

City of Livermore 2015 Housing Element

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EXECUTIVE SUMMARY

PURPOSE

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

The City of Livermore Housing Element is part of the City's General Plan, a comprehensive policy framework guiding the physical, economic, and social development of the City. This update to the Housing Element supersedes the Livermore Housing Element adopted in 2009. The Housing Element is intended to assist Livermore in identifying housing needs for residents of all income levels and developing an action program to meet those needs. The Housing Element should be used in conjunction with the Land Use Element to identify appropriate sites and land use designations for the development of quality, affordable housing. The Housing Element must be internally consistent with other General Plan elements and address State mandates that can restrict the ability of the City to designate certain sites for housing.

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

HOUSING NEEDS ASSESSMENT

POPULATION CHARACTERISTICS

- From 2000 to 2010, the population of Livermore increased at an average annual rate of 1.04 percent, a significantly greater rate than Alameda County's rate of 0.46 percent.
- The median age for the city of Livermore was 38.3 years of age in 2010, slightly older than Alameda County's median age of 36.6.
- Residents aged 35 to 44 decreased in number and proportion from 2000 to 2010 in both Livermore and Alameda County. In Livermore, this decrease was countered by a large increase in adults ages 55 and older over the same time period.
- In 2010, 5.3 percent of Livermore's residents and 7.7 percent of Alameda County residents had less than a high school degree. A greater portion of Alameda County residents had graduate degrees than Livermore residents.
- Livermore's average unemployment rate in 2013 was 4.7 percent, significantly lower than the County's unemployment rate of 5.8 percent.

- There were 38,230 employed residents in Livermore in 2010, compared to a local employment base of 38,450 jobs, which equates to a balanced ratio of 1.01 jobs per employed resident.

HOUSEHOLD CHARACTERISTICS

- The City of Livermore had 29,134 households in 2010, an 11.5 percent increase in households from 2000.
- Livermore has a higher percentage of family households (73.1 percent), compared to Alameda County (64.6 percent).
- The City of Livermore had a higher median household income than Alameda County but a lower median household income than the nearby Cities of Pleasanton and Dublin in both 2000 and 2011.
- A total of 26.6 percent of Livermore households had incomes defined as either low (from 51 percent to 80 percent of Area Median Income (AMI)) or moderate (from 81 percent to 120 percent of AMI). Livermore had a lower proportion of extremely and very low-income households, accounting for approximately 15.9 percent compared to 25.8 percent countywide.
- Six percent of Livermore residents and 11.8 percent of Alameda County residents had an income below the poverty level between 2007 and 2011.

SPECIAL NEEDS GROUPS

- State Housing Element Law defines “special needs” groups to include the following: senior households, female-headed households, large families, persons with disabilities, homeless persons, and agricultural workers.

Seniors

- In 2010, 10.3 percent of Livermore residents were seniors, defined as 65 years of age or older. Of the 29,134 households in the City of Livermore, 5,157 (17.7 percent) of those were headed by a senior.
- As of 2011, 9.4 percent of seniors were estimated to be living in poverty. This percentage has more than doubled since the year 2000, combined with a 51.2 percent increase in the Livermore population ages 65 and over.

Female-headed Households

- In 2010, Livermore had 2,834 female-headed households, nearly 13 percent of all households. About 20.8 percent of female-headed families with children under 18 lived in poverty.

Large Households

- In 2010, there were 3,363 large households (five or more persons) in Livermore, representing approximately 11.5 percent of all households. Alameda County’s population was very similar with 12.6 percent of all households considered large.

- A large household generally requires a home with at least three bedrooms. According to 2011 estimates, approximately 74.8 percent of Livermore's total housing units (both owned and rental) had three or more bedrooms, significantly more than Alameda County's portion of large units. Yet of this 74.8 percent, only 14.7 percent of these larger units were rentals.

Disabled

- In 2011, approximately 8.7 percent of the Livermore population, ages 18 to 64 and 12.5 percent of the Alameda County population classified themselves as disabled (defined as physical or mental).
- There are 39 licensed community care facilities located in the City of Livermore. These facilities provide a supportive environment to persons with special needs in a group situation.
- There are five affordable housing developments and shared housing projects built specifically for developmentally disabled adults in Livermore.

Homeless Persons

- In January 2013, the EveryOne Home community organization conducted an Alameda Countywide Homeless Point-in-time Homeless Count and Survey. This survey found that about 4,264 people in Alameda County are homeless at any given point in time.
- According to Alameda County, there are approximately 60 to 80 homeless people in the City of Livermore, although this figure does not include data from all temporary shelters serving Livermore and appears to underestimate the homeless population.
- The City of Livermore partners with local organizations to offer several facilities and services for persons that are homeless or fleeing domestic violence.

Farm Workers

- It is estimated that about 120 Livermore residents were employed in the Agriculture, Forestry, Fishing and hunting, and Mining occupational sector in 2010.

HOUSING STOCK CHARACTERISTICS

- The majority (70.8 percent) of the housing stock in Livermore is comprised of single family detached homes, whereas Alameda County's proportion is slightly over half (53.2 percent). Multi-family units make up 19.0 percent of the housing stock in Livermore and 37.8 percent of the stock of Alameda County.
- The proportion of owner-occupied housing in Livermore (67.2 percent) is greater than that of Alameda County (50 percent).
- The City of Livermore experienced an increase of approximately 3,792 housing units from 2000 to 2010, averaging 379 new homes per year and accounting for approximately 9.1 percent of total housing production in the county. Livermore built a higher proportion of single-family units than the county overall. Approximately 68.3 percent of new housing built in Livermore during this period was single-family, compared to 57.1 percent for the county.

HOUSING AFFORDABILITY

- Since the economic downturn in 2008, Livermore home sale prices have shown an upward trend. The median home sale price of 2008 (\$513,000) increased by 1.8 percent to \$522,000 in 2010. This trend has continued into 2014 more rapidly. The median price for all homes sold in June and July 2014 was \$622,000. During this period, the median price for homes sold within Livermore containing two, three, and four bedrooms was \$436,000, \$590,500, and \$684,500, respectively.
- The price per square foot of homes in Livermore and the Tri-Valley Region increased at an average annual growth rate of 0.3 and 1.3 percent, respectively, not accounting for inflation between 2008 and 2013.
- Due to the continued increase in home sale prices, only above moderate-income households can afford the typical median price for a home in Livermore. In other words, homes in the City of Livermore remain unaffordable to even moderate-income households.
- Rental housing in the City of Livermore has similar trends to rental prices of Alameda County. One-bedrooms averaged approximately \$1,230 per month in Livermore compared to the countywide average of \$1,547 for 1-bedrooms. While rents for 2-bedrooms were also lower in Livermore, rents for 3-bedrooms were almost identical. Rents for 4-bedrooms in Livermore exceeded those of Alameda County.
- In general, extremely low- and very low-income households cannot afford market rental or owner-occupied housing.
- In 2010, 42 percent of occupied households were paying more than 30 percent of their income on housing. Renters have a higher cost burden than home owners. Renters, with 48 percent of renters and 40 percent of owners paying more than 30 percent of their income on housing.
- There is a higher incidence of overcrowding among renter-occupied households than owner-occupied households in both Livermore and Alameda County. The City of Livermore has a larger percentage of renter-occupied households with 1.0 to 1.5 occupants per room (1.5 percent) than owner-occupied units (1.0 percent). Similarly, Alameda County has a larger percentage of renter-occupied households with 1.0 to 1.5 occupants per room (2.5 percent) than owner-occupied units (1.4 percent). Although renter-occupied households tend to be more prone to overcrowding than owner-occupied, the majority of renter occupied households have 1.00 or less occupants per room.

HOUSING OPPORTUNITIES AND CONSTRAINTS

MARKET CONSTRAINTS

- As of September 2014, residential properties in Livermore had prices ranging from as low as 30 cents per square foot of floor area to \$11 per square foot. According to the 2013 Residential Financial Feasibility Analysis, land values ranged from \$47 per square foot of lot area in high density areas to \$79 per square foot in low-density areas. This

range can be attributed to varying locations of the land, existing infrastructure, and other parcel-specific factors such as environmental conditions and topography.

- Based on the 2013 Residential Financial Feasibility Analysis, a typical single-family detached unit of 1,900 square feet would cost approximately \$410,700 per unit to build, including land. A single family attached home of 1,500 square feet would cost approximately \$362,825 per unit. A multi-family apartment complex would cost approximately \$279,100 per 950 square foot unit.
- Although problems in the housing and home mortgage industries and access to home financing have subsided in recent years, it is still difficult for low and moderate first time homeowners to enter the market. To assist, the City offers a down payment assistance program to facilitate additional access to financial resources for lower and moderate-income households to attain homeownership, as well as home improvement assistance for low and moderate-income households.

GOVERNMENTAL CONSTRAINTS AND OPPORTUNITIES

- In 2010, the City adopted the Livermore Development Code, which describes zoning districts and regulations. It also provides a clear roadmap for the entitlement of development projects. The Development Code ensures consistency with the General Plan, existing policies and procedures, and applicable state regulations. The Code includes new form-based regulations, revisions of outdated development regulations and zoning districts, and an update of its parking regulations for tandem parking and smaller units (studios and one-bedrooms).
- An analysis of the City's existing land use controls, growth management policies, and development review process indicates that the City is not unreasonably restrictive but rather facilitates development through its zoning and other standards.
- The City complies with the most recent provisions of State density bonus law.
- 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 planning applications can have fees reduced by 10 percent. Planning fees are based upon anticipated staff processing and review time and are charged at the time an application for development is received. Other development fees are collected as part of the building permit issuance process.
- The City provides Reasonable Accommodation to persons requesting modifications to their homes for accessibility improvements. Requests for flexibility in development standards in order to accommodate accessibility improvements has been codified in the City's Development Code and are reviewed and approved at the staff level.

HOUSING RESOURCES

- The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA) for the City of Livermore. The current RHNA plans for an eight-year period, from July 1, 2014 through June 30, 2022. For the current planning period, ABAG has determined that Livermore's share of the RHNA is 2,729 new housing units.

- Based on residential capacity in the General Plan and Downtown Specific Plan (DSP) areas, the sites identified in the land inventory would accommodate a total of 4,425 units, which exceeds the RHNA of 2,729.
- Livermore has access to a variety of existing and potential funding sources available for affordable housing activities, including in-lieu fees, low-income housing impact fees, Community Development Block Grants (CDBG), HOME funds, and Section 8 vouchers. The City actively works with a number of non-profit organizations whose activities are related to the provision of affordable housing and human service programs, including Eden Housing, Abode Services, Tri-Valley Haven, ECHO Housing, Hello Housing, Housing Consortium of the East Bay, MidPen Housing, and Habitat for Humanity - East Bay/Silicon Valley.
- The City has a number of policies and programs to encourage energy conservation and green building. In 2012, the City adopted a Climate Change Element and a Climate Action Plan with the goal of reducing greenhouse gas emissions within the community. As of 2013, the City requires new structures to exceed the requirements of the California Building Energy Efficiency Standards by 15 percent.

HOUSING PLAN

This Housing Element contains goals, policies, and programs outlined in Table ES-1 and discussed in more detail in Chapter 5, Housing Plan. Since adoption of its existing Housing Element in 2009, the City has been working proactively to implement the goals, policies, and programs aimed at conserving, improving and expanding the City's affordable housing stock. The City has advanced goals for accommodating special needs groups and increasing the energy efficiency of residential buildings. For this Housing Element Update, the City of Livermore has aimed to increase the effectiveness of the policies and programs at reaching its goals and to leverage new opportunities to meet housing needs. The following summarizes major policy commitments and changes:

- As part of the 2015-2022 Housing Element update, the City updated the inventory of vacant and underutilized sites available for residential development. The land inventory identifies properties that can accommodate 4,425 residential units, which is sufficient to address Livermore's RHNA of 2,729 units.
- Bay Area Rapid Transit (BART) has partnered with the City of Livermore on the proposed Livermore Extension Project. The extension would run along the I-580 from the existing Dublin/Pleasanton Station to a new station within the vicinity of the Isabel Avenue/I-580 interchange. The City is currently in the process of developing a Specific Plan for the surrounding area. The station area is one of three Priority Development Areas (PDAs) that the City designated as part of the regional "Plan Bay Area" process. The other PDAs cover the Downtown Specific Plan and the future Greenville BART station area. This Housing Element continues to support transit-oriented development in the Downtown PDA, which is served by the local bus system and the ACE commuter train. The Land Inventory, however,

does not assume any new housing in the two PDAs covering the BART station areas during this cycle, given the schedule for the BART extension project.

- The City of Livermore intends to investigate the feasibility of participation in the Mills Act Property Tax Abatement Program. This program grants participating cities the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration of their properties while receiving property tax relief.
- Since 2009, the City adopted a Climate Change Element and Climate Action Plan, as well as the Cal-Green building standards. During this cycle, the City will implement these plans and standards to increase energy efficiency of new residential development and large remodels. In addition, the City will continue to promote energy reduction programs such as weatherization and use of solar equipment for existing residential units.

Table ES-1 Summary of Housing Element Goals and Policies	
Goals	Policies
G-1 Diversity of Housing Choice	P 1.1: Develop and maintain an inventory of land with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.
	P 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.
	P 1.3: Encourage the development of housing for individuals with disabilities.
G-2 Well Managed Growth	P 2.1: Encourage the provision of lower income housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.
G-3 Production of Affordable Housing	P 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.
	P 3.2: Actively pursue and utilize a variety of funding resources and public/private partnerships in the development or purchase of housing affordable to lower and moderate-income households.
	P 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.
G-4 Preservation and Improvement of Affordable Housing	P 4.1: Improve the quality of existing affordable housing.
	P 4.2: Preserve housing that is affordable on the market or due to subsidies.
G-5 Provision of Equal Housing Opportunity	P 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.
G-6 Regional Cooperation to Address Housing Needs	P 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, and special housing needs.
G-7 Energy Efficiency	P 7.1: Promote the use of energy conservation features in the design and siting of new residential structures and in the retrofit of existing residential units.

1 INTRODUCTION

Housing is a basic human necessity and the need for adequate housing is shared by all residents. People want living spaces where they feel they have dignity, where they can express their individuality, and where they can be comfortable and healthy. Safe, well-maintained housing is a basic necessity that transcends age, race, income, and marital status. As such, the City of Livermore strives to provide a diversity of housing types, costs, and locations to serve the variety of needs and wants of local residents.

1.1 ROLE OF HOUSING ELEMENT

The California State Legislature has identified the attainment of a decent home and suitable living environment for every citizen as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of the comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. State law further requires Housing Elements be updated at least every five years to reflect the changing housing needs of a community. Livermore's Housing Element was last updated in 2009. This Housing Element update is for the planning period of 2015-2022.

The Housing Element consists of the following major components:

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

1.2 DATA SOURCES

Various sources of information contribute to the Housing Element. The Association of Bay Area Governments (ABAG) provides a data package that serves as the primary data source for population and household characteristics. Several additional data sources were used to supplement the 2014 ABAG Data Package:

- Population and demographic estimates and projections by ABAG and the California Department of Finance;
- Housing market information, such as home sales, rents, and vacancies, updated by City surveys and property tax assessor's files;
- Data on special needs groups, the services available, and gaps in the service delivery system provided by public and nonprofit agencies; and
- Lending patterns for home purchase and home improvement loans through the Home Mortgage Disclosure Act (HMDA) database.

1.3 OUTREACH AND PUBLIC PARTICIPATION

OUTREACH

Opportunities for input on Livermore's 2015 – 2022 Housing Element were provided through various forums. The main venue for sharing information with the public was through posting information related to the Housing Element Update on the City's Website. As described further below, the City gathered input at a community workshop to update the goals, policies, programs and objectives. Two public hearings (one with the Planning Commission and one with the City Council) provided additional opportunities to hear from the community.

The City sought participation and input from all segments of the community including: interested citizens, the residential development community, non-profit housing developers, housing advocates, and community organizations representing special needs groups such as the elderly, children, homeless and disabled. For example, City outreach efforts to provide notice of the public workshop and increase awareness of the Housing Element Update included:

- Preparation and release of a Press Release on November 24, 2014
- Emailed workshop notices to
 - Housing & Human Services (HHS) email listserv
 - Alameda County Supervisors Office and other County Staff
 - Livermore Area Recreation and Parks District (LARPD)
 - Las Positas Veterans
 - Hispanic Business Council, Livermore Chamber of Commerce
 - Premium Outlets Management Office
- Mailed workshop notices to stakeholder contact list, including housing service providers, real estate/development organizations, housing advocates, and the faith-based community
- Posted workshop notices online at:
 - City's website home page
 - Economic Development home page
 - City's social media including Twitter, Facebook, and Next Door
- Posted workshop notices in English and Spanish at the following locations on November 25, 2014
 - Multi-service Center
 - Public Libraries (Main Library and Rincon Library)
 - Robert Livermore Community Center
 - Wheels buses (Livermore Amador Valley Transit Authority)
 - 3 local coffee shops

Additional efforts that the City completed to further target and solicit input related to special needs housing and specific issues include a presentation at the Human Services Commission Meeting and two discussions with representatives from the Eden Council for Hope and Opportunity (ECHO) and Community Resources for Independent Living (CRIL).

Public Presentation

The City gave a short presentation at the Human Services Commission Meeting on November 18, 2014. The presentation included an overview of the Housing Element process and provided opportunity for attendees to ask questions. Next, the meeting involved a long discussion about homelessness and related services with representatives from ECHO, Abode Services, Tri-Valley Haven, and Livermore Homeless Refuge. Comments related to the Housing Element included, but are not limited to:

- Housing affordability is a problem in the Tri-Valley.
- The lack of available housing makes it difficult to provide permanent housing placement using available subsidies.
- The faith-based community is an important component of the network of emergency shelters, food provision, and other services.
- Service providers currently coordinate with each other but there are specific ways that coordination could be improved

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit.
- Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources.

Stakeholder Meetings

Eden Council for Hope and Opportunity

On November 21, 2014, the City of Livermore met with a representative from ECHO to discuss housing issues and opportunities. Specifically, fair housing and housing discrimination were key topics of discussion. As described in Section 4.4, ECHO receives assistance from the City to conduct annual fair housing audits, which have found occurrences of housing discrimination in the city and county. Identifying these issues allows ECHO to reach out to properties and landlords who may be unlawfully discriminating against proposed tenants.

Existing programs that will be continued in the Housing Plan (Chapter 5) include but are not limited to:

- Continue to refer complaints of discriminatory housing practices to Livermore Housing Authority (LHA) and ECHO.
- Continue to assist in the distribution of fair housing brochures at public locations, such as city counters, public libraries, community/senior centers, and service providers.
- Continue to provide financial support for the City's Fair Housing Audit conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.

Community Resources for Independent Living (CRIL)

On December 4, 2014, the City of Livermore met with representatives from CRIL to discuss specific housing concerns for persons with disabilities. The discussion covered issues related to affordability, the growing need for affordable and accessible housing, universal design to accommodate persons with disabilities, and the loss of subsidized/affordable units due to market forces.

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Support “aging in place” through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.
- Explore additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs.
- Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.

COMMUNITY WORKSHOP

As part of the community outreach on the Livermore Housing Element Update, Lisa Wise Consulting, Inc. (LWC) held a public workshop at the Robert Livermore Community Center on Tuesday December 9th 2014, 7:00 – 8:30 pm. The intent of the workshop was to gather input from the community on the highest priority housing issues facing the City of Livermore. There were ten (10) community members in attendance.

The workshop began with a PowerPoint presentation that included a brief description of: the components of a Housing Element, existing conditions in Livermore, the land inventory, current programs, and the updated goals. The session then continued with two breakout groups. LWC staff took notes as attendees provided comments on: 1) The most pressing housing issues in Livermore, 2) The main barriers to addressing housing needs, 3) Gaps in the City’s housing-related services, and 4) Policies and programs that should be prioritized. The information collected guided the Consultant Team’s research and analysis, and ultimately informed recommendations in the Housing Element Update, including the addition of policies and programs to address community feedback. Below is a summary of the input:

1) What do you perceive as the most pressing housing issues in Livermore?

- **Affordability**
 - Many long-term residents of Livermore now cannot afford to live in the City
 - Rents are quickly rising beyond the range of affordability
 - Section 8 vouchers are expiring before persons can find a viable housing option/a landlord who will accept them
- **Housing Supply**
 - There needs to be a more diversified gradient of housing stock for Livermore’s low-income community
 - Consider more higher density zoning for apartments (standards related to size, height, density, and housing types)
 - Desire for studio apartments at affordable prices (\$800/month)

- Low-income housing should continue to be built close to public services and transportation
- **Disabled residents**
 - Provide project-based housing for the disabled
- **Homeless population**
 - Provide more and better services for the homeless population

2) What are the main barriers to addressing housing needs?

- **Market**
 - Overall market constraints such as land cost, fees, and financing.
- **Regulation**
 - Perceived long and complicated City permit process
 - City regulations, permit fees, and building code requirements such as Title 24 add to development costs
 - Zoning that limits a wider range of housing types that would serve lower income households
- **Communication**
 - City can better communicate new projects and efforts to the public
- **Funding**
 - The lack of funding for low-income housing projects and homeless services

3) Are there gaps in housing-related services provided in the City?

- **Funding**
 - The City could access a wider diversity of internal and external funding sources to support affordable housing
- **Regional Housing Planning**
 - Lack of communication and collaboration with nearby cities
- **Vouchers**
 - Provide better Section 8 voucher assistance for those in need

4) What policies and programs do you think should be prioritized?

- **Homelessness**
 - The City should provide more opportunities for faith-based and non-governmental organizations to partner with City, and the City should better communicate with these entities
- **Help and enable small landlords**
 - Elucidate to landlords the programs and regulations that affect them
 - Find ways to utilize more vouchers
- **Outreach and Media**
 - Consider hosting a forum/summit on homelessness in Livermore
 - Show/teach the community about the problem
- **Regional Planning**
 - Take a multi-city approach to helping the homeless

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.
- Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance.
- Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing.
- Analyze potential Development Code updates that would expand opportunities for attached housing (e.g., small apartment complexes) and smaller unit types (e.g., studios and cottages).
- Evaluate specific barriers to residential development of small properties

PUBLIC HEARINGS

Opportunities for public input were also provided via both Planning Commission and City Council hearings.

On February 17, 2015 the Public Review Draft Housing Element was presented at a Planning Commission hearing for public review and comment. The Planning Commission recommended the City Council adopt the Draft Housing Element. A Minister of a local church commented that he was pleased about the City's partnerships with faith-based organizations to provide services to the homeless and resources for affordable housing. He encouraged the City to continue supporting the partnerships and expressed a need to expand upon existing services. No public comments resulted in changes to the Public Review Draft Housing Element.

On March 23, 2015 the Public Review Draft Housing Element was presented at a City Council hearing for public review and comment. A local real estate broker testified that challenges to providing affordable housing in the current competitive market include the reluctance of lenders to engage with prospective home-buyers when they are relying upon financial assistance programs. No public comments resulted in changes to the Draft Housing Element. The City Council unanimously adopted the Public Review Draft Housing Element with a vote 5-0.

1.4 RELATIONSHIP TO THE GENERAL PLAN

The 2015-2022 Housing Element is a key component of the City of Livermore General Plan, which was last comprehensively updated and adopted in 2004. As the City periodically amends the General Plan, the goal, policies, and implementing programs in other General Plan elements are reviewed for internal consistency. Specifically, the policies and programs proposed in this Housing Element need to be consistent with related policies in other General Elements. To maintain consistency, the General Plan is amended as needed up to four times per year.

