CONSOLIDATED PLAN FY 2010-2014



MEMBER OF THE ALAMEDA COUNTY HOME CONSORTIUM

City of Livermore Consolidated (Strategic Plan) Fiscal Year 2010-2014

Table of Contents

Evecu	tive Summary	<u>Page</u> 1
	unity Profile	4
	Participation	6
Onizon	anticipation	O
l. Ho	using and Homeless Needs	12
A.	Housing Needs	12
B.	Housing Needs in Alameda County HOME Consortium	22
C.	Homeless Needs in Livermore	23
D.	Homeless Needs in Alameda County HOME Consortium	25
E.	Non-homeless Special Needs in Livermore	34
F.	Lead Based Paint	35
	using Market Analysis	
	Livermore Housing Market Analysis	36
	Public and Assisted Housing in Livermore	39
	Homeless Inventory	40
	Special Need Facilities and Services	41
	Barriers to Affordable Housing	43
F.	Housing Market Analysis for Alameda County HOME Consortium	45
III. Str	ategic Plan	
A.	Specific Objectives	53
B.	Geographic Distribution	54
C.	Reduction of Housing Discrimination	54
	Strategies to Remove Barriers to Affordable Housing	56
E.	Homeless Strategy	57
	Community Development	59
	Anti-Poverty Strategy	63
	Institutional Structure	66
I.	Public/Private Coordination	67
J.	Monitoring	68
IV. Ad	ditional Narratives	69

EXECUTIVE SUMMARY

The Consolidated Plan (Plan) for the City of Livermore was created through a coordinated effort that included input from a variety of citizens, community organizations, and other stakeholders in conjunction with information from the City's Analysis of Impediments to Fair Housing, General Plan and Housing Element. Through this Plan, Livermore is meeting the submission requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) programs as well as identifies how these federal grant funds will address affordable housing, homelessness, poverty and other community issues from July 1, 2010 through June 30, 2014.

As members of the Alameda County HOME Consortium, Livermore's Plan also includes county-wide information. This Consortium is the mechanism by which the US Department of Housing and Urban Development (HUD) channels HOME funds to the nine participating jurisdictions throughout Alameda County. While Livermore receives HOME funds as members of the Consortium, we also receive a direct Community Development Block Grant (CDBG) entitlement from HUD.

Because many of the same concerns and issues of affect both Cities, the following priorities for FY 2010/14 were developed jointly by the Livermore and Pleasanton Human Service Commissions. In addition to the scheduled public hearings and community meeting, the Commissioners took into account information provided by nonprofit and agencies during the variety of public hearings that occur throughout the year along with information that is received through collaborations with other individual City and Alameda County Departments. In Livermore, a public hearing regarding the FY2010/14 goals were held at the Human Service Commissions meeting in October with 14 people in attendance. Notification of this meeting was completed in both English and Spanish newspapers and sent to our entire distribution list that includes 35 public and private agencies that serve our community, the Livermore School District, Livermore Housing Authority. An additional community meeting held at Marylin Avenue School, which serves the geographic priority area identified in this document. Marylin's community meeting 32 Spanish speaking local residents attended along with an interpreter. The Consolidated Plan goals for FY 2010/14 were adopted by the Livermore City Council on January 25, 2010.

Consolidated Plan Goals and Guiding Principals

Upon recommendation of the Human Services Commission, the Livermore City Council approved the FY 2010/14 Consolidated Plan Goals and Priorities along with six guiding principles for all programs that receive funding from the City's Housing and Human Service Grant program.

Guiding Principals

• Be culturally accessible, appropriate and inclusive.

- Encourage community engagement and involvement.
- Promote energy and resource efficiency.
- Encourage networking and information sharing across service providers.
- Encourage process streamlining.
- Consolidate service delivery.

FY 2010/14 Consolidated Plan Goals and Priorities

Goal 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:

- *Priority 1:* Increase and maintain transitional housing opportunities with supportive services to increase positive outcomes and stability into permanent housing.
- *Priority 2:* Preserve and increase affordable rental housing opportunities for low and moderate income households.
- *Priority 3:* Assist with homeownership opportunities for first-time homebuyers and ensure existing homeowners have safe housing that maintains affordability.
- *Priority 4:* Promote fair housing and reduce housing discrimination.
- **Goal 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:
- Priority 1: Support the maintenance and expansion of services and programs aimed at wellness and preventative care services.
- *Priority 2:* Increase outreach and access for underserved populations including limited English speaking persons, youth, disabled, seniors and homeless persons.
- **Goal 3** Increase and maintain affordable and accessible wellness and development opportunities for youth that are age appropriate.
- **Goal 4** Support and expand programs and opportunities that keep seniors engaged and involved in their community.
- **Goal 5** Foster and encourage innovative programs that meet emerging community needs with emphasis on low-income and underserved populations.

To implement these goals, Livermore will continue to work collaboratively with the School District, Alameda County, the cities of Dublin and Pleasanton along with a wide range of non-profit agencies to implement and further develop these initiatives that will increase access to housing and services for low income persons and families. Examples are as follows:

- 1. Livermore will continue 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 support the Tri-Valley Housing Opportunity Center (TVHOC). The Center also offers homebuyer education, financial preparation and follow-up for first-time homebuyers, and provides lenders with 'mortgage-ready' clients. TVHOC is a one-stop shop for first time homebuyers to learn about programs offered by the Tri-Valley cities and is currently processing applicants for below-market units offered through Livermore's Inclusionary housing program. Upon recommendation by Congress member Ellen Tauscher, the Center received \$223,200 of HUD Economic Development Initiative Special Project (SEDI) for seed funding in January 2005 and opened for business in October 2005. In January 2006, the TVHOC was recognized by the U.S. Conference of Mayors as an outstanding model of inter-jurisdictional partnerships and awarded a \$15,000 grant.
- 2. The City will continue to partner with the Livermore School District, Alameda County Supervisor Scott Haggerty, the Cities of Dublin and Pleasanton, and the Alameda County Health Care Services Agency (HCSA) to implement the Tri-Valley Adolescent Health Initiative. The partnership's vision is to support positive growth of all youth in Eastern Alameda County toward increasing access to comprehensive medical, mental health, and health education services, to promote health and wellness through a streamlined, coordinated process. In 2008, this program won a Helen Putnam Award for Excellence from the League of California Cities and a statewide City, County, and Schools Excellence Award for the collaboration. As a response to a need identified by the youth, in FY 2009/10, Alameda County Health Care Services Agency placed one full time counselor in each of the Tri-Valley's Continuation High Schools.
- 3. In response to a request from immigrant parents for activities that are culturally diverse and accessible to all youth in Livermore, the City's Housing and Human Services Division and Horizon's Family Counseling implemented the Path 2 Picasso program to provide fine arts training and mentoring for youth arrested or expelled for illegal graffiti activities. In March 2007, this program was honored with a best practices award from the California State Juvenile Probation Officers Association.
- 4. An important component to reducing poverty is education. To achieve those ends, the City will continue its partnership with the Livermore School District and community organizations to improve the heath and wellness of youth to ensure that every child is ready to attend school. In 2010, the City provides in-kind support through management of the Dental Grant/Children's Health Access Program. 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 and underinsured

students in the Livermore School District. Additionally, this program has been very successful in addressing the transportation, insurance and other barriers to access. 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 by the National League of Cities.

- 5. To ensure the lessons learned by children in school are also taught to the parents, the City and School District developed Families Cooking Together or *La Familia Cocinando Juntos*, (formerly Healthy Helpings) to provide nutrition education and healthy cooking lessons to parents in the two Title 1 (move than 50% of the families have income below the federal poverty line) schools in Livermore. The goal of this program is to decrease obesity and obesity-related health issues, such as Type 2 diabetes, among low-income children by educating parents on healthy alternatives to traditional recipes. All classes and course materials are translated in Spanish. Classes have recently been expanded to each of the City's homeless and domestic violence shelters. Additional classes are provided at the Continuation High school and to former foster care youth that are participants in Abode Services Project Independence Program.
- 6. The City has expanded the wellness and health access by becoming a California Healthy City and creating the Live Well: Livermore Healthy City Partnership. This partnership consists of 30 public and private stakeholders, including Livermore Chamber of Commerce, Livermore Winegrowers Association, Livermore School District, Livermore Area Park and Recreation Senior Program, Tri-Valley Community Foundation, Axis Community Health, Senior Support of the Tri-Valley, Tri-Valley Haven, Alameda County Public Health, Community Resources for Independent Living (disabled), Tri-Valley Adolescent Health Initiative, Livermore-Amador Transit Authority, and several faith-based organizations. This partnership represents a broad-based, diverse set of partners working to support to foster collaboration that will improve the health, wellness and resiliency of Livermore residents by addressing critical food, nutrition, exercise and behavioral health needs.

Community Profile

Livermore is located approximately 30 miles southeast of Oakland and 40 miles east of San Francisco. Since the City's founding in 1869, it has developed from a farming community to a residential and business center. The changes are due to the City's proximity to San Francisco and Oakland to the west, Silicon Valley to the southwest, and the growth and development of Lawrence Livermore and Sandia National Laboratories. The Livermore economy is directly involved with the neighboring economies of Pleasanton, and Dublin in the eastern portion of Alameda County, collectively known as the Tri-Valley.

From 2000 to 2008, the population of Livermore increased at a significantly greater average annual rate than Alameda County. In 2008, the City's population was 83,604. Association of Bay Area Governments (ABAG) anticipates Livermore's population to further increase, reaching over 100,000 residents by the year 2020 and growing at an average annual rate of 1.6 percent.

According to data from the U.S. Census and the American Community Survey, the City of Livermore had a higher median household income than Alameda County but a lower median household income than the nearby city of Pleasanton in 2005. The American Community Survey does not report data on the City of Dublin, but based on the estimate from the U.S. Census in 2000, Livermore's median household income is more comparable to Dublin, its northwestern neighbor. Based on information from the State of California's Franchise Tax Board in 2005, Alameda County ranked eighth among all counties in California for the highest median income, indicating that median incomes for all cities in the county are higher than most other locations in California.

Livermore is also a hub for social services in the eastern Alameda County. In 1979, construction was completed on the Multi-Service Center, a city facility that provides reduced, subsidized rent to eleven local non-profit agencies and government satellite offices that serve an average of 60,000 Tri-Valley residents per year.

Key Demographics

These demographic were provided by the City's Human Services Needs Assessment, Analysis of Impediments to Fair Housing that was adopted on January 25, 2010 and the Housing Element adopted by the City Council on March 8, 2010. The Cites of Dublin, Livermore and Pleasanton are in the process of updating the Human Services Needs Assessment that was completed in 2003. We anticipate this update will be completed in 2012 after we have received information from the 2010 Census.

- Livermore's population grew by 14% between 2000 and 2009. The population of Alameda County grew by almost 8% over the same time frame. The largest growth in the county took place in the Tri-Valley.
- Livermore is becoming more racially and ethnically diverse. The Latino-Hispanic population grew by 72%, accounting for 23% of the population growth between 1990 and 2000. The Asian and Pacific Islander population grew by 129%, accounting for another 23% of the region's population growth since 1990. The white population is still a sizeable majority, however, growing by 13% and accounting for approximately 38% of the regions net population growth.
- During the last ten years, Livermore's population with limited English proficiency increased by 204%. This population is primarily Spanish speakers and with a sizeable number of Asian/Pacific Islanders. Twenty-one percent (21%) of Livermore's population speak a language other than English at home.

Ethnic Trends: City of Livermore and Alameda County, 2000 - 2006						
	<u>Liver</u>	more_	<u>Alameda County</u>			
Ethnic Group	2000	2006	2000	2006		
White	74.4%	70.1%	40.9%	37.2%		
Black	1.5%	2.1%	14.6%	12.7%		
American Indian and Alaska Native	0.4%	0.4%	0.4%	0.3%		
Asian or Pacific Islander	5.9%	7.9%	20.9%	25.2%		
Other	3.3%	3.2%	4.2%	3.2%		
Hispanic or Latino (of any race)	14.4%	16.3%	19.0%	21.4%		
Total	100.0%	100.0%	100.0%	100.0%		

Source: US Census, 2000; ACS, 2006; EDAW, 2008.

- The Tri-Valley's child population has been a key driver of growth in the region, increasing by 33% since 1990. Much of the increase has been concentrated in the school-aged population (5 to 14 years of age) which has grown by 45%.
- The number of people living below the federal poverty threshold has increased by 27% since 2000. In Livermore, 20,260 residents live below 80% of the area median income. Of this number 9,725 are seniors households. In Livermore 936 families (5%), or 4,020 people are living below the poverty line.
- There were 2,890 female-headed households in Livermore, nearly 14 percent of all households, in 2006. In 2000, 32 percent of female-headed families with children under 18 lived in poverty, while 42 percent of female-headed families with children under age five live in poverty.
- In Livermore, 37% of renters and 29% of homeowners pay more than 30% of their income on housing. 13% of our renters live in overcrowded homes.
- Approximately 48 percent of seniors spent more than 30 percent of their income on housing, otherwise defined as cost-burdened. Senior households of significant need were renter households, where 32 percent spent more than 50 percent of their gross monthly income on housing, defined as severely cost burdened. Senior owner households fared better with approximately 12 percent severely cost burdened.
- In 2006, approximately 14 percent of the population of Livermore and 13 percent of the population of Alameda County classified themselves as disabled. In both the City and the County, the 16 to 64 year age group had the highest percentage of disabled residents.

Citizen Participation

The Citizen Participation Plan below is also described in the City's Housing and Human Service Policy and Procedures Manual that is provided to all agencies requesting grant

funding from Livermore. The Livermore City Council has reviewed and approved the plan at their April 26, 2010 meeting.

The Housing and Human Services Division of the Community Development Department is responsible for the development and implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and the Social Opportunity Endowment Fund. The City is committed to having all citizens of Livermore participate to the fullest extent possible in the determination of policy priorities and disbursement of grant funds. The City not only follows the guidelines as established in the CDBG, HOME and applicable State regulations, but also fully complies with the requirements of the Brown Act Open Meeting Laws of the State of California (California Constitution code Sections 54950, et seq.)

Housing and Human Services Grant Program (HHSG), which consists of the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) are federal funding sources and the Social Opportunity Endowment Fund was created with and contributions from the development of housing. All program's principally benefit the low and moderate-income (LMI) citizens of Livermore. To satisfy the federal requirements for receipt of CDBG and HOME funds, the City of Livermore adheres to the following Citizen Participation Plan in providing for and encouraging public participation in the development, administration and disbursement of funding.

To determine the most appropriate uses of these dollars, the City will consult all of our citizens, including minorities, non-English-speaking persons, Low and Moderate Income residents, persons with disabilities, and advocates for our senior, disabled, homeless, and low-income populations for whom the Housing and Human Services Grant Program (HHSG) is designed to serve.

Staff is actively working to outreach to Livermore residents of all ethnicities, regardless of language capability. To maximize public comment and responsiveness, Staff currently works with organizations, community leaders, and key individuals that have the trust of the community, including the faith community, public health and school nurses, and the school district. We will continue to work on improving language capacity and multi-lingual outreach. The Housing and Human Services Grant Program (HHSG) pages on the City's website have a link to HUD's Spanish web pages and Staff is actively working on translating the entire HHSG site into Spanish. Future efforts will have the site available in other languages that meet the needs of our local residents.

