

**ACTION PLAN  
NON-HOME FUNDS  
FY 2011-2012**

***Amended September 2011***

*(Amendments identified in italics  
throughout document)*



***MEMBER OF THE ALAMEDA COUNTY  
HOME CONSORTIUM***

## EXECUTIVE SUMMARY

### Fiscal Year 2011-2012 Action Plan

#### **FY 2011-2012 Resources**

The Fiscal Year (FY) 2011-2012 Action Plan identifies Federal, State, and local resources the City of Livermore will utilize to meet the priorities established in the FY 2010-2014 Consolidated Plan for the Alameda County HOME Consortium. The City of Livermore's estimated Community Development Block Grant Allocation for FY 2011-2012 is \$414,408. The City will also receive an estimated \$179,743 in HOME funds **and \$100,000 in American Dream Downpayment Assistance (ADDI) funds** through the Alameda County HOME Consortium. Final allocation amounts have not been released by HUD in time for submission of the Action Plan; however, any changes to the final amounts will not be considered by the City of Livermore as Substantial Amendments to the Action Plan. The City does not anticipate receiving program income unless loans from the Housing Rehabilitation Program are repaid during the year. In addition, the City has allocated \$78,500 of its In-Lieu Housing Funds to agencies that provide various housing activities and \$48,000 of Social Opportunity Endowment funds to leverage Public Services funding. Additional In-Lieu funds will be allocated to down-payment assistance programs for first-time homebuyers.

The City, through its General Fund, also provides \$125,000 to subsidize the operation of the Livermore Multi-Service Center, which houses 11 agencies that provide services to low-income residents of the Tri-Valley.

#### **FY 2011-2012 Activities to be Undertaken/Summary of Objectives**

The City will allocate CDBG, HOME, and Social Opportunity Endowment funding as part of its Housing and Human Services Grant Program to programs that assist low and moderate income persons. These programs and funding sources are listed in the tables below. These tables describe FY 2011-2012 objectives, the five-year Goals and Objectives (FY 2010-2014) outlined the City's Consolidated Plan and Performance Objectives for each activity. During FY 2011-2012, the City of Livermore will be implementing five-year objectives for programs managed by the City. All other programs will be phased in during the remainder of the 5 year plan.

The City's Human Services Commission evaluates project performance through quarterly progress reports submitted for all Housing and Human Services Grant funded activities. A public hearing is held in August for agencies to discuss their Consolidated Annual Performance Evaluation Reports (CAPER). The Human Services Commission hearing provides an opportunity for public comment in addition to the City Council's public hearing for the CAPER in September.

**FY 2011-2012 Activities Tables (1 – 5) begin on next page**

**Table 1: Support and develop a continuum of housing resources that will increase access to low-income, seniors, disabled and homeless persons with emphasis on activities that: 1) increase and maintain transitional housing opportunities with supportive services to increase positive outcomes and stability into permanent housing; 2) preserve and increase affordable rental housing opportunities for low and moderate income households; 3) assist with homeownership opportunities for first-time homebuyers and ensure existing homeowners have safe housing that maintains affordability; 4) promote fair housing and reduce housing discrimination.**

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; In-Lieu – Housing Services; Endowment - Social Opportunity Endowment

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
Abode Services	Housing services and tenant-based rental assistance for Project Independence.	Funds will assist youth aging out of the foster care system to locate and maintain stable, independent housing in Livermore.	Increase housing and support services for youth that are homeless and those at risk of being homeless.	Decent Affordable Housing	Affordability	HOME In-Lieu	\$60,000 \$22,500
Abode Services	Case Management and rental assistance to low-income head of households for Housing Scholarship Program.	Assist Livermore families at risk of becoming homeless to find and maintain stable housing while completing educational and vocational goals.	Increase housing and support services for people with disabilities, homeless, and those at risk of being homeless.	Decent Affordable Housing	Affordability	CDBG (PS) HOME	\$16,859 \$64,843
City of Livermore	Sojourner House Section 108 Loan Repayment	Loan repayment for homeless shelter that will provide shelter and services to homeless individuals.	Increase housing and support services for people with disabilities, homeless, and those at risk of being homeless.	Suitable Living Environment	Availability/ Accessibility	CDBG (CAP)	\$22,211
City of Livermore	Neighborhood Preservation and Housing Improvement Program	Funds will be used for code enforcement staff activities including enforcement, abatement, neighborhood clean-ups, seismic upgrades, and education in Livermore's lowest income neighborhoods.	Maintain safe, clean, and aesthetically pleasing neighborhoods through resident outreach, education, and enforcement of zoning, health, and safety.	Suitable Living Environment	Sustainability	CDBG (CAP)	\$60,000
City of Livermore	Develop two mixed-use affordable housing projects in Livermore's downtown	Enter into Disposition and Development Agreement with Eden Housing. Apply for City entitlements and tax credit financing.	Complete predevelopment and demolition and begin construction of affordable housing units.	Decent Affordable Housing	Availability/ Accessibility	HOME	\$117,000
Eden Council for Hope and Opportunity (ECHO)	Fair Housing Services	Fair housing counseling services, tenant/landlord mediation, home seeking assistance, and shared housing services for Livermore residents and funding for fair housing audits.	Fair Housing Services	Suitable Living Environment	Availability/ Accessibility	In-Lieu	\$30,000
Neighborhood Solutions	Housing Rehabilitation Program	Funds will provide grants and loans to very-low to low-income Livermore homeowners for home rehabilitation.	Improve the condition of existing housing stock and increase ability of low-income residents to sustain independent living.	Suitable Living Environment	Sustainability	HOME In-Lieu CDBG-R	\$30,000 \$6,000 \$59,196
Tri-Valley Haven	Case management and crisis counseling at Shiloh House, domestic violence shelter.	Provide crisis intervention and counseling services to Livermore residents and 24/7 Crisis Line assistance and referral services.	To make counseling services readily available to the homeless, survivors of sexual assault, and their children.	Suitable Living Environment	Availability/ Accessibility	In-Lieu	\$10,000
Tri-Valley Haven	Case management at Sojourner House, family homeless shelter.	Services for homeless individuals to prepare them for stable, permanent housing and employment.	Increase housing and support services for people with disabilities, homeless, and those at risk of being homeless.	Suitable Living Environment	Availability/ Accessibility	In-Lieu	\$10,000

**Table 2: Improve community health and access to basic and specialty care including dental and optometry care, behavioral and mental health care services especially for low-income, uninsured and under-insured residents with emphasis on activities that: 1) support the maintenance and expansion of services and programs aimed at wellness and preventative care services; 2) increase outreach and access for underserved populations including limited English speaking persons, youth, disabled, seniors and homeless persons.**

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; In-Lieu – Housing Services; Endowment - Social Opportunity Endowment

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
Axis Community Health	Access to health care for uninsured Livermore families.	Enroll low income & uninsured Livermore residents in publicly supported health insurance plans which will give them full access to health care.	Provide immediate access to health care for low income Livermore residents.	Suitable Living Environment	Availability/ Accessibility	CDBG (PS)	\$20,000
Axis Community Health	Pre-Development for Capital Project	Engage the services of a project/finance consultant, architect, and a capital campaign consultant for necessary pre-construction activities to construct a larger medical clinic for low-income patients.	Provide access to health services for low income Livermore residents.	Suitable Living Environment	Availability/ Accessibility	CDBG (CAP)	\$36,000
Bay Area Community Services (BACS)	Valley Creative Living Center	Provide structure and support to assist adults with psychiatric disabilities in the Tri-Valley area in their recovery and reintegrate into the community.	Increase and promote independent living and self-sufficiency for individuals with severe and persistent mental illness.	Economic Opportunity	Availability/Accessibility	CDBG (PS)	\$5,000
Community Resources for Independent Living (CRIL)	Case management for disabled individuals and community education and outreach to public venues.	Case management and service coordination for Livermore residents with disabilities. Education and disability awareness to agencies, businesses and/or non-disabled Livermore residents.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	Sustainability	Endowment	\$5,000
Livermore Valley Joint Unified School District (LVJUSD)	Children's Health Access Program	Provide dental, optometry, and medical subsidies for uninsured and underinsured children in the Livermore School District.	Provide immediate access to medical care for uninsured and underinsured students.	Suitable Living Environment	Availability/ Accessibility	CDBG (PS)	\$5,000