2 HOUSING NEEDS ASSESSMENT

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

This chapter references the most recently updated official government data as well as private market data. The U.S. Decennial Census is the primary source, along with the American Community Survey (ACS). The ACS is a mandatory, ongoing statistical survey that samples a small percentage of the population every year. This survey, conducted by the U.S. Census Bureau, produces population and housing information every year but, unlike the U.S. Decennial Census (last conducted in 2010), only samples a small portion of households¹. Additional data sources are referenced when appropriate.

In general terms, this Housing Element update does not find significant shifts in the housing needs of Livermore residents from those identified in the 2009 Housing Element. Housing affordability, in particular, has not drastically changed. Households with extremely low and very low incomes still have difficulty making rental payments on average priced apartments. Only households with above-moderate incomes are able to purchase a home in Livermore without down payment assistance. Some low- and moderate-income households also experience difficulty in finding and affording suitable housing.

In addition, Livermore has seen a notable increase in its senior population since 2000, following national trends as the large Baby Boomer age cohort continues to age. Elderly families often experience, due to their fixed income, a greater housing cost burden than younger families. In order to address this demographic shift, increased attention to the housing concerns of the elderly may be warranted.

2.1 REGIONAL POPULATION AND ECONOMIC CONTEXT

Livermore is located in eastern Alameda County, part of the nine counties that make up the San Francisco Bay Area, which had a total population of 7.2 million people in 2010. In 2011, the regional economy employed approximately 3.4 million people. The Health, Education, and Social occupational sector employs the most residents; other significant sectors include Professional and Waste Management, Manufacturing and Retail.

Alameda County has a population of approximately 1.5 million people, making it the second most populous county in the region and the seventh most populous county in the state.

¹ The Census Bureau combines the data from the samples to generate three- and five-year estimates. This means that a given figure from the 2007-11 five-year estimates represents the average from 2007 through 2011.

Economic growth has slightly increased from the years 2000 to 2011. According to the ABAG data package, the County has seen an increase of 3.6 percent in employed residents between 2000 and 2011, increasing to 718,035 employed residents ages 16 and over. Strong residential growth has also continued to be a common trend in Alameda County. Between the years 2000 and 2010, the County had an estimated 4.1 percent increase in the number of households, 3.6 percent increase in employed residents, and 4.3 percent increase in total population. Growth in the City of Livermore has surpassed the County, with increases nearly double the rate of County growth.

2.2 POPULATION CHARACTERISTICS

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

POPULATION TRENDS

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

As shown in Table 2-1, the population of Livermore increased by 10.4 percent between the years 2000 and 2010, a significantly greater increase than Alameda County. ABAG projections indicate that Livermore is expected to continue to grow by 34 percent by 2040. Table 2-2 below indicates citywide population growth has also contributed to an increase in the number of households. The number of households increased by 11.5 percent between 2000 and 2010 while the average household size remained relatively unchanged.

Table 2-1. Population Growth: 2000-2010			
	2000	2010	Average Annual growth rate
City of Livermore	73,345	80,968	1.04%
Alameda County	1,443,741	1,510,271	0.46%

Source: U.S. Census, 2000 & 2010; ABAG Data Package Projections, 2014.

Table 2-2. City of Livermore Population Growth, 2000 - 2020				
	2000	2010	2020	Average Annual Growth Rate, 2000- 2020
Population	73,345	80,968	88,000	1.48%
Households	26,123	29,134	32,390	1.71%
Persons Per Household	2.80	2.76	2.74	---

Source: U.S. Census, 2000 and 2010; ABAG Data Package Projections 2014.

AGE

As shown in Table 2-3, the median age for the City of Livermore was 38.3 years of age in 2010, slightly older than Alameda County's median age of 36.6. As a result of an aging population, both geographies experienced an increase in the median age between the years 2000 and 2010.

Table 2-3. Median Age: City of Livermore and Alameda County, 2000 & 2010		
	2000	2010
Livermore	35.0	38.3
Alameda County	34.5	36.6

Source: U.S. Census 2000 & 2010.

As shown in Table 2-5, 21.3 percent of Livermore residents are between the ages of 5 and 19. This is compared to 18.9 percent countywide. Livermore also has a large proportion of middle-age residents (persons from 35 to 54 years old), which account for approximately 33.2 percent of Livermore's population.

Table 2-4. Age Distribution: City of Livermore and Alameda County, 2010				
Age Group	<u>City of Livermore</u>		<u>Alameda County</u>	
	Number	Percent	Number	Percent
Under 5	5,360	6.6%	97,652	6.5%
5-19	17,241	21.3%	286,010	18.9%
20-34	14,183	17.5%	335,253	22.2%
35-44	12,558	15.5%	227,491	15.1%
45-54	14,347	17.7%	222,617	14.7%
55-64	8,937	11.0%	173,502	11.5%
65+	8,342	10.3%	167,746	11.1%
Total	80,968	100.0%	1,510,271	100.0%

Source: U.S. Census, 2000 & 2010.

As shown in Table 2-5, adults aged 35 to 44 decreased in absolute number and proportion of the population (share) between 2000 and 2010, reflecting the increase in median age in both Livermore and Alameda County during that time. In Livermore, the city's older age cohorts experienced the largest increases of approximately 51 percent for the 55 to 64 age group, as well as the 65 and older age groups. A minor decrease in the residents age 5 and under implies a decrease in the citywide birthrate. These trends, although not as prominent, are consistent across with the county population trends.

A decreasing young adult population and an increasing older population affect housing needs as each demographic cohort has distinctive preferences. This follows national trends as the large Baby Boomer age cohort, persons born from 1945 to 1965, continue to age and the smaller Generation X age cohort, persons born from 1965 to 1980, forms families that are smaller in size than the previous generation. Young families with children often prefer single-family homes. While some seniors choose to live in single-family homes, their preferences may start to lean towards condominiums and alternative living arrangements, according to the 2012 "State of Housing in California" report by HCD.

Table 2-5. Age Distribution: City of Livermore and Alameda County, 2000 - 2010										
Age Group	<u>City of Livermore</u>					<u>Alameda County</u>				
	2000		2010		2000 - 2010 Percent Change	2000		2010		2000 - 2010 Percent Change
	Number	Share	Number	Share		Number	Share	Number	Share	
Under 5	5,650	7.7%	5,360	6.6%	-5.1%	98,378	6.8%	97,652	6.5%	-0.7%
5-19	16,622	22.7%	17,241	21.3%	3.7%	293,865	20.4%	286,010	18.9%	-2.7%
20-34	14,461	19.7%	14,183	17.5%	-1.9%	341,818	23.7%	335,253	22.2%	-1.9%
35-44	14,878	20.3%	12,558	15.5%	-15.6%	248,706	17.2%	227,491	15.1%	-8.5%
45-54	10,300	14.0%	14,347	17.7%	39.3%	200,518	13.9%	222,617	14.7%	11.0%
55-64	5,918	8.1%	8,937	11.0%	51.0%	112,865	7.8%	173,502	11.5%	53.7%
65+	5,516	7.5%	8,342	10.3%	51.2%	147,591	10.2%	167,746	11.1%	13.7%
Total	73,345	100.0%	80,968	100.0%	10.4%	1,443,741	100.0%	1,510,271	100.0%	4.6%

Source: U.S. Census, 2000 & 2010.

ETHNICITY

Like many other communities throughout Alameda County, the racial and ethnic composition of Livermore's population has been gradually changing. As shown in Table 2-6, Livermore is less ethnically diverse than Alameda County. Approximately 65 percent of Livermore's population identified as White in 2010, while only 34 percent of Alameda County's population was White. However, the ethnicity of Livermore residents has become more diverse than it was in 2000. The White population significantly decreased while the Hispanic or Latino and the Asian or Pacific Islander populations increased. Both of these ethnic groups

represent a significant portion of the City and County population. The Hispanic or Latino population is the second largest ethnic group within the City of Livermore, while in Alameda County, the Asian or Pacific Islander ethnic group is the second largest, followed by the Hispanic or Latino ethnic group.

Table 2-6. Ethnic Trends: City of Livermore and Alameda County, 2000 - 2010				
Ethnic Group	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>2000</u>	<u>2010</u>	<u>2000</u>	<u>2010</u>
White	74.4%	64.7%	40.9%	34.1%
Black	1.5%	1.9%	14.6%	12.2%
American Indian and Alaska Native	0.4%	0.3%	0.4%	0.3%
Asian or Pacific Islander	5.9%	8.5%	20.9%	26.6%
Two or more ethnicities	0.3%	0.2%	0.3%	0.3%
Other	3.1%	3.4%	3.9%	4.0%
Hispanic or Latino (of any race)	14.4%	20.9%	19.0%	22.5%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census, 2000 & 2010.

EDUCATION

Educational attainment is often positively correlated with type of employment and level of income, which drives the type of housing residents are able to afford. As shown in Table 2-7, 8.0 percent of Livermore residents aged 25 years or over had less than a high school diploma, compared to 14.3 percent in Alameda County. Conversely, over 38 percent of adult residents earned a Bachelor's degree or higher in both the city and the county.

Table 2-7. Educational Attainment (Population 25 years and over), 2010				
Education Level	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than high school	2,901	5.3%	78,323	7.7%
Some high school, no diploma	1,473	2.7%	67,023	6.6%
High school graduate	9,537	17.4%	204,665	20.0%
Some college, no degree	13,304	24.3%	195,717	19.1%
Associate's degree	6,254	11.4%	65,248	6.4%
Bachelor's degree	15,360	28.0%	246,174	24.1%
Graduate degree	5,934	10.8%	165,798	16.2%
Total	54,763	100.0%	1,022,948	100.0%

Source: ACS 1-year Estimates, 2010

EMPLOYMENT

ABAG estimates that there are 38,230 employed Livermore residents as of 2010 (Projections 2013). In April 2014, the unemployment rate for Livermore was 3.7 percent, lower than the County's unemployment rate of 5.7 percent (U.S. Bureau of Labor Statistics). Part of the lower unemployment rate may be attributed to Livermore's greater percentage of residents with at least a high school diploma. Also reflecting relatively high educational attainment levels, a large share of both Livermore and Alameda County residents are employed in the Professional services and Government sectors. In Livermore, the sector with the highest share of working residents was the Professional and Scientific and Management sector, employing approximately 19 percent of residents. Other sectors that employed a significant number of residents were the Educational, Health, and Social Services Sector, employing 17 percent of employed residents.

FUTURE JOB GROWTH

ABAG estimates that there were about 38,400 jobs in Livermore in 2010.² Table 2-8 shows job by industry according to ABAG's Jobs-Housing Connection Strategy. Compared to Alameda County, Livermore has a larger share of jobs within the Construction, Retail, and Manufacturing and Wholesale industries.

Table 2-8. Jobs by Industry, 2010				
Industry	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Jobs</u>	<u>Percent</u>	<u>Jobs</u>	<u>Percent</u>
Agriculture and Natural Resources	27	0.07%	876	0.13%
Construction	5,243	13.66%	31,695	4.56%
Manufacturing and Wholesale	7,118	18.55%	104,507	15.05%
Retail	4,487	11.69%	65,239	9.39%
Transportation, Utilities, and Warehousing	1,322	3.45%	26,025	3.75%
Information	327	0.85%	15,271	2.20%
Financial activities	1,453	3.79%	28,812	4.15%
Professional services	5,024	13.09%	112,214	16.16%
Health and Education	3,566	9.29%	95,541	13.76%
Leisure, Hospitality, and Other Services	4,098	10.68%	84,084	12.11%
Government	5,708	14.88%	130,163	18.74%
Total	38,373	100.00%	694,427	100.00%

Source: ABAG Jobs-Housing Connection Strategy, 2012.

² ABAG's Jobs-Housing Connection Strategy (2012) shows Livermore having 38,373 jobs in 2010, while ABAG Projections 2013 shows the figure as 38,450.

As shown in Table 2-9, ABAG projects the number of jobs in the City of Livermore to increase at a 1.3 percent annual growth rate between 2010 and 2040, similar to Alameda County. Based on these projections, it is estimated that Livermore will account for approximately 5.8 percent of the county's overall job growth from 2010 to 2040. Livermore's share of countywide jobs would remain close to 5.5 percent.

Table 2-9. Job Projections: City of Livermore and Alameda County			
	2010	2040	Average Annual growth rate
Livermore	38,450	53,210	1.3%
Alameda County	694,460	947,650	1.2%

Source: ABAG Projections 2013.

As shown in Table 2-10, the majority of the job growth in the City of Livermore is projected to take place in the Health and Education, Construction, and Leisure, Hospitality and other occupational categories. Generally, service-oriented industries will continue to grow rapidly, while Manufacturing and Agriculture occupations will grow at a slower pace.

Table 2-10. Job Projections: City of Livermore, 2010-2040			
Industry	2010	2040	Average Annual Growth 2010 - 2040
Agriculture and Natural Resources	27	25	-0.3%
Construction	5,243	8,380	2.0%
Manufacturing and Wholesale	7,118	7,326	0.1%
Retail	4,487	5,398	0.7%
Transportation, Utilities and Warehousing	1,322	1,935	1.5%
Information	327	366	0.4%
Financial activities	1,453	1,970	1.2%
Professional services	5,024	6,981	1.3%
Health & Education	3,566	5,967	2.2%
Leisure, Hospitality and Other Services	4,098	6,070	1.6%
Government	5,708	7,201	0.9%
Total	38,374	51,619	1.2%

Source: ABAG Jobs-Housing Connection Strategy, 2012.

Table 2-11 shows that job growth in the County is expected to follow similar trends as those in Livermore. Agriculture is projected to slightly decrease and the Health and Education, Construction and Arts, Recreations and other industries show strong growth for Livermore and the County. Unlike the City, the largest growth in County employment is expected to occur in the Professional Services sector.

Table 2-11. Job Projections: Alameda County, 2010-2040			
<u>Industry</u>	<u>2010</u>	<u>2040</u>	<u>Average Annual Growth 2010 - 2040</u>
Agriculture & Natural Resources	876	803	-0.3%
Construction	31,695	52,335	2.2%
Manufacturing and Wholesale	104,507	107,563	0.1%
Retail	65,239	79,076	0.7%
Transportation, Utilities and Warehousing	26,025	38,111	1.5%
Information	15,271	17,750	0.5%
Financial activities	28,812	42,725	1.6%
Professional Services	112,214	186,490	2.2%
Health & Education	95,541	137,945	1.5%
Leisure, Hospitality and other	84,084	120,619	1.4%
Government	130,182	164,219	0.9%
Total	694,447	947,630	1.2%

Source: ABAG Jobs-Housing Connection Strategy, 2012.

JOBS-HOUSING BALANCE

Ideally, a community would have enough jobs to meet housing needs. A numeric balance between jobs and housing (or more accurately employed residents) indicates the potential for reduced commute distances, which translates to decreased congestion and greenhouse gas emissions, as well as improved quality of life. According to ABAG, Livermore had a balanced ratio of 1.01 jobs per employed resident as of 2010. The ratio increases to 1.21 for Livermore's subregional service area, which had an estimated 46,650 jobs in 2010. The City's ratio is similar to Alameda County's ratio of 1.04 jobs per employed resident (Table 2-12).

Table 2-12. Jobs and Employed Residents, 2010		
<u>Category</u>	<u>City of Livermore</u>	<u>Alameda County</u>
Employed Residents	38,230	669,770
Jobs	38,450	694,460
Ratio	1.26	1.23

Note: An ideal job to employed residents ratio would provide 1 job per employed resident, or a 1:1 ratio.

Source: ABAG Projections 2013.

Both Alameda County and Livermore have more jobs than employed residents. Although there were an adequate number of jobs within the city to accommodate employed residents, many commute to other Bay Area job centers both inside and outside of Alameda County. This may indicate that jobs available in both geographies do not match employed residents' skill levels or preferences.

2.3 HOUSEHOLD CHARACTERISTICS

Understanding household characteristics such as type, size, and income levels further helps to determine the type of housing needed and desired by residents. For example, households with children typically have less flexibility in their housing needs and require larger units. In addition, income is a critical characteristic in determining residents' housing opportunities and affordability. Income affects a household's decision when it comes to tenure, type, and location of housing.

This section outlines how household characteristics impact housing needs.

HOUSEHOLD TYPE

According to the U.S. Census, the City of Livermore had 29,134 households in 2010, an 11.5 percent increase from 2000. As shown in Table 2-13, Livermore has a higher percentage of family households (73.1 percent), compared to Alameda County (64.6 percent). The majority of family households in both the City of Livermore and Alameda County were comprised of married couples, of which Livermore also has a larger percentage. In both the City and County, singles make up the majority of non-family households.

Table 2-13. Household Characteristics: City of Livermore and Alameda County, 2010				
	<u>City of Livermore</u>		<u>Alameda County</u>	
<u>Household Type¹</u>	<u>Estimate</u>	<u>Percent of Total</u>	<u>Estimate</u>	<u>Percent of Total</u>
Total Family households	21,299	73.1%	352,423	64.6%
<i>Married-couples</i>	17,058	80.1%	253,685	72.0%
<i>Male householder, no wife present</i>	1,407	6.6%	28,573	8.1%
<i>Female householder, no husband present</i>	2,834	13.3%	70,165	19.9%
Total Nonfamily households	7,835	26.9%	192,715	35.4%
<i>Singles</i>	5,997	76.5%	141,926	73.6%
<i>Other</i>	1,838	23.5%	50,789	26.4%
Total Households	29,134	100.0%	545,138	100.0%
Average Household Size	2.76		2.70	

Source: U.S. Census, 2010.

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.

HOUSEHOLD INCOME

Table 2-14 shows the median household income for Livermore and the neighboring cities of Dublin and Pleasanton, as well as Alameda County. According to data from the U.S. Census and the ACS, the City of Livermore's median household income was higher than Alameda County, but lower than Pleasanton and Dublin. Based on information from the State of California's Franchise Tax Board in 2012, Alameda County ranked fourth among all counties in

California for the highest median income. This indicates that Alameda County's cities have a higher median household income than most other locations in California.

Table 2-14. Median Household Income: 2000 & 2011			
	<u>2000</u>	<u>2011</u>	<u>Percent Change</u>
Livermore	\$101,685	\$96,322	-5.3%
Dublin	\$104,332	\$111,481	6.9%
Pleasanton	\$122,660	\$118,713	-3.2%
Alameda County	\$75,527	\$70,821	-6.2%

Source: U.S. Census, 2000; ACS 5-year estimates, 2007-2011.

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

- Extremely low-income, defined as annual household incomes of 30 percent or less of Area Median Income (AMI)
- Very low-income, defined as annual household incomes of 31 to 50 percent or lower of AMI
- Low-income, defined as annual household incomes 51 to 80 percent of AMI
- Moderate-income, defined as annual household incomes 81 to 120 percent of AMI
- Above moderate-income, defined as annual household incomes above 120 percent of AMI

The income categories listed above help focus federal, state and local housing programs and subsidies to those people most in need. These income categories, combined with household size, are used to qualify people seeking subsidized housing options. It is also used to allocate housing production need to local jurisdictions as part of the housing element update process to promote balanced communities.

Table 2-15 displays the 2006-2010 Housing and Urban Development (HUD) household income distribution for the City of Livermore and Alameda County. HUD uses a Comprehensive Housing Affordability Strategy (CHAS) to evaluate housing affordability by income group. Livermore has a higher proportion of above moderate-income households than the county. A total of 26.6 percent of Livermore households have incomes defined as either low (from 51 percent to 80 percent of AMI) or moderate (from 81 percent to 120 percent of AMI). Extremely low income households, a subset of very low income, earn 30 percent or less of the median household income. According to CHAS datasets, as of 2010, approximately 2,515 households had extremely low incomes. Furthermore, Livermore has a lower proportion of extremely and very low-income households, accounting for approximately 15.9 percent, compared to 25.8 percent countywide. A greater percent of extremely low (72 percent) and very low income (52 percent) households are renters, as compared to moderate (33 percent) and above moderate households (14 percent).

Data on poverty status from the ACS estimates that 6 percent of Livermore residents and 11.8 percent of Alameda County residents had an income below the poverty level between 2007

and 2011. However, as shown in Table 2-15, the percentage of people below the poverty level increased between 2006-2010 for both Livermore and the County. As will be discussed later in this section, very low-income households often have difficulty finding decent and affordable housing within Livermore and Alameda County.

Table 2-15. Household Income Distribution by Income Category, 2006 - 2010 Estimates

<u>Income Group</u>	<u>Percent of Area Median Income</u>	<u>HUD Income Threshold (4-Person Household)</u>	<u>Percentage Households by Approximate Income Threshold</u>					
			<u>City of Livermore</u>			<u>Alameda County</u>		
			<u>Number</u>			<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Extremely Low	<30%	\$28,050	Owner	Renter	Total	15.9%	136,616	25.8%
			710	1,805	2,515			
Very Low	31-50%	\$46,750	970	1,045	2,015			
Low	51-80%	\$67,600	1,655	1,105	2,760	9.7%	73,386	13.9%
Moderate	81%-120%	\$93,500	3,225	1,580	4,815	16.9%	93,264	17.6%
Above	120%+	\$112,200	14,025	2,310	16,335	57.4%	225,883	42.7%
Total			20,585	7,845	28,440	100.0%	529,099	100.0%

Source: CHAS data based off ACS 5-year estimates, 2006-2010; HCD Income Limits, 2014.

2.4 SPECIAL NEED GROUPS

Special needs groups often find it difficult to find affordable housing that can meet their unique requirements. For example, persons with physical disabilities often require accessible ground floor units, and seniors sometimes need on-site care. Homeless persons may need transitional housing and health services such as drug and alcohol treatment before placement in more stable, permanent housing. As such the Housing Element is required to analyze the special needs population and provide policies that assist in meeting their needs.

State Housing Element Law defines "special needs" groups to include the following: senior households, female-headed households, large families, persons with disabilities, homeless persons, and agricultural workers. This section describes the housing needs of each of these groups in the City of Livermore.

Table 2-16. State-identified Special Needs Groups, Livermore

<u>Special Needs Groups</u>	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Residents</u>	<u>Households</u>	<u>Residents</u>	<u>Households</u>
Seniors (65 years and older)	8,342	5,157	167,746	100,540
Female Householder	Not Applicable ¹	2,834	Not Applicable	70,165
Large Households (5+ person)	Not Applicable	3,363	Not Applicable	68,653
Disabled	6,019 ²	Not Applicable	134,360	Not Applicable
Homeless Persons	76 ³	67	5,844	No Data Available
Farm Workers	120 ⁵	Not Applicable	2,116 ⁴	Not Applicable

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

² The number of disabled residents for the City of Livermore and Alameda County includes the Total Civilian non-institutionalized population aged 5 and over

³ Data on homeless persons in the City of Livermore and Alameda County was provided by in 2014 from Alameda County Community Development Department from the Homeless Management Information System (HMIS).

⁴ American Community Survey 2007 – 2011 estimate (provided by 2014 ABAG Data Package) of residents working in the Agriculture, forestry, fishing, and hunting, and mining occupational sector.

Source: U.S. Census 2010; ABAG Data Package; ACS 3-year estimates, 2011; Alameda Countywide Homeless Count and Survey Report, 2013.

SENIOR HOUSEHOLDS

The special needs of senior households derive from three concerns: seniors generally live on a fixed income, have higher health care costs, and have higher disability rates. According to the 2010 Census, 10.3 percent of Livermore residents were seniors, which are defined as 65 years of age or older. The senior population increased by 51.2 percent between 2000 and 2010, reflecting an aging population in Livermore. Of the 29,134 households in the City of Livermore, 5,157 (17.7 percent) of those were headed by a senior. Of all senior headed households, 3,832 (74 percent) were owner-occupied and 1,325 (26 percent) were renter occupied.

