more families for health insurance, a health fair, and other preventative education projects. In four years, Marilyn's test scores increased from 592 to 691. Children under the poverty line, whose scores increased 99 points

and children with English as a second language scores increased 160 points, had the largest increases.

The area Marilyn Avenue School draws from is the same area that the City's Neighborhood Preservation Section 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. He is also approaching the parents to hold a community clean-up day in conjunction with City Staff.

The City Council amended its 2003 Action Plan to include a \$40,000 CDBG funding allocation to establish a Storefront Improvement Revolving Loan program targeted toward businesses in Livermore's downtown. This program is designed to provide incentives for business to hire low and moderate-income persons.

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.

Because child care is an important component to maintaining employment, Housing and Human Services staff will work closely with Planning staff to review the establishment of an ordinance that will assess a fee to new development that will fund child care initiatives, the first in the Tri-Valley. Staff is beginning to work with Child Care Links, CAPE and Alameda County First Five along with utilizing the results of the Needs Assessment and Child, Family and Community Services Head Start Community Assessment of Southern and Eastern Alameda County to determine how the funds will be best utilized throughout Livermore.

As previously stated throughout the document:

1. 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 income.
2. Livermore continues to provide funding and support to our local homeless shelter, Sojourner House.
3. 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.
4. 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.

5. 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.
6. 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 and moderate - income Livermore and Tri-Valley residents.

Citizen Participation

The Housing and Human Services Division of the Community Development Department is responsible for the development and implementation of the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). The City is committed to having the citizens of Livermore participate to the fullest extent possible in the determination of policy priorities and disbursement of grant funds. The City not only follows the guidelines as established in the CDBG and HOME regulations, but also fully complies with the requirements of the Brown Act of the State of California (California Constitution code Sections 5450, et seq.)

Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) are federal funding sources to principally benefit the low and moderate-income (LMI) citizens of Livermore. Federal regulations require that recipients follow an approved Citizen Participation Plan in order to receive continued federal funding. To determine the most appropriate uses of these dollars, we need to consult all of our citizens, including minorities, non-English-speaking persons, Low and Moderate Income residents, persons with disabilities, and advocates for our senior, disabled, illiterate, homeless, and low-income populations for whom CDBG is designed to serve.

To satisfy the federal requirements for receipt of CDBG and HOME funds, the City of Livermore certifies that it will adhere to the following Citizen Participation Plan established in the City's CDBG/HOME Policy and Procedures Manual to provide for and encourage public participation in the development and administration of its CDBG and HOME programs and disbursement of funding.

Staff is actively working to outreach to residents of Livermore of all ethnicities, regardless of language capability. To maximize public comment and responsiveness, Staff particularly works with organizations, community leaders, and key individuals that have the trust of the community. Therefore we are working to outreach to the faith community, public health and school nurses, and the schools. We will continue to work on improving language capacity and multi-lingual outreach. The CDBG pages on the City's website have a link to HUD's Spanish web pages and Staff is actively working on having the entire CDBG site available in Spanish. Future efforts will be to have the site also available in Farsi and other languages.

Development of the FY 2005 through 2009 Consolidated Plan goals began in July 2004 and followed the City's CDBG/HOME Community Participation guidelines that in the

CDBG/HOME Policy and Procedure manual. A subcommittee of the Livermore and Pleasanton Human Service Commissions met to begin outlining potential goals based upon the City's Housing Element and the Tri-Valley Human Services Needs Assessment. Through three meetings, the subcommittee initially broadly defined the needs of the Tri-Valley, and then distilled it down to four main areas. The Livermore Human Services Commission discussed and adopted these goals at their October 2004 meeting. October meeting notification was sent to 45 non-profit and public agencies throughout Alameda County that serve a wide variety of low income persons including (but not limited to) homeless, domestic violence, seniors, emancipated youth, schools, faith community, childcare, and disabled. The draft goals were placed on the City's website for comment beginning in November 2004 and were published in a City newsletter that is distributed to all residents. In addition, the Human Services Commission held a public hearing on December 14, 2004 and the City Council convened a public hearing on January 10, 2005. Public notification of both meetings was placed in the Tri-Valley Herald, Livermore's Spanish newspaper, distributed to the Hindu Cultural and Community Center, the Multi-Service Center and all other related public venues.

An opportunity for public comment was provided at the Human Services Commission and the City Council. At the Human Service public hearing, two agencies, Community Resources for Independent Living (CRIL) and Allied Housing requested that we modify goal number one and clarify that affordable rental units should be maintained for the most disadvantaged populations. The Human Services Commission agreed with the comment and modified the Consolidated Plan Goals. No public comment was given at the City Council meeting.

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 In-Lieu Low Income Housing Fund, development of housing initiatives including the first time homebuyer program, and updating Livermore's Housing Element.

The Housing and Human Service Division works very closely with staff of the City of Pleasanton, 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 for the 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 an outcomes measurement system by 2005.

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 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	

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.

Monitoring

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 appropriate records 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.

Staff will update the 2005 CDBG 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. We continually work with our individual City's Finance and Legal departments to ensure appropriateness and 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 Subrecipient's performance before it becomes a concern.

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 (ACLPPP). 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 funded minor home repair and rehabilitation program, managed for the City by Alameda County Housing and Community Development. 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.