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
Livermore Valley Joint Unified School District (LVJUSD)	Marylin Avenue Elementary Community Outreach Coordinator	Outreach to low-income and limited-English speaking families of school-age children to increase access to health care and provide education regarding health, nutrition, family literacy, and parenting.	Increase skill development and self-sufficiency for individuals and families through education.	Suitable Living Environment	Availability/ Accessibility	Endowment	\$5,000
Tri-City Health Center	East County Client HIV Advocacy	Provide services to people living with HIV and help them maintain and regain independence and have peer support.	Maintain a satellite site in Livermore to reduce transportation barriers for Livermore residents accessing advocacy and social services	Suitable Living Environment	Availability/ Accessibility	CDBG - (PS)	\$5,000
Tri-City Health Center	Outreach, case management, and medical services through the mobile HOPE project	Outreach, case management, and medical services for homeless and at-risk-of-becoming homeless persons through mobile outreach.	Increase housing and critical support services for homeless persons and those at risk of being homeless.	Suitable Living Environment	Availability/ Accessibility	CDBG (PS)	\$5,000

**Table 3: Increase and maintain affordable and accessible wellness and development opportunities for youth that are age appropriate.**

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; In-Lieu – Housing Services; Endowment - Social Opportunity Endowment

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
CALICO Center	Livermore Child Abuse Intervention Project	Conduct forensic interviews with children who have been sexually abused, physically hurt, severely neglected or witnessed a homicide or severe violence in their home, provide on-site and follow-up support services to caregivers, and facilitate multi-agency responses to child abuse allegations.	Increase likelihood of abused children achieving justice and healing.	Suitable Living Environment	Availability/ Accessibility	Endowment	\$5,000
Kidango	Kidango Preschool Renovations	Renovate the outdoor learning environment at the Pepper Tree Center and paint the interior of the Owls Landing Center, both of which provide low-income children from birth -5 years early education and intervention services.	Increase skill development and self-sufficiency for individuals and families through supporting childcare.	Economic Opportunity	Affordability	CDBG (CAP)	\$10,000
Twin Valley Learning Center	Tutoring for school-aged children in homeless and domestic violence shelters and to low-income students	Provide tutoring to school-aged children living in homeless and domestic violence shelters, and for children from low-income families in Livermore.	Increase skill development and self-sufficiency for individuals through education	Economic Opportunities	Sustainability	CDBG (PS)	\$5,000

**Table 4: Support and expand programs and opportunities that keep seniors engaged and involved in their community.**

*Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; In-Lieu – Housing Services; Endowment - Social Opportunity Endowment*

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
Senior Support Program of the Tri-Valley	Case Management for Seniors	Provide in-home services to seniors to foster independence, promote safety and well being, improve quality of life, and preserve dignity.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	Sustainability	CDBG (PS)	\$5,000
Spectrum Community Services	Meals on Wheels	Provide meals to homebound seniors each day.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	Sustainability	CDBG (PS)	\$10,000
Tri-Valley YMCA	Adult Day Care Building Rehabilitation	Complete building rehabilitation at new Adult Day Care facility.	Improve access for low-income Livermore families with a senior in care who needs daily assistance	Suitable Living Environment	Sustainability	CDBG (CAP)	\$85,000

**Table 5: Foster and encourage innovative programs that meet emerging community needs with emphasis on low-income and underserved populations.**

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; In-Lieu – Housing Services; Endowment - Social Opportunity Endowment

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Performance Measure Outcome	Funding Source	Amount
City of Livermore	Hagemann Farms Section 108 Loan Repayment	Pay the annual installment on the loan used to acquire and renovate Hagemann Farms.	Provide community access to a historic property, and increase the ability of disabled adults and children to sustain independent living.	Suitable Living Environment	Availability/Accessibility	CDBG (CAP)	\$110,722
City of Livermore	Human Services Needs Assessment	Funding will help pay for an update of the 2003 Human Services Needs Assessment - a comprehensive report that assesses the strengths and gaps in the Tri-Valley Human Services delivery network.	Direct investment to programs/populations most in need in the Community.	Suitable Living Environment	Sustainability	Endowment	\$15,000
GRID Alternatives	Solar Affordable Housing Program	Train and lead teams of community and job-training volunteers install solar electric systems for low-income homeowners in Livermore.	Increase ability of low-income residents to sustain independent living.	Decent Affordable Housing	Affordability	CDBG-R (CAP)	\$30,000
Open Heart Kitchen	Hot Meals & Weekend Box Lunch Program	Provide hot nutritious meals and weekend box lunches free of charge to hungry people in need in Livermore.	Increase self-sufficiency for the lowest income persons and families in Livermore	Suitable Living Environment	Sustainability	Endowment	\$10,000
Tri-Valley Haven	Food Pantry	Provide food, information, and service referrals to low income, homeless, and at-risk of becoming homeless families and individuals.	Improve health and safety of families and people at risk.	Suitable Living Environment	Availability/Accessibility	Endowment	\$8,000

# PART I. RESOURCES

## **FEDERAL**

### **Community Development Block Grant (CDBG) Funds**

The City utilizes CDBG funds to promote affordable housing and human service programs throughout Livermore. The estimated CDBG allocation for FY2011-2012 is \$414,408. The Final CDBG allocation amount has not been released by HUD in time for submission of the Action Plan; however, any changes to the final amount will not be considered by the City of Livermore as a Substantial Amendment to the Action Plan. The City does not anticipate receiving program income unless loans are repaid from the Housing Rehabilitation Program. Any program income received during FY 2011-2012 will be placed into a revolving loan fund to be allocated to future owner-occupied housing rehabilitation projects.

### **Section 108 Loan Guarantee**

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

In September 2010 the City received a \$1,320,000 Section 108 Loan Guarantee to acquire the Hagemann Farms property, a historic farm located in Livermore. Hoofprints on the Heart a non-profit provider of adaptive riding services for the disabled currently reside on the property. They will continue to operate their adaptive riding program for disabled adults and children on the property rent-free in order to provide their services to low-income families at the lowest cost possible. The Hagemann Farm property is listed on both the National Registry of historic places and is a designated local historic resource.

### **HOME (HOME Investment Partnership Act Program)**

Through the City of Livermore's participation in the Alameda County HOME Consortium, the City's estimated FY 2011-2012 allocation is \$179,743. The Final HOME allocation amount has not been released by HUD in time for submission of the Action Plan; however, any changes to the final amount will not be considered by the HOME Consortium or City of Livermore as a Substantial Amendment to the Action Plan. The HOME Program provides funding to localities for use in support of affordable housing programs for lower-income households.

### ***American Dream Down Payment Initiative (ADDI)***

*During FY 2004-2008 the Alameda County HOME Consortium was allocated American Dream Down Payment Initiative (ADDI) funds to make homeownership attainable to low-income first time homebuyers. To date, the City of Livermore has allocated and provided \$324,727 in ADDI funds to 19 low-income households (averaging \$17,091 per loan). In FY*

*2011-2012 the City will utilize approximately \$100,000 to provide Down Payment Assistance to qualified home buyers. Homebuyer education is provided to all homebuyers receiving assistance. ADDI funds have been leveraged with other down payment assistance funds, including \$180,000 in State Building Equity Growth in Neighborhoods (BEGIN) funds, and \$633,193 in City of Livermore Housing Trust funds, to maximize the amount of subsidy available to homebuyers.*

### **Economic Development Initiative Special Project Grant**

The City has received a 2008 EDI grant of \$145,000 to capitalize a regional down-payment assistance loan fund for the Tri-Valley Housing Opportunity Center (TVHOC). The TVHOC was established in 2005 through a joint initiative of the cities of Livermore, Dublin, Pleasanton, San Ramon, and Town of Danville and was designated as a HUD approved housing counseling agency in August 2010. The Center provides homebuyer education, foreclosure prevention, credit and budget counseling services, financial preparation and follow-up for first-time homebuyers, and provides lenders with 'mortgage-ready' clients. TVHOC is a one-stop shop for first time homebuyers to learn about programs offered by the Tri-Valley cities and is currently processing applicants for below-market units offered through Livermore's Inclusionary housing program.