Housing expenses coupled with medical care costs can cause a financial burden among elderly residents, especially for those with incomes below the poverty level. According to the 2000 U.S. Census, approximately 4 percent of Livermore senior residents were living in poverty. The ACS estimated that this percentage more than doubled to 9.4 percent by the year 2011.

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

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

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

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

FEMALE-HEADED HOUSEHOLDS

Generally, female-headed households have lower incomes than male-headed households, limiting their opportunities for finding affordable and quality housing. Female-headed families with children are a particularly vulnerable group because they have higher living expenses associated with childcare and must balance the needs of their children with work responsibilities. Female-headed households require special consideration and assistance to accommodate their housing needs. In addition to affordable housing, these needs often include accessible day care, health care, and other support services.

Based on U.S. Census data provided by ABAG, there were 2,834 female-headed households in Livermore in 2010, representing approximately 13 percent of all households. In addition, there were 1,721 female-headed families with children. The 2007-2011 ACS reports that while 4.3 percent of families living in Livermore were below the poverty level, 20.8 percent of female-headed families with children under 18 lived in poverty.

As described in Chapter 5, the City has a variety of programs that support affordable housing for very low-income families, which often have a single earner. In addition, the City encourages the development of housing that provides enriched on-site services such as affordable childcare and/or youth activities coordination. The City's Multi-Service Center provides a central, accessible location for residents to obtain services from the Alameda

County Social Services Agency, including CalWorks, and Axis Community Health Care Clinic, which provides subsidized medical services.

LARGE HOUSEHOLDS

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

Table 2-17 shows the distribution of household sizes for both the City of Livermore and Alameda County. According to the 2010 Census, Livermore had about 3,363 large households, representing approximately 11.5 percent of all households. Alameda County's distribution of household size was very similar with 12.6 percent of all households considered to be large households.

Table 2-17. Household Size, 2010				
<u>Household</u>	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>
1-2 Person Households	15,329	52.6%	302,867	55.6%
3-4 Person Households	10,442	35.8%	173,618	31.8%
5+ Person Household	3,363	11.5%	68,653	12.6%
Total Households	29,134	100.0%	545,138	100.0%

Source: U.S. Census, 2010.

Based on ACS estimates for 2007-2011, approximately 74.8 percent of Livermore's total housing units (both owned and rental) had three or more bedrooms, significantly more than Alameda County's portion of large units (Table 2-18). While only 39 percent of the rental stock in Livermore had 3 or more bedrooms, 88.8 percent of the owned units had 3 or more bedrooms. Large households made up 10.6 percent of owner occupied units and 13.8 percent of renter-occupied units (2010 Census).

Table 2-18. Bedroom Mix by Tenure, 2011

<u>Bedrooms</u>	<u>City of Livermore</u>				<u>Alameda County</u>			
	<u>Owned Units</u>	<u>Rental Units</u>	<u>Total Units by Bedroom</u>	<u>Percent of Total</u>	<u>Owned Units</u>	<u>Rental Units</u>	<u>Total Units by Bedroom</u>	<u>Percent of Total</u>
0-1	317	2,144	2,461	8.6%	11,449	98,167	109,616	20.4%
2	1,960	2,783	4,743	16.6%	62,299	92,136	154,435	28.8%
3	8,900	2,250	11,150	39.1%	124,075	40,176	164,251	30.6%
4+	9,311	887	10,198	35.7%	94,624	13,234	107,858	20.1%
Total	20,488	8,064	28,552	100.0%	292,447	243,713	536,160	100.0%

Source: ACS 5-year estimates, 2007-2011.

PERSONS WITH DISABILITIES

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

The six disability types covered by the ACS are defined below:

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

According to the ACS, 8 percent of Livermore’s population aged 5 and over had a disability between 2009 and 2011. In Alameda County, 9.6 percent of residents age 5 and over had a disability.

The ACS estimates that about 5.1 percent of Livermore’s civilian non-institutionalized population age 18 to 64 had a disability in 2009-11. Of this population, over half were not in the workforce, while 11 percent were in the workforce but unemployed (Table 2-20).

Table 2-19. Persons with Disability, Age 18 to 64 by Workforce Participation, 2009-2011

	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>
Not in Workforce	1,429	54.2%	40,516	59.6%
In Workforce: Employed	915	34.7%	27,514	31.4%
In Workforce: Unemployed	292	11.1%	6,125	9.0%
Total	2,636	100%	68,030	100%

Note: Total includes the Civilian Non-institutionalized Population 18 -64 years

Source: ABAG Data Package, 2014.

While independent living difficulty was the most common disability for City residents, the most commonly reported disability among Alameda County residents was ambulatory difficulty (Table 2-20).

Table 2-20. Reported Disabilities by Disability Type, Age 18 to 64 , 2009-2011

<u>Disability Type</u>	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Number</u>	<u>Percent of disabilities tallied</u>	<u>Number</u>	<u>Percent of disabilities tallied</u>
Hearing difficulty	677	15.1%	12,071	9.7%
Vision difficulty	289	6.4%	11,342	9.1%
Cognitive difficulty	1,050	23.4%	28,385	22.8%
Ambulatory difficulty	951	21.2%	33,438	26.9%
Self-care difficulty	387	8.6%	13,464	10.8%
Independent living difficulty	1,127	25.2%	25,784	20.7%
Total Disabilities Tallied	4,481	100.0%	124,484	100.0%

Source: ABAG data package, 2014.

As shown in Table 2-21, 39 licensed community care facilities are located in the City of Livermore. These facilities provide a supportive environment to persons with special needs in a group situation. Most of the facilities are residential, allowing full-time residency. Livermore also has two adult day care programs, including GARDEN Tri-Valley run by Futures Explored, Inc. and an Intellectual Disability (ID) Outpatient program run by Anka Behavioral Health, Inc. at the Amador Tri-Valley Center. The GARDEN program provides educational opportunities and activities to adults with cognitive and physical disabilities, while the ID Outpatient program provides a mix of pre-vocational and vocational training, as well as counseling.

Of the 424 units, 108 are affordable to lower income households. The Heritage Estates Assisted Living facility has 102 below market rate units, while REACH's Lily House provides a subsidized group home environment (with in-home care coordinator) for six developmentally disabled individuals.

Bay Area Community Services (BACS) also provides adult day center services for persons with mental health disabilities. While the center is located in Pleasanton, it supports residents of their housing units in Livermore. Their services are free of charge to participants.

Table 2-21. City of Livermore Licensed Community Care Facilities, 2014

<u>Type of Facility</u>	<u>Number of Facilities</u>	<u>Combined Capacity</u>
Group Homes	2	28
Adult Day Care	2	20
Elderly Residential	37	376
Total	39	424

Source: CA Department of Social Services, Community Care Licensing Division, July 2014.

In addition, the city has five affordable housing developments and shared housing projects built specifically for developmentally disabled adults: Lily House (6 units), Corte Cava (2 units), Creekside (2 units), Locomotive (2 units) and Arroyo Commons Apartments (12 units). It also has three housing projects specifically for individuals with mental health related disabilities: McLeod Apartments (5 units), Dogwood House (3 units), and Kennedy House (6 units). These housing units are supported by independent living services agencies, including East Bay Innovations, BACS, and Tri-Valley REACH.

Developmental Disabilities

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

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) provides point of entry to services for people residing in Alameda and Contra Costa Counties. RCEB is a private, non-profit agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. RCEB served approximately 488 people in the Livermore area in 2014.³ Of these, 315 (65 percent) are under 23 years of age, 149 (30 percent) are between the ages 23 and 54, and the remaining 24 (5 percent) are ages 55 and above.

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

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

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

HOMELESS PERSONS

In January 2013, a community-based organization called EveryOne Home conducted a Point-in-Time Homeless Count and Survey for Alameda County. Based on their findings, 4,264 people in Alameda County are homeless at any given point in time and 931 people in Alameda County meet HUD's definition of chronic homelessness⁴ at the time of the count. Since the survey was conducted at a single point in time, the report must assume the number of homeless persons counted is representative of the typical number of homeless persons living within the County. Many factors may affect the total count, including weather, time of year, and time of day. Although the total number of homeless individuals slightly increased from 2011 by 2.1 percent, the number of people identified as chronic homeless decreased by 17 percent.

The 2013 EveryOne Home survey report found the following demographic distribution of the community-defined homeless population in Alameda County⁵:

- **Families.** 32 percent were in a family with children.
- **Gender.** About 84 percent of the county-wide homeless population was male, compared to 13 percent female. The remaining three percent either identified as transgendered or declined to state their gender.

⁴The HUD definition of chronically homeless includes only single adults with a disability, who have been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

⁵The community definition of homelessness includes people staying in emergency shelters or transitional housing, living on the street or in a car, and people who will lose their housing within a month and have nowhere to go.

- **Race and ethnicity.** Blacks/African Americans, American Indians, and Alaska Natives were over-represented when compared to Alameda County's population as a whole.
- **Seniors.** Alameda County had 168 homeless people aged 61 or older (10 percent of the total). About 48 percent were between the ages 41 and 60, implying that the percentage of homeless people aged 61 and older could grow as the population ages.
- **Special Needs.** The report stated that 26 percent of the homeless population in Alameda County had severe mental illness and 30 percent suffered from Chronic Substance Abuse.
- **Living situation.** About 45 percent of the homeless population was sheltered in transitional housing or emergency shelters, while the remaining people were unsheltered.

This report did not provide any information on the homeless population specifically in Livermore. Based upon data from the Homeless Management Information System (HMIS), Alameda County estimates a homeless population of 60 to 80 people in the City of Livermore. However, only one of the four agencies that provide direct services to persons experiencing homelessness in Livermore submits information to HMIS database. Based on feedback from these agencies, there are significantly more persons who experience homeless in the City at any one time. For example, the Street Homeless Outreach Team outreached to over 200 people and provided case management to 73 persons during the last half of 2014. Sojourner House, the Tri-Valley Haven's homeless shelter, served 97 persons in Fiscal Year 2013-2014.

EXISTING FACILITIES

Table 2-22 provides a list of the homeless facilities and services in Livermore. There are three types of facilities that provide shelter for homeless individuals and families:

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

In addition to the services listed in the table below, the City of Livermore participates in the Adobe Services 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.

Although Livermore has several facilities to help meet the identified need for shelter, there is always demand for additional beds according to shelter employees. For example, the Shepherd's Gate Homeless Shelter has an extensive waitlist for its 70 beds. While many shelters target families and women with children, the Livermore Homeless Refuge has an established

winter shelter program that serves single males. The Refuge operates through local churches, which provide space on a rotating basis, and serves at least 30 homeless people each night they are open. Furthermore, the City has included Programs 3.3.3 (Rental Assistance) and 3.3.4 (Homelessness Prevention) to address homelessness in Livermore. While continuing to support existing emergency (temporary) shelters, the City is focused on long-term solutions to homelessness and placing more individuals in permanent housing.

There are many groups working to address homelessness in Livermore. In April 2014, the City convened the Mayor's Summit on Homelessness. The event brought together over 200 stakeholders including, elected officials, non-profit organizations, the faith community, persons experiencing homelessness, and other interested community members to examine ways to reduce and prevent persons from experiencing homelessness in the Tri-Valley region. The City is organizing smaller stakeholder groups to create a survey to determine the actual number of homeless in Livermore and use that information to determine potential programmatic solutions to the issue.

Also in 2014, the City established a Homeless Street Outreach (HSO) Team, which includes a social worker and peer counselor. The purpose of the team is to engage homeless individuals, connect them with resources, and ultimately help them acquire housing. The HSO Team also receives referrals from and collaborates with Police, Neighborhood Preservation, Public Works, and other local agencies. After contact has been made, the HSO Team provides a report to the referring agency that includes a description of the interaction and future follow-up.

Table 2-22. Homeless Facilities and Services in Livermore, 2014

<u>Facility Name</u>	<u>Beds</u>	<u>Clients</u>	<u>Type</u>
Tri-Valley Haven/ Sojourner House	16	Families (including single fathers with children or families with teen-age boys)	Emergency Shelter
Tri-Valley Haven/Shiloh House/ Domestic Violence Shelter	30	Women and children	Emergency Shelter
Shepherd's Gate	70	Women and children	Emergency Shelter
Carmen Avenue Apartments	30	Homeless families, survivors of domestic violence, very low income, emancipated foster youth and disabled adults.	Supportive Housing
Bluebell Apartments	9	All	Transitional Housing
Tri-Valley Haven Food Pantry	Not Applicable	All	Food Pantry
Open Heart Kitchen	Not Applicable	All	Soup Kitchen
Livermore Homeless Refuge	30-50 depending on site	Chronically homeless	Emergency Shelter (seasonal)
AC Impact	10 permanent	Chronically homeless	Permanent supportive housing

Table 2-22. Homeless Facilities and Services in Livermore, 2014

Facility Name	Beds	Clients	Type
	housing vouchers		
Homeless Outreach Team	Not applicable	Chronically homeless	Support services
Project Independence	Varies upon funding	Emancipated Foster Youth	Supportive housing
Homeless Prevention	Varies upon funding	Families at risk of becoming homeless	Rental housing

Sources: <http://www.sahahomes.org/properties/carmen-avenue-apartments>
<http://www.trivalleyhaven.org/index.html>
<http://www.shepherdsgate.org/Campus-Locations>
<http://www.openheartkitchen.org/>
http://www.livermorehousingauthority.com/pb/wp_795d8d7a/wp_795d8d7a.html

FARM LABOR

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

The ACS identified 120 Livermore residents employed in the Agriculture, Forestry, Fishing and hunting and Mining occupational sector (2007-2011). ABAG estimates there were 27 agriculture jobs in Livermore in 2010. It is likely that the city’s existing affordable housing stock can fulfill the housing needs of this small number of permanent farm workers.

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

2.5 HOUSING STOCK CHARACTERISTICS

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

HOUSING STOCK

As shown in Table 2-23, the City of Livermore has a significantly greater share of single-family detached houses compared to Alameda County (70.8 percent v. 53.2 percent). Conversely, multi-family units make up 19 percent of Livermore's stock in and 37.8 percent of Alameda County's stock.

Table 2-23. Housing Stock, 2010				
	City of Livermore		Alameda County	
	Units	Percent of Total	Units	Percent of Total
Single Family:				
Detached	21,490	70.8%	309,306	53.2%
Attached	2,555	8.4%	44,280	7.6%
Single Family Total	24,045	79.2%	353,586	60.8%
Multifamily:				
2-4 Units	1,466	4.8%	65,326	11.2%
5+ Units	4,291	14.1%	154,629	26.6%
Multifamily Total	5,757	19.0%	219,955	37.8%
Mobile Homes	540	1.8%	7,831	1.3%
Total	30,342	100.0%	581,372	100.0%
Vacancy Rate²	4.0%		6.4%	

Source: Department of Finance, 2010. Estimates include owner-occupied supply and renter occupied supply.

Housing Type Definitions:

Single Family Detached - 1-unit structure detached from any other house, with open space on all four sides.

Single Family Attached - 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures.

Multifamily - structures containing 2 or more housing units.

Mobile homes - a dwelling that sits on wheels and may be moved.

TENURE AND OCCUPANCY

As shown in Table 2-24, the percentage of both occupied housing units and owner-occupied units is greater in Livermore than in Alameda County. Conversely, the proportion of renter-occupied housing units is greater in Alameda County (43.6 percent) than Livermore (28.8 percent).

HOUSING GROWTH

According to the Department of Finance (DOF), approximately 41,841 new housing units were built in Alameda County from 2000 to 2010. Approximately 28.1 percent of these units (131,774 units) were built in the Tri-Valley Region, defined as the cities of Livermore, Dublin, and Pleasanton. Of these units, 3,792 were built in Livermore, averaging 379 new homes per year and accounting for approximately 9.1 percent of total housing production in the county between 2000 and 2010. A higher proportion of single-family units were built in Livermore than in the county overall (68.3 percent v. 57.1 percent). Table 2-25 compares housing estimates for the City of Livermore, the Tri-Valley Region, and Alameda County.

Table 2-24. Tenure and Vacancy, 2010

<u>Housing Units</u>	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Estimate</u>	<u>Percent</u>	<u>Estimate</u>	<u>Percent</u>
Owner-occupied housing units	20,399	67.2%	291,242	50.0%
Renter-occupied housing units	8,735	28.8%	253,896	43.6%
<i>Occupied housing units</i>	<i>29,134</i>	<i>96.0%</i>	<i>545,138</i>	<i>93.6%</i>
<i>Vacant housing units</i>	<i>1,208</i>	<i>4.0%</i>	<i>37,411</i>	<i>6.4%</i>
Total housing units	30,342	100.0%	582,549	100.0%

Source: U.S. Census, 2010.

Table 2-25. Estimated Housing Growth, 2000-2010

	<u>City of Livermore</u>			<u>Tri-Valley Region¹</u>			<u>Alameda County</u>		
	<u>New Units</u>	<u>Percent</u>	<u>Average Annual Growth</u>	<u>New Units</u>	<u>Percent</u>	<u>Average Annual Growth</u>	<u>New Units</u>	<u>Percent</u>	<u>Average Annual Growth</u>
Single Family ²	2,591	68.3%	1.1%	6,966	59.2%	1.4%	24,227	57.1%	0.7%
Multifamily	1,091	28.8%	2.1%	4,724	40.1%	3.2%	16,781	40.9%	0.8%
Mobile Homes	110	2.9%	2.3%	84	0.7%	0.9%	833	2.0%	1.1%
Total	3,792	100.0%	1.3%	11,774	100.0%	1.8%	41,841	100.0%	0.7%
Percent of County		9.1%			28.1%			100.0%	

¹ Defined in this housing element as the cities of Dublin, Pleasanton, and Livermore.

² Single family includes both detached and attached units.

Source: Department of Finance, 2000 & 2010.

HOUSING AGE

The age of a housing unit can be an indicator of its condition. As units age, they require maintenance and modernization. Without it, homes will deteriorate and can negatively impact the values of surrounding properties. A general rule of thumb is that houses older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality, while homes older than 50 years tend to require major renovations.

As of 2011, approximately 57.1 percent of the housing stock in Livermore was built before 1980 (and now at least 34 years of age). Alameda County's housing stock is older than Livermore's, with approximately 74 percent of its housing stock built before 1980 (see Table 2-26 below).

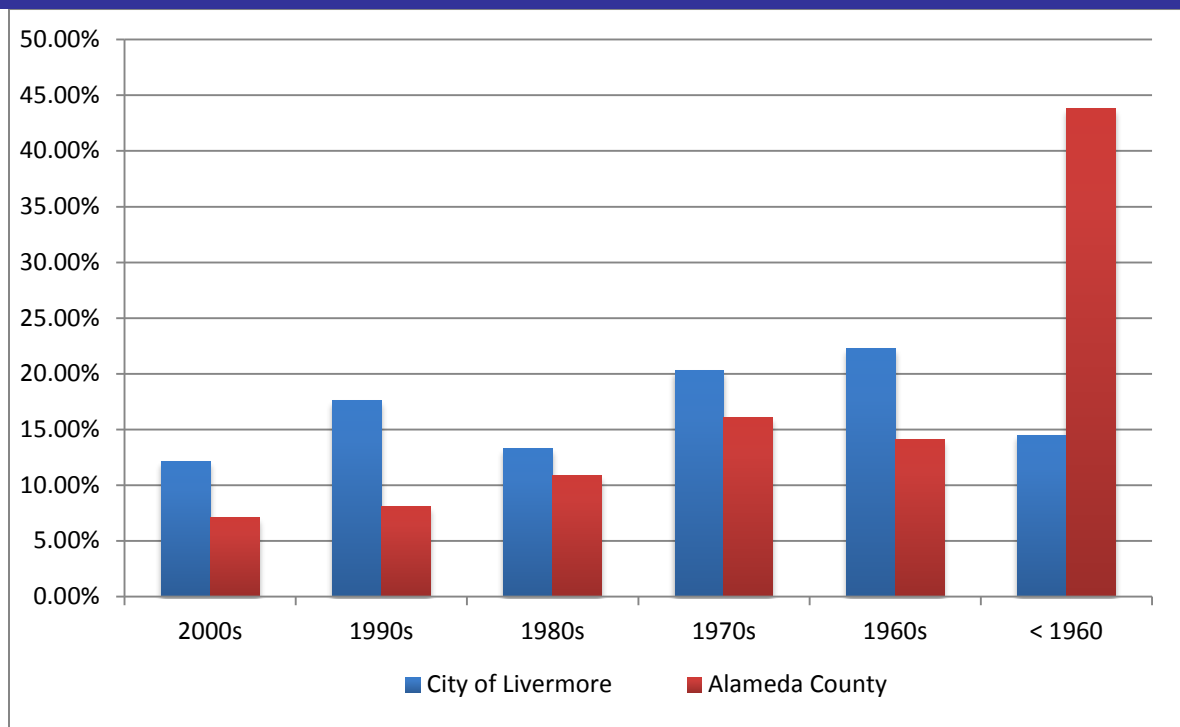
Table 2-26. Housing Units by Tenure and Age, 2011

	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Built 2005 or later	855	2.9%	15,532	2.7%
Built 2000 to 2004	2,766	9.2%	25,411	4.4%
Built 1990 to 1999	5,255	17.6%	47,084	8.1%
Built 1980 to 1989	3,964	13.3%	63,564	10.9%
Built 1970 to 1979	6,064	20.3%	93,339	16.1%
Built 1960 to 1969	6,665	22.3%	81,741	14.1%
Built 1950 to 1959	2,837	9.5%	81,040	14.0%
Built 1940 to 1949	581	1.9%	50,518	8.7%
Built 1939 or earlier	920	3.1%	122,496	21.1%
Total	29,907	100.0%	580,725	100.0%

Source: ACS 5-year estimates, 2011.

Figure 2-1 below provides an historical look at the percentage of housing units construction in both Livermore and the Alameda County. The data indicates Livermore's residential has outpaced that of the County.

Figure 2-1 Percent Housing Units by Year Built



Source: ACS 5-year estimates, 2011.

HOUSING IN NEED OF REPAIR/REPLACEMENT

The overall number of substandard residential units in need of either rehabilitation or replacement is approximately 350 to 400. This is based on the number of complaints to the City's Neighborhood Preservation Division, who responds to complaints regarding substandard building and development code violations. They estimate that they receive approximately 200 complaint calls per year related to substandard or dilapidated housing and estimate approximately 150 to 200 unreported cases per year. They also work to identify existing housing problems related to blight, abandoned properties, and tenant/landlord issues.

2.6 HOUSING COSTS AND AFFORDABILITY

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

HOME SALES TRENDS

As shown in Table 2-27, the median price for homes sold within Livermore in June and July 2014 was \$622,000. The median price ranged from \$436,000 for houses with two bedrooms to \$902,500 for houses with five bedrooms.

Table 2-27. City of Livermore Home Sale Prices, June-July 2014						
<u>Bedrooms</u>	<u>Sales</u>	<u>Median Price</u>	<u>Median Price / SF</u>	<u>Average Price</u>	<u>Average Price / SF</u>	<u>Price Range</u>
<i>Homes</i>						
2	16	\$436,000	\$379	\$430,781,	\$398	\$599,000 to \$183,500
3	86	\$590,500	\$394	\$576,610	\$381	\$1,030,000 to \$115,500
4	64	\$684,500	\$353	\$705,252	\$391	\$1,550,000 to \$62,000
5 +	18	\$902,500	\$322	\$967,167	\$318	\$1,390,000 to \$600,000
Homes Total	184	\$622,000	\$369	\$646,881	\$380	\$1,550,000 to \$62,000
<i>Condominiums</i>						
1	3	\$260,000	\$375	\$195,500	\$298	\$274,000 to \$52,500
2	11	\$400,000	\$345	\$385,136	\$335	\$485,000 to \$183,500
3	14	\$481,500	\$318	\$492,036	\$335	\$675,000 to \$337,000
Condos Total	28	\$447,500	\$338	\$418,268	\$331	\$675,000 to \$52,500

Source: Zillow: Recently sold houses, condos/co-ops, June & July 2014.