The City of Livermore's intent for the Housing and Human Services Grant Program (HHSG) is to meet the identified needs of low and moderate income residents and to provide a more desirable living environment for all residents within the City. Due to limited resources, it is impossible for the City by itself to identify all of the needs of our residents and/or fund all of the programs/activities necessary to meet those needs. Therefore, the City must rely on a coordinated effort among private citizens, social

service providers and other governmental agencies to assist in addressing the most pressing needs of the residents of Livermore.

The City of Livermore will provide for continuity of citizen participation throughout all stages of the application and administrative tasks of the HHSG Programs. Citizen involvement will be encouraged through the reasonable and timely access to local meetings, information and records relating to the following areas:

- The 5-year Consolidated Plan and Needs Analysis;
- The annual one year Action Plan;
- The annual one year Consolidated Annual Performance Evaluation Report (CAPER);
- The 5-year Analysis of Impediments to Fair Housing (AI);
- Subsequent amendments and other changes to the above initiated by the U.S.
 Department of Housing and Urban Development or other federal agency.

The Livermore Human Services Commission will act in an advisory role to the City Council during program application, implementation and evaluation. Staff of Community Development's Housing and Human Services Division will assist in providing technical assistance to the Commission any individual and/or organization in developing proposals and submitting comments.

City Council and citizens of Livermore will be given the opportunity to assess all aspects of the performance of the HHSG programs throughout the year and submit comments to Community Development staff.

All records, except for those which are considered to be private or confidential under applicable laws pertaining to the past use of HHSG funds may be reviewed during normal City Hall hours by contacting the Community Development Department, Housing and Human Services Division, at (925) 960-4590.

At various times throughout the year, the City will specifically request public comments on various aspects of the HHSG programs. The requests will be advertised in one or more of the following methods:

- Article(s) in the City-wide Newsletter.
- News releases to local English and Spanish newspapers.
- Paid advertisements in the local newspaper(s). This will include those papers that outreach to diverse residents.

The City will also maintain an attitude of openness and helpfulness in order to encourage public response through an atmosphere of mutual cooperation.

The City will record the following items of comment in its annual performance report(s):

- Copies of all comments submitted, throughout the year, by citizens in regard to the City's performance.
- The City's assessment of the citizens' comments; and,
- A summary of any actions taken in response to the comments received.

All complaints and/or grievances filed by a citizen, or a representative of a citizen, will be submitted in writing to the Community Development Department, Housing and Human Services Division, 1052 S. Livermore Avenue, Livermore, CA 94550. Upon receipt of the complaint and/or grievance, Community Development staff will review it, prepare a written response, and forward the response no later than fifteen (14) working days following the date the complaint and/or grievance was received.

Public Hearing Process

The application process for each new Housing and Human Services Grant Program (HHSG) program year will begin in late fall of the preceding program year. Housing and Human Services staff will hold at least two "Notice of Funding Availability" workshops. The workshop will include the following information:

- 1. The total amount of HHSG funds available or anticipated to be available to the City of Livermore for community development and housing activities;
- 2. The range of activities that may be financed with HHSG funds;
- 3. The objectives which must be met to qualify for funding;
- The procedure to follow for submitting proposals to the City and a brief summary of the entire application process, including a schedule of applicable notices and meetings;
- 5. Any additional information which the Community Development staff determines to be significant to any particular program year (i.e., new regulations).

Public Hearing

The City Council of Livermore will hold a public hearing for the purpose of soliciting community input regarding the City's Annual Plan and CAPER for the Housing and Human Services Grant Program (HHSG) programs. The public hearing will be held in the City Council Chambers at 7:00 p.m. located at 3575 Pacific Avenue in Livermore. The Council Chambers building is in a centralized location which is accessed through public or private transportation and accessible to all members of the disabled community. Accommodations can be made for any disability if the City is notified at least 48 hours in advance of the meeting. Requests can be made to the Housing and Human Services Division, 1052 S. Livermore Avenue, Livermore, 94550, phone number is (925) 960-4590, TDD is (925) 960-4104. The meeting will be noticed in the local

newspaper(s) at least two weeks prior to the scheduled meeting. The projects selected by the City Council, in addition to comments from citizens regarding the needs of the community, will be included in the City's Action Plan for the new program year.

The City is eager to receive comments all from low/moderate income persons on how they believe certain HHSG funded projects and/or activities will assist them to meet their various needs regardless of their ability to speak English. Low/moderate income persons will be encouraged to participate in the identification of projects/activities to be funded through the CDBG and HOME programs in any given year.

The City will use various forms of advertisement in an attempt to gain greater low/moderate income persons' participation in establishing goals and objectives for Livermore's HHSG programs. An example of an effective form of advertisement is the City-published newsletter. The City Newsletter is published three times per year and delivered, through the mail, to every household free of charge. Whenever feasible, an article will be placed in the City Newsletter to provide the public with information on the HHSG programs and encourage low/moderate persons to participate in its ongoing operations. In addition, the City will request comments from identified agencies representing low/moderate income persons through service provision or advocacy efforts.

If a significant number of non-English speaking residents are expected to participate at a public hearing, the City will make every effort to accommodate them through the use of bilingual City staff or by hiring a translator for the meeting.

Funding Awards

Upon final determination by the City Council of the projects to be included in the City's applications for funds, Community Development staff will notify, in writing, all individuals and/or organizations submitting proposals of the action taken by the City Council. Community Development staff will forward correspondence explaining the City Council's action within fifteen (14) working days of the meeting.

After the City Council has selected the projects for inclusion in its application to the U.S. Department of Housing and Urban Development, a draft "Annual Plan" for the new program year will be prepared and published for public comment. The draft profile will be forwarded to Alameda County Housing and Community Development Department for inclusion in the Alameda County HOME Consortium's Annual Action Plan. Alameda County will publish notices in the local ANG newspapers along with the site(s) where the public can review the document. The review period will be no less than thirty (30) working days in length. Alameda County will also hold a public hearing on the Action Plan and submit this document to the Alameda County Board of Supervisors for approval.

The Livermore City Council will also hold a public hearing to receive comments from citizens regarding Annual Plan at a public hearing at their regularly scheduled meeting in April, following the comment period. City Council meetings are scheduled on the second and fourth Monday evenings at 7:00 p.m. in the City Council Chambers. The

City Council meetings are legally noticed in the local newspaper(s) and agendas are available in the City Clerk's Office at least seventy-two (72) hours prior to each meeting.

The City's final applications for Housing and Human Services Grant Program (HHSG) funds will be prepared by Community Development staff and forwarded to Alameda County Housing and Community Development Office for inclusion in the Annual Action Plan for the Alameda County HOME Consortium. This is forwarded by Alameda County Housing and Community Development Department to the San Francisco Office of the U.S. Department of Housing and Urban Development (HUD) prior to the May 14th deadline.

Citizens of Livermore wishing to object to HUD approval of an application submitted by the City may do so by contacting the San Francisco Office of the U.S. Department of Housing and Urban Development at 600 Harrison Street, 3rd Floor, San Francisco, CA 94107, (414) 489-6400. Citizen objections should be filed with the U.S. Department of Housing and Urban Development within thirty (30) days of the publication of the City's notice that the application has been submitted to HUD for approval.

The U.S. Department of Housing and Urban Development will consider objections to the application on the following grounds only: the City's description of needs and objectives is plainly inconsistent with available facts and data; or the activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the City; the application does not comply with the requirements' applicable law; or the application proposes activities which are otherwise ineligible according to federal regulations.

All objections should include identification of the requirements not met and, in the case of objections made on the grounds that the description of needs and objectives is plainly inconsistent with generally available facts and data, the data upon which the persons rely.

Program Amendments

The City will adhere to this Citizen Participation Plan whenever its Annual Plan or CAPER is amended and forwarded to the U.S. Department of Housing and Urban Development for approval. The City is required by federal regulations to amend its final Annual Plan whenever a decision is made to cancel an identified project, to add a project not previously identified or to substantially change the purpose, scope, location or beneficiaries of an identified activity. For the purpose of processing amendments to the City's final Annual Plan, "substantial change" is defined as a change in the Housing and Human Services Grant Program (HHSG) funding level of the project or activity 25% or greater than the original adopted project budget.

Prior to amending its Annual Plan or any other aspect of its HHSG programs, the City will provide citizens with reasonable notice of and opportunity to comment on the proposed changes. When necessary, the City will hold public hearings on the proposed amendment(s) according to procedures.

PART I. HOUSING AND HOMELESS NEEDS

A <u>Housing Needs</u>

The table below displays 2000 household income distribution for the City of Livermore and Alameda County consistent with the United States Department of Housing and Urban Development (HUD) income categories. Accordingly, Livermore has a high proportion of low- and moderate-income households. A total of 42 percent of Livermore households have incomes defined as either low (from 51 percent to 80 percent of AMI) or moderate (from 81 percent to 120 percent of AMI). Furthermore, Livermore has a lower proportion of extremely and very low-income households, accounting for approximately 19 percent compared to 24 percent countywide. Data on poverty status from the 2006 American Community Survey estimates that 5 percent of Livermore residents and 11 percent of Alameda County residents had an income below the poverty level between 2005 and 2006. However, as shown in the percentage of people below the poverty level increased in 2008 for both Livermore and the County. Very low-income households often have difficulty finding decent and affordable housing within Livermore and Alameda Count

Household Income Distribution by Income Category, 2008 Estimates									
	Percent of	HUD Income		ntage Households by nate Income Threshold					
Income Group	Income	(family of 4)	Livermore	Alameda County					
Extremely Low	<30%	\$23,250	9.3%	13.8%					
Very Low	31-50%	\$43,050	10.2%	10.1%					
Low	51-80%	\$66,250	17.5%	16.1%					
Moderate	81%-120%	\$103,300	25.0%	18.3%					
Above	120%+	Above \$103,000	38.0%	41.7%					
Total			100.0%	100.0%					

Note: The Comprehensive Housing Affordability Strategy (CHAS) Databook provides household distribution estimates for 2000. Income limits are 2008 HCD Income Limits but income distribution are based on 2000 Census data. The estimates do not adjust for household size and assume income distribution has remained constant since 2000.

Source: CHAS Databook, State of Cities Database System, 2000; HCD Income Limits, 2008; EDAW, 2008.

The median sales price for a home in Livermore was \$510,000, and on average, Livermore residents paid \$1,285 to rent. The obstacle is the ability of very low-, low-and moderate-income households to secure home financing, which has become increasingly difficult in the current financial climate. Households with poor credit histories or unsteady employment will struggle to secure home financing, regardless of whether they can afford to make payments on the home. It is assumed that financial

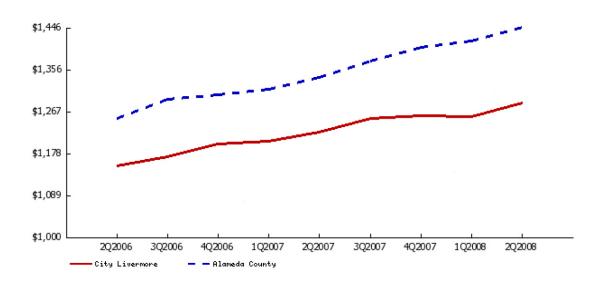
markets will stabilize and supply reasonable home loans similar to lending practices in the late 1990s.

Rental housing in the City of Livermore remains relatively affordable compared to Alameda County overall. 1-bedrooms averaged approximately \$1,118 per month in Livermore. This is compared to the countywide average of \$1,278 for 1-bedrooms. Rents are also comparatively lower in Livermore for larger 2-bedrooms and 3-bedrooms (both with and without an additional bathroom) with average rents ranging from \$1,307 (2 bedrooms with a single bathroom) to \$1,543 (three bedrooms, 2 bathrooms) per month.

During the second quarter of 2008, the average rate for a rental unit within the City of Livermore was \$1,285, as compared to \$1,446 within all of Alameda County. The average rent per square foot within the City of Livermore was \$1.60, compared to \$1.74 for Alameda County overall. This significant difference in both average rental rate and per square foot indicates that rental properties achieve higher rents within Alameda County overall than within the City of Livermore.

As shown in the chart below, rents have increased in Livermore since the second quarter of 2006 at an average annual growth rate of 5.7 percent, although at a slower pace than the County overall. The increase in rental prices in Livermore has exceeded the rate of inflation (4.2 percent) and is likely a result of the declining for-sale housing market and tightening of credit available to homebuyers; households who might have otherwise bought or owned a home are finding themselves renting instead. Also, households that experienced foreclosure are reentering the rental housing market, increasing rental demand.





Extremely Low-Income Households - Extremely low-income households in the City of Livermore have incomes of 30 percent or less of the AMI. Using a 5 percent down payment and a loan interest rate of 6 percent to calculate qualifying home prices, the maximum affordable home price for an extremely low-income household ranges from \$64,100 for a one-person household to \$91,500 for a four-person household. With median priced 1-, 2-, 3- and 4-bedroom homes in Livermore selling for \$321,500, \$344,000, \$475,000 and \$556,500, respectively, extremely low-income households cannot afford homeownership in Livermore, regardless of household size.

In addition, market rents exceed the affordable housing payment for an extremely low-income household, which can afford to pay \$417 to \$601 in rent per month, after accounting for utilities. In practical terms, this means that a one-person household cannot afford an average priced studio or 1-bedroom unit without assuming a cost burden or doubling up. The problem is exacerbated for larger extremely low-income households.

Very Low-Income Households - Very low-income households in the City earn between 31 and 50 percent of the Area Median Income (AMI). Using a 5 percent down payment and a 6 percent loan interest rate to calculate qualifying home prices, the maximum qualifying home price for a very low-income household ranges from \$106,800 for a one-person household to \$142,400 for a four-person household. Thus, similar to extremely low-income households, market rate homes in Livermore are not attainable for most very low-income households without a significant down payment.

A very low-income household can afford to pay \$718 to \$1,066 in rent per month, depending on the household size. With the average rents in Livermore ranging from \$1,118 for a 1-bedroom unit to \$1,543 for a 3-bedroom unit, the average very low-income household cannot afford to pay the average rental price for a home, regardless of household size. Rental prices for one-bedrooms in Livermore were found to range from \$850 to \$1,130, indicating that an average 2-person, very low-income household earns just under the amount necessary to afford a typical lower-priced 1-bedroom in Livermore. In practical terms, this means that most very low-income households cannot afford an average market rate rental without assuming a cost burden or over-crowding.

Low-Income Households - Low-income households earn between 51 and 80 percent of the AMI. Using a down payment of 10 percent and a loan interest rate of 6.5 percent to calculate the qualifying home prices, the maximum qualifying home price for a low-income household ranges from \$142,700 for a 1-person household to \$218,300 for a 4-person household. With median priced 1, 2-, 3- and 4-bedroom homes in Livermore selling for \$321,500, \$344,000, \$475,000 and \$556,500, respectively, low-income households cannot afford homeownership in Livermore, regardless of household size.

A low-income household can afford to pay \$1,123 to \$1,692 in rent per month, depending on the household size. With the average rents in Livermore ranging from \$1,118 for a studio to \$1,543 for a 3- bedroom unit, most low-income households can afford to pay the average rental price for a rental in Livermore.