### **Capital funds (formerly CIAP funds)**

Capital Funds are provided on a competitive basis to public housing agencies with 250 or fewer units. In FY 2010-2011 the Livermore Housing Authority applied for and received \$245,000 to modernize Leahy Square public housing development, including exterior site work, bathroom remodeling, and HVAC work. The Authority anticipates it will receive an additional \$245,000 in FY 2011-2012 as it implements its 5-year budget for capital and operations improvements.

### **HUD Section 8 Rental Assistance Program**

The Section 8 Program provides rent subsidies that enable very low-income households to obtain market-rate housing at affordable rents. Vouchers are provided to qualifying households who use the subsidy to rent an appropriate housing unit of their choice. The amount of assistance provided to the landlord equals the difference between 30 percent of the households' gross monthly income and the unit's fair market rent. The Housing Authority of the City of Livermore (LHA) applies to HUD for Section 8 vouchers and administers this program directly. The number of vouchers to be issued in FY 2011-2012 remains at 719.

### **HUD Section 8 Housing Choice Voucher (HCV) Homeownership Program**

The Section 8 Housing Choice Voucher Homeownership Program (HCV) permits eligible participants, the option of purchasing a home with their voucher assistance rather than renting. The Housing Choice program is limited to five percent (5%) of the total Section 8 Voucher Program in any fiscal year. Participation in HCV is voluntary and all participants must comply with Section 8 program requirements. The Housing Authority has provided one homebuyer with HCV assistance to purchase a unit at the Savannah Terrace

development. The Housing Authority is providing assistance to another buyer at Savannah Terrace in May 2011. These units were reserved for purchase by very low income developmentally disabled residents. In June 2008, the Inclusionary Housing Program guidelines were modified to give priority to Housing Choice Voucher participants.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Alameda County Housing and Community Development Department (ACHCD) administers the HOPWA program for the County under contract with the City of Oakland. HOPWA funds are allocated on a competitive basis to affordable housing and housing-related supportive service projects that serve lower-income persons with AIDS. The City does not expect to access these funds directly in FY 2011-2012.

### **McKinney/Vento Homeless Assistance Act Funds**

The Supportive Housing Program (SHP) is a competitive program, authorized under the McKinney/Vento Act, designed to promote the development of supportive housing and supportive services for homeless persons, including innovative approaches to assist homeless persons in their transition from homelessness. The funding can be used for a variety of purposes, including acquisition and rehabilitation, new construction, leasing, operating expenses, and supportive services. Funding, if received, will be used for operating costs, supportive services, and acquisition and/or rehabilitation of permanent and transitional housing for homeless individuals and families.

### **American Recovery and Reinvestment Act of 2009 (ARRA)**

#### Community Development Block Grant Recovery (CDBG-R)

The American Recovery and Reinvestment Act of 2009, signed into law in February of 2009, appropriated \$1 billion in CDBG funds to states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program. Through this program the City received an allocation of \$123,529 Community Development Block Grant Recovery (CDBG-R) funds. All CDBG-R funds must be spent no later than September 30, 2012. The City will use CDBG-R funds to help establish programs targeted to support employment opportunities, community development, and enhance energy efficiency for low-income homeowners.

#### Energy Efficiency and Conservation Block Grant (EECBG)

Livermore received a \$750,000 EECBG entitlement from the Department of Energy in November 2009. These funds are allocated to develop and implement projects to improve energy efficiency and reduce energy use and fossil fuel emissions in their communities.

#### Homeless Prevention and Rapid Re-Housing (HPRP)

The Homeless Prevention and Rapid Re-Housing Program (HPRP) was established in November 2009 utilizing the existing Supportive Housing Program (SHP) allocation formula. HPRP is focused on housing for homeless and at-risk households and will provide

temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless but for the assistance.

The City did not receive a direct allocation of HPRP funds from HUD; however we were awarded a \$900,000 allocation through the State of California to implement HPRP in Livermore and Pleasanton for FY 2009-2012. Livermore received an additional allocation of \$58,737 from Alameda County Housing and Community Development to provide HPRP services in Dublin and unincorporated parts of Alameda County. Livermore also received \$100,000 of Temporary Assistance to Needy Families (TANF) from Alameda County Social Services for FY 2009-2010. The City also provided \$800 of funding from its Social Opportunity Endowment to cover cell phone and wireless internet costs to facilitate client intake for Horizon's staff.

## **Housing and Economic Recovery Act of 2008 (HERA)**

### Neighborhood Stabilization Program (NSP1)

The City received \$2,230,495 from the State of California Housing and Community Development Department for the Neighborhood Stabilization Program, which includes the jurisdictions of Berkeley, Fremont, Livermore, San Leandro and Union City. NSP funds are intended to address the problem of foreclosed and distressed properties on a targeted neighborhood basis. Funds may be used to finance, purchase, rehabilitate, demolish, and redevelop foreclosed properties for housing opportunities. The program must benefit individuals or households whose income does not exceed 120% of median income as defined by HUD. The State identified Livermore and partner jurisdictions as "Tier 2" Cities within their substantial amendment to their Action Plan for HUD. The State defined a program application threshold of \$1 million for Tier 2 cities which required the cities to submit a joint application to pool funds. To date the NSP1 program has acquired eight properties including four in Livermore. Four of the properties have been rehabilitated and sold to qualifying homebuyers. The program currently has four properties in the Tri-Cities area being rehabilitated and anticipated to be sold in Summer 2011.

### Neighborhood Stabilization Program 2 (NSP2)

The City of Livermore has also received an allocation of \$800,000 in Neighborhood Stabilization Program 2 (NSP2) funds as a result of an \$11 million award made to Alameda County on behalf of the cities and urban county. Hallmark Community Solutions has been selected as the contractor to provide additional single family acquisition and rehab activities on foreclosed properties through this funding. Recently in response to the County's RFP for NSP2 multi-family housing projects, Eden Housing was awarded \$1.6 million in funding for the Livermore downtown model mixed use housing projects. As described below, Eden proposes to build approximately 40 units of housing affordable to very low income households on two vacant and blighted infill properties owned by the City. Eden is researching target populations for the site including very low income and disabled seniors.

## **STATE**

### **California Housing Finance Agency (CalHFA)**

CalHFA provides a variety of tax-exempt bond financing for the creation and preservation of affordable housing. CalHFA also provides bond financing for qualified first-time homebuyers. The City has utilized the following funding source for several fiscal years:

#### **HELP Program (Housing Enabled by Local Partnerships)**

CalHFA's goal under the HELP Program is to provide affordable housing opportunities through program partnerships with local government entities. In FY 2004-2005 the City allocated funds received under the HELP program to provide a short-term construction loan to Allied Housing for the Carmen Avenue Apartments development. This project completed construction in January 2008 and has started leasing up the units. HELP funds were also used to acquire two parcels in the City's Redevelopment Area that will have an affordable housing component. The first project will be for-sale units with 25% of the units deed-restricted as for-sale units to persons with developmental disabilities. In FY 2009-2010 HELP funds were used to fund partial acquisition of a site in the downtown to provide 10 units of low-income affordable rental housing. It has been the City's continuing goal to find opportunities to use the funding for short-term construction loans to rehabilitate older apartments and duplexes throughout the City. In 2006, the City received \$750,000 in HELP funds to be used to provide low-interest loans to rehabilitate rental units to preserve the units' affordability. One hundred and fifty thousand dollars (\$150,000) was used to convert 6 market-rate units to affordable to households earning less than 60% of AMI with two units further restricted to 30% of AMI. The City received an additional \$450,000 in HELP funds in September 2003 to administer a down-payment assistance program for first-time homebuyers. HELP funds, combined with City In-Lieu funds, will be leveraged with American Dream Down payment Assistance (ADDI) funds for this program. To date this program has assisted 47 low-income, first-time homebuyers.