Table 2-28. Tri-Valley Region Home Prices: Livermore, Dublin, and Pleasanton June-July 2008

<u>Bedrooms</u>	<u>Sales</u>	<u>Median Price</u>	<u>Price/SF</u>	<u>Average Price</u>	<u>Price/SF</u>	<u>Price Range</u>		
<i>Homes</i>								
1	2	\$253,250	\$385	\$253,250	\$385	\$321,500	to	\$185,000
2	16	\$400,000	\$361	\$407,344	\$355	\$555,000	to	\$275,000
3	107	\$520,000	\$342	\$565,215	\$354	\$1,127,000	to	\$255,000
4	103	\$720,000	\$313	\$734,757	\$326	\$1,725,000	to	\$360,000
5 +	41	\$900,000	\$292	\$1,013,341	\$305	\$2,231,000	to	\$500,000
Homes Total	269	\$622,500	\$329	\$691,448	\$336	\$2,231,000	to	\$185,000
<i>Condominiums</i>								
1	3	\$320,000	\$360	\$335,833	\$363	\$427,500	to	\$260,000
2	36	\$400,000	\$310	\$390,181	\$324	\$445,500	to	\$254,000
3 +	25	\$445,000	\$298	\$422,580	\$295	\$530,000	to	\$319,000
Condos Total	64	\$400,000	\$304	\$396,291	\$314	\$530,000	to	\$254,000

Source: Zillow 2014

Due to the economic downturn, national housing market trends significantly declined between 2007 and 2008. Between 2008 and 2013, home prices in Livermore and the Tri-Valley Region increased at an average annual growth rate of 0.3 and 1.3 percent, respectively, not accounting for inflation (Table 2-29). This increase was significantly less than inflation (8.8 percent) for that same period. Between 2013 and 2014, prices have increased at higher rates in both Livermore and the Tri-Valley, at 19 percent and 15 percent respectively. As home prices have continued to rise, most of the homes in Livermore remain affordable to above moderate income households.

Table 2-29. Home Sale Prices, City of Livermore, 2008, 2013, 2014

	<u>City of Livermore</u>				<u>Tri-Valley Region</u>			
Year	Median Price	Avg Annual Growth in Price (2008 – 2013 or 2014) ¹	Price per Sq. ft.	Avg Annual Growth in Price per Sq. ft. (2008 - 2013 or 2014) ¹	Median Price	Avg Annual Growth in Price (2008 – 2013 or 2014) ¹	Price per Sq. ft.	Avg Annual Growth in Price per Sq. Ft. (2008 - 2013 or 2014) ¹
2008	\$513,000		\$302		\$530,000		\$326	
2013	\$522,000	0.3%	\$324	1.4%	\$565,500	1.3%	\$339	0.8%
2014	\$622,000	19%	\$358	10.5%	\$652,000	15.3%	\$379	11.8%

¹ The rate of inflation was 8.8% from 2008 – 2013 and 2.9% from 2013 – 2014.

Source: Zillow.com, 2014; Usinflation.org, 2014.

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

FORECLOSURES

As of September 15, 2014, there are 67 homes in Livermore facing a stage of foreclosure. These foreclosures account for approximately 0.2 percent of the overall Livermore housing stock and 3.7 percent of all properties in Alameda County facing foreclosure (Table 2-30). The foreclosure rate in Livermore is considered to be low.

Table 2-30. Livermore Homes Currently Facing Foreclosure, 2014						
<u>Zip Code</u>	<u>Notice of Default</u>	<u>Percentage of Alameda Total</u>	<u>Auction</u>	<u>Percentage of Alameda Total</u>	<u>Bank Owned</u>	<u>Percentage of Alameda Total</u>
94550	15	0.84%	9	0.50%	9	0.50%
94551	18	1.01%	9	0.50%	7	0.39%
Total	33	1.85%	18	1.01%	16	0.90%

Source: Trulia.com, 2014.

RENTAL HOUSING COSTS

Rental housing in the City of Livermore is more affordable compared to Alameda County overall. During the second quarter of 2014, the average rent per square foot within Livermore was \$1.67, compared to \$2.16 for Alameda County (Table 2-31). However, while Livermore has lower rents for 1- and 2-bedroom units compared to the county average, it has higher rents for 3- and 4-bedroom units

Table 2-31. Average Rental Price, First Quarter 2014				
<u>Bedrooms</u>	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Price</u>	<u>Rent per Sq ft</u>	<u>Price</u>	<u>Rent per Sq ft</u>
Studio	--	--	\$1,217	\$3.01
1 Bedroom	\$1,230	\$1.76	\$1,547	\$2.32
2 Bedroom	\$1,467	\$1.76	\$1,853	\$1.99
3 Bedroom	\$2,200	\$1.68	\$2,233	\$1.67
4 Bedroom	\$2,725	\$1.38	\$2,583	\$1.82
Average	\$1,830	\$1.67	\$1,887	\$2.16

Source: Zillow.com, 2014.

Similarly, a review of apartments advertised on Craigslist.com and Zillow.com shows that the monthly rent of apartments currently on the market ranges from about \$900 to about \$2,400 depending on the unit size (Table 2-32).

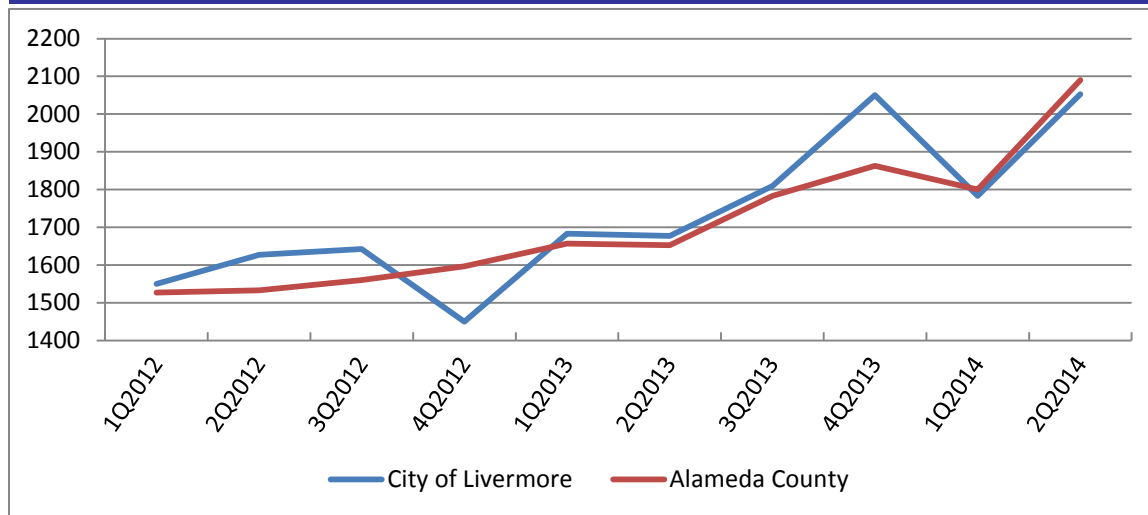
Table 2-32. Rental Price Range for Livermore Apartments, September 2014

<u>Bedrooms</u>	<u>Price Range</u>	
	<u>Min</u>	<u>Max</u>
Studio	\$900	\$995
1	\$1,099	\$1,617
2	\$1,097	\$2,290
3	\$1,750	\$2,400

Sources: Zillow.com, September 2014; craigslist.org, September 2014;

As shown in Figure 2-2, rents have increased in Livermore since the first quarter of 2012 at an average annual growth rate of 20.6 percent, a slightly slower pace than Alameda County overall (23.3 percent). The increase in rental prices in Livermore has exceeded the rate of inflation (4.6 percent) and is likely a result of the recent decline of the 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 have reentered the rental housing market, increasing rental demand.

Figure 2-2 Average Rent, 2012 - 2014



Source: Zillow.com, 2014.

HOUSING AFFORDABILITY

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

“cost burdened”. Housing that is not suitably sized can result in overcrowding, which occurs when a household has more than one person per room.⁶

Clearly, housing affordability varies by income group with extremely low-income households having greater challenges in accessing housing that is affordable at their incomes compared to above moderate-income households who are able to spend significantly more on housing. Accordingly, the following analysis evaluates housing affordability by income group (i.e. extremely low-, very low-, low-, moderate-, and above moderate-income groups). The U.S. Department of Housing and Urban Development (HUD) determines the income groups, which are then adopted by the California Housing and Community Development Department (HCD).⁷

It is important to note that this analysis of housing affordability does not take into account the costs of home maintenance. Since landlords of rental housing typically pay for maintenance costs, which can be considerable, homeownership is inherently more expensive than rental housing. The discussion also does not take into account the second highest household expense (transportation), the cost of which is strongly influenced by housing location and context (e.g., availability of transit, parking prices, etc.).

Table 2-33 shows the maximum amount that a household can pay for housing each month without exceeding the 30 percent threshold and without overcrowding. As noted in the table below, the income figures are based on the 2014 HCD area median income (AMI) figure for Alameda County of \$93,500 for a family of four, and calculation of affordable home sales prices are based on an annual interest rate of 4.5 percent for a mortgage.

Comparing this table to the housing cost information described in the previous section, reveals that extremely low- and very low-income households in Livermore cannot afford market rental or owner-occupied housing. Based on prevailing rents, some low-income households could generally afford market rate rental units. Although Livermore is more affordable than the Tri-Valley as a whole, only above moderate-income households can afford the typical median price for a home in Livermore. In addition, the ability of very low-, low- and moderate-income households to secure home financing 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.

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

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

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

Table 2-33. Livermore Affordable For-Sale Prices, Rental Rates and Maximum Income Limits, 2014

For-Sale Housing									
Household Size	Number of Bedrooms	Very Low- Income (31-50%AMI)		Low- Income (51-80%AMI)		Median- Income (100%AMI)		Moderate- Income (81-120%AMI)	
		Max Income	Max Purchase Price	Max Income	Max Purchase Price	Max Income	Max Purchase Price	Max Income	Max Purchase Price
1	Studio	\$32,750	\$59,531	\$47,350	\$120,991	\$65,500	\$197,396	\$78,550	\$252,331
2	One	\$37,400	\$79,105	\$54,100	\$149,406	\$74,800	\$236,545	\$89,750	\$299,479
3	Two	\$42,100	\$98,891	\$60,850	\$177,821	\$84,200	\$276,115	\$101,000	\$346,837
4	Three	\$46,750	\$118,465	\$67,600	\$206,236	\$93,500	\$315,265	\$112,200	\$393,984
5	Four	\$50,500	\$134,521	\$73,050	\$229,178	\$101,000	\$346,837	\$121,200	\$431,871
Rental Housing									
Household Size	Number of Bedrooms	Extremely Low- Income (<30%AMI)		Very Low- Income (31-50%AMI)		Lower- Income (60%AMI)		Low- Income (51-80%AMI)	
		Max Income	Max Purchase Price	Max Income	Max Purchase Price	Max Income	Max Purchase Price	Max Income	Max Purchase Price
1	Studio	\$19,650	\$491	\$32,750	\$819	\$39,300	\$983	\$47,350	\$1,184
1.5*	One	\$21,050	\$526	\$35,075	\$877	\$42,090	\$1,052	\$50,725	\$1,268
2	One	\$22,450	\$561	\$37,400	\$935	\$44,880	\$1,122	\$54,100	\$1,353
3	Two	\$25,250	\$631	\$42,100	\$1,053	\$50,520	\$1,263	\$60,850	\$1,521
4	Three	\$28,050	\$701	\$46,750	\$1,169	\$56,100	\$1,403	\$67,600	\$1,690
5	Four	\$30,300	\$758	\$50,500	\$1,263	\$60,600	\$1,515	\$73,050	1,826\$

Source: City of Livermore 2014

Notations:

AMI = Area Median Income for Alameda County

(*) Low Income Housing Tax Credit (LIHTC) Household size

Income data source is the California Department of Housing and Community Development (HCD) for Alameda County.

HCD establishes income limits based on those published by the U.S. Department of Housing and Urban Development for the Section 8 Program for Alameda County, (Oakland-Fremont Metro Region).

The 2014 HCD median income for a 4-person Household is \$93,500.

Sales prices assume a 4.5% interest rate, 30-year mortgage, and housing payments (PITI) which do not exceed 30% of the household's monthly income.

Rental affordability is based on 30% of the household's monthly income and does not include tenant utility allowances.

Utility allowances should be deducted from the maximum rents based on the Livermore Housing Authority's utility allowance schedule for the Section 8 Program.

Extremely Low-Income Households

Extremely low-income households in the City of Livermore have incomes that are 30 percent or less of the Area Median Income (AMI). The maximum affordable home rental price for an extremely low-income household ranges from \$491 for a one-person household to \$758 for a five-person household (Table 2-33). With lower end studios renting for \$900/month, market rents exceed the affordable housing payment for an extremely low-income household. In practical terms, this means that a one-person household cannot afford an average priced studio or 1-bedroom unit without assuming a cost burden. 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 AMI. The maximum qualifying home price for a very low-income household ranges from \$59,531 for a one-person household to \$134,251 for a five-person household (Table 2-33). With home median home sale prices starting at \$235,250 for a one bedroom homes, market rate homes in Livermore are not attainable for most very low-income households.

A very low-income household can afford to pay \$819 to \$1,263 in rent per month, depending on the household size. With the average rents in Livermore starting at \$1,230 for a 1-bedroom unit, a very low-income household cannot afford to pay the average rental price without facing overcrowding or cost burden issues. Rental prices for one-bedrooms in Livermore currently range from about \$1,099 to \$1,617, indicating that a 2-person, very low-income household earns less than the amount necessary to afford a typical lower-priced 1-bedroom in Livermore. In practical terms, this means that very low-income households cannot afford an average market rate rental without assuming a cost burden.

Low-Income Households

Low-income households earn between 51 and 80 percent of the AMI. The maximum qualifying home price for a low-income household ranges from \$120,991 for a 1-person household to \$229,178 for a five-person household (Table 2-33). Compared to the median selling price of homes in Livermore, low-income households cannot afford homeownership in the city, regardless of household size.

A low-income household can afford to pay \$1,184 to \$1,826 in rent per month, depending on the household size. With the average rents in Livermore ranging from \$1,230 for a 1-bedroom to \$2,725 for a 4- bedroom unit, some low-income households can afford to pay the average rental price in Livermore, depending on household size. Larger, low-income households could not afford market rate rentals, as 3- and 4-bedroom units, as well as some 2-bedroom units, based on the prevailing rents.

Moderate-Income Households

Moderate-income households earn between 81 and 120 percent of the AMI. The maximum qualifying home price for a moderate-income household ranges from \$252,331 for a one-person household to \$431,871 for a five-person household (Table 2-33). Based on the median housing prices in Livermore, moderate-income households cannot afford to purchase a home in Livermore without a sizeable down payment. To assist households just out of reach from homeownership, the City of Livermore offers a down payment assistance program for first-time homebuyers. This program offers a loan of up to \$15,000 at 2.5 percent interest for first-

time homebuyers making a 1-bedroom home affordable to a family of two and a 2-bedroom home affordable to a family of three.

COST BURDEN

HUD uses a Comprehensive Housing Affordability Strategy (CHAS) to evaluate housing cost burden. According to CHAS data for 2006-2010, renters in the City of Livermore were more cost burdened than owners, with 48 percent of all renter households and 40 percent of all owner households paying more than 30 percent of their income on housing.

Table 2-34 shows cost burden by income group and tenure. Lower-income renter households (those earning less than 50% of the area median family income, or AMFI) are more likely to be cost burdened, with approximately 31 percent of very low income renters cost burdened compared to only 6.4 percent of low income home owners.

Large families (5 or more related individuals) and elderly households tend to experience greater cost burden for housing. Elderly residents on fixed incomes sometimes overpay for housing, and rental increases are particularly difficult for this group. For large families to avoid overcrowding, owning or renting a large home is required, which costs more and is more likely to stretch the household budget for housing. Conversely, for families to avoid being cost-burdened, they may increase the number of people living in the housing unit, causing overcrowding. The prevalence of overcrowding in Livermore is discussed in the following section.

Table 2-34. Cost Burden by Income Classification and Tenure for Livermore, 2010

<u>Cost Burdened Totals</u>	<u>Renters</u>			<u>Owners</u>			<u>Total</u>	
	<i>Number</i>	<i>Percent of renters</i>	<i>Percent of total</i>	<i>Number</i>	<i>percent of owners</i>	<i>Percent of total</i>	<i>Number</i>	<i>percent of total</i>
Total Occupied Units	7,841	100%	28%	20,589	100%	72%	28,430	100%
Cost Burdened >30%	1,820	23%	6%	5,159	25%	18%	6,979	24%
Cost Burdened >50%	1,949	25%	7%	3,080	15%	11%	5,029	18%
Cost Burden by Household Income Group								
Very Low Income <=50% AMFI	2,440	31.1%	8.5%	1,325	6.4%	4.6%	3,765	13.2%
Low Income >50 to <=80% AMFI	729	9.3%	2.6%	929	4.5%	3.3%	1,658	5.8%
Moderate Income >80% to <=120% AMFI	545	6.9%	1.9%	1,805	8.7%	6.3%	2,350	7.8%
Above Moderate Income >120% AMFI	55	0.7%	0.2%	4,180	20.3%	14.7%	4,235	14.9%
AMFI= Area Median Family Income Sources: CHAS data based off ACS 2006-2010 5-year estimates.								

OVERCROWDING

In response to high housing costs and a limited supply of affordable housing, lower income families may choose a smaller home in an effort to save money to pay for other necessities including transportation, food, and clothing. Another strategy is to increase the number of people living together. In extreme cases, two families will choose to share one home. For these reasons, large families and low-income households are more at risk of overcrowding. In addition to neighborhood effects such as potential parking shortages, overcrowding can accelerate housing deterioration and cause adverse health effects on the affected families.

HCD defines overcrowding as more than 1.01 occupants per room, and severe overcrowding as more than 1.51 occupants per room. The ACS estimates that about 1.7 percent of owner-occupied units and 7.1 percent of rental units in Livermore are considered overcrowded or severely overcrowded (Table 2-19). These overcrowding trends are consistent with those of Alameda County. The higher rate of overcrowding among renter households compared to owner-occupied units is strongly linked to the lower number of rental units available to accommodate larger families in both Livermore and Alameda County.

Table 2-35. Tenure by Occupants per Room, 2011

	<u>City of Livermore</u>		<u>Alameda County</u>	
	<u>Estimate</u>	<u>Percent</u>	<u>Estimate</u>	<u>Percent</u>
Owner occupied:	20,488	71.8%	292,447	54.5%
<i>1.00 or Less Occupants per Room</i>	20,156	98.4%	283,082	96.8%
<i>1.01 to 1.50 occupants per Room</i>	298	1.5%	7,454	2.6%
<i>> 1.51 Occupants per Room</i>	34	0.2%	1,911	0.7%
Renter occupied:	8,064	28.2%	243,713	45.5%
<i>1.00 or Less Occupants per Room</i>	7,488	92.9%	223,458	91.7%
<i>1.01 to 1.50 occupants per Room</i>	436	5.4%	13,407	5.5%
<i>> 1.51 Occupants per Room</i>	140	1.7%	6,848	2.8%

Source: ACS 5-year estimates, 2011.

2.7 REGIONAL HOUSING NEED

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

Table 2-36. Regional Housing Need Allocation by Income Group, January 2015 - 2022

<u>Income Group</u>	<u>Percent of Area Median Income</u>	<u>Income Threshold¹</u>	<u>Livermore</u>	<u>Alameda County</u>
Very Low	0-50%	\$46,750	839	9,912
Low	51-80%	\$67,600	474	6,604
Moderate	81-120%	\$112,200	496	7,924
Above Moderate	120%+		920	19,956
Total			2,729	44,036

¹Based on state income limits for 4-person household in Alameda County.

Source: ABAG, 2013.

As shown in Table 2-36, based on ABAG's allocation, the City of Livermore should plan for 2,729 new housing units between January 31, 2015 and January 31, 2023. Approximately 31 percent of these units should be for very low-income households, 17 percent for low-income households, 18 percent for moderate-income households, and 34 percent for upper income households. The RHNA estimate for very low-income housing need in Livermore is 839 housing units. Based on HCD standards, 50 percent of these should be planned for extremely low-income households. Therefore, there is a projected need for an additional 419 units affordable to extremely low-income households in Livermore.

2.8 AFFORDABLE HOUSING

Housing that receives public funding or is created through governmental policies is often a significant source of affordable housing in many communities. This section identifies the affordable housing in Livermore, evaluates the potential for conversion to market rate between 2014 and 2024, and analyzes the cost to preserve the units. Resources for preservation replacement and construction of new units are described in Chapter 4. Housing programs to address preservation of these units are described in Chapter 5.

INVENTORY OF AFFORDABLE HOUSING

Livermore has produced a large supply of affordable housing through the use of federal, state, and local policies and assistance programs. The City has created senior, disabled-serving, rental, and for-sale units through the use of in-lieu fees, the Inclusionary Housing Ordinance and planning efforts such as the Housing Implementation Program (HIP). Table 2-37 through Table 2-39 provide an inventory of affordable housing in Livermore.

Table 2-37. Affordable Housing Inventory: Rental Housing						
<u>Development</u>	<u>Total Units</u>	<u>Affordable Units</u>			<u>Total Affordable Units</u>	<u>Senior and/or Disabled</u>
		<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>		
Arroyo Del Valle Commons	12	11			11	11
Bluebell Apartments	18	9			9	
Carmen Ave.	30	29			29	10
Chestnut Apartments	6	6			6	3
Colgate	6	6			6	6
Corte Cava	2	2			2	2
Dogwood House	5	5			5	
Las Posadas	9	9			9	
Leahy Square	125	125			125	5
Lily House	6	6			6	6
Marilisa Meadows	8				2	
McLeod Apartments	50		31		31	10
Oak Street Apartments	8	2			2	
Outrigger Apartments	42		28		28	11
Owl's Landing	72	38	34		72	
Portola Meadows ¹	176	36			36	9
Railroad Ave	2	2			2	2
Stoney Creek Apartments	70		70		70	
Total:	774	323	163		486	85

¹ At-risk projects identified in color.

Source: Tri-Valley Rental Housing Opportunities Guide, 2014; City of Livermore, 2014.

Table 2-38. Affordable Housing Inventory: Senior Housing

Development ¹	Total Units	Affordable Units			Total Affordable Units	Senior and/or Disabled
		Very Low	Low	Moderate		
Arbor Vista	80	80			80	80
Heritage Estates (Assisted living)	250	25	77		102	250
Heritage Estates (Senior Apartments)	130	22	33		55	130
Heritage Park	167		33		33	167
Hillcrest Gardens	54		54		54	54
Vandenburgh Villas	40	40			40	40
Vineyard Village	73		73		73	73
Total:	794	167	270	0	437	794

Source: City of Livermore, 2014.