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

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

Senior Households - The special needs of senior households are due to primarily three concerns: seniors live on a fixed income, have higher health care costs, and are more likely to have some form of a disability. According to the 2006 American Community Survey, 11 percent of Livermore residents were seniors, defined as 65 years of age or older. Of the 27,287 households in the City of Livermore, 1,560 (5.7 percent) of those were headed by a senior.

There are special concerns for senior citizens that need to be considered during project design review. The most significant concerns include

- Senior citizens are less mobile than younger age groups; consideration for accessibility is given a high priority.
- Senior citizens generally prefer to be autonomous and maintain independent living lifestyles. In order to support this lifestyle choice, seniors need convenient and close access to services, including shopping and health care facilities, social service and activity centers, and public transportation.
- Senior citizens are often on fixed incomes and require stable housing arrangements without the risk of significant increases in rent.
- Senior citizens generally prefer to be a part of a community and not isolated.
- Senior citizens are concerned about physical and psychological security, more so than younger age groups.

The U.S. Department of Housing and Urban Development (HUD) reports on senior household needs based on 2000 U.S. Census data through the State of Cities

Database System. Accordingly, 585 senior households had incomes of 30 percent of AMI or less (extremely low-income), and 625 had incomes between 31 percent and 50 percent of AMI (very low-income). Approximately 48 percent of seniors spent more than 30 percent of their income on housing, otherwise defined as cost-burdened. Senior households of significant need were senior renter households, where 32 percent spent more than 50 percent of their gross monthly income on housing, defined as severely cost burdened. These senior households are most at risk of homelessness and often have to make tough decisions on whether to pay their rent or pay for medical care. Senior owner households were much less likely to be in the same position with approximately 12 percent severely cost burdened in 2000.

Senior Housing Problems by Income Classification and Household Type						
	Elderly Renters	Elderly Owners				
<=30% Median Family Income (MFI)	330	255				
% with any housing problems	71%	55%				
% Cost Burden >50%	56%	39%				
>30% to <=50% MFI	270	355				
% with any housing problems	61%	38%				
% Cost Burden >50%	33%	28%				
>50 to <=80% MFI	80	625				
% with any housing problems	56%	29%				
% Cost Burden >50%	13%	18%				
>80% MFI	250	1,790				
% with any housing problems	12%	13%				
% Cost Burden >50%	4%	3%				
Total HHs	930	3,025				
Total % with housing problems	51%	23%				
Total % Cost Burden >50	32%	12%				

Sources: State of Cities Database System, HUD, 2000; EDAW, 2008.

Livermore has several senior housing complexes providing both market rate and below market rate units: Arbor Vista, Heritage Park, Hillcrest Gardens, Vandenburg Villa, and Vineyard Village provide affordable senior housing. Rosewood Gardens is a market rate senior housing complex. Livermore also has one senior assisted living complex within the Heritage Estates. Heritage Estates also provides affordable and market rate independent senior rental apartments.

Female-Headed Households – These households need special consideration and assistance to accommodate their housing needs. These needs often include affordable housing, accessible day care, health care, and other support services. Generally, female-headed households have lower incomes and higher living expenses, limiting their opportunities for finding affordable and quality housing.

Based on American Community Survey data, there were 2,890 female-headed households in Livermore, nearly 14 percent of all households, in 2006. Female-headed families with children, reported at 1,379 families in 2006, are a particularly vulnerable group since women are often paid less than men and because they must balance the needs of their children with work responsibilities. Data on the poverty status of female-headed households was not available through the 2006 American Community Survey. However, the 2000 U.S. Census reports that 32 percent of female-headed families with children under 18 lived in poverty, while 42 percent of female-headed families with children under age five live in poverty.

Large Households - Large households are family households with five or more people. Large households are considered a special needs group for housing because there is typically a limited supply of adequate and appropriately sized housing that is also affordable. Large households on a limited budget may be more at risk of overcrowding in the home. These households may choose a smaller home in an effort to save money to pay for other necessities including transportation, food, and clothing. According to the American Community Survey, there were 3,207 large households in Livermore, approximately 12 percent of all households, in 2006. Alameda County's distribution of household size was very similar with 11 percent of all households considered large.

Disabled Persons – The disabled may have special housing needs for several reasons, such as living on a fixed income, lack of housing choices that are both affordable and accessible, and higher health care costs. There are primarily five different types of disability as defined below:

- Sensory and Physical Limitation: Difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- Mental Disability: Difficulty in learning, remembering, or concentrating
- Going Outside Home Limitation: Difficulty going outside the home alone to shop or visit a doctor's office
- Employment Limitation: Difficulty working at a job or a business
- Self-Care Limitation: Difficulty dressing, bathing, or getting around inside the home.

In 2006, approximately 14 percent of the population of Livermore and 13 percent of the population of Alameda County classified themselves as disabled. Examining both Livermore's and Alameda County's disabled persons by age group reveals a very similar percentage breakdown in both geographies. In both the City and the County, the 16 to 64 year age group had the highest percentage of disabled residents.

Disabled Persons by Age Group, 2006								
	<u>City of</u>	Livermore	<u>Alam</u>	<u>eda County</u>				
		Percent of Total		Percent of Total				
Age Group	Number	Residents	Number	Residents				
People 5 to 14 years	1,366	2.0%	11,167	0.8%				
People 16 to 64 years	4,840	7.1%	103,549	7.7%				
People 65 years and over	3,229	4.7%	61,100	4.6%				
Total Disabilities Tallied	9,435	13.8%	175,816	13.1%				

Source: ACS, 2006; EDAW, 2008.

There is a broad range of conditions that are considered a disability, and housing needs can vary by disability type. Many disabled persons are still able to live at home independently or with friends or family members, while others need to reside in a special care facility. In order to maintain an independent lifestyle, a home may need to be modified to increase accessibility.

State-identified Special Needs Groups, 2006								
	<u>Liver</u>	<u>Livermore</u> <u>Alameda County</u>						
Special Needs Groups	Residents	Households	Residents	Households				
Seniors (65 years and older)	8,217	1,560	145,081	25,711				
Female Householder	Not Applicable ¹	2,890	Not Applicable	61,324				
Large Households (5+ person)	Not Applicable	3,207	Not Applicable	58,251				
Disabled	8,689	Not Applicable	175,816	Not Applicable				
Homeless Persons	No Data Available ²	No Data Available	5,129	3,694				
Farm Workers	45 ³	Not Applicable	416	Not Applicable				

U.S. Census (2000) estimate of Livermore residents working in the Farming, Fishing, and Forestry occupational sector.

Of the disabled persons that are living independently, a total of 37.7% of disabled homeowners stated they had challenges maintaining their housing. Of the disabled renters with income less than 30% of median, 72.2% reported difficulty maintaining housing and 58.3% of disabled persons with income less than 50% reported housing problems.

Overcrowding - A limited supply of affordable housing affects low-income households in such a way that many need to increase the number of people living in the unit in order to devote income to other non-rental or non-mortgage related expenses, which sometimes results in over-crowding, Overcrowding can result in a decrease in available parking, increased traffic, and accelerated housing deterioration. Overcrowding varies with income, size and type of household, but large families and low-income households usually have the highest incidence of overcrowding.

The California Department of Housing and Community Development define overcrowding as more than 1.01 occupants per room, and severe overcrowding as more than 1.51 occupants per room. Perhaps due to the fact that there are fewer rental housing units available for large households, overcrowding appears to be less of a problem in owner-occupied households, as 99 percent of those households have at most one occupant per room. In renter-occupied households, 89 percent had at most one occupant per room and 11 percent of households had 1.01 to 1.5 occupants per room. Furthermore, there is a higher incidence of over-crowding among renter-occupied households in Livermore than in Alameda County. The City of Livermore has a larger percentage of renter-occupied households with 1.01 to 1.5 occupants per room (11 percent) than Alameda County (5 percent). However, 2 percent of Alameda County's renter-occupied households have more than 1.51 occupants per room, while no renter-occupied households in Livermore experience severe overcrowding.

Tenure by Occupants per Room, 2006							
			Alameda County Estimate	Percent			
Owner occupied:	19,227	70.5%	296,733	57.4%			
1.00 or Less Occupants per Room	18,960	98.6%	288,278	97.1%			
1.01 to 1.50 occupants per room	146	0.8%	6,496	2.2%			
> 1.51 Occupants per Room	121	0.6%	1,959	0.7%			
Renter occupied:	8,060	29.5%	220,508	42.6%			
1.00 or Less Occupants per Room	7,172	89.0%	204,060	92.5%			
1.01 to 1.50 occupants per room	888	11.0%	11,339	5.2%			
> 1.51 Occupants per Room			5,109	2.3%			

Source: ACS, 2006.

Cost Burden - Though housing affordability by household income has already been discussed, another way to evaluate housing need is by the incidence or number of cost burdened households in Livermore. Housing "cost burden" is defined as a household paying more than 30 percent of their gross monthly income towards housing. "Severely cost burdened" is defined as a household spending more than 50 percent of a household's gross monthly income on housing.

According to HUD data from 2000, renters in the City of Livermore were more cost burdened than owners, with 47 percent of all renter households and 35 percent of all owner households paying more than 30 percent of their income on housing. Lower-income renter households, including elderly, pay a higher percentage (over 50 percent) of their monthly income for rent (83 percent in extremely low-, 81 percent in very low-, and 67 percent in low-income categories). This is also the case for homeowner households in the lower-income categories (74 percent in the extremely low category, 59 percent in very low, and 56 percent in low-income). This is consistent with U.S. Census data for 2000, which indicates that 70 percent or 2,440 lower-income renter

households and 60 percent or 1,612 lower-income owner households paid more than 30 percent of their income on housing.

For both owners and renters, large families (5 or more related individuals) tend to be more cost burdened than small families, as 71 percent of large renter families and 41 percent of large owner households paid more than 30 percent of their monthly income for rents and mortgage versus 45 percent of small renter families and 28 percent of small owner families. However, a larger percentage of small renter families were severely cost burdened (17 percent) versus just 10 percent for large renter families.

As previously discussed, elderly households tend to experience the greatest housing cost burden. Thirty-two percent of senior renter households and 12 percent of senior owner households are severely cost burdened. Over 50 percent of senior renter households pay more than 30 percent of their monthly income for rent.

The next two tables describe the situation of special needs housing in Livermore.

o Housing Problems by Income Classification and Renters for Livermore, 2000								
Household by Type, Income, & Housing Problem	Elderly (1 & 2 member HHs)	Small Related (2 to 4)	Large Related (5 or more)	Total Renters				
<=30% MFI	330	440	140	1,145				
% with any housing problems								
(% Cost Burden >30%)	71%	91%	93%	83%				
% Cost Burden >50%	56%	77%	60%	67%				
>30% to <=50% MFI	270	394	140	1,023				
% with any housing problems								
(% Cost Burden >30%)	61%	86%	100%	81%				
% Cost Burden >50%	33%	36%	7%	34%				
>50 to <=80% MFI	80	635	165	1,300				
% with any housing problems								
(% Cost Burden >30%)	56%	61%	76%	67%				
% Cost Burden >50%	13%	5%	0%	6%				
>80% MFI	250	1,745	525	3,820				
% with any housing problems								
(% Cost Burden >30%)	12%	18%	54%	20%				
% Cost Burden >50%	4%	1%	0%	1%				
Total HHs	930	3,214	990	7,288				
% with housing problems (% Cost Burden >30%	51%	45%	71%	47%				
% Cost Burden >50%	32%	17%	10%	17%				

Housing Problems by Income Classification and Homeowners for Livermore, 2000							
	Elderly	Small	Large				
Household by Type, Income,	(1 & 2 member	Related	Related	Total	Total		
& Housing Problem	HHs)	(2 to 4)	(5 or more)	Owners	HHs		
<=30% MFI	255	164	40	659	1,804		
% with any housing							
problems							
(% <i>Cost Burden >30%</i>)	55%	94%	100%	74%	80%		
% Cost Burden >50%	39%	94%	100%	67%	67%		
>30% to <=50% MFI	355	245	60	725	1,748		
% with any housing							
problems							
(% Cost Burden >30%)	38%	74%	100%	59%	72%		
% Cost Burden >50%	28%	57%	67%	43%	38%		
>50 to <=80% MFI	625	404	83	1,302	2,602		
% with any housing							
problems							
(% Cost Burden >30%)	29%	83%	95%	56%	62%		
% Cost Burden >50%	18%	45%	5%	28%	17%		
>80% MFI	1,790	10,365	1,840	16,125	19,945		
% with any housing							
problems							
(% Cost Burden >30%)	13%	23%	35%	25%	24%		
% Cost Burden >50%	3%	2%	5%	3%	3%		
Total HHs	3,025	11,178	2,023	18,811	26,099		
% with housing							
problems							
(% Cost Burden >30%	23%	28%	41%	30%	35%		
% Cost Burden >50%	12%	6%	8%	9%	11%		

Sources: State of Cities Database System, HUD, 2000; EDAW, 2008.

Geographic Distribution and areas of Emphasis for Services and Assistance

Previously, low income and minority populations were fairly dispersed throughout the City. However, in recent years there have been demographic shifts in the census tracts 4514.02 and the portion of 4514.03 bordering 4514.02. These census tracts located in the center of Livermore and boarded by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue have less per capita income than Alameda County.

^{*}HUD defines "housing problems" as households that pay monthly owners costs or monthly gross rent greater than 30% of monthly household income.

Objective for Fiscal Years 2010-2014

Support and develop a continuum of housing resources that will increase access to low-income, seniors, disabled persons with emphasis on activities that:

- 1) Preserve and increase affordable rental housing opportunities for low and moderate income households.
- 2) Assist with homeownership opportunities for first-time homebuyers and ensure existing homeowners have safe housing that maintains affordability.

Activity

- 1) Support non-profit developers in the acquisition of property to develop housing that meets the priority population needs stated in this objective.
- 2) Provide housing opportunities for low income people and families within Livermore's First Time Homeowner programs.
- 3) Continue to provide funding to the City's Homeowner Rehabilitation Programs.
- 4) Continue to support the work of the Tri-Valley Housing Opportunity Center.
- 5) Continue to support the work of code enforcement in the priority neighborhoods stated in this document.

Performance Measures for Fiscal Years 2010-2014

Decent Housing

- 1) At least 30 units of new rental housing will be developed.
- 2) At least 20 units of affordable ownership housing will be developed.
- 3) At least 40 low income persons and families will receive assistance through the City's First Time Homeowner programs.
- 4) At least 25 homeowners will receive assistance from the City's Homeowner Rehabilitation programs.

B Housing Needs in the Alameda County HOME Consortium

The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled from the HOME Consortium members. Data was gathered on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and needs within the Consortium jurisdictions. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the "continuum of care" in Alameda County.