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

### **Proposition 1C**

Proposition 1C is the \$2.85 billion housing bond passed by the voters in November 2006. The projected funding is expected to spur economic development in California communities. The Proposition 1C and 46 funds will create 5,300 jobs, more than \$244 million in wages and leverage a total investment of \$662 million into California's economy. Funding programs that the city has applied for include:

#### **CalHome Funds**

The CalHome Program is a homeownership program designed to make funds available to “local public agencies” or “localities” (a city, county, or city and county, or local public entities within the state of California that has been delegated substantially all of the locality’s housing functions as referenced in Section 7716 (w)), or nonprofit corporation to support existing homeownership programs aimed at low- and very low-income households and operated by the local public agency or the nonprofit corporation. In February 2007, the State HCD sent a NOFA of funds available through the passage of Proposition 1C. The City applied for \$600,000 and was awarded these funds in June 2007. These funds are currently being used to assist up to 30 low-income homebuyers with down-payment assistance and may be matched with other locally-controlled funding.

The City continues to explore other funding opportunities made available through Proposition 1C programs such as Transit Oriented Development and Infill Infrastructure Grant programs, to continue current housing programs and create future opportunities.

#### Local Housing Trust Fund Matching Grant Program – Proposition 46

The goal of the Local Housing Trust Fund Matching Grant Program, administered by the California Department of Housing and Community Development, is to provide a dollar-for-dollar match to local government entities that are investing in the construction of affordable rental housing. In February 2004 the City received a \$1 million dollar grant for a two-to-one match of its investment in rental projects affordable to extremely low-income households. In 2006 the City loaned \$255,000 in Local Housing Trust Funds (LHTF) and \$255,000 in City Housing Trust Funds to the Livermore Housing Authority to purchase two deteriorating triplexes in the Chestnut Avenue / “I” Street area. The Chestnut Avenue / “I” Street neighborhood has a significant concentration of low-income families and has been the continuing target of City rehabilitation efforts. This partnership will preserve six units as affordable for at least 55 years. In 2007 the City provided \$225,000 in LHTF to fund acquisition of 145 N. Livermore Avenue to provide a permanent home for the Tri-Valley Housing Opportunity Center, and include one unit of permanently affordable housing above the TVHOC offices.

#### Building Equity and Growth in Neighborhoods Program (BEGIN)

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

#### **Low Income Housing Tax Credits (Federal and State)**

Private developers can apply to the State for an allocation of tax credits to finance low-income rental housing development. Allied Housing was awarded \$6,630,000 for the Carmen Avenue Apartments in August 2006.

### **Mortgage Revenue Bonds**

Local jurisdictions may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of bond authority to provide financing to developers of qualified rental and homeownership developments. The City sponsored Valley Care Senior Independent Living Facility in Livermore, and the project was awarded approximately \$19 million in bond financing and has designated 55 one-bedroom units as affordable to low- (33) and very low- (22) income seniors.

### **Mortgage Credit Certificates**

The City of Livermore has participated in the Alameda County Mortgage Credit Certificate (MCC) Program that assists moderate and middle-income households to become first-time homebuyers by providing them with a means to lower their effective interest rate by 1.5 – 2%. The City has requested an allocation of MCC's to assist families purchasing homes through the Neighborhood Stabilization Program (NSP2) operated through Alameda County Housing and Community Development Department.

## **LOCAL**

### **City of Livermore General Funds**

In FY 2011-2012 the City of Livermore will allocate \$125,000 General Fund money to subsidize rents and operations within the Livermore Multi-Service Center. In addition, General Funds are also used to subsidize a portion of the salaries of staff that implement all of the programs described throughout this document. Staff members include the Human Services Program Manager, Human Services Specialist, Housing Specialist, and Housing and Human Services Senior Clerk.

### **Redevelopment Agency**

Redevelopment Agencies can use their Housing Set-Aside Funds for acquisition, rehabilitation, and new construction of rental and homeowner housing. The City has committed Set-Aside Funds to be used for the development of housing in the downtown Redevelopment Area.

### **Social Opportunity Endowment**

Livermore experienced significant growth and development in the early part of the past decade. To respond to growing social needs within the community, increased demand for funding from non-profits, and the need to augment the City's diminishing CDBG funding for public services, in March 2006, the City adopted an ordinance to establish the Social Opportunity Endowment. This fund is capitalized through a fee per-unit assessment of up to \$2,000 per home provided by a development agreement with Shea Homes on three new communities. The endowment will provide a total of \$1,767,000 to augment public services.

The City is administering these funds in conjunction with CDBG funding, and plans to augment CDBG funding to provide \$150,000 in total funding available for Public Services annually once the endowment is fully capitalized. This fund is capitalizing more slowly than

expected due to a slowdown of the Bay Area housing market. In FY 2011-2012 the City will utilize \$48,000 of available funds for public services.

### **Human Services Facilities Fee**

In September 2008 the Human and Social Services Impact Fee Ordinance was adopted. The ordinance establishes a permanent fee on commercial and residential construction to support the infrastructure needs of agencies that provide public services. The fee is anticipated to generate over \$12 million in facilities that support human and social services, including child care, senior, and community care facilities by the City's projected build-out date of 2030. Staff anticipates the City will begin allocating grants from this fund in FY 2012-2013.

### **In-Lieu Low-Income Housing Funds**

In-Lieu funds are generated from Livermore's Affordable Inclusionary Housing ordinance. In 2005 this ordinance was amended to require that developers must set aside a minimum of 10% of the units in a housing project as available to lower income households in the Redevelopment Project Area, or 15% throughout the remainder of the City. Within designated areas of the City developers are eligible to pay a fee of \$39,534 per unit "in-lieu" of building an affordable unit. The City utilizes its Low Income Housing Funds (Housing Trust Fund) for various housing developments and housing programs throughout Livermore.

## **PRIVATE**

### **For-Profit Institutions**

In FY 2011-2012 the City will work with the Tri-Valley Business Council and Local Chamber of Commerce to begin development of an Employer Assisted Housing Program.

### **Non-Profit Institutions**

Livermore continues to partner with neighboring Tri-Valley cities of Dublin, Pleasanton, San Ramon, and Danville, along with local lenders, real estate developers, and the real estate sales community to expand and strengthen initiatives and organizations such as the Tri-Valley Housing Opportunity Center. As described above, the TVHOC provides the ability to coordinate state and local funding sources to assist low and moderate-income households with a first-time home purchase or to provide assistance with foreclosure prevention. The TVHOC has been recognized by the U.S. Conference of Mayors as an outstanding model of inter-jurisdictional partnerships. In 2007, through the leveraging of several sources including a Federal EDI grant, State funds, local funds, and a loan from the Northern California Community Loan fund, the TVHOC purchased and rehabilitated a historic property located in downtown Livermore to house its administrative offices. The Center is now operating out of its permanent location and received HUD counseling agency approval in December 2010.

The Bay Area Local Initiatives Support Corporation (LISC), Northern California Community

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

## **LEVERAGING PLAN**

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

## **MATCHING PLAN**

Matching requirements must be satisfied in order to participate in the following federal housing programs: the HOME Program and the McKinney Supportive Housing Program. The HOME Program requires a 25 percent match, in the form of a permanent contribution to the HOME-assisted project, for all HOME funds expended. Eligible sources of match include the value of waived taxes or fees, value of donated land, cash from a non-federal source, and the value of sweat equity. McKinney-assisted projects require a 100 percent match from a non-McKinney source. The City expects to use Redevelopment Agency, In-Lieu Housing Set-Aside Funds, Social Opportunity Endowment, in-kind rent at the Livermore Multi-Service Center, and other eligible sources to match expended HOME and, if applicable, McKinney funds during FY 2011-2012.

## PART II. ACTIVITIES TO BE UNDERTAKEN

### **INTRODUCTION**

This section of the Livermore Action Plan includes the proposed activities to be undertaken by the City of Livermore that will implement its Housing and Community Development Strategic Plan throughout FY 2010-2015.

The central piece of this section is the list of projects (Tables 1-5) attached to the Executive Summary that include a description of individual activities to be funded with FY 2011-2012 Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Social Opportunity Endowment funds. This section also includes a description of how the City of Livermore will ensure an equitable geographic distribution of resources, maintain and increase rental and ownership housing, reduce housing discrimination, and provide access to services benefiting low-income persons and families, homeless, and other special needs populations.

In FY 2011-2012 the City will implement mandatory performance measurements for all Subrecipients based on the performance measurements reporting system for IDIS that was finalized by HUD in March 2006.