Table 2-39. Affordable Housing Inventory: For-Sale Housing

Development	Total Units	Affordable Units			Total Affordable Units	Senior and/or Disabled
		Very Low	Low	Moderate		
Arroyo Crossing	155		5		5	
Birchwood Park	66		7		7	
Creekside Villas	112	1	11		12	
Habitat for Humanity	22	4	11	7	22	
Hillcrest Gardens	54		54		54	54
Fanfare	22			2	2	
K&B	125		25		25	
Montage	566		14		14	
Orchid Ranch	18		2	2	4	
Palasage	90		9		9	
Rosegate	40	1	3		4	
Savannah Terrace	8	2			2	2
Station Square	110		8		8	
Seven Hills	21		2		2	
The Grove	49	2	6		6	The Grove
Vineyard Terrace	96		10		10	
Total	1,500	10	113	11	133	2

Source: City of Livermore, 2014.

AT-RISK RENTAL HOUSING

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

- Prepayment of HUD loans: In the mid-1960s, the federal government provided low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents remain affordable to lower-income households. After 20 years, the owners could prepay the mortgages and lift their rent restrictions, or maintain the affordability controls until their mortgages were paid.
- Section 8 Program: In the mid-1970s, the federal government provided two approaches to encouraging the production of affordable rental housing. Under the Section 8 program, HUD provided a 15- or 20-year agreement to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The income is typically the difference between 30 percent of the household's income and a negotiated fair market rent for the area. Due to expiring Section 8 contracts and uncertainty of future Section 8 funds, the future of an affordable complex receiving Section 8 funding is uncertain.
- Section 236 Program: The other federal program, Section 236, provided rent subsidies, in the form of interest reduction, through which multifamily housing could be produced. Two rent schedules were utilized: market rent, based on a market rate mortgage; and basic rent, based on a one percent mortgage. Tenants were required to pay the basic rent of 25 percent of their income, with rent payments never to exceed the market rents. Units were restricted to households that met the low- and moderate-income limits established for the program. The subsidized housing moratorium imposed by President Nixon in January 1973 brought an end to additional Section 236 construction.
- Bond Financed Projects: State, county, and local governments have the authority to issue tax-exempt mortgage revenue bonds to provide below market rate financing for rental housing construction. State and federal law require that multi-family projects built with tax-exempt bond proceeds set aside a portion of units as affordable to lower-income households for a specified period of time. The typical contractual period is 10 to 15 years. After the term expires, the property owners may rent the units at market rates.

In many communities, bond-financed projects typically convert to market rates. Over time, rent levels increase in the community and the differential in market versus restricted rents increases to the point that unless additional financial benefits are offered, property owners have no incentive to maintain the units as affordable.

AT-RISK AFFORDABLE RENTAL UNITS IN LIVERMORE: JULY 1, 2014 - JUNE 30, 2024

State law requires that the City assess the risk of losing affordable rental housing over a ten-year planning period. "At-risk" housing is defined as multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state or local agreements. For this Housing Element, the at-risk analysis covers the ten-year period from July 1, 2014 through June 30, 2024.

As shown in Table 2-40, there is only one at-risk housing project within Livermore: Portola Meadows. The project's Section 8 financing restrictions have expired, and Livermore's affordability restriction expires in 2019. As a Section 8-financed project, 36 of the 176 units within the complex are deed-restricted as affordable to very low-income households. Both affordable and market rate units are mixed within 10 apartment buildings. The 36 affordable units are split evenly between 1- and 2-bedroom apartments. The City's affordability restriction applies to 13 units for very low and low income households.

Table 2-40. Projects At-Risk 2014–2024							
<u>Project Name</u>	<u>Address</u>	<u>Type of Units</u>	<u>Type of Subsidy</u>	<u>Current Owner</u>	<u>Earliest Conversion Date</u>	<u>Elderly Units</u>	<u>Units at Risk</u>
Portola Meadows	1160 Portola Meadows Rd	Mixed	Section 8, Bonds	Davidon	2019	0	36
Total						0	36

Source: City of Livermore, 2014.

PRESERVATION OPTIONS

The appropriate preservation option depends largely on the type of project at risk and the type of financing used to make the units affordable. The following describes the City's preservation options.

Bond-Financed Projects

One bond-financed project with a total of 36 rent-restricted units are potentially at risk between 2014 and 2024. All restricted units are for low-income households. Communities that are able to preserve bond units typically do so through refinancing of the remaining loan at subsidized interest rates or providing a lump-sum grant or loan for property improvements and the use of inclusionary housing funds. If unsuccessful, communities may also provide rental assistance (through city funds or Section 8) to ensure that tenants are not impacted by the conversion. The cost of refinancing or amount of funds needed for property improvements will depend largely on the market conditions at the time, the financial profile of the projects, and building conditions of the projects.

Section 8 and Section 236 Contracts

The at-risk project also received Section 8 funding. Although maintaining these units as affordable is the intent, it cannot be assumed that units will remain affordable in the future because they are privately-owned.

The potential loss of rent subsidies is another risk factor. Should Section 8 funding become unavailable in the future, the City may use other funding sources to provide ongoing rent subsidies. Approximately \$12,762 in rent subsidies may be needed monthly, or \$153,144 annually, to maintain affordability for these 36 units (Table 2-41).

Table 2-41. Section 8 Contract Rent Subsidy Calculations						
<u>Unit Size</u>	<u>Annual Income</u>	<u>Affordable Monthly Cost</u>	<u>Average Rent</u>	<u>Per Unit Monthly Subsidy Needed</u>	<u>Units</u>	<u>Total Monthly Subsidy</u>
1 bed	\$37,400	\$935	\$1,230	\$295	18	\$5,310
2 bed	\$42,100	\$1,053	\$1,467	\$414	18	\$7,452
Total					36	\$12,762

Notes:

1-bedroom = 2-person household; 2-bedroom = 3-person household

Annual income estimated at 31 to 50% of the maximum income for very low-income households, adjusted by household size

Source: City of Livermore income limits and affordable rental rates, 2014; Zillow.com, 2014.

REPLACEMENT COST ANALYSIS

The purpose of the cost analysis is to estimate the cost of replacement or preservation of assisted housing units at-risk of conversion to market rate. The cost analysis will enable decision-makers to use a "bottom line" approach to evaluate proposals targeted towards preserving units at risk of conversion.

In 2013, the City conducted an Inclusionary Housing Financial Feasibility Analysis, detailing development costs for various building profiles, one being "Rental" units. Based upon this analysis, the estimated cost of replacing the 36 units at-risk of conversion during the analysis period (2014-2024) is approximately \$10,047,600, with an average cost of \$279,100 per unit (Table 2-42). The Feasibility Analysis is based on assumptions regarding land cost, hard costs, government fees, and soft costs.

Table 2-42. Residential Development Costs Summary for At-Risk Units	
Development Program Assumptions	
Number of Units	36
Unit Size (sq. ft.)	950
Number of Bedrooms	1.65 ¹
Costs	
Land Costs per unit	\$50,000
Hard Construction Costs per unit ²	\$39,100
Average Government Fees per unit ³	\$152,000
Soft Costs per unit ⁴	\$38,000
Total Development Costs	\$8,373,000
Price Per Unit	\$279,100
Total At-Risk Units	36
Total Replacement Costs	\$10,047,600

¹ Feasibility Analysis provided estimates for 1.65 bedroom rental only. Costs will vary for 1 and 2 bedroom at-risk units.

² Assumes wood frame construction and surface parking.

³ Government fees (include planning, engineering, permitting, and plan check fees) were estimated by City Staff.

⁵ Assumes soft costs are 25 percent of hard construction costs. Soft costs includes architecture and engineering costs, financing costs, developer overhead, legal and accounting, and contingencies.

Sources: City of Livermore, 2014; Inclusionary Housing Financial Feasibility Analysis, 2013.

Entities Qualified To Preserve At-Risk Units

There are many other affordable housing developers in the Bay Area and throughout the state who participate in preservation projects. Organizations in the region that have the capacity to own and manage affordable rental projects include:

- Livermore Housing Authority(Livermore)
- Satellite Affordable Housing Associates (Berkeley)
- Eden Housing(Hayward and Livermore)
- Housing Consortium of the East Bay (Oakland)
- Mid Pen Housing Corporation (Foster City)

3 HOUSING OPPORTUNITIES AND CONSTRAINTS

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

3.1 MARKET CONSTRAINTS

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

LAND COST

A key component of residential development costs is the price of raw land. The diminishing supply of residential land combined with fairly high demand generally keeps land cost relatively high in the Bay Area. The recent economic downturn caused land sales and land development to slow down, but according to the 2013 Inclusionary Housing Feasibility Analysis, the Livermore housing market is recovering, resulting in higher sales prices and rental rates for new housing products. According to the analysis, costs range from \$47 per square foot of floor area for a higher density single-family development (15-20 dwelling units per acre) to \$79 per square foot of floor area for a low density project (4 dwelling units per acre).

As of September 2014, residential land in Livermore listed through Coldwell Banker varies considerably from as low as 30 cents per square foot to \$11 per square foot. This range can be attributed to varying locations of the land, existing infrastructure, and other parcel-specific factors such as environmental conditions and topography.

SITE DEVELOPMENT COSTS

The cost to develop new housing involves both land improvement costs, the expenses to prepare the site for housing construction, as well as the actual cost to construct the housing itself. A portion of the total cost to develop new housing is associated with government fees that mitigate the impact of new development on local infrastructure and services.

Based on the 2013 Residential Financial Feasibility Analysis and the listed assumptions, a typical single-family detached unit of 1,900 square feet would cost approximately \$453,314 per unit to build, including land (see Table 3-1 below). These estimates reflect the cost to build a basic dwelling unit in Livermore and may not reflect the actual cost to build new homes currently for sale, as home prices also depend on the home finishes, amenities, and location-specific costs (such as environmental mitigation), among other factors. In addition, while developer profit is a cost to the home purchaser, development profit is not included in Table 3-1 because of its variability and volatility. Normally, developers attempt to determine the potential profit that could be generated from a project before moving forward. In general,

developers target projects that yield an estimated profit of at least 10 percent above total development costs.

Table 3-1. Residential Development Costs Summary for Typical Home			
Assumptions/Costs	Single Family Detached ¹	Single Family Attached ¹	Multi-Family Rentals ²
Development Program Assumptions			
Density (dwelling units per acre)	10	20	30
Unit Size (square feet)	1,900	1,500	950
Number of Bedrooms	3.25	2.5	1.65
Costs Per Unit			
Land Costs	\$110,000	\$55,000	\$46,500
Hard Construction Costs	\$212,000	\$192,500	\$123,500
Average Government Fees ³	\$77,544	\$79,193	\$64,500
Soft Costs ⁴	\$53,500	\$59,400	\$25,600
Total Development Costs (Per Unit)	\$453,314	\$386,093	\$260,100

¹ Assumes wood frame construction of average quality and an attached garage.

² Assumes wood frame construction and surface parking

³ Government fees (planning, engineering and building permitting, and plan check fees) were estimated by City Staff (see Table 3-14).

⁴ Assumes soft costs are 25 percent of hard construction costs. Soft costs includes architecture and engineering costs, financing costs, developer overhead, legal and accounting, and contingencies.

Source: City of Livermore, 2015; Inclusionary Housing Financial Feasibility Analysis, 2013.

The Inclusionary Housing Feasibility Analysis (2013) found that single family detached housing continues to represent a major portion of units being developed in Livermore, but small lot, compact single family detached and attached products represent a growing part of the market. Even though the cost per unit for multifamily attached housing is lower than for single-family housing, total construction costs can be about 50 percent higher due to the larger development scale, which tends to require a longer land use entitlement process and construction period. While the financial feasibility of multifamily rental housing continues to be challenging, rents have increased over the past year, indicating that it may soon become profitable.

MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home. Mortgage interest rates are extremely volatile. In 2008, the average 30-year fixed-rate mortgage (FRM) was approximately 6.0 percent. The average 30-year fixed loan declined

through 2012 reaching rates as low as 3.7 percent in November of 2012.⁸ Currently, rates hover at about 4.0 percent.

Home Loans in Livermore (2012)

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications. Table 3-2 summarizes the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within the City.

In 2012, approximately 8,633 households applied for home purchase, refinance, or improvement loans in the City of Livermore. Of that total, approximately 99.6 percent of these loans were for low-density single and multi-family homes (1-4 family dwellings), while 0.1 percent were for higher density multi-family homes (5+ family dwellings) and 0.3 percent were for manufactured housing. The largest percent of home loan applications (76.5 percent) were for home refinancing. Approximately 13.7 percent of applicants applied for conventional home purchase loans, while only 7.7 percent of applicants applied for government-assisted home purchase loans.

Approval rates for home purchase loans vary by loan type. Conventional home purchase loans had a higher approval rate of 61.2 percent than government-assisted home purchase loans, which had an approval rate of 47 percent. For all applicants, approximately 60 percent were approved and accepted, 8 percent were denied, 13 were purchased by a financial institution and the remaining 19 percent were not accepted, withdrawn, or incomplete.

As Fannie Mae and Freddie Mac are tightening their lending practices and loaning primarily to people with excellent credit scores who can afford at least 10 percent for a down payment, FHA loans are the only remaining option for many homebuyers. FHA loans require the buyer to pay an upfront fee and a monthly insurance premium and ensure that the borrower has sufficient income to cover the loan, but borrowers are able to pay a down payment as low as 3 percent and are not required to have an excellent credit score.

⁸ HSH National Monthly Mortgage Statistics, accessed July 2014. 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.

Table 3-2. Home Loan Application Status Disclosure, 2012

Loan Application Status	Loans on 1-4 Family and Manufactured Dwellings								Loans on Dwellings for 5+ Families		Manufactured Housing		Total Applications	
	Home Purchase Loans						Home Improvement Loans		All Loan Types		All Loan Types		All Loan Types	
	FHA, FSA/ RHS, VA		Conventional											
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Approved, accepted	312	47.0%	726	61.2%	4095	62.0%	64	45.1%	9	75.0%	6	26.1%	5212	60.4%
Approved, Not Accepted	24	3.6%	51	4.3%	176	2.7%	8	5.6%	0	0.0%	4	17.4%	263	3.0%
Denied	36	5.4%	81	6.8%	516	7.8%	31	21.8%	0	0.0%	12	52.2%	676	7.8%
Withdrawn	35	5.3%	76	6.4%	496	7.5%	21	14.8%	3	25.0%	1	4.3%	632	7.3%
Purchased by financial institution	7	1.1%	20	1.7%	1043	15.8%	15	10.6%	0	0.0%	0	0.0%	1085	12.6%
Incomplete	250	37.7%	233	19.6%	279	4.2%	3	2.1%	0	0.0%	0	0.0%	765	8.9%
Total Applications	664	100%	1187	100%	6605	100%	142	100%	12	100%	23	100%	8633	100%
Percent Total		7.7%		13.7%		76.5%		1.6%		0.1%		0.3%		100.0%

Source: Home Mortgage Disclosure Act, Consumer Financial Protection Bureau, 2012.

City of Livermore Programs

In order to facilitate additional access to financial resources for lower and moderate-income households to acquire homeownership, the City offers a down payment assistance program to first-time homebuyers. As described in Chapter 4, the program provides a 3 percent interest fully or partially deferred loan of up to \$55,000.

3.2 GOVERNMENTAL OPPORTUNITIES AND CONSTRAINTS

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

- Land use controls
- Inclusionary zoning ordinance

- Provisions for a variety of housing
- Growth management policies and programs
- Density bonuses and other incentives
- Development review process
- Building Codes
- Housing for persons with disabilities
- Public improvements

LAND USE CONTROLS

Land use controls affecting housing development include: General Plan, Downtown Specific Plan, Neighborhood Plans, and Development Code.

General Plan

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

As listed in Table 3-3, the General Plan has eleven broad residential land use designations, permitting a range of rural and urban residential uses. Most of the open space and agriculture land use designations permit rural residential development, as well as agriculture-related employee and caretaker housing. Residential uses are also permitted in certain commercial districts subject to discretionary review.

I-580/Isabel Avenue Transit-Oriented Development (TOD) Area

The City is currently working with Valley Link to extend rail service along I-580 to a station that would be located near the I-580/Isabel Avenue Interchange. The City is preparing a Specific Plan for the area surrounding the station. The City designated the station area as a Priority Development Area (PDA) during the regional Plan Bay Area process. The regional plan envisions this area as a transit-oriented, neighborhood-scale community with a mix of housing types and an employment center, including a major employer and a regional educational institution. In addition to Valley Link, bus transit and multi-use trails would provide local and regional connections for residents, commuters, college students and faculty. The intention of the development and associated infrastructure improvements would be to serve residents, commuters, and Las Positas College, while minimizing traffic, noise and other impacts on nearby neighborhoods.

Greenville BART Transit-Oriented Development (TOD) Transitional Area

The City also designated an area around Greenville Road as a PDA. The General Plan identifies the Greenville BART TOD⁹ transitional area to provide land use appropriate to a future commuter transit station. At such time that the City receives a commitment from BART to extend rail service to this station, the City will develop a Specific Plan for the area. The plan would designate a mix of residential and commercial uses.

Plans to extend BART would increase the land value of the TOD area, encouraging reinvestment. The development of both the Isabel Avenue and Greenville TOD areas is constrained by BART's expansion plans and associated funding sources. The Isabel extension project would compete with other regional projects for funding, following the City's adoption of the Specific Plan and approval of the project by the BART Board of Directors.

Table 3-3. General Plan Land Use Categories		
General Plan Land Use	Density (du/ac)	Residential Type(s)
Residential		
Rural Residential (RR)	1.0-1.0/5	Designed to accommodate large-lot residential of a rural character on urban fringe
Urban Low Residential (UL)	1.0-2.0	Intended to accommodate residential development in areas with special land amenities or constraints
UL-1	1.0-1.5	
UL-2	1.5-2.0	
Urban Low Medium Residential (ULM)	2.0-3.0	Intended as a transition between lower density at edges of town and higher density residential development as one approaches the center of the community
Urban Medium Residential (UM)	3.0-4.5	Urban medium areas are located closer to the center of the community and in areas surrounding commercial development
Urban Medium-High Residential (UMH)	4.5-6.0	Intended to encourage cluster and higher density residential development to preserve urban open spaces
Urban High Residential (UH)	6.0-55.0	Intended to provide a variety of housing opportunities for all income groups to be located near major roads and other public services
UH-1	6.0-8.0	
UH-2	8.0-14.0	
UH-3	14.0-18.0	
UH-4	18.0-22.0	

⁹ Transit-Oriented Development – Development in which land uses are designed and sited to maximize transit ridership and the use of alternative forms of transportation; TOD's are typically also mixed-use developments.

Table 3-3. General Plan Land Use Categories

General Plan Land Use	Density (du/ac)	Residential Type(s)
UH-5a	22.0-30.0	
UH-5b	30.0-38.0	
UH-6	38.0- 55.0	
Mixed-Use		
Neighborhood Mixed-Use (NM)	12.0 – 38.0	Intended to help improve the pedestrian orientation of Livermore’s neighborhoods by providing neighborhood commercial services within walking distance of existing residents and integrating housing with commercial development on a single site
NM Low (NML)	2.0-3.0 or 12.0- 15.0 w/ TDC*	
NM Medium (NMM)	3.0-4.5 or 15.0-24.0 w/ TDC	
NM High (NMH)	6.0-8.0 or 24.0-38.0 w/ TDC	
Downtown Area (DA)	Min range 15 - 30 Max range 30.0 – 55.0	Intended to provide a unique, locally-oriented, pedestrian-friendly shopping environment in Downtown Livermore and to allow higher-intensity residential development to support and revitalize the commercial environment
Commercial		
Service Commercial (SC)		Intended for uses such as auto sales and service, nurseries, home maintenance centers and wholesale establishments in the general vicinity of freeway interchanges, or at other locations with significant access potential from the community at large
Highway Commercial (HC)		Intended to primarily serve the traveling public with uses such as include hotels and motels, restaurants, and motor vehicle and gasoline service stations
Neighborhood Commercial (NC)		Intended primarily for neighborhood serving commercial uses such as grocery stores, drug stores, and personal service.
Community Serving General Commercial (CSGC)		Intended for commercial uses in areas outside of Downtown with significant access potential from the region and the community at large
Office Commercial (OC)	14.0-18.0	Intended primarily for office uses with no impacts to and compatible with adjacent residential neighborhoods. Residential can be considered with a Conditional Use Permit
Industrial		
Business and Commercial Park (BCP)		Intended for a mix of uses locating employment-generating activities adjacent to destination-oriented

Table 3-3. General Plan Land Use Categories

<u>General Plan Land Use</u>	<u>Density (du/ac)</u>	<u>Residential Type(s)</u>
		and limited retail commercial uses
Low-Intensity Industrial (LII)		Intended for uses such as manufacturing, warehousing, research and development facilities, fully-enclosed recycling facilities, and administrative and professional offices
High-Intensity Industrial (HII)		Intended to provide an insulated area for uses with objectionable noises, odors, vibrations, glares or hazards from uses such as manufacturing, warehousing, research and development facilities, recycling facilities, and storage or processing of raw materials
Open Space and Agriculture		
Open Space (OSP)	1.0 du/existing parcel	Permits single-family residential and farm worker housing, subject to environmental review
Agriculture/Viticulture (AGVT)	1.0/100	Intended for rural residential densities and farm worker housing
Limited Agriculture (LDAG)	Min 20 acres	Intended for rural residential densities and farm worker housing
Hillside Conservation (HLCN)	1.0/20 to 1.0/100	Intended for rural residential densities and farm worker housing
Large Parcel Agriculture (LPA)	Min 100 acres	Intended for uses such as agricultural, agriculture processing facilities, limited agricultural support, secondary residential, visitor serving commercial facilities, recreation, public and quasi public and waste management facilities
Resource Management (RMG)	1.0 du/parcel; Min 100 acres	Intended for a single-family home per parcel
Water Management Lands (WML)	1.0 du/parcel; Min 100 acres	Intended for a single-family home per parcel
Open Space/Sand and Gravel (OSP/S&G)		Intended primarily for open space; secondarily for sand and gravel extraction, processing and related activities
Community Facilities		Intended to provide areas for public agencies and institutions, including City, County, State and federal government facilities. May be designated as any of the following: Elementary School (CF-E), Intermediate School (CF-I), High School (CF-H), Community College (CF-JC), Fire Station (FS), Civic Center (CF-CC), Cemetery (CF-CE), Government Services (CF), Airport (CF-AIR), Post Office (PO), Hospital (HOSP), BART (BART), Government Research and Development (CF-R&D)

*TDC refers to Transferable Development Credit Program

Source: *City of Livermore Land Use Element, amended 2013*

Neighborhood Plans

In 2007, the City approved two Neighborhood Plans: Brisa and Arroyo Vista. These plans cover two areas that were re-designated in the 2003 General Plan to a dual designation permitting either industrial uses (base designation) or residential uses subject to development of a Neighborhood Plan for each site. The plans are intended to facilitate orderly growth and the creation of a livable neighborhood that includes community amenities and is compatible with surrounding uses. The plans represent an important opportunity for infill development of vacant land with a mix of higher density housing types which would not otherwise be developed for residential uses.

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

Brisa Neighborhood Plan

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

The Livermore City Council approved plans for a residential development within the neighborhood plan area earlier this year on January 13, 2014. The project is 465 units, including courtyard and alley-loaded single family homes, row townhouses, and apartments. This project will provide 26 subsidized very-low and low-income units. Site grading began in August 2014 and production units will commence construction in early 2015.

Arroyo Vista Neighborhood Plan

The Arroyo Vista Neighborhood Plan area is approximately 28 acres and covers the vacant land south of First Street along the north side of Las Positas Road and east of existing neighborhood commercial services. The plan includes two conceptual land use plans. The conceptual plans are intended to show how one might develop the entire site at the lower end of the density range (402 dwelling units) and at the high end (495 dwelling units). The plan includes the following mandatory provisions: three variations of housing types, one

neighborhood park, open space, and trails. Once a residential subdivision is approved under the Neighborhood Plan, the sites can no longer be developed as industrial without City Council approval of a major conditional use permit.