Backgrounds and Trends

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current total population of 1,024,411 (CA Dept. of Finance 2009 estimates), comprising 66% of Alameda County's population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the unincorporated county and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

In the past five years, the Consortium has seen both growth and then decline in the area's economy. This has been coupled with increasing costs of living in Alameda County. The poor economy and loss of jobs has had negative impacts as has a housing market where banks are not lending. Home prices have decreased dramatically while the costs of food, clothing and transportation have increased significantly. Rents have increased slightly, however, there is higher demand as more families have their homes foreclosed upon. While Welfare to Work Programs moved people off of the welfare roles, many have found only minimum wage jobs. This and loss of higher paying jobs have led to an increase in the numbers of working poor who need federal assistance. These families need housing rental assistance programs and food programs. The homeless demographics are also changing. While the literally homeless and chronically homeless populations have declined, the hidden homeless population has increased. These are families who are moving in and out of homelessness or are doubled-up or "couch surfing" as their ability to pay for food and shelter varies from pay check to pay check.

Section 8 programs continue to be a viable option for low income households. These households have severely limited incomes and often need assistance to cover the gap between income and living expenses with subsidized food and childcare programs when available.

Recent trends indicate that affordable housing, homeless, and community development programs are in jeopardy through significant funding cuts over the next few years due to cuts in the State of California budget and the federal budget.

In the face of these challenges, Consortium members, along with the cities of Oakland and Berkeley, continue to work together to provide strategies to address homelessness, special populations and supportive housing needs. At the same time, federal funding programs for housing, such as HOME and CDBG, leverage additional financing to create and preserve affordable rental housing, increase opportunities for first-time homebuyers, and provide solutions to a variety of non-housing needs for low and moderate income households.

The development of the Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) offers HOME Consortium members an opportunity to evaluate the housing and community development needs in their communities. It also provides an opportunity to develop comprehensive strategies to address those needs. Most of the base data comes from the 2000 U.S. Census. When possible, data has been updated utilizing more current information.

C Homeless Needs in Livermore

In May 2004, the Public Health Institute conducted an Alameda Countywide Homeless Shelter and Services Survey. This survey found that 6,214 people in Alameda County are homeless at any given point in time and that 1,604 people in Alameda County meet HUD's definition of chronic homelessness at a point in time. Furthermore, The Continuum of Care Council estimates that approximately 16,000 people are homeless in Alameda County over the course of a year.

In 2008, the Homeless Management Information System (HMIS) contained 189 Livermore residents as homeless with the following demographic distribution:

- Families Sixty percent (60%) of the community-defined homeless were in a family with children.
- Gender More women (62 percent) are homeless in Livermore than men (37 percent). This is due to having a higher concentration of families.
- Race and ethnicity In Livermore, 61 percent of the homeless are white, 21 percent are mixed race and 11 percent are African American. Twenty-five percent (25%) of Livermore homeless are Hispanic or Latino.
- Seniors At a point in time, 5 percent of Livermore's homeless were above the age of 60.
- *Employment* Twenty- six percent (26%) of Livermore homeless are employed.
- Disability At least 53 percent of Livermore homeless stated they were disabled.

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

Throughout a variety of public hearing and community meetings, the Tri-Valley service providers identified the following barriers for homeless to receive services and moving to self sufficiency.

- Lack of services in Livermore and the Tri-Valley. Almost all mental health and specialty medical care are located at least 25 miles from Livermore in central and northern Alameda County.
- Lack of adequate transportation. For a person to take public transportation to receive services this can take up to two hours and involve several transfers. If a person has one or several ill children this challenge can be daunting.
- Lack of shelter space. Only two homeless shelters operate in the Tri-Valley serving a total of 72 people at one time. Sojourner House, the 16 bed shelter, is the only facility that accepts in-tact families, single men with children and children over the age of 10. Shiloh House, the domestic violence shelter only has 21

beds. The closest shelter for single men is located in San Lorenzo, 30 miles from Livermore.

Lack of a place to meet basic needs. Only one church in Livermore operates
a shower for homeless persons. There is no place for a homeless person to
have other basic needs met such as a place to clean clothes, receive mail, have
a haircut, etc.

In late January 2009, the City participated in a county-wide homeless survey, initiated by the County-wide Homeless Continuum of Care Council. Demographic results of the Homeless Count can be found in the section, *Homelessness in Alameda County*.

Objective for Fiscal Years 2010-2014

Support and develop a continuum of housing resources that will increase access to low-income and homeless persons with emphasis on activities that increase and maintain transitional housing opportunities with supportive services to increase positive outcomes and stability into permanent housing.

Activity

- 1) Continue to support the work of the Tri-Valley Housing Resource Center through the implementation of Homeless Prevention and Rapid Re-housing dollars.
- 2) Continue to pay off the Section 108 loan for the acquisition and rehabilitation of Sojourner House. Last payment is scheduled for August 2013.
- 3) Begin working with partners throughout Alameda County to potentially implement a county-wide performance measurement system for homeless service providers that meets the goals of the HEARTH Act.
- 4) Continue to support non-profit agencies that provide direct services to homeless and victims of domestic violence.
- 5) Continue to support non-profit agencies that provide rental assistance and case management to ensure emancipated youth and families do not become homeless.
- 6) Continue to provide support to the local faith community as they partner with a variety of groups to provide temporary shelter for homeless men living on the street during the winter months.

Performance Measures for Fiscal Years 2010-2014

Decent Housing

- 1) Provide services using HPRP funding to at least 40 people.
- 2) Provide assistance to at least 200 homeless and 200 domestic violence victims through our local shelters.
- 3) Provide tenant based rental assistance and case management to prevent homelessness to at least 18 youth emancipating out of the foster care system and 18 families through Housing Scholarship.

D Homeless in Alameda County

Homelessness is one of the most difficult problems facing the HOME Consortium jurisdictions. For many adults and children homelessness is a frightening and isolating experience. Homelessness typically occurs because housing is not affordable and/or there is insufficient income to weather a personal crisis such as loss of employment or a family illness and continue to pay for housing. Mental disabilities, domestic violence,

and alcohol or drug addiction and other problems are contributing factors. Homeless people live in cars, parks, abandoned buildings, on the streets, in emergency shelters, doubled up with friends and family members, and in transitional housing.

HUD's definition of homelessness is an individual who lacks a fixed, regular, and adequate nighttime residence; or an individual who has a primary nighttime residence that is: 1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); 2) an institution that provides a temporary residence for individuals intended to be institutionalized; or 3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The 2009 Alameda County Homeless Count identified three distinct homeless populations: 1) literally homeless – people who are residing on the streets, places not meant for human habitation, in shelter or in transitional housing program; 2) chronically homeless – unaccompanied, disabled people who have been homeless for extended periods of time; and 3) hidden homeless – people who are living temporarily with a friend or relative, in a motel, or facing eviction within seven days.

A family of four is considered extremely low income (30% of area median income adjusted for household size), with an annual income of \$26,790 (Feb. 2009) in Alameda County. The National Low Income Housing Coalition found that it would take \$21.02 per hour at 40 hours per week (\$43,720 annually) to afford the median fair market rent for a one bedroom unit.

Present California minimum wage is \$8.00 per hour. The California Employment Development Department estimates that seven out of ten occupations have mean wages below the County's housing wage for two-bedroom housing (\$21.02/hour). The housing wage is the hourly wage rate needed to afford a fair market rent unit using 30% of total monthly income. The majority of new jobs projected between 2006 and 2016 will pay \$18,168 (Combined Food Preparation and Serving workers – including fast food) to \$93,646 (Nurses) annually. The majority of these positions have no or very limited benefits and opportunity for advancement or training.

The lack of affordable housing is the other major component of raising rates of homelessness. Some of the economic and social dynamics of the area that contribute to the causes of homelessness include: 1) low vacancy rates; 2) very high housing costs; 3) the many entry level jobs in the local economy have shifted from manufacturing to retail sales/services (see above); 4) high levels of unemployment and 5) residential foreclosures.

Affordable housing units are making a modest gain in Alameda County. Between 2001 and 2007, there were 4,960 affordable subsidized housing units gained in Alameda County; for a total of 23,655 affordable subsidized housing units.

Responding to the need for comprehensive planning and coordination of services for the homeless, the 45-member Alameda County-wide Homeless Continuum of Care Council was formed in 1997. In 2004, a unique collaboration was formed 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. The collaboration arose from their recognition that stable housing is a critical cornerstone to the health and wellbeing of homeless and at-risk people, and our communities. Rather than continue on their separate paths toward housing solutions, the agencies creating these plans realized that they serve many people with similar needs — and in many cases, the same individuals — and came together to develop one plan with mutual goals and joint effort for implementation. The collective knowledge, funding and expertise of the collaborative, joined with extensive input and guidance from a wide variety of community-based organizations and service consumers, yielded the Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan. The plan is a regional and multifaceted response to address the social and economic issues of homelessness and housing instability that affect communities throughout the county. In January 2008 EveryOne Home became a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of successful collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

EveryOne Home envisions housing and services system that partners with consumers, families and advocates; provides appropriate services in a timely fashion to all who need them; and ensures that individuals and families are safely, supportively and permanently housed. To achieve those objectives, the plan is structured around five major goals that outline multi-faceted solutions for a multi-dimensional problem:

- Prevent homelessness and other housing crises. The most effective way to
 end homelessness is to prevent it in the first place by making appropriate
 services accessible at the time they are needed. In particular, people leaving
 institutions such foster care, hospitals, jails and prisons need interventions and
 planning that will prevent them from exiting into homelessness.
- Increase housing opportunities for the plan's target populations. Increasing

affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 14,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 14 years.

- Deliver flexible services to support stability and independence. Culturally
 competent, coordinated support services must accompany housing. Direct
 service providers in all systems throughout the county must have a degree of
 knowledge about and access to a range of housing resources and supportive
 services.
- Measure success and report outcomes. Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices.
- Develop long-term leadership and build political will. The goals of EveryOne
 Home will only be achieved by developing a long-term leadership structure that
 can sustain systems change activities. Implementation of this plan will also
 require building and sustaining political and community support for its vision and
 activities.

For more detailed information please refer to the EveryOne Home website: www.everyonehome.org.

Estimated Numbers of Homeless People in Alameda County

As required by HUD, Alameda County conducts a research study every two years to count how many people are homeless in the county and several key characteristics of those who are unhoused. Field work and surveys will generate a report that presents data crossing two variables:

- **Homeless Status** (unsheltered, sheltered in emergency and transitional housing, other homeless situations).
- Enumeration and Subpopulations (counts of total persons, number of households with children, number of households without children, chronically homeless singles, severe mental illness, chronic substance abuse, veterans, HIV/AIDS, domestic violence, unaccompanied youth under the age of 18).

In 2003 and 2009 Alameda County conducted a more extensive study that produces data for geographic regions of the county (regions include countywide, Oakland, Berkeley, other north county, mid county, south county, and east county). The broader study also allows us to count those who make up the hidden homeless: households who are living temporarily with friends, relatives, or in a motel who do not have the resources to move into housing and have been notified that the situation is short-term; or households that are facing eviction within 7 days. Key findings from the 2009 count included:

Literally Homeless - People who are residing on the streets, places not meant for human habitation, in shelters or in transitional housing programs (the "literally homeless") decreased by 10% since 2007, from 4,838 to 4,341.

- Since 2003, the literally homeless population declined by 14%.
- Every region of the County showed a reduction of literally homeless families with minor children.
- The total population remained fairly flat from 2003 2005, with major gains beginning in 2005, showing a 6% reduction in 2007, and a 10% reduction in 2009.

Chronically Homeless - Countywide, 231 homeless unaccompanied, disabled people (chronically homeless) moved off the streets and out of shelters into permanent supportive housing and other permanent housing since 2007 – a reduction of 18%. The current chronically homeless population is 1,026.

This year's decrease was the largest ever in the County, far exceeding the 3% reduction from 2005 to 2007.

Hidden Homeless - Since this data was last collected in 2003, the number of hidden homeless (living temporarily with a friend or relative, in a motel, or facing eviction within seven days) has increased by more than two and a half times.

- From January 2003 to January 2009, the point-in-time hidden homeless population increased from 1,134 to 3,042 people.
- The hidden homeless population is three-quarters as large as the literally homeless population.

Homeless Persons in Alameda County

	Alameda			Other	Mid-	South	East
Demographics	County	Oakland	Berkeley	North	County	County	County
Household Composition							
Adults – All adult	2,771	1,562	549	180	140	278	52
households							
Adults – Accompanied by	576	193	49	100	84	106	44
children							
Children with surveyed	994	336	82	143	141	180	90
adult							
Total	4,341	2,091	680	433	385	564	186
Children as a % of	23%	16%	12%	35%	39%	32%	48%
homeless population							
Average children in family	1.7	1.7	1.7	1.5	1.8	1.7	2.0
with children							
<u>Gender</u>							
Male	55%	62%	56%	61%	35%	50%	34%
Female	45%	38%	44%	39%	65%	50%	66%

Total	100%	100%	100%	100%	100%	100%	100%
Age							
Younger than 25	4%	2%	5%	1%	4%	13%	8%
26-40	19%	14%	21%	22%	29%	28%	27%
41-60	62%	70%	62%	55%	46%	48%	44%
61+	14%	14%	12%	22%	21%	11%	21%
Total	100%	100%	100%	100%	100%	100%	100%
Average age in years	43	45	43	43		40	
Race/ethnicity							
American Indian or	2%	2%	<1%	2%	<1%	2%	2%
Alaskan Native							
Asian	3%	2%	1%	0%	6%	8%	8%
Black/African American	51%	69%	59%	70%	8%	5%	6%
Hispanic	14%	8%	4%	4%	6%	27%	2%
White	33%	19%	24%	13%	69%	67%	74%
Other	2%	1%	7%	4%	4%	3%	6%

Source: EveryOne Home, Alameda Countywide Homeless Count and Survey (12/09)

Self-Defined Disability - Sixty -eight percent of the population reported having a disability. Thirty-eight percent of the population reported alcohol or drug abuse and 24% reported that they suffered from severe mental illness.

Persons living with HIV/AIDS - Estimating the number of homeless people with HIV or AIDS is very difficult, since many people are unaware or prefer not to reveal their HIV status. The National Commission on AIDS estimates that the rate of HIV infection among homeless people is estimated at 14-25% of the total homeless adult population. In the homeless survey 1% self-identified as HIV positive.

Violence and Victimization - Violence from either outside or inside the family appears to affect about 14% of the homeless. Twenty-two percent report being victimized physically or sexually by a non-family member in the past twelve months. The prevalence of within-family victimization or threats of violence happened to 18% of the Alameda County homeless population.

Veterans - Fifteen percent of Alameda County's homeless adults reported having served in the United States military. Based on reported discharge information, virtually all of the homeless veterans are eligible for services provided by the Veterans Administration. Only 11% of those reporting a U.S. military service history also reported a Veteran's Administration cash benefit or pension.

Resources and Gaps in the Continuum in Alameda County

The goal of the EveryOne Home Plan is to provide a coordinated and comprehensive system of housing and supportive services to prevent and reduce homelessness. Systems, including programs that have historically been difficult for homeless people to access, must be coordinated at every level and resources allocated to ensure that services and housing, along the entire continuum, are available and are appropriate for the population that needs them. Efforts to promote awareness of the issue of

homelessness and improve public perceptions of homeless and affordable housing projects will help reduce impediments and create an environment where program success is enhanced.

Outreach and Emergency Response - Emergency services are the first point of entry for most homeless people. Some will make their first contract directly with an emergency shelter; others will utilize food services, referrals or drop-in programs. All of these emergency programs provide both an outreach and a direct service function.