### **SUMMARY OF FUNDING BY OBJECTIVE**

<b>Objective</b>	<b>Number of FY11-12 Projects</b>	<b>Total Funding to FY 11-12 Projects</b>
Economic Opportunity	3	\$20,000
Suitable Living Environment	21	\$556,129
Decent Housing	4	\$311,202

See Action Plan Activity Tables 1-5 for a complete list of FY 2011-2012 activities (attached to the executive summary)

## **GEOGRAPHIC DISTRIBUTION/ ACTIVITY LOCATIONS**

CDBG public service and capital funds will be distributed throughout the City of Livermore. However, certain projects receiving funding may be located within other jurisdictions, including the Cities of Dublin, Pleasanton, Walnut Creek, Fremont, Oakland, and Hayward. All funded activities are targeted to serve eligible households that reside solely within the City of Livermore.

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

Previously, low income and minority populations were dispersed throughout the City. However, in recent years there have been demographic shifts in the census tracts 4514.02 and 4515.03. These census tracts, located in the center of Livermore and bordered by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue, have less income per capita than the Alameda County average. The City's Code Enforcement section has designated these as target areas to help focus rehabilitation efforts. The choice was made based upon the age of the housing stock, number of substandard units, number of units with lead based paint, and number of complaints and violations recorded by Code Enforcement Staff.

Neighborhood Solutions, a for profit provider of rehabilitation services, will administer a home rehabilitation program using CDBG funds. The goal of the Rehabilitation Program is to preserve and improve the housing and neighborhoods of low-income persons living in Livermore (for more information about this program please refer to the Homeowner Rehabilitation discussion below). In FY 2011-2012 Neighborhood Solutions will continue to work with the City's Neighborhood Preservation Division to prioritize homeowners who live in a designated target area with an older housing stock and a predominance of low income households.

The Down-payment Assistance Program funded with City In-Lieu dollars is targeted to all first-time homebuyers in the City earning less than 120% of area median income. In 2010 the program provided up to \$30,000 in partially deferred down-payment assistance for six first-time homebuyers in Livermore.

## **HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

### **Homeless Prevention and Rapid Re-Housing (HPRP)**

Livermore participates in an Alameda County wide collaborative, named the Priority Home Program, to implement HPRP funding to the residents of the Tri-Valley. Under this

partnership, anyone that is interested in obtaining HPRP assistance contacts 2-1-1 for initial screening and referral to the appropriate area of Alameda County and placed into the Homeless Management Information System (HMIS). This was implemented to ensure that potential clients are not obtaining the same service from different cities in the County.

Through HPRP, the City has contracted with two agencies to implement this program. The City of Livermore, through Horizon's Family Counseling, finalizes 2-1-1's intake and completes a full financial assessment. If eligible, persons or families are referred to one of two agencies to obtain HPRP assistance. If they are about to lose their housing, clients are referred to ECHO housing to receive financial assistance to help pay for housing, utility payments and other costs in conjunction with case management services to ensure they remain in their housing. If the client is homeless, which includes living in a hotel, a car, or with friends or family, they would be referred to Abode Services who will help them find housing and provide security and utility deposits, moving cost assistance and motel vouchers while they are finding permanent housing. In conjunction with providing a portion of a homeless person or families rent up to 18 months, they also have case management services to ensure they remain in housing. If necessary, the clients can also obtain legal services, and financial education/credit repair services. A portion of funds, as specified by HUD and eligible through the State NOFA (up to 1%) will be applied for program administrative costs.

In FY 2011-2012, the City will continue to implement HPRP for Livermore and Pleasanton utilizing the State funding. In FY 2011-2012 we anticipated that State HPRP funding will provide services to 30 households. At the end of the first program year, 118 households will either obtain or maintain their housing.

### **EveryOne Home: the County-wide Homeless and Special Needs Housing Plan**

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is being spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofits, businesses, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by

2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

1. Prevent homelessness and other housing crises.
2. Increase housing opportunities for homeless and extremely low-income households.
3. Deliver flexible services to support stability and independence.
4. Measure success and report outcomes.
5. Develop long-term leadership and build political will.

EveryOne Home's work for FY2011-2012 includes:

- Completing a program evaluation of the Priority Home Partnership, Alameda County's Homeless Prevention and Rapid Rehousing program funded by ARRA. The evaluation will follow-up with households last assisted a year ago and assess their housing stability. Approximately 94% of households served exited to permanent housing. The evaluation will provide data on the stability and on the cost per outcome.
- Continuing to coordinate the delivery of HPRP funded services and working on the system and resource development needed to maintain services once ARRA funds are fully expended.
- Continuing to work to expand housing opportunities. The jurisdictional committee will work to ensure that each community is contributing to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase vouchers available to the population as well.
- Completing the pilot of EveryOne Home leasing guidelines developed by Property Management Committee in an effort to expand access to affordable units by the persons with histories of homelessness and disability. Four properties will be using the guidelines to lease up new developments completing construction this year.
- Alameda County is working on a pilot housing and Social Security Advocacy program for disabled persons currently receiving General Assistance. EveryOne Home will work on the design and implementation of that pilot.
- The community-wide performance outcomes developed in an EveryOne Home facilitated process are being incorporated into a number of locally controlled funding sources to be consistent with HUD's new outcomes under the Health Act. EveryOne Home and the Homeless Management Information Systems managed by HCD will ensure that system-wide progress reports are issued regularly and accurately. EveryOne Home will provide technical assistance and training to help agencies meet the outcome goals.

- Continuing to keep the community informed through newsletters, meetings and website, of the collective efforts to prevent and end homelessness and the progress made on achieving the goals.

For more detailed information please refer to Alameda County EveryOne Home at [www.everyonehome.org](http://www.everyonehome.org).

### **Homeless Warming Center**

In addition to the work completed by Alameda County to provide services to homeless, the City of Livermore is also working closely with its faith community to provide services to homeless. The Tri-Valley's two homeless shelters do not provide housing or assistance to single men. As a result of this, in 2010 local churches began a Warming Center targeting single homeless men. The Warming Center was opened each night the weather forecasted rain or the temperature fell below 40 degrees. The Center rotates between three churches in Livermore and will run through the end of April.

The City will continue to work closely with this coalition of churches to implement the Warming Center next winter beginning in November. There are tentative plans to set up Cooling Centers for this coming summer that would be open when the temperature is over 95 degrees in the daytime.

### **OTHER PROGRAMS**

Urban Alameda County will implement its housing and community development goals through funds generated from federal, state and local sources, and public and private sources. Additional sources include In-Lieu funds, low income housing tax credits, and foundations. Below is a brief description of various programs anticipated in FY 2011-2012 (for a full list and description of FY 2011-2012 projects refer to attached Tables 1-5).

#### **Hagemann Farms**

The City received a \$1,320,000 Section 108 loan to acquire the Hagemann Farms property, a historic stable and farm property located in Livermore. The City will work with the property's current tenants, Hoofprints on the Heart, an adaptive riding therapy program serving over 100 severely disabled children and adults, to increase accessibility and rehabilitate, restore, and preserve historic buildings on the property. The City has allocated \$110,722 in CDBG funds to pay the annual installment on the loan used to acquire and renovate Hagemann Farms.

#### **Shelters**

The City received a \$475,000 Section 108 Loan Guarantee and granted the funds to the Tri-Valley Haven to acquire and rehabilitate Sojourner House, the only homeless shelter in the Tri-Valley that accepts intact families and single men with children. Sojourner House was opened in October 2003, and maintains a waitlist on an average of 100 persons. In FY 2011-2012 Sojourner House will receive a \$10,000 grant of City In-Lieu funds to provide

counseling, employment and housing services at the shelter. The City will also allocate \$22,211 in CDBG funds to pay the annual installment on the loan used to acquire and renovate Sojourner House.

Additionally, In-Lieu funding in the amount of \$10,000 is allocated for domestic violence housing services at Shiloh House. This shelter provides confidential emergency shelter and domestic violence case management and counseling services to women and children survivors of family violence. This program is offered in addition to a 24x7 crisis line.

### **Tenant Based Rental Assistance**

The Abode Services Housing Scholarship Program provides a rent subsidy to individuals in vocational training. These low-income individuals and families are working to become self-sufficient and need affordable housing while they are becoming established. This year \$64,843 in HOME Funds will be used for tenant based rental assistance. This funding will be leveraged with \$16,859 for case management. The City anticipates assisting between 6-8 households in FY 2011-2012.