Downtown Specific Plan (DSP)

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

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

The DSP established five plan areas. Appendix B shows the boundary of the Downtown Specific Plan Area as well as the boundaries of the five Plan Areas within the DSP. Plan Area and the associated assumptions about capacity are described as follows:

The Downtown Core Plan Area

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

The Gateway Plan Areas / Boulevard and Transit

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

The Neighborhood Plan Areas / North and South Sides

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

Incentives to Facilitate Redevelopment

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

Since adoption of the DSP, the City has moved forward with implementation steps to further increase the viability of Downtown redevelopment.

Infrastructure Upgrades

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

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

Streamlined Project Review Process

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

Housing Implementation Program (HIP) Exemption

The Housing Implementation Program (HIP) permits 200 units per year to be approved in the downtown beginning in 2004. Of the 2,000 DSP available allocations, 261 have been allocated through May 2014, leaving 1,739 DSP available allocations for subsequent years including proposals made in the 2014-2016 HIP. In addition, the HIP provides average annual allocation of 100 dwelling units to the Transferable Development Credit (TDC) Program for six years (2004 through 2009) and 200 dwelling units annually for an additional seven years (2010 through 2016). Of the 2,000 TDC allocations made available through 2016, 647 have been allocated through May 2014, leaving 1,353 TDC available allocations remaining.

Development Code

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

In February 2010, the City of Livermore adopted a new Development Code, replacing the Zoning Code. The City updated the standards in the code to ensure consistency with the General Plan, existing policies and procedures, and applicable state regulations including those for “reasonable accommodations”. The City also revised outdated development regulations and older zoning districts to help reduce any constraints to development currently caused by the City’s previous zoning law. The new code was designed to be easier for residents, developers, and staff to understand and apply, which can save time during the entitlement process. For example, residential projects with four or fewer units are subject to administrative design review by staff.

The City is currently conducting another update of the Development Code to further improve the code and reduce any constraints to development caused by confusing or conflicting provisions.

Residential Zoning

The current Development Code has twelve major residential zoning districts, in addition to a Planned Development (PD) District (see Table 3-4 below). Most of the residential zoning districts permit a range in density. In all cases, the density range permitted in each zoning district is consistent with the underlying General Plan designation. As described further below, the code establishes development standards for each zoning district, such as lot coverage, setbacks, and minimum lot sizes.

Form-based Zoning

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

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

Mixed-Use Zoning

The NM zone was created to implement the Neighborhood Mixed-Use land use designation established as part of the 2003 General Plan Update. The zoning district permits a mixture of neighborhood-serving businesses and residential uses and refers to the T4 development standards. A minimum of 20 percent of the site's floor area shall be developed with commercial uses. Vertical mixed-use is permitted and encouraged on-site. The City rezoned three sites to NM. Despite the recent residential construction downturn, the City has received an application for General Plan Amendment and rezoning to allow for only residential development on one of these NM sites.

To ensure that residential capacity identified on these sites remains, the City has proposed Program 1.1.1, Residential Sites Inventory, which stipulates that in the event a mixed-use site included in the land inventory is developed at a lower residential capacity, the City will identify additional sites with the same or more capacity as the transitioning site. This will ensure that residential capacity in the sites inventory is maintained.

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

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

General Plan policy provides an exemption to participating in the TDC program for projects that provide affordable housing, and affordable units are exempt from the TDC fee. Projects that provide affordable or other types of special housing may also have the baseline density increased. The City has included an objective in Program 3.2.3 to market this exemption with affordable housing developers.

Other Zoning

The City permits single family residential in the Education and Institution (E) and Open Space (OS-R and OS-A) zones. The City also conditionally permits residential development in the Professional Office (CP), Commercial Office (CO), and Open Space (OS-F) districts.

Development Standards

The Development Code includes a set of development standards for each zoning district. Sites zoned as Planned Development (PD) have a unique set of development standards,

although some refer to a standard zoning district under the current or previous zoning codes. This section discusses the main types of development standards.

Table 3-4. Residential Zoning Districts and Development Standards

<u>District/Purpose</u>	<u>GP Land Use</u>	<u>GP Density (du/acre)</u>	<u>Min/Max Lot Area in sq. ft</u>	<u>Setbacks</u>			<u>Coverage</u> ¹	<u>Max. Bldg. Ht.</u>
				<u>Front</u>	<u>Sides</u>	<u>Rear</u>		
R-R – Residential Rural	RR	1 per acre to 1 per 5 acres	Min. 40,000	30'	1 side: 20' Total: 45'	50'	25%	35'
R-S – Suburban Residential	UL, ULM, UM, UMH	1 per 5 acres up to 6	Min. 6,000	Min. 20'	Min 10', and 12'	Min. 25'	FAR Max. 35%	Max. 35'
R-L – Residential Low density	UL-1, UL-2,	1 – 2	Min. 5,000	Min. 15'	Min. 15'	Min. 5' – 10'	40%	Max. 35'
MFR – Multifamily Residential	UH	6 - 18	Min. 5,000	15'	8' min plus 5' for every story above first.	5' min plus 5' for every story above first.	50%	Main building: Max 3 stories, 45'/Accessory structure: Max 15'
RG – Suburban Multi-Residential	UH	4.5 - 18						
RG-16	UH-3	14 - 18	6,000	Min. 20'	1 story: Min. 10' / 2 to 3 stories: 20' plus 5' for every story above	1 story: Min. 10' / 2 to 3 stories: 20' plus 5' for every story above	50%	Main building: Max 3 stories, 45'/Accessory structure: Max 15'
RG-14	UH -2 UH-3	8 – 14 14-18	6,500	Min. 20'	"	"	40%	"
RG-12	UH-2	8 - 14	7,500	Min. 25'	"	"	35%	"
RG-10	UH-2	8 - 14	9,000	Min. 30'	"	"	30%	"
T - Transect Zones								
T3N – T3 Neighborhood	ULM, UM, UMH	2 - 6		Min. 20' / Max 30'	Min. 5'	Min. 5'		Max. 35' 2 ½ stories
T4N – T4 Neighborhood	UH-2, UH-3, UH-4	8 - 22		Min. match adjacent property / Max. 25'	1 story Min. 5' / 2+ stories Min. 7.5'	Min. 5'		Max. 35' 2 ½ stories
T4N-O – Neighborhood Open	OC	14.0-18.0		Min. match adjacent property / Max. 25'	1 story Min. 5' / 2+ stories Min. 7.5'	Min. 5'		Max. 35' to , 2 ½ stories
T4MS-O – Main Street Open	NML, NMM			0'	Min. 0'	Min. 0'		Max. 35' to eave/parapet, 3 stories

Table 3-4. Residential Zoning Districts and Development Standards

<u>District/Purpose</u>	<u>GP Land Use</u>	<u>GP Density (du/acre)</u>	<u>Min/Max Lot Area in sq. ft</u>	<u>Setbacks</u>			<u>Coverage</u> ¹	<u>Max. Bldg. Ht.</u>
				<u>Front</u>	<u>Sides</u>	<u>Rear</u>		
T4MS – Main Street	NML, NMM	2.0-3.0 or 12.0 – 15.0 with TDC		0'	Min. 0'	Min. 0'		Max. 35' 3 stories
DSP – Downtown Specific Plan	DA	15.0 – 55.0						
Downtown Core		Min. 30 Max. 55		No min./Max. 20'	Min. 0 Max. 10'	None	N/A	Min. 2 floors/20' Max. 3 floors/45' 4 floors/55' on designated sites
Gateway Plan Areas (Transit & Boulevard)	DA	Min. 15 Max. 30 Along First St. up to 50 w/ CUP		Min. 15'	Min. 5' Increase d 5' for every story above first.	Min. 15' Attached: 5' Increase d 5' for every story above first.	N/A	3-floors/45'
Neighborhood-North and South Side	DA	Min. 15 No min. for SF	SF: Max 10,000, Min. 5,000	20'	Min. 5'	Min. 15'		3-floors/45'

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

² Residential uses at an RM density are conditionally permitted.

Source: City of Livermore Development Code, 2010.

Density

The maximum number of dwelling units permitted in each residential project is calculated by multiplying the gross acreage times the maximum allowable density under the General Plan residential land use designation, rounding down to the nearest whole number. General Plan policy defines gross acreage to include all the land within the boundaries of the property, as well as all or a portion of adjacent street frontage.¹⁰

The City's 2003-2025 General Plan added four new mixed-use land designations to encourage infill and higher density residential development close to transit, existing services, and infrastructure. These include: Downtown Area (30-55 du/acre), Neighborhood Mixed Low (12-15 du/acre), Neighborhood Mixed Medium (15-24 du/acre), and Neighborhood Mixed High (24-38 du/acre). These new designations, along with the Urban High (UH) categories, provide a wider range of density and allow for a variety of housing types, compared to the other residential designations.

¹⁰ For the purpose of calculating density, properties with more than one street frontage may only use the longest street frontage, which is considered the area between the street right-of-way boundary and the midline of the adjacent fronting streets (except freeways and highways).

Height Limits and Setbacks

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

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

The Core Area of the Downtown Specific Plan, which allows the most intense residential development (up to 55 dwelling units per acre), permits up to three stories or 45 feet. Proposals for taller buildings will be allowed with a conditional use permit. The City Council has considered two requests to exceed the maximum height permitted in the Downtown Core. Both requests came from developers of two catalyst sites—the former Groth Brothers site and Livermore Village site. Both requests to increase the height to four floors and 55 feet were approved.

Small Lot Development

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

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

Regulatory Incentives

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

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

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

- *Minimal Setbacks* – In the Core Plan Area there are no minimum building setback requirements.
- *Flexibility for National Historic Structures or Historic Resources* – To allow use conversions of historic structures that will promote rehabilitation (including relocation), the Specific Plan allows modifications to development standards, subject to review by the Historic Preservation Commission.
- *Streamlined Processing for Smaller Projects* – Residential projects providing less than 40 dwelling units can be reviewed and approved administratively at a staff level.
- *HIP Exemption* – All new residential development in the Downtown has received allocations and therefore is exempt from the competitive HIP process, further streamlining the review time.
- *Density Incentives* – A 25% density bonus is permitted in the Transit Gateway Plan Area for projects located within 2,000 feet of the LAVTA/ACE station (or other planned transit station). Also, along First Street near the transit center, up to 50 du/acre projects are permitted with a Conditional Use Permit.

Ongoing Development Projects

Applications and recently constructed projects are a good measure as to whether City incentives and other means of assistance are supporting residential development as well as facilitating redevelopment of underutilized or small lots or promoting lot consolidation. The City has received and processed a number of applications that include new residential units on smaller lots. The prior to being dissolved, the former Redevelopment Agency has also acquired several smaller lots, one such lot, along First Street, will be redeveloped to create a 3-story, mixed-use building with two floors above the first for residential units affordable to extremely low-income households. Along Chestnut Avenue, the Agency acquired smaller lots for consolidation to create a larger affordable housing development. Following are recent

examples of potential or pending redevelopment of smaller lots in the Downtown to create housing. These also include examples of projects where lot consolidation is occurring to facilitate affordable housing:

- 2047 First Street Building Site – This is a 5,000 square-foot, vacant site nestled between two existing buildings along First Street in the Core Plan Area. The former Redevelopment Agency acquired the site with the use of City and State affordable housing funds and intends to develop a new 3-story building with commercial on the ground floor and two floors of residential above that will be affordable to extremely low-income households.
- Railroad Avenue Housing Sites – The City owns the properties located at 2121 and 2139 Railroad Avenue. These underutilized, deteriorating commercial properties were acquired in 2009 through use of the City's Housing Trust Fund and a Local Housing Trust fund grant from State HCD. In February 2010, the City entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer, to develop this site and the site adjacent into an affordable housing project that would serve as a model for future mixed use infill development in the downtown core area. The dissolution of the City's Redevelopment Agency has since impacted development of these and neighboring catalyst sites. The sites will remain reserved for affordable housing development upon completion of the RDA dissolution process.
- Chestnut Street Property – The City purchased an adjacent office/retail site in 2010 and assembled the parcels into a 4-acre site through an Inclusionary Housing land purchase and a market acquisition in July 2010 using \$2,500,000 of City Housing In-Lieu funds. The site will be developed by MidPen Housing as mixed income: market rate for sale and an estimated 99 affordable units for seniors and families.
- Brighton – Construction is underway at Inman and First Street for 104 small lot, detached single family homes ranging from 1,870 to 1,960 square feet. The City Council recently approved two more phases bringing overall project to 148 homes.
- Portola Road – Grading and infrastructure installation as commenced for this project located at the corner of Portola and First Streets. The project is 70 attached townhomes ranging from 1,594 to 2,056 square feet.

Parking Requirements

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

The City's parking requirements for residential districts vary by housing type, the number of bedrooms, and parking needs. Detached and attached residences, as well as mobile home parks, are required to provide two on-site spaces per unit for units with two bedrooms or more. Guest parking must also be provided at a ratio of one additional space for every four units in multi-family projects. As part of the Development Code update in 2010, the City investigated reduced parking standards for senior housing and smaller units (studios and one-bedrooms). As a result, the Code now has reduced parking requirements for studio and one-bedroom units at one space per unit, which reduces the land costs and improves the feasibility of these housing types. The City also updated its parking regulations to clarify that

tandem parking is allowed in all residential and mixed-use zones, when both spaces are for the same residential unit.

Tandem parking is also permitted in the Downtown Specific Plan (DSP) area to facilitate higher density housing on infill sites. Within the DSP, parking requirements for detached and attached residential uses are the same as the rest of the city but vary for multi-family and senior housing. For example, parking for senior housing is required at 1.25 spaces per dwelling unit, and parking for multi-family units with two or more bedrooms is required at 1.75 spaces.

Table 3-5. Parking Requirements	
<u>Residential Type</u>	<u>Required Spaces</u>
Detached and Attached Units	
Studio and 1-bedroom	1 space per unit (No covered space required)
2 or more bedroom	2 spaces per unit (No covered space required)
Guest Spaces (multiple families)	1 space per 4 units (No covered space required)
Mobile Home Parks	
Each Mobile Home	2 spaces per unit
Use in Common	0.5 space per unit (Within 200' of each lot)
Guest Spaces	0 spaces per unit if on-street parking is provided within project or on an adjacent street; 1 space per 5 units if one side of street has parking; 2 spaces per 5 units if no on-street parking exists; (Determined by street adjacent lot. If corner lot, can use either street , or both, to determine.
Downtown Specific Plan	
Single-Family, detached/attached	
Studio and 1-bedroom	1 space per unit (1 covered space required)
2 or more bedroom	2 spaces per unit (1 covered space required)
Multi-Family	1 space for studios; 1.5 spaces for one bedrooms; 1.75 for two plus bedrooms
Studio and 1-bedroom	1 space per dwelling unit (1 covered space required)
1-bedroom	1.5 spaces per dwelling unit (1 covered space required)
2 or more bedroom	1.75 spaces per dwelling unit (1 covered space required)
Senior Housing	1.25 spaces per unit (1 covered space required) In-lieu fee payment also possible for on-site or off-site parking.

Source: Livermore Development Code, 2010 and Livermore Downtown Specific Plan

INCLUSIONARY HOUSING ORDINANCE

The City's Inclusionary Housing Ordinance, adopted originally in 1978 and updated most recently in 2013, requires that 15 percent of all units in a residential development within General Plan areas be set aside as affordable (7.5 percent affordable to moderate- and 7.5 percent to low-income households in for-sale projects). Rental projects are exempt from the Inclusionary Ordinance with the exception of designated neighborhood plan areas. In the Downtown Specific Plan Area, at least 10 percent of units in each project must be affordable to low-income households. Residential projects of 10 units or less are not required to construct affordable housing units, but must pay the affordable housing fee. Housing units produced as part of the State density bonus requirements are not subject to the City's inclusionary housing requirement.

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

Must-Build Requirement

The Ordinance has a "must build" requirement that affordable units be constructed on-site. The must-build requirement is implemented for several reasons; primarily it:

- Helps offset past market trends towards constructing more expensive, low-density homes on available land;
- Augments the City's affordable housing stock (as almost all residential properties in Livermore are under private ownership, and even with the inclusionary housing fees, the City and nonprofit agencies have difficulty competing in the private market for land on which to develop affordable housing);
- Provides opportunity for lower-income households to enter the homeownership market;
- Promotes mixed-income housing dispersed throughout the city, rather than concentrating affordable housing in certain locations, consistent with goals to achieve a balanced community; and
- Provides residents within affordable housing units with the same access to public services such as parks, transit, and schools that are available in or near market-rate subdivisions.

Alternative Means of Compliance with Must Build Requirement

State housing law mandates alternate means for complying with local inclusionary provisions. Accordingly, Livermore's Inclusionary Housing Ordinance provides options for complying with all or a portion of the must build requirement, pending approval by City Council (see "Approval Process for Alternative Compliance Requests" below). The five alternative methods include:

- In-lieu Fee: A developer may satisfy the affordable housing requirement by paying an in-lieu fee for each market-priced unit. Per the Residential Financial Feasibility Analysis conducted in 2013, the affordable housing in-lieu fee was adjusted to \$15,610 per unit

through December 2014, after which time the fee will be assessed at \$11.65 per square foot.

- Secondary Units: In a project of more than 50 units, up to 20 percent of the requirement for reserved units may be satisfied by including secondary units along with the market-priced units. Each secondary unit provides a credit of 20 percent of a required affordable unit since secondary units are generally not comparable in size or other attributes to the market rate units.
- Off-site Construction: The reserved housing may be constructed on a site other than the primary project site. Off-site affordable units must meet the same requirements as those located on the project site (in terms of comparability to market-rate). In addition, an alternative site must already be identified.
- Dedication of Land: A developer may dedicate a parcel of land suitable for development of housing units equal to or exceeding the number of affordable units required to be provided. The General Plan designation and zoning on this parcel must be consistent with the intended use, and there must be direct access to improved streets and utilities.
- Rental Housing: Section 65589.8 of the California Government Code permits developers to satisfy inclusionary housing requirements by constructing rental housing at affordable monthly rents, as determined by the local government. While the ordinance does not specify this alternative, consistent with state legislation, the City does permit this option as requested.

The must-build component of the Inclusionary Housing Ordinance was adopted in 2000. In March 2010, the economic conditions prompted the City to temporarily allow developers to choose one of the alternative means of compliance without discretionary review by the City Council. This temporary suspension continued until 2013, when the City conducted a Residential Nexus Analysis that confirmed that the impact of for-sale residential units on the need for affordable housing is commensurate with the 15 percent inclusionary requirement. Thus, the City Council adopted Ordinance 1988 returning to the requirement for a residential developer to obtain City Council approval prior to satisfying the City's inclusionary requirement through an alternative means other than building on-site affordable units. To ensure the Inclusionary Housing Ordinance and the must build requirement do not constrain housing development, the City includes program 3.1.1 to update the Inclusionary Housing Ordinance feasibility analysis by 2019 to reflect current market conditions. The City will evaluate the impact of the must build requirement and will continue to monitor the impact of the Inclusionary Housing Ordinance every five years.

[Approval Process for Alternative Compliance Requests](#)

Alternative compliance requests are processed and approved as part of the City's residential entitlement process, either through the Housing Implementation Program (HIP), the Downtown Specific Plan review process or Transferable Development Credit program, described further below.

The approval process does not increase processing time beyond that conducted for a typical new residential project. As part of the HIP submittal package, developers provide an alternative compliance request along with a report outlining their proposed alternative, how

the alternative will further affordable housing opportunities in the City, and independent data supporting why it is not feasible for the applicant to construct affordable units within the proposed project. The City Council reviews this report in approving a request for alternative compliance. While the City's Development Code does not provide required findings for Council approval, all requests are analyzed based on the economic equivalency of the proposed alternative to constructing the units on-site.

Alternative compliance requests can add a measure of uncertainty to the housing allocation and project approval process, since they are reviewed by City Council as part of the project entitlement process. To minimize this uncertainty, Community and Economic Development Department staff are available to review proposals during the design phase and assist with exploring options and alternatives to meet both City and developer objectives. Applicants are encouraged to meet with staff early in the design process to minimize the amount of time spent in determining a feasible alternative. This pre-application review is intended to facilitate development of a mutually beneficial alternative that will meet the ordinance requirements and receive City Council approval. Additionally, to increase predictability, the Housing and Human Services Division have proposed to include specific findings and criteria for approval as part of the Development Code Update scheduled to be completed at the end of 2015. The approval process still offers flexibility and predictability, since the goal of the alternative compliance process is to allow variation in providing affordable housing. Although requests have been modified and negotiated to achieve greater feasibility, the City Council has not yet denied any formal proposal for alternative means of providing the inclusionary units.

For example, in 2010, the 155-unit Arroyo Crossings project met its affordable housing requirement of eight low- and moderate-income for sale units on-site by providing a two-acre alternative site in the former Downtown Redevelopment Project Area. This is an example where the proposed alternative was negotiated and modified to result in a mutually agreed upon alternative.

Comparability of Units

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

- ◆ The affordable units cannot be distinguishable from other units in the project from the street.
- ◆ The average number of bedrooms must equal the average number of bedrooms for all other units in the project, up to a limit of three bedrooms per unit.
- ◆ Minimum unit sizes are required as shown in Table 3-7 below.
- ◆ The number of bathrooms in affordable units must equal the proportion of bathrooms in the market-priced units.
- ◆ Units must have air-conditioning, enclosed garages, and laundry facilities to the extent market-priced units have those amenities.
- ◆ The mix of product types of reserved units shall reflect the overall mix of market-rate product types provided in the project.
- ◆ Affordable units must be dispersed throughout the project site, rather than concentrated in one portion of the development.

Table 3-6. Minimum Gross Floor Area for Affordable Units		
Number of Bedrooms	Units Reserved for Rent	Units Reserved for Sale
Studio unit	600 square feet	600 square feet
One bedroom unit	750 square feet	750 square feet
Two bedroom unit	1,000 square feet	900 square feet
Three bedroom unit	1,250 square feet	1,000 square feet
Four bedroom unit	1,500 square feet	1,250 square feet
<i>Source: City of Livermore Development Code, 2010.</i>		

The comparability requirements for the required inclusionary units are consistent with design requirements applied to market-rate units. Developers are not required to provide additional external or internal design features or upgrades or amenities in the inclusionary units that exceed the City’s standard design requirements for adequate housing. However, developers are required to meet the following requirements:

- The minimum gross floor area required in affordable 2- and 3-bedroom units is less than the average floor area being built in market-rate units with the same bedroom count in Livermore.
- The “average number of bedrooms requirement” (up to a limit of 3 bedrooms) is intended to provide affordable housing to meet the demographic needs of the City while limiting developer cost to provide excessively large comparable units. For example, about 47 percent of households in Livermore have three or more people.
- Features such as air-conditioning are standard provisions, particularly in hot climates such as the Livermore Valley, where extreme temperatures during summer months can pose a health hazard, particularly to senior households.

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

[Affordability Terms/Restrictions](#)

The Inclusionary Ordinance contains affordability restrictions to ensure that the affordable units provided remain as such. These restrictions are implemented through a Low-Income Housing Agreement, which identifies the specific units that will be affordable and the sales price of the units. It also reiterates the provisions and stipulations of the Ordinance. Developers

cannot proceed until an agreement is reached. Specific affordability restrictions in the Inclusionary Ordinance and implemented by the Low-Income Housing Agreement include:

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

[Inclusionary Viability and Potential Economic Impacts](#)

This ordinance effectively helps to reduce market constraints to the provision of affordable housing by requiring developers to build a percentage of affordable units as part of their projects.