Information, Referral, Outreach and emergency Services - The primary source of county-wide information and referral is Eden Information and Referral, which is Alameda County's 211 provider. Many homeless service providers in Alameda County provide 24-hour hotlines that provide information about their own services and referrals.

Two primary sources of emergency services are food programs and drop-in centers. Food programs provide meals to homeless people and to housed people who are hungry. Some food programs provide hot meals at the site. Others provide grocery bags that can be taken away or vouchers to purchase food. There are more than 140 sites in Alameda County that provide food for homeless people.

Multi-Service Centers (drop-in centers) provide a place for homeless people to go during the day. They often provide on-site services as well as referrals to other agencies. They generally offer services which include providing homeless people with an address, access to phones, showers, clothing and assistance with other basic needs. Most of these are located in either North County area; however, they also exist in Livermore and Fremont.

Emergency Shelter - Emergency shelters often draw from a wider geographic area than do food and drop-in programs. There are now approximately 36 shelters in the County. Allowable stays in shelters average 45 days and range from 30 days to 6 months. Beds are available in the cold weather months at the winter shelter on the Oakland Army Base. Additional winter shelter beds for families are available in East and South County.

Transitional Housing and Services: An Intermediary Step for Stabilization

For many, exiting homelessness requires addressing chronic life issues, such as AOD problems or domestic violence and saving enough money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues provides an intermediate step for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Residents can stay in transitional housing for up 6 to 24 months. Currently, there are eighty-two transitional housing programs that offer housing to singles, families, victims of domestic violence and veterans.

Job Training/Employment - In order to exit homelessness and stabilize their lives, homeless people must have access to income. Although many homeless people suffer

from chronic disabilities and are unable to work and require some form of income support, most homeless people are interested in working and indicate that they would like to work. Locally, and nationally, about 20% of homeless people are working but are unable to obtain housing. (See Housing Needs Analysis for more detail.)

Finding a job today with the changing job market is not easy for low income people who have housing. For homeless people with few skills it is even harder. Homeless people encounter multiple barriers to getting and retaining employment – that most job seekers do not share – including the need for both interim and permanent housing, food, child care, transportation, access to telephone and message services, clothing appropriate for employment, health care, substance abuse and mental health treatment, job training and financial planning and assistance. Childcare is the greatest barrier to employment for homeless families, particularly for single women with children.

Mainstream job training and job placement programs often lack resources or the experience with the homeless population to meet the multiple needs that homeless trainees and job seekers present. Programs such as CalWorks, which focus on quick results, rather than long term employment goals, are less well equipped to serve homeless people. However, CalWorks funds some training programs which accept homeless people.

More frequently, homeless people seek training and placement assistance through programs targeted to their multiple needs. Several homeless programs in the County focus on the needs of homeless people seeking job training and linking them to support services. Also see the Welfare-to-Work in the previous section.

Childcare/Education - Resources for childcare for low income families are scarce. The lack of childcare is one of the primary factors preventing homeless and low income women on SSI and CalWorks recipients have a very high need for infant childcare and school aged childcare, particularly for children in emergency and transitional housing programs.

For school-aged children, homelessness creates difficulties in attending school. Homeless children move frequently and are often forced to change schools. If homeless families do not have access to their children's records, including immunization records, they may be denied access to school. Once in school, homeless children have a hard time keeping up, due to the stress in their lives as well as the lack of a place in which to do homework.

Alcohol and Drug Treatment - There are sixteen residential programs for alcohol and other drug treatment programs in Alameda County. These include 3-5 day detox programs and short (30-90 day) and long-term (6 to 18 months) residential treatment programs. Many beds in these programs are funded by the County and are available to people with very low incomes. The County funded slots include beds for men, women and special programs for women with children. No County beds are specifically

dedicated to homeless people, although the County estimates that as many as 62% of the people in the County reimbursed treatment facilities may be homeless.

In a study of people in alcohol treatment programs, homeless clients presented a more complex clinical picture than did others. They had more severe and chronic alcohol problems, co-occurring drug dependence and poorer mental health status. This study suggests that homeless clients are likely to require a broader array of therapeutic services and perhaps a lengthier intervention that are usually available in traditional alcohol treatment programs. Staff at the County Department of Behavioral Health Care Services cite three primary needs in the housing of homeless addicted people and their families: 1) an increase in the number of beds in residential recovery facilities to meet the needs of homeless people; 2) supportive transitional housing to provide clean and sober living/life skills needed to live independently; and 3) supportive permanent housing for those not able to stay clean and sober and housed in the community at large.

Health and Mental Health Care - Health Care for the Homeless and the HOPE Van operate a mobile health team that goes to the sites where homeless people gather and provides a range of health services to them. Local clinics, such as Axis Community Health, Berkeley Free Clinic and the Tri-City Health Center also serve homeless people in addition to the general low income population. For those who are eligible, MediCal provides health coverage which allows patients to see doctors throughout the community.

Transitional and ongoing mental health care is provided through Community Support Centers and through transitional programs, multi-service centers and local health centers. There are limited Community Support Centers in Alameda County, several of them are in north county, one is in south county and one in east county.

Permanent Housing and Services: Ongoing Support for Self-Sufficiency

While self-sufficiency is the ultimate goal of EveryOne Home, those with serious disabilities (often the most visible homeless) may require long-term support services linked to permanent housing if they are to avoid a repeat of homelessness. The Alameda County Shelter Plus Care Program is the primary provider of permanent supportive housing, with long-term rental assistance and services for chronically homeless people with mental disabilities, alcohol or other drug problems, and/or HIV/AIDS. The Alameda County Shelter Plus Care Program includes dedicated units throughout the County in independent and supported housing environments, including 59 units of SRO housing at the Harrison Apartments in Oakland where an on-site service team delivers support to all of the residents who request it. Shelter Plus Care participants work with a service coordinator to develop individualized service plans. Services are provided by numerous agencies working collaboratively in a multidisciplinary approach based on the service plan.

Permanent Subsidized Housing - In addition to housing specifically dedicated to homeless or disabled populations, there are other resources available to very low

income individuals and families. These include Section 8 rental assistance programs, public housing, and non-profit housing. (See Housing Market Section for a discussion of Section 8 and Public Housing available.) Homeless people must compete for these broader resources against low and very low income people who are currently housed.

The lack of affordable housing is cited by almost every service provider and funder in the Alameda County HOME Consortium as the biggest barrier to moving out of and a significant cause of moving into homelessness.

E Non-homeless Special Needs in Livermore

The City of Livermore works cooperatively with communities in the region to effectively address affordable housing needs and housing for persons with special needs through the following programs:

Tri-Valley Affordable Housing Committee – Through the Housing Committee, the City coordinates with and supports the Tri-Valley Haven, which provides outreach, social services and referrals to people with disabilities, and homeless or those at risk of being homeless.

Tri-Valley Haven – The City also continues to support the Tri-Valley Haven, an organization that manages shelters for homeless persons (Sojourner House) and for victims of domestic violence (Shiloh House).

Tri-Valley Housing Scholarship Program – The Housing Scholarship Program provides a rent subsidy to individuals in need of affordable housing while in vocational training to become self-sufficient. The program is operating at full capacity, and a total of four households have been assisted.

Project Independence – The City also collaborates with the Tri-City Homeless Coalition for "Project Independence," a program for youth transitioning out of foster care to reside in Livermore. The program is at full capacity and is assisting eight youths.

Tri-Valley Housing Opportunity Center – The City continues to partner with the neighboring Tri-Valley cities of Dublin, Pleasanton, San Ramon and Danville, along with local lenders, real estate developers and the real estate sales community in support of the Tri-Valley Housing Opportunity Center (TVHOC). The City of Livermore, using HUD EDI funds, Proposition 46 Housing Funds, In-Lieu Funds, and a first mortgage from the Northern California Community Loan Fund, is providing a loan for the TVHOC to purchase a building to house its administrative offices.

Regional Collaboration for Special Needs Groups – The City provides grant funding and works closely with a variety of non-profit agencies that provide housing services and advocacy for special needs groups, including East Bay innovations (EBI), and Community Resources for Independent Living (CRIL). In 2008, these agencies provided assistance to over 100 persons. The City also collaborates with HOUSE Inc. and Bay

Area Community Services (BACS) to provide supportive housing to 30 developmentally disabled persons

F Lead Based Paint

The incidences of lead paint hazards in Livermore's older housing stock, which poses dangers for young children living in those dwellings, has been documented in the Housing Element of the City's General Plan. The use of lead paint was banned in 1978. Use of lead paint dwindled in the years prior to 1978; however, there is a potential hazard in the much of Livermore's housing stock. According to the City's Code Enforcement, at least 10% or 3,000 homes in Livermore have potential lead based paint issues.

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

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

Problems with lead paint that come to the City's attention are addressed for low-income residents through the CDBG funded minor home repair and rehabilitation program, managed for the City by Alameda County Housing and Community Development. The City is continually working with Alameda County to determine how many units occupied by low, very-low, and extremely-low income residents may have lead-based paint hazards and utilize appropriate measures to mitigate this hazard.

PART II – HOUSING MARKET ANALYSIS

A <u>Livermore Housing Market Analysis</u>

According to the American Community Survey, the City of Livermore had 27,287 households in 2006, a 4 percent increase in households from 2000. As shown in the table below, Livermore has a higher percentage of family households (72 percent), compared to Alameda County (64 percent). The majority of family households in both the City of Livermore and Alameda County were comprised of married couples, of which Livermore also houses a larger percentage. Livermore has a smaller share of non-family households than Alameda County as a whole. In both geographies, singles make up the majority of non-family households.

Household Characteristics: City of Livermore and Alameda County, 2006						
	<u>Liv</u> e	<u>ermore</u>	<u>Alam</u>	eda County		
Household Type ¹	Estimate Percent of Total		Estimate	Percent of Total		
Family households:						
Married-couples	14,481	56.7%	242,083	46.8%		
Male householder, no wife present	1,240	4.5%	26,312	5.1%		
Female householder, no husband present	2,890	10.7%	61,324	11.9%		
Total Family households	19,611	71.9%	329,719	63.7%		
Nonfamily households:						
Singles	6,387	23.4%	147,734	28.6%		
Other	1,289	4.7%	39,788	7.7%		
Total Nonfamily households	7,676	28.1%	187,522	36.3%		
Total all Households	27,287	100.0%	517,241	100.0%		
Average Household Size	2.7		2.8			

Source: U.S. Census, 2000; ACS, 2006.

The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA). The RHNA assigns a share of the region's projected future housing unit production need to each community in the ABAG region. The current RHNA plans for a 7.5-year housing unit production need period, from January 1, 2007 through June 30, 2014. For the current planning period, ABAG has determined that Livermore's share of the RHNA is 3,394 new housing units.

Between January 1, 2007 and May 31, 2008, a total of 243 housing units were permitted or constructed within the City, based on City building permit data. This

¹Family households consist of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households are comprised of a group of unrelated people or of one person living alone.

comprises approximately 7 percent of the total RHNA to be accommodated during the planning period (2007-2014).

Livermore's RHNA, 2007 - 2014			
Income Group	Housing Units		
Very Low	1,038		
Low	660		
Moderate	683		
Above Moderate	1,013		
Total	3,394		

Housing Units Built Since January 2007

Arroyo Crossing - Arroyo Crossing is a single family home ownership community built by O'Brien Homes. The project includes a total of 145 units. As part of the Inclusionary Housing Ordinance requirement, the new homes built in this development included 8 below market rate units for low income families in 2007 and 2 in 2008. When fully constructed, the project will provide a total of 14 affordable units.

The Grove - The Grove is a new single family home ownership community built by Northbrook Homes. This community includes a total of 49 homes, 10 of which were built in 2007. Of those 10 units, 2 were reserved as below market rate, one for a very low income household and one for a low income household. Upon completion, the project will provide 8 affordable units.

Shea Homes - Shea Homes is currently constructing The Montage within Livermore, which consists of a total of 566 units within 3 developments: The Ivy, The Arborelle, and The Portico. The Ivy is a single family home development; all homes have 3 bedrooms. Arborelle offers carriage homes, flats, and condominiums with either 2 or 3 bedrooms. The Portico is a 2 or 3 bedroom condominium development. Between January 2007 and May 2008, 57 units were constructed in Montage. Of these units, 10 were available for low income households, and 47 for moderate income households. The Montage also includes a centrally-located swim and recreation center. Upon completion, the project will provide 42 affordable units.

Carmen Avenue Apartments - Constructed in 2007, the Carmen Avenue Apartments serve low-income individuals and families, people with special needs (such as survivors of domestic violence), people with physical disabilities, and emancipated foster youth. The 30 units consist of 2 studios, 5 one-bedroom, 16 two-bedroom, and 7 three-bedroom apartments. The development also includes a community room, a tot lot/play area, and barbecue pit/gathering area. An on-site Services Coordinator will help residents access needed off-site services. Affordable Housing Associates is managing the leasing of these units, with referrals from its service partners Tri-Valley Haven and Community Resources for Independent Living.

Station Square - Station Square, built by Signature Properties, is a new townhome-style condominium development in downtown Livermore. The project includes 110 units of which 23 were constructed in 2007. Four of the units constructed in 2007 were provided to low income households. Upon completion, the project will provide 11 affordable units.

Tofino Row - Tofino Row is an 8-unit townhome development in Livermore also near downtown. All 8 units are available at moderate income prices.

					Units constructed	
		<u>Inc</u>	ome Levels		during this time	
	Very Low	Low	Moderate	Above Moderate	period	
January 2007 to December 2007	-					
Secondary		18			18	
Single Family			2		2	
South Livermore Valley				25	25	
Arroyo Crossing		8		44	52	
Grove	1	1		8	10	
Shea		7	35		42	
Carmen Avenue Apts.	30				30	
Station Square (DSP)		4	19		23	
Tofino Row (DSP)			8		8	
Total for this time period:	31	38	64	77	210	
January 2008 to May 2008						
Secondary		2			2	
Duplex			2		2	
South Livermore Valley				5	5	
Arroyo Crossing		2		7	9	
Shea		3	12		14	
Total for this time period:		7	14	12	33	
Total Production	31	45	78	89	243	
RHNA (2007 – 2014)	1,038	660	683	1013	3,394	
Total Production	31	45	78	89	243	
Remaining Need	1007	614	605	924	3,141	

The City has a number of policies and programs to encourage energy conservation and green building and to address climate change that are addressed in the City's Housing Element. Adopted in 2007, the City's Green Building Ordinance requires new residential development to incorporate green building measures and to achieve a minimum Green Point rating of 50 points. The City is also currently undertaking the creation of a Climate

Change Element with the goal of reducing greenhouse gas emissions within the community.

Remaining Units Constructed throughout City

From January 2007 to May of 2008, an additional 2 building permits were issued for single-family residential units, 20 secondary units, and 2 duplex units. All of the secondary units are affordable to households at the low income level. The single family and duplex units are affordable at the moderate income level.

Vacancy

As shown in the table below, the percentage of occupied housing units in Livermore is approximately three points greater than that of Alameda County, at 95 percent and 92 percent, respectively. The proportion of owner-occupied housing in Livermore (67.1 percent) is also greater than that of Alameda County (53.0 percent) by approximately 14 percent. Conversely, the proportion of renter-occupied housing units is greater in Alameda County (39.4 percent) than Livermore (28.1 percent).