Similarly, the City will continue its collaboration with Abode Services in FY 2011-2012 for Project Independence, a program for youth transitioning out of foster care to reside in Livermore. Livermore will provide \$22,500 of local In-Lieu funds for housing services in conjunction with \$60,000 of HOME for tenant based rental assistance. This program has continued to operate at full enrollment since FY2004. It is anticipated that in FY 2011-2012, the program will assist 6-10 emancipated youth in obtaining housing, and transitioning to self-sufficiency through life skills coaching, job training and further education.

### **Mixed-Use Affordable Housing**

In FY 2011-2012 the City will work closely with the Redevelopment Agency and Eden Housing to begin work on two scattered-site, mixed-use affordable housing developments located within Livermore's downtown. The City is currently finalizing a Disposition and Development Agreement with Eden, conducting preliminary community outreach to advise on design for the sites, and conducting a market study for the commercial spaces. The City will use \$117,000 in HOME funds for this project. The "Greiner" site, located at 2047 First Street, will provide 4-5 units of affordable studio unit housing over retail commercial space located downtown on First Street. The Harris/Kibler site, located on Railroad Avenue, will provide 30-35 units of 1-2 bedroom affordable rental housing over retail/services space. These projects will serve as a model to catalyze future mixed use development in the downtown. The City will enter into a cooperative funding agreement with the Redevelopment Agency to allocate HOME funds to Eden Housing for predevelopment and demolition costs for the sites.

### **Homeowner Rehabilitation**

Neighborhood Solutions, a private enterprise, will administer a Housing Rehabilitation Program to preserve and improve the housing and neighborhoods of low-income persons living in Livermore. To that end, the program provides grants and low interest loans to

qualifying homeowners to provide a variety of rehabilitation services such as minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

The Housing Rehabilitation Program is targeted to owner-occupied, very low and low-income households. Depending on the level and cost of rehabilitation, the homeowner is offered either a grant (operating as a forgivable loan) or a low-or no-interest loan that may be deferred until the property is transferred or sold. Neighborhood Solutions reviews income, the applicant's address, and the type and extent of rehabilitation work to determine the applicant's eligibility and the type of financing. The Housing Rehabilitation Program will receive \$30,000 in HOME funds for loans and grants, and \$6,000 of In-Lieu funds to cover administrative costs associated with implementation of the program.

Additionally, CDBG-R funds are allocated to implement the Green Homeowner Rehabilitation Program to provide weatherization, energy efficiency, and "green" upgrades for low-income homeowners. Modifications will include but are not limited to window replacement, insulation, roof repair, and low-water landscape, and energy efficient appliances. Assistance will be offered through low-interest and deferred loans up to \$50,000. The program will be offered in conjunction with the City's Housing Rehabilitation Program. If the City's contractor is unable to fully expend the CDBG-R funds within FY 2011-2012 City staff will identify potential projects to meet the program goals and spend the funds in a timely manner. Potential projects that may utilize the CDBG-R funds include energy efficiency rehabilitation/remodeling at facilities that service low-income and/or disable clients, additional funding for the Grid Alternatives Solar Affordable Housing Program, and/or accessibility improvements for public facilities.

### **GRID Alternatives Solar Affordable Housing Program**

CDBG-R funds will be used in FY 2011-2012 for the Solar Affordable Housing Program. This program will train and lead teams of community and job-training volunteers to install solar electric systems for low-income homeowners in Livermore. GRID Alternatives is both a nonprofit agency and a licensed solar installer, and uses a unique barn-raising installation model making solar affordable to low-income families while training and educating the broader community about solar electricity.

### **California Youth Energy Services Rising Sun program**

In FY 2009-2010, the City used \$18,500 of the CDBG-R public service allocation to support implementation of Rising Sun's California Youth Energy Services (CYES) Program. These funds were leveraged with \$33,271 of the City's Energy Efficiency and Conservation Block Grant (EECBG) entitlement from the Department of Energy. The program provided summer employment for 10 low-income, at-risk Livermore youth ages 16-19 and provided free energy audits and basic energy and water efficiency upgrades to residents. During the program the youth were trained in soft skills such as communication and customer service, in addition to building work experience and energy efficiency knowledge as a primer for future employment within the green technology industry. In the first year of operation,

Livermore CYES team ranked first in the San Francisco Bay Area by completing 325 home energy audits to Livermore residents.

In 2010 CYES returned to Livermore for a second year. The program provided employment and training to 9 Livermore youth ages 15-22, and provided 225 households with energy saving hardware and information. This program was funded with \$44,945 EECBG funds, approximately \$60,000 in leveraged resources provided by Rising Sun to fund administrative and staff support, and additional in-kind staff support, office space, loaner office furnishings, and water conservation devices by the City.

The City is currently requesting \$44,600 in EECBG funding to support the program in 2011 and \$44,600 in 2012. Each year the program anticipates hiring 9 Livermore youth and conducting approximately 200 home energy audits.

### **Fair Housing Counseling**

In FY 2011-2012 Eden Council for Hope and Opportunity (ECHO Housing) will receive \$30,000 to support fair housing counseling and other related housing services. ECHO will assist low-income residents to access and maintain affordable housing by providing fair housing counseling and investigation, home seeking assistance, shared housing counseling and placement, homeownership education, mortgage default and delinquency counseling, landlord/tenant counseling and mediation, rental assistance for rent and deposits, and fair housing audits.

### **Multi-Service Center**

The City will continue to operate and subsidize the City's Multi-Service Center for agencies that primarily serve low-income individuals. Livermore is the only City in the Tri-Valley with a Multi-Service Center. Agencies with permanent space at the Multi-Service Center or that use space in the Multi-Service Center on an on-going basis include: Alameda County Social Services, Axis Community Health Clinic, CRIL (Community Resources for Independent Living), East Bay Innovations, Tri-City Health Center, Abode Services, State Office of Rehabilitation, Alameda County Social Services, ECHO Housing, Cal WORKS Welfare Reform Program, and Tri-Valley Interfaith Poverty Forum. In March 2007 Alameda County Social Services began offering service of a part-time (20 hours per week) Psychiatrist to be through State Mental Health Services Act (MHSA) funding.

## PART III. OTHER ACTIONS

### **BARRIERS TO AFFORDABLE HOUSING**

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

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

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

Additional information regarding these and other populations are discussed in detail in the City's Housing Element. This document can be found in the General Plan on the City's website ([www.cityoflivermore.net](http://www.cityoflivermore.net)) or a copy can be obtained by calling City Hall at (925) 960-4000.

### **LAND USE CONTROLS**

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

### **Residential Zoning Districts**

The City regulates the type, location, density, and scale of residential development primarily through the Development Code. Development regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the City's

General Plan policies. The Development Code also serves to preserve the character and integrity of existing neighborhoods.

Because the City uses a wide variety of zoning districts, including Form-Based Code Transect zones and Planned Development zones, the City is able to allow a large amount of flexibility. This flexibility permits development of affordable housing within many of Livermore's zoning districts. The code allows the variety of land use and development standards that could apply to a specific property in Livermore. Zones that require larger minimum lot sizes will facilitate above moderate housing; however, a greater number of zoning districts permit a variety of density ranges and multiple family dwelling types. The range of development standards provides greater opportunities, through flexibility, for the development of a range of housing types for various income levels in the City.

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

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

### **Mixed-Use Development**

The City permits mixed-use development in the Neighborhood Mixed Use (NMU), T4 Neighborhood-Open (T4 N-O), T4 Main Street-Open (T4 MS-O), T4 Main Street (T4 MS), and in some Planned Development zones.

### **Affordable Inclusionary Housing Ordinance – In-Lieu Fees**

The City's Affordable Inclusionary Housing Ordinance and In-Lieu fees also facilitate opportunities for developing affordable housing in the community. In 2005 this ordinance was amended to require that developers must set aside a minimum of 10% of the units in a housing project as available to lower income households in the Redevelopment Project Area, or 15% throughout the remainder of the City. The Ordinance specifically requires that these affordable units be constructed at the same time as market rate units and disbursed throughout the project site. The Ordinance also specifies that the set-aside affordable units must be "comparable" units, in type, bedroom mix, and exterior appearance, to the market-rate units. A developer may satisfy this default "must-build" requirement through alternative means, such as payment of In-Lieu fees, building secondary dwelling units, construction of units off-site, or dedicating land, but only with prior

approval from the City Council. If a developer receives prior City Council approval to pay the In-Lieu fee, they must pay a fee of \$39,534 per unit “in-lieu” of building an affordable unit.