The must-build component of the Inclusionary Housing Ordinance was adopted in 2000. Since 2000, approximately 2,800 new housing units have been constructed in the City, of which over 250 units were made affordable to lower-income households through the inclusionary requirement. Table 3-7 shows that requests for housing allocations consistently exceeded the number available between 2005 and 2007, despite the must build requirement in 2000. The steady request for allocations that exceed availability indicates that both the must build requirement and other growth management practices have not inhibited housing development in the past.

Based upon a Residential Feasibility Analysis conducted in 2013, the City updated the affordable housing in-lieu fee to \$11.65 per square foot. The Residential Feasibility Analysis confirmed that adjusting the in-lieu fee to this amount would not unreasonably burden developers. Also in 2013, the City conducted a Residential Nexus Analysis which confirmed that the impact of for-sale residential units on the need for affordable housing is commensurate with the 15 percent inclusionary requirement. Thus, the City Council adopted Ordinance 1988 returning to the requirement for a residential developer to obtain City

Council approval prior to satisfying the City's inclusionary requirement through an alternative means other than building on-site affordable units.

The City's return to the 15 percent inclusionary requirement and update of the affordable housing in-lieu fee to \$11.65 per square foot are not expected to constrain construction of housing at the targeted densities. If needed, the City's growth management policies include flexibility to adjust future allocations to address the demographic needs of the community and Livermore's RHNA (see Program 2.1.1, Housing Implementation Program).

Table 3-7. HIP Allocations and Requests, 2005 - 2016											
HIP Year	2005	2006	2007	2008	2009	2010	2012	2013	2014	2015 ¹	2016
HIP Allocations (Units)	150	150	150	150 (net 29) ²	150 (net 29) ²	50 (net 28) ²	145 ³	150	150	250 ⁴	250 ⁴
HIP Requests (Units)	238	238	238	41	0	51	0	26	0	47	
Units Requested that exceed available allocation	+88	+88	+88	+12		+5					

¹ The Affordable Housing Ordinance was revised in 2005. The 2005 revision increased the inclusionary housing percentage from 10 to 15 percent.

Source: City of Livermore, 2009.

² Net number accounts for the units borrowed from the 2008-2010 HIP for the 2004-2007 HIP.

Source: City of Livermore, 2008.

³ Net number accounts for the units borrowed from the 2011-2013 HIP for the 2008-2010 HIP.

Source: City of Livermore, 2014.

⁴ Increase reflects transfer of 200 annual allocations from the Downtown Specific Plan area to HIP eligible projects.

Source: City of Livermore, 2014

Available Resources to Offset Potential Costs

The City offers programs to assist developers of affordable or special needs housing pay impact fees. The City regularly defers City Sewer, Storm Drain, Water Connection, and Traffic Impact fees. As part of this program, the City will also work with other local and regional agencies—for which the City collects fees—to encourage similar deferral programs for their development impact fees (see Program 3.2.4, Fee Subsidies).

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

- Waiving the Transferable Development Credit Fee for affordable housing units covered by an affordable housing agreement, including units entitled under the Density Bonus provisions.
- Waving the Tri-Valley Transportation Development fee for affordable and/or inclusionary housing projects.
- Waiving City's Traffic Impact Fee (TIF), Downtown Revitalization Fee, and Parks Facility Fee for secondary units.
- Waiving Parks Facility Fee for certain health facilities, such as residential care, assisting living, convalescent care, and skilled nursing facilities.

- Amortizing payment of development fees over time.
- Providing fee credits for existing conditions to residential developers who are building on existing sites.

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

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, and transitional housing, among others. Table 3-8 summarizes housing types permitted in the City, with required permit.

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

Table 3-8. Housing Types Permitted by Zone

Land Use	Transect Zones					Non-Transect Zones													
	<u>T3</u> <u>N</u>	<u>T4N</u>	<u>T4N</u> <u>-O</u>	<u>T4M</u> <u>S</u> <u>-O</u>	<u>T4</u> <u>M</u> <u>S</u>	<u>RR</u>	<u>RS</u>	<u>RL</u>	<u>MFR</u>	<u>RG</u>	<u>CS</u>	<u>CNB</u>	<u>CO</u>	<u>CP</u>	<u>I-1</u>	<u>I-2</u>	<u>E</u>	<u>OS-A/</u> <u>OS-R</u>	<u>OS-E</u>
Residential Uses																			
Dwelling: Carriage House	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling: Secondary Unit	-	-	-	-	-	P	P	P	P	-	-	-	C	C	-	-	-	-	-
Dwelling: Single family	P	P ¹	P ¹	-	-	P	P	P		P	-	-	C	C			P ²	P	C
Dwelling: Duplex	P ¹	P	P	-	-	-	C ¹	P ¹	P	P	-	-	C	C			-	-	-
Townhouse	-	P	P	-	-	-	C ¹	-	-	-	-	-	C	C	-	-	-	-	
Bungalow Court/ Fourplex/Sixplex/Courtyard Apt	-	P	P	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
Multi-family	-	-	-	-	-	-	-	P ¹	P	P	-	-	C	C			-	-	-
Mixed-Use, residential component	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile home parks	-	-	-	-	-	-	-	-	C	C	-	-	C	C			-	-	-
Home Occupation	H	H	H	H	H	H	H	H	H	H	-	-	-	-	-	-	-	-	-
Residential Accessory Use or Structure	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Day Care Facility (small)	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Child Day Care Facility (large)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	-	-	-	-	-	-	-	-	-
Child Day Care Facility (family)	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	-	-
Live/Work	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Needs Housing																			
Health Facility (≤6 beds)	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-	-	P	-
Health Facility (>6 beds)	C	C	C	C	C	-	C	C	P	C	C	-	C	C			C	C	-
Emergency Shelters 3	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional/ Supportive Housing 4	-	-	-	-	-	P	P	P	P		-	-	C	C	-	-	-	-	-
Farm worker (Employee) Housing	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	-	-	C	-

Table 3-8. Housing Types Permitted by Zone

<u>Land Use</u>	<u>Transect Zones</u>					<u>Non-Transect Zones</u>												
	<u>T3</u> <u>N</u>	<u>T4N</u>	<u>T4N</u> <u>-O</u>	<u>T4M</u> <u>S</u> <u>-O</u>	<u>T4</u> <u>M</u> <u>S</u>	<u>RR</u>	<u>RS</u>	<u>RL</u>	<u>MFR</u>	<u>RG</u>	<u>CS</u>	<u>CNB</u>	<u>CO</u>	<u>CP</u>	<u>I-1</u>	<u>I-2</u>	<u>E</u>	<u>OS-A/OS-R</u>

Notes:

1. Permitted only if legally existing at time of Code adoption, 5/01/10.
2. Accessory to a permitted use.
3. Subject to the provisions of Livermore Development Code Section 6.03.060.
4. The City understands the Development Code is inconsistent with SB2 with regard to transitional and supportive housing. The City includes program 3.3.4 to amend the Development Code at the time of Housing Element adoption to define transitional and supportive housing as a residential use subject to the same permit requirements of a residential use in the same zone.

Multi-Family Units

The Development Code permits multi-family housing in the Multiple Family Residential (MFR) and Suburban Multiple Residential (RG) zones by right. In these districts, densities range from six units per acre to 18 units per acre. All five plan areas in the Downtown Specific Plan permit multi-family at density ranges starting at 15 units per acre up to 55 units per acre.

Approximately 18 percent of the Livermore housing stock consists of multi-family residences.¹¹ Due to the residential infill policies adopted as part of the 2003 General Plan, as well as the focus to revitalize the Downtown Area and provide higher density residential there to support revitalization, the development trend over the last few years has been away from single-family development. Livermore has seen more applications and approvals for multi-family attached housing on infill sites and in the Downtown Area. Table 4-5 in the next chapter provides a listing of recent infill projects and the densities they have achieved. Most of these infill projects have resulted from the policy changes and increased residential densities permitted with adoption of the 2003 General Plan and Downtown Specific Plan.

Licensed Care Facilities

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

Per State Law, the Livermore Development Code permits licensed residential or community care facilities with six or fewer beds in all residential zones.¹² Community care facilities for seven or more residents are permitted in the MFR zone by right and permitted with a conditional use approval in an additional 13 zones (see Table 3-8 above). A total of 66 residential care facilities with 845 beds are located in Livermore.

Secondary Dwelling Units

Secondary dwelling units (SDUs) provide an affordable rental housing opportunity for low-income and special needs population groups such as the elderly because they are small. As housing costs typically increase with square footage, smaller units are considered “affordable by design”.

¹¹ State Department of Finance 2014. This figure includes duplexes, condominiums and town homes as well as rental apartments.

¹² The Development Code defines “Health facility” as residential and community care facilities for the elderly, alcoholism recovery, and homes for mentally disordered, handicapped, dependent and neglected children.

The Livermore Development Code allows SDUs in every residential zoning district. Units can be a maximum of 1,200 square feet in size, depending on the size of the lot and primary dwelling, as well as the underlying zoning standards on lot coverage and floor area ratio (FAR). SDUs cannot be sold but may be rented. For these reasons, secondary units provide an opportunity for the development of relatively small and affordable rental units for low- and moderate-income individuals and families, seniors, and disabled persons. On average, the City has issued 6 building permits annually for the construction of SDUs.

City approval records from the last five years indicate that the average size of secondary dwelling units that have been approved is 511 square feet. Most range in size from 400 to 650 square feet, with a few larger 900-1100 square feet attached or detached SDU. Many of the units are garage conversions, which limits maximum size. The City waives some fees for SDUs and regularly responds to inquiries from homeowners interested in building SDUs, but the relatively high fees and construction costs may be barriers to development of SDUs. They are also more practical on larger lots, which limit the amount of land for this housing type and may partly explain the relatively low building rates for SDUs.

Mobile/Manufactured Homes

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

Manufactured homes are reviewed for building permit issuance in the same manner as single-family homes; the City does not impose any additional design standards or requirements. According to California Department of Finance, 540 manufactured or mobile homes were located in the city in 2014.¹³ The City has not processed any conversions of mobile home parks over the last two Housing Element cycles. The City's Building Division processes one to two permits for manufactured homes annually.

Farmworker Housing

The City is home to agricultural uses, especially vineyards, which may use seasonal labor. ABAG estimates that there were 211 agriculture jobs in Livermore in 2014. Although ABAG indicates a low number of agricultural jobs in Livermore, there is potential demand for seasonal farm worker housing as Livermore is surrounded by agricultural land. By nature of the profession, it is difficult to determine the number of seasonal farm laborers that may be working in the agricultural areas surrounding the City.

In anticipation of this potential need, the City of Livermore's Development Code makes provisions to allow farm labor housing in districts that permit agricultural uses, such as the Rural

¹³ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013 with 2010 Census Benchmark.

Residential (R-R) and Open Space (OS-A & OS-R) Districts, and in the South Livermore Specific Plan areas. The Planned Development - Agricultural District (PD-AG), the Planned Development - South Livermore Valley Specific Plan Area (PD-SLVSP), and the South Livermore Valley - Agricultural Zone (SLV-AG) all permit the provision of caretaker's residences, which are defined as temporary modular dwellings for persons employed in the agricultural use of the property and the families of those persons, and/or living quarters for farm workers when necessary for onsite farming operations.

Emergency Shelters, SROs, and Transitional and Supportive Housing

State law requires that a jurisdiction specify the zoning district(s) where emergency shelters for the homeless, single-room occupancy units (SROs), and transitional and supportive housing facilities are permitted. As part of the 2010 Livermore Development Code update, the City changed the definition of "transitional housing" to include supportive housing, single room occupancy hotels, and shelter housing.

Transitional and supportive housing is permitted in residential non-transect zoning districts (R-R, R-S, R-L, and MFR) by right, and similar to other residential uses, with a conditional use permit in the CO and CP districts. In the transect zones, a variety of residential use types are allowed by right. The City understands that pursuant to SB2, transitional and supportive housing must be allowed as a residential use subject to the same permit requirements of a residential use in the same zone. As such, the City includes Program 3.3.4 to amend the Development Code at the time of Housing Element adoption to add transitional and supportive housing as an allowed use in the transect zones and other non-transect zones where residential uses are allowed.

Consistent with State law, the City also identified at least one zoning districts where emergency shelters are explicitly permitted. Emergency shelters are permitted by right in any non-transect zoning district, subject to the provisions of Section 6.03.060 of the Development Code (see Table 3-8 above). All non-transect zoning districts includes residential and non-residential zones. Together non-transect zones include approximately 20 acres of vacant land (not including vacant land part of a Planned Development or a Neighborhood Plan) with densities up to 38 units per acre, on 35 sites ranging from 4,500 square feet to 174,000 square feet that are physically suitable for development. Emergency shelters are not currently listed as a permitted use in transect zones. However, the City is conducting a comprehensive Development Code update and intends to add emergency shelters as permitted use in all zoning districts, including transect zones.

The Alameda Countywide Homeless Count & Survey Report¹⁴ (2013) estimates there were 4,264 persons in 2,715 households, homeless in Alameda County. Of the Countywide totals, Based upon data from the Homeless Management Information System (HMIS), Alameda County estimates a homeless population of 60 to 80 people in the City of Livermore. However, based on feedback from agencies operating shelters, there are significantly more persons

¹⁴ Focus Strategies. Alameda Countywide Homeless Count & Survey Report, 2013.

who experience homelessness in the City at any one time. Homeless services available in the Livermore are outlined in Table 2-22, and include transitional housing, permanent supportive housing, and three permanent, year round, shelters; the Tri-Valley Haven Sojourner House and Shiloh House as well as Shepard's Gate. The City also has a temporary emergency shelter, the Livermore Homeless Refuge, which operates under a temporary use permit (non-discretionary) in the winter months. Existing shelters provide approximately 146¹⁵ beds for homeless. While many shelters target families and women with children, the Livermore Homeless Refuge has an established winter shelter program that serves single males.

The City has included Programs 3.3.3 (Rental Assistance) which seeks additional section 8 vouchers and funding for rental housing and 3.3.4 (Homelessness Prevention) which includes the AC Impact program, which assists homeless persons not traditionally served by emergency or transitional shelters, to address homelessness in Livermore. While continuing to support existing emergency (temporary) shelters, the City is focused on long-term solutions to homelessness and reducing overall need for these types of shelters. By working with local groups and identifying funds for rental assistance the goal is to place more individuals in permanent housing, instead of temporary shelters.

GROWTH MANAGEMENT POLICIES AND PROGRAM

The purpose of growth management in Livermore is to ensure that public services and infrastructure are able to keep pace with residential development, while reducing the impacts of traffic congestion, air pollution, and urban sprawl that have adversely affected so many communities throughout California.¹⁶ The growth management program essentially restrains open-ended residential development without an analysis of the availability of adequate infrastructure.

The City has a history of utilizing its growth management tools to accomplish its housing goals and address its Regional Housing Needs Determination. The City first adopted growth management policies in the 1970s. At that time, these policies were required by the federal government as a condition of accepting funds to expand the City's wastewater treatment plant in order to mitigate worsening air quality in the region. The City initially adopted a residential growth rate of two percent to monitor the level of residential development activities. Beginning in 1988, this rate was modified to a range between 1.5 percent and 3.5 percent. With adoption of the 2003 General Plan, this rate was further amended to a yearly growth determination.

The City's Growth Management system utilizes a variety of tools and programs that work together to accomplish the City's housing goals. As further described further below, the primary programs include the:

¹⁵ City of Livermore, Council Minutes, Feb 10 2014.

¹⁶ City of Livermore, General Plan Amendment #00-21, Part III, Goals and Policies, Section B – Population-Economic Goals and Policies, Number 2 – Population Growth Policies.

- Housing Implementation Program (HIP)
- Urban Growth Boundary (UGB)
- Transferable Development Credits (TDC)

Housing Implementation Program

The primary tool that implements the City's growth management policies is the annual Housing Implementation Program (HIP). The purpose of the program is to ensure the provision of a variety of housing types, along with adequate services and site improvements. The HIP establishes guidelines for the allocation of housing units over a three-year period. The General Plan specifies that the Housing Element must be used as a guide to develop the three-year Plan. As defined in the General Plan, a yearly growth determination is established for a three-period. This annual growth determination must be within the range of 140 to 700 units.

The HIP program is the first step in the City's residential entitlement process. All residential developments of five or more units are subject to the HIP. Smaller projects with four units or less are exempt from both the HIP and the adopted growth rate. The allocation of units each year is a competitive process when the number of housing allocations is less than those requested by applicants. The HIP establishes specific housing needs or criteria that projects must address when allocations are competitive. Past criteria has included the provision of very-low or low-income housing and use of universal design features, among other considerations.

The HIP can further influence the production of affordable housing through its ability to "target" or "emphasize" both geographic areas, as well as specific types of units that will be given preference for permit allocation. For example, infill projects, projects providing affordable housing that meets the City's General Plan density incentives, and projects providing 80 percent of the project with smaller units (under 1,300 square feet) have been included in the emphasized category of the HIP and, therefore, were given higher priority than those that did not meet these criteria.

By targeting or emphasizing types of units and areas, the HIP provides incentives for the production of low and moderate-income housing, which would not normally be provided through traditional market mechanisms.

If allocations exceed requests, no competitive HIP is undertaken. Due to the economic downturn and reduction of residential development applications from 2008-2013, the City suspended the competitive process for HIP allocations covering the 2008-2010 and 2011-2013 HIP cycles. Instead of targeted categories and criteria, the competition was on a first-come-first-serve basis; projects approved first received HIP allocations until HIP allocations were spent.

The 2014-2016 HIP is also on a first-come-first-serve basis. However, on June 23, 2014, the City discontinued reserving 200 annual allocations for the Downtown Specific Plan Area and added 200 allocations to the 50 allocations available for areas outside of the Downtown Specific Plan and Transferable Development Credit Program. Thus, 250 annual allocations are now available for areas outside of the Downtown Specific Plan and Transferable Development Credit Program.

The current HIP also requires applicants to design and construct as part of the project one of two alternatives:

Alternative One: A photovoltaic system(s) which provides for a minimum of 10% of the total anticipated energy demand of the project: (1) In a single-family/detached project, solar shall be provided on at least 20% of units, providing approximately 50% of each unit's household's anticipated energy demand, and (2) in a multi-family/ attached project solar may be provided for individual units or across the project as a whole to provide the required 10%.

Alternative Two: Achieve Tier 2 California Green Building Code Energy Conservation Compliance for the entire project.

HIP Exemptions and Flexibility

In order to facilitate affordable housing and diverse housing choice for all income levels, General Plan policy also exempts specific types of units or geographic areas, such as Specific Plan areas, from competing in the HIP for allocations.

- Very-Low Income Allocations - Projects that include at least 35 percent of the total units for very low-income residents are exempt from the HIP.
- Transferable Development Credits Allocations (TDC) - General Plan policy sets aside 2000 housing allocations over a 13 year period (2004 through 2016) to projects that comply with the City's Transferable Development Credits (TDC) program, which is described in detail below. Units assigned and distributed through the TDC program are not subject to HIP competition.
- Specific Plans- Yearly allocations may be awarded through specific plans to encourage and support residential development and allow phased or larger projects to move forward. Examples of successful implementation of this provision are the Downtown Specific Plan and the South Livermore Valley Specific Plan. Both of these areas have had a specific, significant number of allocations set-aside over a designated time period that can be or have been used at any time during the specified period. This provision provides predictability to developers by guaranteeing that allocations will be available to phased and/or large projects in these areas.
 - Downtown Specific Plan Allocations - To promote development and redevelopment in the Downtown area, 2000 housing allocations (200 per year), from 2004 through 2013, were set aside for residential projects in the Downtown Specific Plan Area as well. As with the TDC allocations, projects could draw from the total number of allocations at any time during this 10-year timeframe. Of the 2,000 allocations available for the Downtown Specific Plan, 261 have been allocated through May 2014, leaving 1,739 available for residential development projects. As of May 2014, there are no DSP residential project applications in a stage of entitlement application review. When residential development proposed for the Downtown approaches the level of remaining allocations, the City has the discretion and flexibility to evaluate the HIP and return allocations to the Downtown Specific Plan area.
- Health Facilities - Congregate care, assisted living, and skilled nursing facilities are defined as health care facilities for growth management purposes and are not subject to growth management policies. These provisions allowed the Heritage Estates Senior Housing development to be constructed in two phases. Phase I is a 250-unit senior continuum care facility also known as Heritage Estates and Phase II consists of

130 senior apartments in a four-story building over sub-grade parking adjacent to Phase I.

The HIP affords the City a great deal of flexibility to accommodate residential growth. The program permits units to be borrowed from or transferred to future years depending on the opportunities or constraints in any year of the typical three-year program. In fact, all units for the three-year program may be allocated in just one year of the cycle. Alternately, fewer units may be allocated in one year and more in another to allow time for the City to address infrastructure and environmental constraints. Finally, all unallocated units or expired allocations for the Transferable Development Program and Downtown Specific Plan return to the program for allocation in future years, in addition to the annual allocations. General Plan policy also provides flexibility to reallocate units to different programs areas to meet the City's allotted Regional Housing Needs Allocation (RHNA).

General Plan policy and the HIP program also provide flexibility in various ways to award allocations to phased or large-scale projects to facilitate the residential approval and development. Allocations can be borrowed from future years to accommodate larger projects or phased development and the allocation amount can vary, plus or minus, up to 10 units to allow flexibility. In order to exceed the established allocation, a project must receive a "good" or better rating in the HIP.

These measures allow flexibility and provide certainty to developers that larger scale or phased projects will have the allocations necessary to develop either immediately (with sufficient allocations) or over time without subsequent HIP approval.

Consistency with the RHNA

The 3-year HIP currently underway is for 2014-2016. The growth determination for the 2014-2016 HIP is 1,350 (450 per year). Of these 1,350 allocations, 200 per year are "reserved" for the Transferable Developments Program (200 for each year).

Table 3-9, provides an estimate of potential available allocations to meet the City's 2015-2022 RHNA, using the minimum growth determination permitted and total established allocations for the TDC program and Downtown Area.

Table 3-9. Residential Allocations														
Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
DSP	200	200	200	200	200	200	200	200	200	200	0	0	0	2,000
Used														(-261)
Remaining														1,739
TDC	100	100	100	100	100	100	200	200	200	200	200	200	200	2,000
Used														(-647)
Remaining														1,353
HIP –					150 (net 29)*	150 (net 29)*	50 (net 28)*	50	50	50	250	250	250	986
Total Units (Annually)	300	300	300	300	450 (net 329)*	450 (net 329)*	450 (net 428)*	450	450	450	450	450	450	4,078

* Net number accounts for the units committed in the 2004-2007 HIP (2008-2010 Housing Implementation Program).

The table shows there are 4,078 total allocations available to accommodate the City's RHNA of 2,729 units. Consistent with General Plan policy, Program 2.1.1 (Housing Implementation Program) states that future HIP programs shall establish allocations sufficient to accommodate the Regional Housing Needs Assessment through 2022 and shall address the need to provide very low- and low-income housing units.

The HIP provides incentives for the production of low- and moderate-income housing, which would not normally be provided by developers through traditional market mechanisms, including the Senior Citizen Incentive Program and the Very-Low Income Housing Incentive Program.