Tenure and Vacancy, 2006							
	City of Livermore Alameda County						
Housing Units	Estimate	Percent	Estimate	Percent			
Owner-occupied housing units	19,227	67.1%	296,733	53.0%			
Renter-occupied housing units	8,060	28.1%	220,508	39.4%			
Occupied housing units	27,287	95.2%	517,241	92.4%			
Vacant housing units	1,364	4.8%	42,463	7.6%			
Total housing units	28,651	100.0%	559,704	100.0%			

Source: American Community Survey, 2006.

B Public and Assisted Housing

The primary form of rental assistance to low-income and/or special needs households is the Section 8 Housing Choice Voucher Program, a federal program that provides rental assistance to very-low income persons in need of affordable housing, is administered through the Livermore Housing Authority (LHA). The Section 8 program offers a voucher that pays the difference between the payment standard and what a tenant can afford to pay. In 2008, the Livermore Housing Authority successfully leveraged their budgeted equivalent of 720 certificates to provide housing assistance payments to 730 households. The City has also expanded the program by promoting it to existing property owners and developers of new rental housing with a focus on providing housing opportunities for special needs population.

The Housing Authority of the City of Livermore (LHA) is also responsible for managing the 125 unit low-income Leahy Square housing development, as well as rental

assistance programs (Section 8 certificates and vouchers). The complex is in good condition and well maintained. Many of the current maintenance needs are being covered by HUD Capital Fund Program. The needs include: painting the building, installing building awnings, and repairing patios and sidewalks.

LHA also manages Chestnut Apartments, a six-unit apartment building (two of the units are market rate), and Blue Bell Apartments, a 27 unit building with nine transitional housing units. The transitional housing units are for households graduating from the areas homeless and/or domestic violence shelters. This complex was acquired and rehabilitated using Affordable Housing funds. LHA also provides appropriate support services to transitional unit residents.

The City's Housing and Human Services Division has worked closely with the Livermore Housing Authority to expand the Section 8 program and increase the number of households assisted by promoting it to existing property owners and developers of new rental housing with a focus on providing housing opportunities for special needs population. This effort has included meeting with developers with projects underway to negotiate participation in the program. During this reporting period, the City was able to successfully procure 12 Project Based Section 8 vouchers in the newly developed Carmen Avenue Apartments and one Project Based voucher for a City-owned rental unit to assist developmentally disabled households. The City also includes information on the Section 8 program on their website and lists project-based units in the Tri-Valley Affordable Housing Directory brochure.

In an effort to better serve disabled households, the City also works closely with the Livermore Housing Authority (LHA), Community Resources for Independent Living (CRIL) and East Bay Innovations to identify landlords in need of assistance with making modifications for disabled persons with Section 8 vouchers.

C Homeless Inventory

Existing Facilities

There are three types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and service-enriched (supportive) permanent housing

- **Emergency Shelter:** provides overnight shelter and meets a person's basic needs, either on-site or through off-site services. The length of stay varies with the shelter and can range from one day to several months.
- Transitional Housing: provides housing for up to two years. The residents at these shelters are typically connected to a rehabilitation program, including substance abuse and mental health interventions, employment services, individual and group counseling, and life skills training.

• **Permanent (Supportive) Housing:** provides permanent housing in the community that is affordable, linked with on-going supportive services, and is designed to allow formerly homeless residents to have the opportunity to live in the facility on an indefinite basis.

The table below provides a list of the homeless facilities and services in Livermore. In addition to the services listed in the table below, the City of Livermore participates in the Abode Service's Tri-Valley Housing Scholarship Program, which provides limited temporary rental assistance to persons who currently reside, work, or attend school in Livermore and are homeless or at risk of becoming homeless.

Homeless Facilities and Services in Livermore, 2008						
Facility Name	Beds	Clients	Туре			
Tri-Valley Haven/ Sojourner House/	16	Families (including single fathers with children or families with teen-age boys)	Temporary Shelter			
Tri-Valley Haven/Domestic Violence Shelter	30	Women and children	Temporary Shelter			
Shepherd's Gate	80	Women and children	Temporary Shelter			
		Homeless families, survivors of domestic violence, very low income, emancipated foster youth and disabled				
Carmen Avenue Apartments	30	adults.	Supportive Housing			
Blue Bell Apartments	8	All	Transitional Housing			

Source: EDAW, 2008.

The City's residential land use inventory contained in the Housing Element lists seven vacant sites that are available for community care or emergency shelter facilities without discretionary review. As part of Programs 1.2.1 Comprehensive Update of Zoning Code, and Program 1.3.4 Emergency Shelters, in Chapter 5, the City will consider additional zoning districts where emergency shelters will be permitted without discretionary review, including those districts where shelters are currently permitted with a Conditional Use Permit.

D Special Need Facilities and Services

Livermore has produced a large supply of senior and affordable housing through the use of federal, state and local policies and assistance programs. The City has created a range of affordable ownership and rental housing to meet the needs of Livermore residents through the use of in-lieu fees, the Inclusionary Housing Ordinance which requires a 14 percent set aside of units, city rental agreements, and planning efforts such as the Housing Implementation Program. The next two tables provide an inventory of affordable housing in Livermore.

Affordable Housing Inventory: Rental Housing						
Development ¹	Total Units	Very Low	Affordable Units Very Low Low Moderate			Senior and/or Disabled
Arroyo Del Valle Commons	12	12			12	12
Carmen Ave.	30	30			30	10
Autumn Springs	176		36		36	3
Colgate	6	6			6	6
Corte Cava	2	2			2	2
Diablo Vista	135		34		34	2
Leahy Square	125	125			125	5
Las Posadas	9	9			9	
Lily House	6	6			6	6
Marilisa Meadows	50		31		31	10
Owl's Landing	72	38	34		72	2
Oak Street	8	2			2	
Outrigger Apts	42		28		28	
Portola Meadows	176	36			36	9
Stoney Creek Apts	70		70		70	5
The Arbors	162		41		41	2
Total:	1,081	266	274	0	540	74

Affordable Housing Inventory: Senior Housing							
Development ¹	Total Units	Affordable Units Total Units					
Arbor Vista	80	80			80	80	
Heritage Estates	250	25	77		102	250	
Vandenburg Villa	40	40			40	40	
Heritage Park	167		33		33	167	
Hillcrest Gardens	54		54		54	54	
Valley Care: Phase 2	130	22	33		55	130	
Vineyard Village	73		73		73	73	
Total:	794	167	270	0	437	794	

Source: City of Livermore, 2008.

Secondary Units - Secondary 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, seniors, and the disabled. Prior to 2004, secondary units were permitted in all residential zoning districts subject to a Conditional Use Permit. In order to facilitate the provision of affordable secondary units and to comply with State law, the City's Zoning Ordinance was revised in 2004 to permit secondary units in conjunction with a single-family dwelling in all residential districts. This streamlined ordinance has encouraged the development of secondary dwelling units. Prior to revising the ordinance, the City processed an average of one to two secondary dwelling unit applications per year. As a result of the new streamlined ordinance, the number of secondary dwelling unit applications has increased to an average of eight per year.

Licensed Care Facilities - The California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Per State Law, the Livermore Zoning Code permits licensed residential or community care facilities with six or fewer beds in all residential zones. A total of 66 residential care facilities with 845 beds are located in Livermore.

E Barriers to Affordable Housing

Market Constraints

As of January 2009, residential land in Livermore is listed through Coldwell Banker at prices around \$20 per square foot towards the City's edge to \$34 per square foot closer to the Downtown. Shea Homes estimates that the cost to grade land and provide major infrastructure is approximately \$14 per square foot. However, this cost can vary considerably (from around \$5 per square foot to \$20 per square foot), depending on the location of the land, existing infrastructure, and other parcel-specific factors such as environmental conditions and topography.

Based on assumptions presented in Chapter 3, Section 3.1, a typical single-family unit on a 6,250 square foot lot would cost approximately \$549,500 to build, including land. A townhome on a smaller 3,250 square foot lot would cost approximately \$294,500. A 25-unit multi-family apartment complex would cost approximately \$5.9 million to build, with each 900 square foot unit costing approximately \$235,200.

Recent problems in the housing and home mortgage industries and access to home financing may reduce the ability of homebuyers to purchase homes and for rental property owners to improve their properties. However, the City offers a down payment assistance program to facilitate additional access to financial resources for lower and

moderate-income households to acquire homeownership, as well as home improvement assistance for low and moderate-income households.

The availability of financing affects a person's ability to purchase or improve a home. Mortgage interest rates are extremely volatile. In the early 2000s, mortgage interest rates reached new lows, and access to mortgage financing expanded significantly. Many new homebuyers were able to purchase homes with little money down, lower credit scores, and/or with low initial monthly payments. In 2005, the average 30-year fixed mortgage was approximately 5.8 percent compared to 7.2 percent in 2001. The average 30-year fixed loan climbed back up to 6.7 percent annual interest in September of 2008.1 However, by December of 2008, mortgage interest rates for individuals with good credit ratings declined to 5.3 percent and are predicted to drop even further in 2009.

As a result of more lenient lending practices during the early to mid-2000s, changing economic conditions in the late 2000s, and falling home prices, many homeowners face difficulties in making their monthly mortgage payments and are unable to refinance their home loans or sell their homes to pay off their mortgages. In response, lenders have tightened their loan standards, returning to practices that prevailed prior to 2000. This has led to an increase in loan denials as lenders more closely scrutinize household income, credit history, and the overall risk of the loan. Thus, while low interest rates may be available, access to home financing has reduced the pool of buyers able to purchase a home. Furthermore, the lack of credit not only affects home buyers and homeowners but also developers and rental property owners who want to improve their properties.

Governmental Constraints and Opportunities

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing. However, other governmental policies or actions can also facilitate or encourage opportunities for the development of housing that meets the diverse needs of the Community. An analysis of existing zoning regulations indicates that the City is not unreasonably restrictive but rather facilitates development through its zoning and other standards.

In order to further facilitate development, the City is embarking upon the development of a form based zoning code and is also comprehensively revising and updating its zoning code to ensure consistency with the General Plan, existing policies and procedures, and applicable state regulations. Through this update, the City will also examine and revise outdated development regulations and older zoning districts, including reviewing and updating its parking regulations for tandem parking, smaller units (studios and one-bedrooms), seniors, and persons with disabilities.

-

¹ HSH National Monthly Mortgage Statistics, accessed October 2008. HSH Fixed-Rate Mortgage Indicator includes jumbo loans and second mortgages. This provides a combined average mortgage interest rate which is often higher than conventional loans that under \$300,000.

The City complies with the most recent provisions of State density bonus law. However, the updated regulations have not been revised in the Livermore Planning and Zoning Code. This Housing Element Update includes a program for the City to update the Livermore Planning and Zoning Code to reflect State law governing density bonuses.

In order to facilitate the provision of affordable secondary units and to comply with State law, the City's Zoning Ordinance was revised in 2004 to permit secondary units in conjunction with a single-family dwelling in all residential districts. This streamlined ordinance has encouraged the development of secondary dwelling units.

The fees charged by the City of Livermore for residential development are comparable to those of the neighboring Tri-Valley cities of Pleasanton and Dublin. Furthermore, projects involving multiple applications can have fees reduced by 10 percent. Planning fees are based upon staff processing and review time and, therefore, are charged at the time an application for development is received. Other development fees are collected as part of the building permit issuance process.

Fees charged for multi-family residential developments are less than those charged for single family. Projects of 10-units or more would not be charged the In-Lieu Low Incoming Housing Fee, as they would be subject to the Inclusionary Housing Ordinance requirement to provide a percentage of on-site affordable units. As a result, the average fee cost per unit is significantly less for a 10-unit multi-family building than a single-family dwelling.

The City provides reasonable accommodation to persons requesting modifications to their homes for accessibility improvements. Requests for flexibility in development standards in order to accommodate accessibility improvements are reviewed and approved at the staff level. The City has included a program in this Housing Element Update to consider its procedures for making requests for reasonable accommodation in land use, zoning, and building regulations and will implement policies and procedures for reasonable accommodation, clarifying its existing processes to the public and providing consistency in processing requests.

F <u>Housing Market Analysis for the Alameda County HOME</u> Consortium

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

Population Characteristics

According to Association of Bay Area Governments (ABAG) Projections, the HOME Consortium's population is expected to grow 10% (by 100,700) in the ten year period (2010-2020). The population of the Consortium is projected to be 1,070,600 in 2014. Population growth rates vary across the jurisdictions in the HOME Consortium. High growth rates are projected in the cities of Dublin (14%), and Emeryville (12%). Low population growth is expected in the cities of Piedmont (0%), Albany (2%), San Leandro (2%) and Fremont (3%).

Age Composition

The age 70-79 population is projected to grow 41% and age 60-69 population is projected to grow 26% from 2010 to 2020 (California Department of Finance). The age 80+ population is projected to grow by 22% during the same period. The population aged 20-29 is projected to increase by 5% in 2020. The 30-39 age groups are projected to decrease by 7% of the total population by 2020 along with the 40-49 age groups decreasing by 6%. Children ages 0-19 will make up 24% of the County's population in 2020.

Household Characteristics

California Department of Finance data indicates that there were estimated to be 351,565 households within the HOME Consortium in 2009. Data from Claritas indicates that Emeryville had the smallest average household size at 1.70, while Union City had the highest with 3.67. The Consortium average was 2.89 persons per household.

ABAG Projections 07 indicate that there will be 370,130 households in the HOME Consortium in 2014; an increase of 18,565 households (5%). The households in the HOME Consortium represent 63% of the County's total population. The projections also indicate that Emeryville will remain the city with the smallest household size at 1.80 and Union City will remain the highest with 3.68. The Consortium average is expected to be 2.91.

Ethnic Composition and Concentrations

According to California Department of Finance estimates, people of color populations in Alameda County as a whole are projected to grow from 64% in 2010 to 70% in 2020. The fastest growing group is Hispanic, whose population in the County is projected to grow from 24% in 2010 to 28% in 2020, becoming the largest ethnic group in the County. The Asian population is projected to increase from 24% in 2010 to 27% in 2020. The White population is projected to show a decrease in percentages, from 36% in 2010 to 30% in 2020. This is a 9% decrease over a ten year period. The African American population is projected to remain at 12% over the next 10 years.

Income Characteristics

For the year 2009, HUD's definition of annual median income was \$89,300 for a household of four in the Oakland PMSA. Very low income for a household of four in the Oakland PMSA was \$44,650 in 2009. Twenty-two percent (22%) of the Consortium's households were low income (at or below 50% of median); 45.5% of the households in

the HOME Consortium are moderate income (living at or below 80% of median); while 54.5% of the households were above middle income (above 95% of median).

When comparing the overall ethnic composition of the HOME Consortium against the ethnic composition of income groups (for 2000) within the Consortium, a disproportionate percentage of households of people of color are found in the lower income categories. The breakdown of income data from the Census does not readily lend itself to fit into HUD's income categories, as the Census data is given in increments of \$5,000.

The table below shows the median household income for 2000 along with per capita income and the number of families and individuals considered to be below poverty. The per capita income represents an average income estimate for each individual within the jurisdiction. Median household income represents the income level in which half of the households are above and half are below (median does not equal average). Comparisons can then be made across jurisdictions based on the household size and individual incomes.