In an effort to encourage residential development during a depressed housing market, in early 2010 the City Council temporarily suspended the provision that developers must seek discretionary approval from the Council first in order to utilize alternatives to the must build component of the Ordinance. While this suspension is in effect, however, developers must still deliver the full affordable housing benefit of the inclusionary requirement regardless of the option they choose. Developers will still need to provide information that explains how the chosen option will further affordable housing opportunities and fulfills the inclusionary housing requirements.

In September 2008, the Human and Social Services Impact Fee Study was adopted. The City worked with a consultant to develop the study which establishes a nexus between the need for human services and residential and commercial development. The study is the basis for the ordinance that establishes a permanent fee on commercial and residential construction to support the infrastructure needs of agencies that provide public services. The fee is anticipated to generate over \$12 million in facilities that support human and social services, including child care, senior and community care facilities by the City’s projected build-out date of 2030.

### **Provisions for a Variety of Housing**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, and transitional housing, among others.

### **Design Review and Guidelines**

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

### **Fees and Exactions**

The City collects fees and exactions from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Planning fees are calculated based on the average cost of processing a particular type of project.

### **Building Codes and their Enforcement**

Building standards are essential to ensure safe housing, though excessive standards can constrain the development of housing. Livermore has adopted the Uniform Building Code

and the Uniform Housing Code, which establish basic standards and require inspections at various stages of construction of buildings and homes to ensure code compliance. The City's building code also requires new residential construction to comply with the Federal American with Disabilities Act (ADA), which regulates accessibility for disabled persons. The Building Division's code enforcement unit monitors for compliance with California State disabled accessibility standards, which are more stringent than Federal guidelines. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address housing needs of all residents in the community.

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

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

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

Alameda County requires qualified, State-certified Contractors and workers perform lead mitigation and abatement services on pre-1978 residential housing determined to have

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

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

Problems with lead paint that come to the City's attention are addressed for low-income residents through the CDBG and In-Lieu funded minor home repair and rehabilitation program. The City is continually working with Alameda County and the City's Housing Rehabilitation Program Administrator 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.

## **ANTI-POVERTY STRATEGY**

### **Programs and Services**

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

In September 2008 the Human and Social Services Impact Fee Study was adopted. The City worked with a consultant to develop the study which establishes a nexus between the need for human services and residential and commercial development. The study is the basis for the ordinance that establishes a permanent fee on commercial and residential construction to support the infrastructure needs of agencies that provide public services. The fee is anticipated to generate over \$12 million in facilities that support human and social services, including child care, senior and community care facilities by the City's projected build-out date of 2030. Staff anticipates the fund will begin to generate revenues in mid-2012.

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, State Department of Rehabilitation, Tri-Cities Health Center, and Tri-Valley Interfaith Poverty Forum. In addition, free space is made available weekly to East Bay Innovations, Law Center for Families, Abode Services, Social Services Agency Crisis Line Program, 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 has also invested CDBG funds and General Fund monies to rehabilitate the building over the past four years. This is the first rehabilitation work that has been undertaken since the building's construction in 1979. The rehab work has incorporated "green" sustainable features. These cost efficiency measures implemented at the Multi-Service Center will enable the City to continue to subsidize rents for non-profit agencies occupying the building.

The City of Livermore realizes that an important component to reducing poverty is education. To achieve those ends, the City of Livermore continues to partner with the Livermore School District and community organizations to improve the health and wellness of youth. In FY 2011-2012 the City will continue to provide in-kind support through management of the Dental Grant/Children's Health Access Program. City Staff will continue to seek ongoing funding of this program through in-kind grant writing support. The Children's Health Access Program gives stipends to local doctors and dentists who provide critical dental, optometry, and medical services for low-income, uninsured students in the Livermore School District. This program has been very successful in addressing the transportation, insurance, and other barriers these children face in receiving necessary healthcare by developing a network of providers subsidizing care in Livermore. Since its initial implementation in 2003, this program has demonstrated leveraging capacity of Federal (CDBG), State, and local dollars to private donations three to one. In September 2006, the City was awarded the Grand Prize Helen Putnam Award of Excellence in the area of Community Service and Economic Development from the California League of Cities for its partnership in this project. In November 2007, the program was also selected as a best practices award finalist among nine others nation-wide by the National League of Cities.

The City of Livermore will continue to partner with Alameda County Supervisor Scott Haggerty, the Cities of Dublin and Pleasanton, and the Alameda County Health Care Services Agency (HCSA) to launch the Tri-Valley Adolescent Health Initiative to improve access to and expand health and wellness services for adolescents living in the Tri-Valley region. The partnership's vision is to support positive growth of all youth in Eastern Alameda County toward achieving overall health and well being, educational, and career success. The Alameda County Health Care Services Agency secured approximately \$250,000 in Measure A funds to support the planning and implementation of school-linked

health and wellness services for adolescents in the Tri-Valley area. The overarching goal is to increase access to comprehensive medical, mental health, and health education services, and to promote health and wellness through a streamlined, coordinated process. The central accomplishment has been a teen survey and focus group that has provided information that the Tri-Valley Cities are using to develop programs and policies that encourage wellness for youth. As a response to a need identified by the youth, in FY 2009, Alameda County Health Care Services Agency placed one full time counselor in each of the Tri-Valley's Continuation High Schools.

Additionally, in FY 2010-2011 the Housing and Human Services Division will continue to collaborate with the school district and a chef/nutrition educator to offer the Cooking Together Program. This program provides nutrition education and healthy cooking lessons to families of Title 1 school children (schools with a student population in excess of seventy percent participating in the free and reduced lunch program), teens, foster youth, and residents at homeless shelters. The goal of this program is to decrease obesity and obesity-related health issues, such as Type 2 diabetes. All classes and course materials are translated in Spanish. The City is supporting this program through in-kind grant writing and program coordination. Since 2006 the program has received over \$75,000 in funding from the Kaiser Permanente Community Benefit Grant program.

As a next step to the Cooking Together Program, the City is working with the Livermore Valley Joint Unified School District, Kaiser Permanente, and the Tri Valley Community Foundation to create a 6-8 week training session for emerging leaders in the Livermore Latino community to help them become promotoras (definition: outreach workers in a Hispanic community who are responsible for raising awareness of health and educational issues). The program is currently being developed with the intention to teach these individuals (10-15 adults) to become leaders in their community and in turn teach their peers about mental health issues, nutrition, exercise, and other critical health topics.

Additionally, the City in partnership with the Livermore School District, Livermore Area Recreation and Parks District, Tri-Valley Community Foundation, Axis Community Health, Tri-Valley Haven, Alameda County Public Health, Tri-Valley Adolescent Health Initiative, Livermore Area Valley Transit Authority, and several faith-based organizations have joined together to create the Livermore Healthy City Partnership. The first major undertaking of this partnership is to create a Walking Campaign. The City of Livermore submitted a grant application to Kaiser Permanente requesting \$30,000 for the Walking Campaign. The objectives of the Live Well Walking campaign are to increase knowledge and positive beliefs about the social and short-term health benefits of walking to school; to increase participation in community walking and wellness activities; to teach traffic safety; and to increase amount and frequency of walking.

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 Elementary School was

named the only under-performing school in the Tri-Valley by the State of California. The school is located in Livermore's lowest income neighborhood and census tract and has the most diverse population with 15 languages spoken. Over 82% of the children at Marilyn qualify for subsidized school lunches. To reverse the under-performing trend, the school asked for community support, not only to revamp the curriculum and classroom, but also to ascertain why the children had difficulty learning. School officials found that many of these children were not receiving basic, regular health care services, including dental and vision. They also had poor diets and lacked many other basic needs. The "Roadrunner Project," was formed along with several subcommittees including health care. The City supported many of the projects by assigning staff to assist in projects that increased immunizations, signed up more families for health insurance, conducted a health fair, and other preventative education projects. Marilyn Avenue has made tremendous academic gains and is no longer a school in program improvement.