The 2000 census indicates that there were 10,460 families and 59,869 individuals who were considered to be below poverty in the HOME Consortium. This represents 4.8% of the Consortium's total population.

Household Family and Per Capital Income

Jurisdiction	Median Household Income	Per CapitaBel	nilies ow Individuals /erty Below Poverty
Alameda	70,292	30,982 1,02	25 <mark>5,887</mark>
Albany	68,277	<mark>28,494</mark> 266	<mark>1,304</mark>
Ashland - CDP	49,527	<mark>18,134</mark> 535	<mark>2,920</mark>
Castro Valley - CDP	79,316	30,454 399	<mark>2,519</mark>
Cherryland - CDP	51,822	<mark>16,929</mark> 275	<mark>1,660</mark>
Dublin	93,914	<mark>29,451</mark> 216	<mark>719</mark>
Emeryville	50,226	33,260 105	90 <mark>6</mark>
Fairview - CDP	93,496	<mark>28,950</mark> 62	<mark>599</mark>
Fremont	96,877	31,411 2,00	09 <mark>10,914</mark>
Hayward	63,943	19,695 2,3°	18 <mark>13,805</mark>
Livermore	94,859	<mark>31,062</mark> 936	3,891
Newark	86,390	<mark>23,641</mark> 444	. <mark>2,323</mark>
Piedmont	170,327	<mark>70,539</mark> 54	<mark>221</mark>
Pleasanton	114,361	<mark>41,623</mark> 355	<mark>1,619</mark>
San Leandro	64,547	23,895 902	<mark>5,037</mark>
San Lorenzo - CDP	69,296	21,922 205	<mark>1,185</mark>
Sunol - CDP	112,121	<mark>45,773</mark> 11	<mark>19</mark>
Union City	93,149	<mark>22,890</mark> 823	<mark>4,340</mark>
Total/Average	84,582	30,506 11, ²	168/620 <mark>59,869/3,326</mark>

In 2009, according to HUD, the median household income for a family of four for Alameda County was \$89,300, an 8% increase over a four year period (\$82,200 in 2004). Very low income (at or below 50% of median) was \$44,650 and extremely low income (at or below 30% of median) was \$26,800.

Areas of Disproportionate Need Among Income Groups

Analysis of the location and the degree to which there are low income concentrations at the census tract level is revealing. When utilizing household median income, there are 21 out of 182 census tracts (12%) that decreased in income between 1990 and 2000. There are 57 census tracts that have incomes below median; 40 were moderate income; 16 were low income and one was very low income.

Housing Characteristics

Total Housing Units

The California Department of Finance estimates that in 2009 there were 359,857 housing units in the HOME Consortium. This is an increase of 6.27% in total housing units since 2004. Increases in the number of housing units within cities are made up of newly constructed units. The City of Emeryville had the largest increase (31%) in housing units during the period, followed by Dublin (28%). Six cities and the unincorporated County have under 2% gains in housing in the five year period and the City of Alameda lost six units.

There is a serious housing shortage in the Bay Area. The supply of affordable housing lags far behind the increasing need among low income residents. The table below compares the projected housing unit increase to growth in population, households and jobs by cities in the HOME Consortium. None of the cities are projected to meet the projected new housing growth to meet the increased number of households.

Vacancy Rate

Real Facts data for second quarter 2009 (April-June) indicate that the average vacancy rate for all rental units in the HOME Consortium was 6.1%. While there are now a higher percentage of vacant units than in the past few years, many of the units still are not affordable to many who need to rent units.

Housing Types

Almost 68% of the total housing stock in the Consortium consists of single-family units (243,263). The remainder of the stock is made up of multi-family (30.6%; 110,116) and mobile homes (2%; 6,478).

	Single Family Multi-Fam		amily	Mobile Home	•	Total		
Jurisdiction	#	%	#	%	#	%	#	%
Alameda	16,862	52.7	14,847	46.4	288	0.9	31,997	9
Albany	3,983	54.0	3,385	45.9	7	0.1	7,375	2
Dublin	9,573	58.1	6,871	41.7	32	0.2	16,476	5
Emeryville	667	10.8	5,472	88.6	37	0.6	6,176	2
Fremont	49,949	69.0	21,717	30.0	724	1.0	72,390	20
Hayward	28,020	57.7	18,259	37.6	2,282	4.7	48,561	13
Livermore	24,364	81.0	5,294	17.6	421	1.4	30,079	8
Newark	10,457	77.9	2,913	21.7	54	0.4	13,424	4
Piedmont	3,789	98.0	70	1.8	7	0.2	3,866	1
Pleasanton	19,920	76.8	5,551	21.4	467	1.8	25,938	10
San Leandro	21,551	67.4	9,497	29.7	927	2.8	31,975	9
Union City	14,359	74.8	4,250	20.7	744	4.5	20,533	6
Unincorporated County	37,994	74.4	12,144	23.8	919	1.8	51,067	14
Consortium	242,488	65.6	110,28 0	32.8	6,909	1.57	359,857	100
% Total	67%		31%		2%		100	

Source: California Department of Finance, 2009

Owner Housing Costs

The San Francisco Bay Area has one of the most expensive housing markets in the country. The County-wide median home price was \$310,000 in May 2009. This reflects a 37% decrease from the median home price of \$495,000 in July 2004 (DataQuick, 2009). Median home prices in 2004 and 2009 for the jurisdictions in HOME Consortium. Data was not available for all jurisdictions. The City of Pleasanton has the highest median home price (\$655,000), and the City of Hayward has one of the lowest (\$250,000), a difference of over \$405,000.

The Maximum Affordable Sales Price Calculator for Single Family residences indicates that in 2009, a low income household in Alameda County could afford to purchase a home with a sales price of \$257,000.

Rental Housing Costs

The high housing costs place a particularly heavy burden on renters, whose incomes have generally not kept pace with rents in the area. According to RealFacts (a database publisher specializing in multi-family rental markets), average rent in the Alameda County as of June 2009 was \$1,432. This is a 3.5% increase since June 2007.

High rents force many renters to spend excessive proportions of their incomes on housing. According to the National Low Income Housing Coalition, the maximum affordable rental housing cost per month (30% of income or less) for average renters in Alameda County is \$1,213. Fifty-three percent of renters are estimated to be unable to afford the one-bedroom HUD established Fair Market Rent (\$1,093/month for a one

bedroom unit) for Alameda County and an even higher percentage cannot afford the average market rent.

General Housing Characteristics

Housing Conditions

According to 2000 Census data, the HOME Consortium has 234,998 houses that were built prior to 1980, where lead-based paint is most often found (See Part I Housing Needs - Table 7 for the number of units by jurisdiction). Only 29% of the inventory has been built since 1980. Therefore, 71% of the housing units may have lead-based paint which may have been subsequently covered by latex or oil-based paint. (Lead-based paint became less available in the 1950's and 1960's. It was prohibited to be sold in 1972. 1978 is used as a cut-off date because it is assumed that lead-based paint was no longer being used after that year.) Older homes are also more likely to need rehabilitation than newer homes.

2000 Census data indicates that 1,394 homes in the HOME Consortium lacked complete plumbing facilities; 1,658 homes lacked complete kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. According to the 2000 Census, there are 41,428 elderly homeowner households in the HOME Consortium area; of those households, close to 30.5% are extremely low and low income households. Extremely low and low income households are likely to inhabit homes with extensive deferred maintenance. In Alameda County's Owner Rehabilitation program, the average cost of repairs is \$35,000 - \$40,000 per house. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases.

Public and Other Assisted Housing

There are eight public housing developments with a total of 625 units in the HOME Consortium, located in the cities of Alameda, Dublin, Emeryville, Livermore and Union City. Of these units, 140 are studio and one-bedroom, 211 are two-bedroom, 192 are three bedroom, and 80 have four or more bedrooms.

<u>Supportive Housing, Facilities and Services Available to Non-Homeless Special</u> Needs Populations

The following section describes the housing, facilities and services available to groups with specific needs, including the elderly, frail elderly, persons with disabilities, and persons with AIDS. The need for supportive housing and services by these special needs populations exceeds what is currently available. For more detailed information, please see the Alameda County Homeless and Special Needs Housing Plan available at EveryOneHome.org. Also see the Non-Homeless Special Needs Chart at the end of this Section.

Elderly

There are 3,817 designated senior units located in assisted rental housing projects throughout the HOME Consortium and an additional 1,223 units of Section 8 tenant-based assistance which is specifically designated for seniors.

The California Department of Social Services Community Care Licensing Division maintains updated licensing information on types and capacity of residential and non-residential care facilities found in Alameda County. In the HOME Consortium jurisdictions in 2009 there were 316 residential care facilities designated for seniors with a total capacity of 5,123 beds.

Physical Disabilities

The 2000 Census indicates that the total population of adults aged 21-64 in the Alameda County HOME Consortium with physical disabilities was 98,117. Additionally 13,002 of the disabled population include children ages 5-20 and another 37,636 are senior over the age of 65. The total disabled population is 148,755. In these figures people are considered disabled if they have one or more of the following: sensory disability, physical disability, mental disability, self-care disability, outside home alone difficulty or work disability.

Mental Disabilities

The Alameda County Behavioral Health Care Services Department (Mental Health) serves approximately 18,204 people a year who have severe and chronic mental disabilities, including those that require periodic psychiatric hospitalization and other types of 24-hour care. Approximately 47% of this population has housing, while 6% are estimated to be homeless. An additional 18% are in the criminal justice system and the remaining 33% have an unknown living situation.

Persons with HIV/AIDS

According to the Alameda County Public Health Department's *AIDS Epidemiology Report, Alameda County* there was 2,968 people living with AIDS in the County as of December 31, 2006. A total of 1,467 HIV cases had been reported to Alameda County as of December 31, 2004. This the date of the last HIV Report issued by the County on the County's website.

There are 305 units of HIV or AIDS dedicated housing throughout Alameda County

Housing Units for People with HIV/AIDS

Project Name/Sponsor/Owner	Family Units	Family Beds	Individual Beds/Units	Total
Emergency Housing	1	5	20	25
East Oakland Community Project (EOCP) Emergency Shelter	1	5	20	25
Transitional or Short-Term Housing	4	4	11	17

Berkeley Emergency Food and	2	4	0	4
Housing Program Rosa Parks House (BOSS)	2	0	11	13
Permanent Housing	28	0	209	237
Oaks Hotel (OCHI)	0	0	4	4
, ,	0		5	5
Peter Babcock House (BOSS)	0	0		
Shelter Plus Care (Al Co HCD)	U	0	35	35
Spirit of Hope (Alameda Point Collaborative)	4	0	0	4
Miramar Apartments (APC)	12	0	0	12
Allen Temple Manor	2	0	21	23
Swans Market (EBALDC)	4	0	0	4
Providence House	6	0	36	40
Adeline Street Apartments (RCD)	0	0	4	4
Bay Bridge Apartments (RCD)	0	0	6	6
Concord House (RCD)	0	0	8	8
Dwight Way (RCD)	0	0	2	2
Eastmont Court (RCD)	0	0	4	4
Harrison Hotel (RCD)	0	0	14	14
Marlon Riggs (RCD)	0	0	12	12
Oxford Plaza (RCD)	0	0	9	9
International Blvd I&II (RCD)	0	0	4	4
Fox Courts (RCD)	0	0	4	4
Hearst Studios (AHA)	0	0	8	8
California Hotel (OCHI)	0	0	5	5
Allison Commons (AHA)	0	0	12	12
Alcatraz Apartments (AHA)	0	0	8	8
Lorenzo Creek (Allied Housing)	0	0	2	2
Sacramento Senior Homes (AHA)	0	0	4	4
University Neighborhood Apts (AHA)	0	0	2	2
Permanent Housing in	12	0	14	26
Development	12	O	14	20
Fairmont Apartments (AHA)	0	0	4	4
Tassafaranga Village (Oakland Housing Authority	12	0	7	19
720 E. 11 th Street (RCD)	0	0	3	3

Source: Alameda County Housing and Community Development Department (2/10)

PART III - STRATEGIC PLAN

A **Specific Objectives**

The priorities listed in the categories below are found on pages 1 and 2 of the Executive Summary

Objective Category: Decent Housing

Assisting homeless persons obtain affordable housing: Goal 1 – Objectives 1 &2

Assisting persons at risk of becoming homeless: Goal 1– Objectives 1 &2

Retaining the affordable housing stock: Goal 1– Objectives 2& 4

Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability: **Goal 1 – Objectives 1**, **3 & 4**

Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence: **Goal 1– Objective 1**

Providing affordable housing that is accessible to job opportunities; **Goal 1** – *all housing that is developed in the City will be either in the downtown or within short walking distance to a transportation route.*

Objective Category: Suitable Living Environment

Improving the safety and livability of neighborhoods: Goals 1-5

Eliminating blighting influences and the deterioration of property and facilities: **Goal 1 –** *this is achieved* through direct funding of a Code Enforcement officer that serves the geographic priority area listed in this document.

Increasing the access to quality public and private facilities: **Goal 2-5** – *this is also achieved through the continued funding of the Livermore Multi-Service Center with City General Funds.*

Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods: **Goals 1-5** – *All residential development in Livermore mixes incomes and is a priority in our Housing Element.*

Restoring and preserving properties of special historic, architectural, or aesthetic value: This is being achieved through the development of Hagemann Farm (Section 108) and the building that is the home of the Tri-Valley Housing Opportunity Center.

Conserving energy resources and use of renewable energy sources: This is listed as a guiding principal across all programs. The City also has a green building ordinance that applies to a business and residential development and is in the process of completing a Climate Control Plan.

Objective Category: Expanded Economic Opportunities

Job creation and retention: This area is the number one priority of our City Council and will be funded with City General Funds.

Establishment, stabilization and expansion of small business (including micro-businesses); This is achieved through the Downtown Economic Incentive Program that is funded with Redevelopment dollars. The City provides grants or loans to at least 12 businesses per year.

The provision of public services concerned with employment: *This is achieved at the Livermore Multi-*Service Center (funded with City General Funds) and through Alameda County Social Services and Community Resources for Independent Living.

The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan: *This is achieved at the Livermore Multi-Service Center (funded with City General Funds) through Alameda County Social Services and Community Resources for Independent Living.*

Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices: **Goals 1, 3**

B <u>Geographic Distribution</u>

Previously, low income and minority populations were fairly dispersed throughout the City. However, in recent years there have been demographic shifts in the census tracts 4514.02 and the portion of 4514.03 bordering 4514.02. These census tracts located in the center of Livermore and boarded by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue have less per capita income than Alameda County.

The City's Code Enforcement has also designated these as target areas to focus rehabilitation efforts. The choice was made based upon the age of housing, number of substandard units, number of units with lead based paint, and number of complaints and violations recorded by Code Enforcement Staff. Over the next five years, Code Enforcement and Housing and Human Services Staff will work together to proactively address the needs of these neighborhoods by providing increased funding for rental and homeowner rehabilitation, neighborhood organizing and clean-up, seismic retrofitting and technical assistance, and proactive home maintenance.

C Reduction of Housing Discrimination

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

Livermore is becoming more racially and ethnically diverse. The Latino-Hispanic population grew by 72%, accounting for 23% of the population growth between 1990 and 2000. The Asian and Pacific Islander population grew by 129%, accounting for another 23% of the region's population growth since 1990. The white population is still a sizeable majority, however, growing by 13% and accounting for approximately 38% of the regions net population growth.

During the last ten years, Livermore's population with limited English proficiency increased by 204%. This population is primarily Spanish speakers and with a sizeable number of Asian/Pacific Islanders. Twenty-one percent (21%) of Livermore's population speak a language other than English at home.

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

Despite increased knowledge of fair housing law and continued community efforts, discrimination continues to exist. The discrimination has also become much more subtle. In tight housing markets, investigating complaints is harder due to the rapid speed in which vacancies are filled and the hesitancy of tenants to complain due to fear of losing their housing. It also gives the landlords the ability to pick and choose among prospective tenants, which may lead to increased discrimination.

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

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

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

 Requiring developers to construct a fully equipped, low-income ground floor unit for non-ambulatory individuals with disabilities in rental projects of twenty units or more, where density bonuses, In Lieu Fees, or other City provided incentives were used.

- 2. Requiring first floor units of multifamily rental complexes to be handicap adaptable and built to allow retrofit to State handicap standards.
- 3. Continuing to support existing emergency shelters and aggressively promoting the production of low cost housing to facilitate relocation of the homeless to permanent housing.

Objective for Fiscal Years 2010-2014

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 promote fair housing and reduce housing discrimination

Activity

Continue to provide support and funding for fair housing counseling and other related services throughout Livermore

Performance Measure for Fiscal Years 2010-2014

Suitable Living Environment

- 1) Provide fair housing counseling and services to at least 2,500 Livermore residents
- 2) Each year, we will subcontract with an agency to complete a fair housing audit on at least 5 apartment complexes.

D <u>Strategies to remove barriers to affordable housing</u>

Although the median home price in Livermore has dropped 43% since 2000 to \$365,000, wages have decreased and with the tight credit market, it is still difficult to purchase a home. Livermore continues to work proactively to mitigate the effects of rising home prices its low-income citizens. An important move was the adoption of the inclusionary housing ordinance. As described in detail throughout this report, Livermore is utilizing the Inclusionary Housing ordinance and In-Lieu funds to maximize housing options for low-income persons. These projects focus on persons that are lower income, senior, or disabled. The City regularly leverages In-Lieu funds with CDBG, HOME, Redevelopment Housing Set-Aside and the HiCap, California Housing Assistance Program and California Housing Down Payment Assistance Program from the State to provide mortgage, down payment and closing cost assistance.

Livermore will continue 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 support the Tri-Valley Housing Opportunity Center (TVHOC). The Center also offers homebuyer education, financial preparation and follow-up for first-time homebuyers, and provides lenders with 'mortgage-ready' clients. TVHOC is a one-stop shop for first time homebuyers to learn about programs offered by the Tri-Valley cities and is currently processing applicants for below-market units offered through Livermore's Inclusionary housing program

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

The Housing rehabilitation program (Neighborhood Solutions) will continue provide assistance to low-income, in particularly senior homeowners, for minor home repair grants and larger rehabilitation loans for low-income Livermore homeowners in need of assistance with correcting health and safety hazards. The program also included the installation of solar power generating systems for one homeowner through the partnership with GRID Alternatives, an agency that provides low-income homeowners with installing affordable solar panels on their home. This program will be paired with the Homeowner Rehabilitation Program and the Home Improvement Rebate Program. These alternative solar devices and panels save homeowners on average 51% of their traditional energy costs.

Due to the availability of funding under the American Reinvestment and Recovery Act of 2009 and the City's revamped policies and programs to encourage energy conservation and green building and to address climate change, we continue to make all aspects of housing more affordable. Adopted in 2007, the City's Green Building Ordinance requires new residential development to incorporate green building measures and to achieve a minimum Green Point rating of 50 points. The City is also currently undertaking the creation of a Climate Change Element with the goal of reducing greenhouse gas emissions within the community.

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

E Homeless Strategy

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

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

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

The Homeless Prevention and Rapid Re-Housing Program (HPRP) was established in November, 2009. 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 2009/10.

Livermore participates in an Alameda County wide collaborative, named the Priority Home Program, to implement HPRP funding to the residents of the Tri-Valley. Due to 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, they would be referred to Abode Services to help them find housing and provide security and utility deposits, moving cost assistance and motel vouchers while they are finding permanent housing.

In addition to the work completed by Alameda County to provide services to homeless, the City of Livermore have is also working closely with the City's 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, 5 local churches began collaborating in FY 2009/10 to provide a Warming Center targeting single homeless men. The group began providing services in January 2010 on a limited basis. The Warming Center was opened each night the weather forecasted rain or the temperature fell below 40 degrees. The Center rotated between three churches in Livermore and will run through the end of April.

Recognizing the diversity of homeless needs in our community, City Staff continues to provide ongoing tenant based rental assistance and case management funding to Abode Services to implement Project Independence, a program to assist youth emancipating out of the foster care system, within our community. Within Alameda County 300 to 350 children exit the foster care system every year. In California, 50% of the former foster youth are unemployed with 2 to 4 years of exiting the system and as many as 50% become homeless within the 18 months of emancipation. The City will continue to fund this program with CDBG and HOME dollars and find additional funding sources that will allow us to potentially expand the program. Livermore has seen an increase in the number of other homeless and "throwaway" youth aged 17 to 21 that reside in our community.

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

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

Livermore contributes to and is part of Every One Home and participated in the biannual homeless count that was completed in January 2009.

F Community Development

Livermore intends to allocate the entire available public service funds each fiscal year from 2010 through 2014 to non-profit and public agencies to complete this and the other goals outlined in this document. Throughout the last 5 year Consolidated Plan cycle, the City received in average 14 to 20 funding requests equaling at least four times the amount of available public service dollars.

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 federal 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 to be built over the next three years. The endowment will provide a total of \$1,767,000 to augment public services.

To provide further funding for human service facilities, in September 2008, the Human and Social Services Impact Fee Study was adopted; the first fee of its kind in California and the United States. 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 City will begin allocating grants from this fund in 2012.

The City chose to streamline the method of allocating grants utilizing federal and local funds. Each funding source, CDBG, HOME, Human and Social Services Impact Fee and local Housing In-lieu dollars, the City established the Housing and Human Service (HHS) Grant fund. With this process, an agency makes one application for funding and if the program is funded using the process described in the City's Policy and Procedures Manual, the Staff and the Human Service Commission recommend the grant is funded from a specific source to the City Council.

Livermore will continue to be streamlined the HHS Grant process with the implementation of the online grant application and management system that will be implemented in FY 2010/11.

Livermore will fund programs in the following areas based upon current community needs. The list of community development needs outlined below are by no means exclusive, but serve as place to begin providing program services not discussed in other sections in this document. In order to remain responsive to the community, as described in Goal 5, the City reserves the opportunity to expand into and fund new and innovative programs in additional areas if the need proves itself within Livermore.

Senior Services

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

Livermore will continue to fund programs that provide for in-home support services and case management to assist seniors. In addition to case management, the City will also provide funding for senior nutrition programs. The City firmly believes these programs are vital to assist seniors to age in place and remain connected to the community.

Objective for Fiscal Years 2010-2014

Support and expand programs and opportunities that keep seniors engaged and involved in their community.

Activity

Continue to provide support and funding to a variety of non-profit agencies that provide a variety of services for seniors including case management and food distribution.

Performance Measure for Fiscal Years 2010-2014

Suitable Living Environment

- 1) Provide in-home services support to at least 200 seniors
- 2) Provide meals to at least 500 homebound seniors.

Public Service Facilities

Since its establishment in 1980, Livermore has supported the operations of the Multi-Service Center located at 3311 Pacific Avenue. The City will continue to operate and provide subsidized rent at this facility for agencies that primarily serve low-income individuals. Livermore is the only City in the Tri-Valley with a Multi-Service Center.

Youth Development and School Readiness

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

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

Objective for Fiscal Years 2010-2014

Increase and maintain affordable and accessible wellness and development opportunities for youth that are age appropriate.

Activity

- 1) Continue to find unique methods to reach out to the most difficult, most disadvantaged youth in Livermore, such as the Path to Picasso program.
- 2) Continue to provide support and funding to agencies that provide programming to empower disabled vouth.
- 3) Provide support to the Livermore School District and non-profits to provide educational and program support to children and youth that attend the City's Title 1 school and/or are from low income families.

Performance Measure for Fiscal Years 2010-2014

Suitable Living Environment

- 1) Support programs to help at least 30 disadvantaged youth from low income families
- 2) Support programs that assists at least 20 disabled youth;
- 3) Provide assistance to programs that support educational programs to at least 300 low income youth.

The City of Livermore will continue to partner with the Cities of Dublin and Pleasanton, and the Alameda County Health Care Services Agency (HCSA) to implement the Tri-Valley Adolescent Health Initiative. Designed 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.

Other Public Services

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

Objective for Fiscal Years 2010-2014

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.

Activity

- 1) Continue to provide leadership with the Live Well Livermore Healthy City Partnership
- 2) Continue funding programs, such as Axis Community Health, HOPE Van and Dental program that provide critical medical and mental health services to the people with the greatest need in Livermore.
- 3) Continue to fund programs that provide increased access to services for disabled person.

Performance Measure for Fiscal Years 2010-2014

Suitable Living Environment

- 1. Serve at least 1500 low-income Livermore individuals, children and families with access to health care or medical care.
- 2. Provide at case management services to at least 500 disabled persons to increase access for benefits
- 3. Provide medical services to at least 200 homeless persons.

Objective for Fiscal Years 2010-2014

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

Activity

- 4) Continue to provide leadership with the Live Well Livermore Healthy City Partnership
- 5) Continue to support the work of Hoofprints on the Heart.
- 6) Continue to work closely with a variety of community partners to develop and encourage programs that are currently not in existence, but meet the needs of Livermore.

Performance Measure for Fiscal Years 2010-2014

Suitable Living Environment

- 1) Coordinate wellness programming with the local Title One schools to support the healthy growth and support the education of low income children
- 2) Support programs that provide services to at least 100 disabled children and adults.

Economic Development

Economic development is a critical component with all other services to assist lower income populations to gain self-sufficiency. Economic development can encompass a wide range of activities, including low interest "seed loans" to small businesses or microbusinesses, technical assistance, commercial and/or industrial rehabilitation, or employment training to moderate or lower income individuals. This area was rated as the top priority for the Livermore City Council and will be provided assistance through the General Fund and Redevelopment Agency.

As a result of input from the Spanish speaking community meeting, staff is meeting with a variety of agencies to develop relationships with organizations that provide assistance to low income and immigrant residents to develop job skills or learn how to manage a business.

Livermore continues to allocate at least \$100,000 of Redevelopment Funds each year to the Business Incentive Program to provide façade and marketing assistance to small, locally-owned businesses in the Redevelopment Project Area. We anticipate serving at least 10 businesses per year through this program.

G Anti-Poverty Strategy

Programs and Services

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

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

The City of Livermore continues to partner with the Livermore School District and community organizations to improve the heath and wellness of youth. In 2010, 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. 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 nationwide by the National League of Cities.

The Housing and Human Services Division will continue to collaborate with the school district and a Bay Area chef/nutrition educator to continue and expand the Cooking Together Program or *La Familia Cocinando Juntos* (formerly Healthy Helpings). Cooking Together provides nutrition education and healthy cooking lessons and was initially marketed to parents in the two Title 1 schools in Livermore. The goal of this program is to decrease obesity and obesity-related health issues, such as Type 2 diabetes, among low-income children by educating parents on healthy alternatives to traditional recipes. All classes and course materials are translated in Spanish.

The City has expanded the health access further to become a California Healthy City and created the Live Well: Livermore Healthy City Partnership that consists of 30 public and private stakeholders. This partnership supports and fosters collaboration that will improve the health, wellness and resiliency of Livermore residents by addressing critical food, nutrition, exercise and behavioral health needs.

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 implement 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 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.

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 14 languages spoken. Over 82% of the children at Marilyn qualify for subsidized school lunches. To reverse the underperforming 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 City supported many of the projects by assigning staff to assist in projects that increased immunizations, signed up more families for health insurance, conducted a health fair, and other preventative education projects.

In response to the call for activities that are culturally diverse and accessible to all youth in Livermore, 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. 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. City Staff interface with the school's bilingual outreach workers to market home improvement programs and services offered at the Multi-Service Center.

The City of Livermore has used its CDBG funds, as well as City General Fund monies to subsidize and support the development of childcare programs for low and moderate-income families.

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.

- 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 Inclusionary Zoning Ordinance. This ordinance requires developers to designate 14% 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. The Section 108 loan will be repaid in August, 2013.
- 5. The City provides funding for the Housing Scholarship Program to provide a rental subsidy to individuals in vocational training. These low-income individuals/families are working to become self-sufficient and need affordable housing while they are becoming established.
- 6. The City will continue its collaboration with Abode (formerly Tri-City Homeless Coalition) to operate Project Independence, a program for youth transitioning out of foster care to 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.

H 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 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. 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 Cites in the region to coordinate human service and housing initiatives. The Human Services Commissions of Pleasanton and Livermore hold joint meetings twice per year. 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.

The Redevelopment Agency of the City of Livermore is located in the Community Development Department and supports and provides resources for affordable housing development throughout the City. In accordance with California Redevelopment Law, the Redevelopment Agency reserves a minimum of 20 percent of its annual tax increment revenues for the support of affordable housing projects.

I <u>Public/Private Coordination</u>

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

Interfaith Housing CRIL (Community Resources for Independent Living)

HOUSE, Inc. Child Care Links

AID Employment Law Center for Families

Eden Housing Kidango (Formerly Tri-Cities Children's Center)

Bridge Housing Kaleidoscope/Easter Seals 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

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

Livermore Valley Joint Unified School District (LVJUSD)

Associated Community Action Program (ACAP)
Tri-Valley Housing Opportunity Center (TVHOC)

East Bay Innovations Live Well: Livermore Healthy City Partnership Futures Explored, Inc. Kaiser Permanente, Community Grant Program

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.

J Monitoring

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

Staff uses a Compliance Monitoring Checklist for each project to ensure all Federal requirements are met and appropriate records are maintained. An annual monitoring visit involves a review of contract performance, program effectiveness, 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 and HOME funding. In addition to trainings held early in the proposal process, City Staff has reviewed the monitoring forms to make it easier to use by Staff, Human Service Commissioners and CDBG/HOME Subrecipients.

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

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

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

PART IV ADDITIONAL NARRATIVES

The City of Livermore received a \$475,000 Section 108 Loan Guarantee from HUD in August 2002. The City received loan proceeds totaling \$463,140 (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 that will end in August 2013.

In September 2010, the City received a \$1,320,000 in Section 108 guaranteed loan funds. The City will use the financing to acquire the Hagemann Farms property, a historic stable and farm located in Livermore, and complete site improvements that remove barriers that restrict the mobility and accessibility of elderly and handicap persons. It is the City's intent to allow the current tenants, Hoofprints on the Heart, to continue to operate their adaptive riding program for disabled adults and children on the property rent-free to provide the lowest cost services for low-income families. The Hagemann Farm property is listed on both the National Registry of historic places and is a designated local historic resource.