In response to the call for activities that are culturally diverse and accessible to all youth in Livermore, in Spring 2007, the City's Housing and Human Services Division and Horizon's Family Counseling implemented the Path 2 Picasso (formerly Vandals to Vermeer) program providing fine arts training and mentoring for youth arrested or expelled for illegal graffiti activities. Working with a local artist, six Livermore youth painted murals displayed at the Multi-Service Center and gained exposure to employment opportunities in the arts industry.

In summer 2008, the City offered the program to eight youth to create a mural project at the Downtown Transit Center. In 2010 the students painted 5 containers that were placed in the Bankhead Plaza in downtown to promote and encourage recycling. In Spring, 2011, they will be completing murals that will be placed over a vacant lot in downtown and will promote the Amgen Tour of California Cycling Race. In March 2007, this program was honored with a best practices award from the California State Juvenile Probation Officers Association.

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

As previously stated throughout the document:

1. The City has responded to the increased need for public services funding through the Social Opportunity Endowment generated by a per unit assessment on the construction of three new communities to be built by a Shea Homes. Over the next three years this fund will allow the City to augment funding for Public Services and will provide \$150,000 annually for Public Services once the endowment is fully capitalized.

2. The City adopted the Human and Social Services Impact Fee Study which established a permanent fee on commercial and residential construction to support the infrastructure needs of public service agencies including child care, senior and community care facilities. The fee is anticipated to generate over \$12 million in facilities by the City's projected build-out date of 2030. Staff anticipates the City will begin allocating grants from this fund in 2012.
3. The City has been able to offer numerous first-time homebuyer opportunities for Livermore residents through its Affordable Inclusionary Housing Ordinance. This ordinance requires developers to designate 15% of new residential developments with 10 or more units as affordable to families with incomes up to Moderate limits.
4. Livermore continues to provide funding and support to the local homeless shelter, Sojourner House, and the local domestic violence shelter, Shiloh House. The Section 108 loan will be repaid in August 2013.
5. The City provides funding for the Abode Services 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.
6. The City will continue its collaboration with Abode Services to operate Project Independence, a program for youth transitioning out of foster care in our area.
7. 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.
8. The City continues to provide in-kind support with grant writing and grant management for collaborative projects aimed at improving the health of low-income youth in the Livermore School District.

## **INSTITUTIONAL STRUCTURE**

The Human Services Program Manager is the City's CDBG and HOME Program Manager and manages the Human Services Specialist who is the staff liaison to the Human Services Commission. Both staff members are employees 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, as well as the Redevelopment Agency. The Housing and Human

Services Division is also responsible for managing the City's Social Opportunity Endowment, In-Lieu Low Income Housing Fund, development of housing initiatives including the first time homebuyer program, and updating the City Housing Element.

The Housing and Human Service Division works very closely with staff in the City of Pleasanton and Dublin and other Cities in the region to coordinate human service and housing initiatives. The Human Services Commissions of Pleasanton and Livermore hold joint meetings twice per year. In March 2007, the Cities Human Services Commissions began collaborating to work on projects that provide greater visibility and community support for local non-profits. This collaboration was initiated by the Commissions in response to information received from agencies at the CAPER hearing. The Commissions are currently working on an update of the Tri-Valley Human Services Directory in both English and Spanish and the coordination of a Tri-Valley volunteer database/website.

In 2003, Livermore and Pleasanton contracted with ICF Consulting to research and analyze the human service delivery system in the Tri-Valley communities of Dublin, Livermore and Pleasanton. The report has been an important tool in determining area-wide social service needs and planning improvements coordination of resources/services. Individually, the City of Livermore has found the Needs Assessment to be useful in establishing funding priorities and sees further use in developing the outcomes measurement system. In December 2010, the Cities hired Resource Development Associates to update the 2003 Assessment. The consultants are currently completing key stakeholder interviews. We anticipate the update will be completed in December 2011.

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

The Redevelopment Agency of the City of Livermore supports and provides resources for affordable housing development in the downtown. 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 Redevelopment Agency Staff on the investment of Redevelopment Housing Set-Aside Funds to support the maintenance and expansion of affordable home ownership and multifamily rental opportunities in the Redevelopment Project Area. In FY 2011-2012 the City will work closely with the Redevelopment Agency and Eden Housing to begin work on two scattered-site, mixed-use affordable housing developments located within Livermore's downtown.

## **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
Bridge Housing	Kaleidoscope/Easter Seals Bay Area
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
Abode Services	Tri-City Health Center
East Bay Innovations	Live Well: Livermore Healthy City Partnership
Futures Explored, Inc.	Kaiser Permanente, Community Grant Program
Grid Alternatives	
Livermore Valley Joint Unified School District (LVJUSD)	
Tri-Valley Housing Opportunity Center (TVHOC)	

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

## **PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

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

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

Persons are encouraged to apply for public housing and Section 8 subsidies. There are resident advisory boards that advise the Housing Authority regarding its agency plan. Residents of public housing and Section 8 are given preferences, and are encouraged to apply for the City of Livermore's homeownership programs. The Housing Authority is also working with the City to create homeownership opportunities for Section 8 clients in the Self-Sufficiency Program.

### **CITIZEN PARTICIPATION**

The City maintains an on-going database of nonprofit agencies and community organizations who are past applicants or have expressed an interest in the Housing and Human Services Grant program, including CDBG, HOME, and Social Opportunity Endowment funds. The City held two joint application workshops in collaboration with the City of Pleasanton in December 2011. Notices regarding the workshops were mailed directly to agencies on the Human Services Commission agenda list and HHS program interest list, and also published in the local newspapers prior to the workshops. Staff from each City discussed all aspects of the grant program and directed applicants to the City's website to access the on-line grant application and the Grant Policies and Procedures Manual. Staff distributed instructions for completing the application, a user guide to help navigate the on-line grant application software, the grant evaluation/scoring criteria, a list of critical dates, a chart of annual income limits, and other relevant information.

HHS Grant applicants were required to attend the Livermore Human Services Commission (HSC) meeting on March 8, 2011 to answer questions about their proposals. This meeting was noticed in the local newspapers. The Commission formulated funding recommendations and Staff and the HSC submitted recommendations for funding to City Council. The funding was approved by City Council on April 25, 2011. The public hearing held by City Council for the Action Plan was noticed in the Valley Times as well as the local Spanish newspaper, El Mensajero. There were no public comments at the April 25<sup>th</sup> City Council meeting. Alameda County also published notices regarding the Consortium document in ANG newspapers throughout the County. The document was made available for public review at City Hall and the Livermore Multi-Service Center. A 30-day public review period was coordinated through Alameda County HOME Consortium from April 5, 2011 through May 4, 2011.

## PART IV: MONITORING STANDARDS AND PROCEDURES

The City of Livermore executes a contract/agreement with each agency that is awarded Community Development Block Grant, HOME, and Social Opportunity Endowment 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, along with HOME and Endowment funds which are monitored bi-annually. Monitoring procedures are outlined the City's Housing and Human Services Grants Policy and Procedures Manual.

Staff uses a Compliance Monitoring Checklist for each project to ensure all Federal requirements are met and all appropriate reports are maintained. An annual monitoring visit involves a review of contract performance, program effectiveness, and 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, HOME, and Endowment funding. In addition to trainings held early in the proposal process, City Staff continues to review the monitoring forms, making them easier to use by Staff, Human Service Commissioners and CDBG, HOME, and Endowment Subrecipients. Additionally, the City implemented an on-line grant system to streamline the grant process. For the first time, FY 2011-2012 grant applications were submitted electronically making the application process virtually paperless. Additionally, the Human Services Commission reviewed and scored the applications on-line. Feedback about the electronic process was very positive from both the applicants and Commissioners. The City expects to use the on-line system to collect quarterly reports, invoices, and other data making a majority of the grant process paperless and much more efficient both for grantees and for the City.

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

In 2010 the City updated the Policy and Procedures Manual to include standard contract terms and conditions. By referencing the Manual and removing this language from the contracts we have reduced the standard contract length from 17 pages to five pages. 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, HOME, Endowment 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.