Urban Growth Boundary

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

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

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

Transferable Development Credits (TDC) Program

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

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

Each receiver site has a dual general plan designation. The baseline density is achievable without the need to comply with the City's TDC Ordinance. Applicants who wish to exceed the baseline density must comply with the City's TDC Ordinance by purchasing TDCs from owners in North Livermore or by paying an in-lieu fee to the City. Development on the receiver site is limited to the maximum density allowed under the General Plan designation and is subject to the development standards of the corresponding, underlying zoning district. Projects may also utilize the Planned Development District for greater flexibility in achieving higher density. An example of a receiver site is the 29-acre Arroyo Vista Neighborhood Plan site, which has a base general plan land use designation of light industrial and a dual designation of Urban High – 3 Residential (which permits 14-18 du/acre).¹⁷

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

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

As noted above, TDC units are allocated as part of the City's growth rate; however, they are not subject to the HIP (in other words they do not need to compete with other projects for housing allocations). The Housing Implementation Program (Adopted June 2014) exempts 200 TDC units per year for a three-year period 2014-2016. These TDC units, plus any unused allocation from previous years, are available at any time during the three-year period, permitting the availability of at least 600 units during this period (through 2016).

To conclude, the TDC program provides an alternative to achieving more intense residential development on certain sites, as well as a means of procuring residential allocations without competing in HIP. It does not preclude or constrain higher density residential development on receiver sites and has no demonstrable impact on accommodating the City's RHNA.

Growth Management Impacts

The growth management program can increase the uncertainty associated with the development process, thus affecting the value of land and the developer's return on investment.

¹⁷ Under the approved Neighborhood Plan, the site can be developed with approximately 495 multi-family residential units. Neighborhood plans are not typically required for the development of TDC receiver sites.

Timeframe, Cost, and Predictability

The only potential uncertainty to the approval process of the City's Growth Management program is the HIP. Since the current HIP is not competitive, it does not add any processing time and projects are approved as outlined in Table 3-10. When the HIP is competitive, the HIP process typically takes approximately three to four months. Even though the HIP is an additional step in the entitlement process, it does not necessarily add additional time to the overall entitlement process. Since residential projects that receive allocations have already addressed substantial design issues and city regulations, they can expect the normal entitlement process to proceed expeditiously. This partly offsets the impact of the HIP process since the City typically resolves major substantive issues earlier on, rather than at later stages when changes or alterations may substantially increase costs and/or overall processing time. Therefore, the additional time factored for the HIP and entitlement processes is somewhat comparable to the review and entitlement timeframe for noncompeting residential projects as these projects are likely to still require project alterations to meet City standards and guidelines.

Once projects have received allocations under the HIP, they cannot be substantially changed, which also increases the predictability of the subsequent entitlement process. For projects that have received allocations, remaining review and entitlement would be limited to consistency with their original proposal and also review of any proposed subdivision of land.

To reduce uncertainty as to how the program is run, staff prepares a yearly HIP submittal pamphlet (Dated June 23, 2014 for 2014-2016 HIP), which explicitly outlines the required submittal information. When competitive, the HIP pamphlet provides necessary information for applicants to clarify entitlement procedures and help reduce uncertainty in project approval and timeframe.

Potential Conflicts with other City Policies

The Growth Management program and associated HIP and TDC's work in conjunction with other City policies and regulations, such as mixed-income inclusionary provisions and Density Bonus, to encourage high-quality infill development in appropriate locations, meet the City's housing needs, and reduce constraints to affordable housing. For example, projects that provide 35 percent of the units as affordable to very-low income units, which would exempt them from the HIP process, would not be required to provide additional inclusionary units. The affordable housing proposals are reviewed as part of the HIP application process and program, not separately.

Housing Production and Consistency with the RHNA

The City's Growth Management Policies, as discussed above, have not affected the City's ability to meet its Regional Housing Need Assessment (RHNA) over the last four housing element cycles. To ensure the City's continued ability to meet future RHNA's, the City has included provisions in Program 2.1.1 (Housing Implementation Program) to establish allocations sufficient to accommodate any remaining RHNA through 2022. The program also addresses the specific need to provide very low- and low-income housing units.

To ensure sufficient development of housing to meet regional needs, the program has always included specific factors that must be considered when establishing the growth determination. These include:

1. The need to provide very low- and low-income housing consistent with ABAG's Regional Housing Needs Allocation (RHNA);
2. ABAG population growth estimates and the community's fair share of all types of housing;
3. City-implemented housing programs to support the development and preservation of very low- and low-income housing consistent with the goals of the Housing Element;
4. Proposed development must be in the best interest of the community, which includes providing more very-low and low-income housing.

As noted in the sections above, the growth management program includes a number of exemptions, as well as a variety of methods for allocating units, to further mitigate potential negative impacts to housing development.

With these measures, the City's growth management program still ensures sufficient housing can be provided to meet the regional need. As demonstrated through Livermore's previous Housing Element accomplishments discussed in Chapter 5, growth management tools have not significantly constrained housing production in Livermore, but rather targeted development in a manner that promotes City goals for a high quality living environment.

Cost of Housing

Studies of Livermore and other cities with growth management programs have revealed that growth management programs do little if anything to raise the cost of housing within a community or a region.¹⁸ The median home price in Livermore between June and July of 2014 was \$622,000, lower than many other cities in eastern Alameda County that do not have growth management policies. In fact, Tables 2-27 and 2-28 show that for every unit size and type the median price, average price, and price per square foot are all consistently lower in Livermore than in the Tri-Valley as a whole. The City's Growth Management policies and programs have not constrained overall housing development nor significantly raised costs in comparison to other cities in the Tri-Valley. Rather, the policies have ensured that housing is adequately served by public services and infrastructure and have promoted the development of a wider range of housing options that are relatively affordable to lower incomes.

¹⁸ John Landis, "What are the Actual Effects of Local Growth Controls in California? – Case Study." Department of City and Regional Planning, University of California, Berkeley. Additional data presented at "Evaluating Local and State Growth Management Programs: What Can We Learn from Experience?" A conference of the Lincoln Institute and UCLA Extension presented in Oakland on April 19, 1991.

DENSITY BONUSES AND OTHER INCENTIVES

The City provides several other mechanisms to facilitate the provision of a diversity of housing types to address needs in the community. These mechanisms include density bonuses, senior housing incentives, and very-low income housing incentives.

Density Bonus

In accordance with State law, the City provides density bonuses to qualified new housing projects. The State's density bonus law (Government Code section 65915 – 65918) was significantly modified in 2004 by SB1818 (effective January 1, 2005). The changes reduced the proportion of affordable units needed to obtain a density bonus, increased the maximum bonus from 20 to 35 percent, required local governments to grant additional concessions, and added a bonus for land donation.

An example of a project using a density bonus is Orchid Ranch, which was approved in 2014.

To further facilitate the development of affordable housing for seniors and very low-income households, the City also offers density incentives, which are outlined or concession may be granted if a higher percentage of units are included in the General Plan and summarized below.

Senior Citizen Housing Incentive Program

This program provides up to a 45 percent density increase for senior citizen rental housing meeting the following criteria:

- The project will serve low and/or very low income senior citizen rental housing needs;
- The dwelling units will not exceed 700 square feet each, plus common facilities;
- The project will be located in an area with adequate public facilities and uses, or the project will otherwise supply these needs.

Very-Low Income Housing Incentive Program

This program provides a density bonus of up to 50 percent for a project that includes at least 25 percent of its units as affordable to very-low income households. Consistent with State density bonus law, as periodically amended, the density bonus units shall not be included when calculating the required number of very-low income units.

A development which meets the criteria for both the Senior Citizen Incentive and the Very-Low Income Incentive may use both for a potential density bonus of up to 95 percent. Two projects have utilized these density bonus provisions since 2000: the 30-unit affordable housing development, Carmen Avenue apartments on South Livermore Avenue, and the 40-unit senior housing development, Vandenburg Villas on Gardella Plaza (Table 3-10). Another project, the Chestnut/P Street housing project, will likely utilize one or both of the density bonuses.

Table 3-10. Housing Developments Utilizing Density Bonus Provisions

<u>Project</u>	<u>GP Designation</u>	<u>Permitted Density/ Total Units</u>	<u>Proposed Units</u>	<u>Units Gained</u>
Orchid Ranch	ULM	2 – 3 du/acre (15 units)	18	+3
Carmen Avenue Apts	UH-4	18 – 22 du/acre (22 units)	30	+8
Vandenburgh Villas	UH-1	6 – 8 du/acre (20 units)	40	+20
Total			88	31

Source: City of Livermore, 2009.

DEVELOPMENT REVIEW PROCESS

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

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

Streamlined Development Review

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

Tables 3-11 and 3-12 summarize approximate timeframes for various approval processes that apply to residential projects of varying sizes and types. Environmental analysis, including Environmental Impact Reports and Negative Declarations, are processed concurrently with other development applications.

The estimated timeframe to process projects of five or more units and/or that require tentative map review (either parcel or tract) can range from six to 18 months (including final map review and also building permit plan check) depending on the complexity and size of the

project. Smaller projects (4 units or less) are processed the most expeditiously, typically under six months. They usually can be reviewed administratively by staff and are exempt from HIP, reducing the planning entitlement timeframe by three to four months compared to larger projects. If proposed in a developed area with existing infrastructure, they can also be processed with a parcel map waiver, further reducing the processing time.

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

Table 3-11. Development Review Timeframes / General Plan Areas (outside Downtown Specific Plan)						
<u>Permit/Approval Type</u>	<u>Application Review</u>	<u>Design Review/Site Plan Approval</u>	<u>Planning</u>	<u>Final Map Review</u>	<u>Building Permits</u>	<u>Total</u>
1 Single-family unit/1 lot	n/a	n/a	n/a	n/a	4 – 6 wks.	4 – 6 wks.
2-4 units, single- or multi-family	Up to 30 days	1-2 mos.	2 – 3 mos.	n/a	4 – 6 wks.	3 – 4½ mos.
w/ Parcel map waiver	Up to 30 days	1-2 mos.	2 – 3 mos.	n/a	4 – 6 wks.	3 – 4½ mos.
w/ Parcel map	Up to 30 days	2½-3 mos.	2½ - 3 mos.	3 – 5 mos.	4 – 6 wks.	6½-9½ mos.
5+ units, Single- or Multi-family	Up to 30 days	2-3 mos.	5 – 7 mos.	n/a	4 – 6 wks.	6 – 8½ mos.
w/ Parcel map waiver	Up to 30 days	1-2 mos.	5 – 7 mos.	n/a	4 – 6 wks.	6 – 8½ mos.
w/ Parcel map	Up to 30 days	2½-3 mos.	6½ – 8 mos.	3 – 5 mos.	4 – 6 wks.	10½ – 14½ mos.
w/ Tract map	Up to 30 days	2½-3 mos. PC 2-3 mo. CC	8½ – 11 mos.	4 – 6 mos.	6 – 8 wks.	14 – 19 mos.

¹ Estimated planning entitlement time frames are best case scenario based upon a deemed "complete" application/submittal package during the application review period as well as consistency with city development regulations. Incomplete, inconsistent and/or complex residential projects may warrant additional processing time.

Source: City of Livermore, 2014.

Table 3-12. Development Review Timeframes / Downtown Specific Plan Areas

<u>Permit/Approval Type</u>	<u>Application Review</u>	<u>Design Review/Site Plan Approval</u>	<u>Planning</u>	<u>Final Map Review</u>	<u>Building Permits</u>	<u>Total</u>
1 Single-family unit/1 lot	n/a	n/a	2 – 6 wks.	n/a	4 – 6 wks.	1½ - 3 mos.
39 or less units	Up to 30 days	1 -2 mos.	2 – 3½mos.	n/a	4 – 6 wks.	3 – 5 mos.
w/ Parcel map waiver	Up to 30 days	1 -2 mos.	2 – 3½ mos.	n/a	4 – 6 wks.	3- 5 mos.
w/ Parcel map	Up to 30 days	2½-3 mos.	2½– 4 mos.	3 – 5 mos.	4 – 6 wks.	6½ - 10½ mos.
w/ Tract map	Up to 30 days	2½-3 mos. PC 2-3 mos. CC	5 – 7 mos.	4 – 6 mos.	4 – 6 wks.	10– 14½ mos.
40 or more units	Up to 30 days	2½-3 mos.	3½ – 4 mos.	n/a	6 – 8 wks.	5 – 6mos.
Parcel map waiver	Up to 30 days	2½-3 mos.	3½ – 4 mos.	n/a	6 – 8 wks.	5 – 6 mos.
w/ Parcel map	Up to 30 days	2½-3 mos.	3½ – 4 mos.	3 – 5 mos.	6 – 8 wks.	8- 11 mos.
w/ Tract map	Up to 30 days	2½-3 mos. 2-3 mos.	5½ - 7 mos.	4 – 6 mos.	6 – 8 wks.	11 – 15 mos.

Source: City of Livermore, 2014.

Design Guidelines

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

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

Fees and Exactions

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

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

Planning fees are calculated based on the average cost of processing a particular type of case and are charged at the time an application for development is received. Development impact fees are collected as part of the building permit issuance process and are typically based on the project type and square footage. Table 3-13 lists the planning, development, and other fees charged for residential development.

Livermore’s fees are comparable to nearby jurisdictions with similar markets, such as the City of Fremont. For example, Livermore’s development fees for a typical single family residence are approximately \$5,000 per unit less than the City of Fremont, while fees for a typical multi-family unit in Livermore are approximately \$5,000 per unit higher than the City of Fremont. The Housing Plan includes Goal 1.2.5 to monitor the City’s development fees annually to ensure they are not a constraint to development.

There are some fees associated with residential development listed in Table 3-13 that the City does not control. For example, the Tri-Valley Transportation Development Fee is used to finance transportation improvement projects needed to accommodate new development and reduce traffic-related impacts in the Tri-Valley Development Area, including the City of Livermore. The Tri-Valley Transportation Commission (TVTC) is a Joint Powers Agreement consisting of one representative of each of the following entities: Alameda County, Contra Costa County, Cities of Dublin, Livermore, Pleasanton, San Ramon, and the Town of Danville. The TVTC periodically evaluates the impacts of projected land uses on regional transportation infrastructure in the Tri-Valley area and establishes a cost nexus between land use projections and impacts to the regional transportation infrastructure.

Potential Impacts on Cost and Supply of Housing

The potential impact of development fees on the overall cost and supply of housing, particularly of affordable housing, rests on a variety of factors. As described in Market Constraints, in addition to fees, other contributing factors to housing cost and production include the cost of land, labor, materials, and financing, as well as the availability of financing. While impact fees add to the overall cost to produce housing, it has not been shown that a reduction in impact fees decreases the cost to the home purchaser, nor increases the production of affordable housing within a community. In other words, a reduction in fees would reduce costs to developers, but it does not guarantee that this cost savings would be passed on to the consumer.

The City of Livermore has not seen a significant decrease in housing production or residential allocation requests, despite incremental increases in fees. Fees have increased since the 2009 Housing Element but still appear to be within the range of fees charged by neighboring jurisdictions. Furthermore, the City uses various practices and procedures to offset the potential negative effects that development impact fees may have on housing development and cost. These include:

- Residential development projects involving multiple planning applications can have their planning fees reduced by 10 percent.

- The City also provides incentives and planning assistance for developers of affordable or special needs housing, including reduced fees, exemption from growth management programs, shorter review timelines, and pre-application meetings.
- The City waives the *Transferable Development Credit Fee* for affordable housing units identified in residential developments.
- Developers may amortize the payment of development fees over time to meet affordable housing goals.
- The City provides fee credits to residential developers who are building on existing infill sites. The amount of credit given to a particular fee is based upon existing conditions and improvements on or to the site, such as utility connections and building square footage. The previous use of the site is also considered in determining whether traffic impact fee credits are warranted.

Table 3-13. Planning and Development Fees

Development Fees	Fee Charged					
Planning Entitlements ¹	Admin Review (Staff Level)	Committee Review (Public Hearing)				
Design Review	\$0-\$6,710	\$6,710-\$11,870				
Site Plan Review and Approval	\$0-\$6,710	\$9,810-\$11,870				
Parcel Map Waiver	\$4,280					
Parcel Map	\$3,082-\$8,730					
Tentative Tract Map ²	\$5,710 – \$15,220 + \$75 per lot					
Planned Development Fee	\$12,910-\$14,960					
Environmental Review Fees						
Negative Declaration	\$4,270					
Environmental Impact Report	\$7,150 + time and materials					
Building Permits						
Fees Vary According to Valuation						
Public Services/Public Works	Single Family	Multi-Family				
Water Connection (City Fee) ³	\$3,954/unit	depends on required meter size				
Storm Drainage (City Fee)	\$0.30/sq ft impervious surface	\$0.30/sq impervious surface				
Tri-Valley Transportation Development Fee (Regional Fee) ⁴	\$2,433/unit	\$1,549/unit				
In-lieu Low Income Housing Fee ⁵	Up to max. of \$15,610/unit	Up to max. of \$15,610/unit				
Social and Human Service Facility Fee	\$1,677/unit	\$1,298/unit				
Art in Public Places ⁶	0.33% total project valuation	0.33% total project valuation				
	Single Family	Multi-Family				
		Studio	1 brm	2 bdrm	3 bdrm	4 bdrm
Park Facilities Fee	\$13,472/unit	\$7,142 /unit	\$7,994 /unit	\$10,330 /unit	\$11,722 /unit	\$13,472 /unit
Sewer Connection	\$5,180/unit	\$2,745 /unit	\$3,073 /unit	\$3,197 /unit	\$4,507 /unit	\$5,180 /unit
Traffic Impact Fee (Downtown only)	n/a	\$2,274 /unit	\$2,547 /unit	\$3,291 /unit	\$3,848 /unit	\$3,848 /unit

Table 3-13. Planning and Development Fees

<i>Development Fees</i>	<i>Fee Charged</i>					
Traffic Impact Fee (Citywide except Downtown)	\$7,950/unit	\$3,705 /unit	\$4,148 /unit	\$5,360 /unit	\$6,268 /unit	\$6,268 /unit
General Plan Cost Recovery	\$0.39/sq ft					
DSP Cost Recovery (only if located in downtown)	\$0.31/sq ft					

1 Applications involving multiple entitlements can be reduced by 10%

2 Base fee plus \$75/unit.

3 Areas within Cal Water Service Area, Greenville/Vasco Assessment District, or Triad Park do not pay a City water connection fee.

4. Affordable and/or inclusionary housing exempt from Tri-Valley Transportation Development (TVTD) Fee (TVTC). The TVTD Fee is a fee collected to fund regional transportation improvements, while the City's Traffic Impact Fee is to fund transportation projects within the City of Livermore.

5. See discussion of Inclusionary Housing Ordinance and alternative compliance.

6 Residential projects of 4 or more.

Source: Community and Economic Development Department Development Fees, City of Livermore, dated July 1, 2014

Impacts by Housing Type

Table 3-14 provides a hypothetical comparison between fees charged to develop a single-family detached dwelling, a 10-unit townhome development, and a 30-unit rental apartment building. Fees for multi-family for-sale projects are lower than single-family attached or detached projects, with the greatest difference in fees issued at a "per unit" or "per square foot" rate, such as the storm drainage fee. Programs 3.2.1 and 3.2.5 are proposed to reduce governmental constraints to projects with an affordable component by: exploring additional funding sources for affordable housing, providing subsidies to affordable housing projects, allowing developers to amortize payment of fees over time, and meeting with developers to discuss other incentives for the provision of affordable housing.

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

One of the development challenges for smaller housing products is the current structure of the City's fee program. As many of the fees are charged on a per unit basis, fees represent a significantly higher proportion of overall development costs for smaller units. The City has proposed Program 1.2.1 to evaluate barriers to development on small properties as well as consider Development Code amendments to expand opportunities for smaller unit types, such as apartments, studios, and cottages.

Table 3-14. Fee Comparison/Single Family vs. Multi-Family Rental Units			
Type of City Fees	1 Single-Family Dwelling	10-Unit Townhome Building	30-Unit Apartment Building
Building	\$4,778	\$13,000	\$16,500
Tax on Residential Construction*	\$4,122.65	\$2,089	\$2,398.73
Fire	\$640	\$1,280	\$3,840
City Storm**	\$1,800	\$6,534	\$6,534
Sanitary Sewer	\$5,180	\$4,507	\$4,507
Park Fee	\$13,472	\$11,722	\$11,722
City Water Connection ***	\$9,474	\$9,474	\$9,474
Fire Sprinkler Plan Review	\$600	\$400	\$400
Fire Alarm System	0	\$870	\$870
Traffic Impact	\$7,950	\$6,268	\$4,268
In-Lieu Low Income Housing****	\$23,300	\$17,475	0
Tri-Valley Transportation Fee	\$2,433	\$1,549	\$1,549
General Plan Cost Recovery Fee	\$780	\$585	\$390
Art in Public Place Fee	\$777.41	\$529.75	\$390
Social & Human Services Facility Fee	\$1,677	\$1,415	\$1,298
Waste Management Plan Fee	0.00	\$67.12	\$67.12
Administrative Design Review	\$510	\$51	\$17
Administrative Site Plan Approval	0.00	\$652	\$208
CEQA Filing Fee	\$50.00	\$5.00	\$5.00
Total Fee Per Unit	\$77,544.06	\$79,93.15	\$64,500.18

*1.75% of total cost: single family home 2,000 @ \$117.79 per sq. ft. Town Home 1,500 sq. ft. @ \$107.02 per sq ft. and Apartment 1,000 S.F. @ 137.07 per sq.ft

** \$0.30 per sq. ft. of impervious surface @ 50% lot coverage: Single Family 6,000 sq. ft. lot, Multi-Family 1 acre.

*** Single Family home = 5/8" meter, Townhome = 1-1/2" meter, Apartment = 2" meter

**** Per Ordinance rentals are exempt from Fee. Assumed Apartments are rentals

Source: City of Livermore, 2015.

BUILDING CODES AND THEIR ENFORCEMENT

Building standards are essential to ensure safe housing, though excessive standards can constrain the development of housing. Livermore has adopted the Uniform Building Code and the Uniform Housing Code, which establish basic standards and require inspections at various stages of construction of buildings and homes to ensure code compliance. The City has not adopted any additional local codes to the Uniform Building Code. The City's building code also requires new residential construction to comply with the federal American with Disabilities Act, which regulates accessibility for persons with disabilities. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address housing needs of all residents in the community.

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

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

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

HOUSING FOR PERSONS WITH DISABILITIES

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

Reasonable Accommodation Procedures

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

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

Building Code

The City has adopted California Building Code, as amended. Chapter 11 of the 2013 Building Code provides guidance for accessibility improvements. The City has not adopted any amendments that would impede a person with a disability from improving their home to make it more accessible.

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

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

Recent projects in Livermore that have incorporated universal design include Savannah Terrace and most recently Carmen Avenue Apartments, which incorporated “visitability” standards (i.e. zero thresholds). Visitability enables mobility impaired residents/visitors to access every unit in the complex.

Zoning and Land-Use Policies and Practices

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

- As previously discussed under “Licensed Care Facilities”, the City’s Development Code provides for the development of group care facilities for persons with disabilities.
- The City does not restrict occupancy of unrelated individuals in group homes and does not have a restrictive or narrow definition of family in its Development Code. Occupancy restrictions are limited to provisions deemed necessary to ensure public health, safety, and welfare, and do not conflict with regulations of the California Building Code, the Fair Housing Act, or the California Fair Employment and Housing Act.
- The City permits housing for special needs groups, including individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.
- The City actively works with non-profits developers to secure financing for special needs housing including Prop 63-Mental Health Services Act funding opportunities.
- The City has included a program (Program 1.3.5) to ensure ongoing compliance with Fair Housing Laws.
- During the next eight year planning period, the City will be reviewing and revising its parking standards as appropriate for persons with disabilities.

Based on this review, the City did not identify any governmental constraints that may impede the development and improvement of housing for persons with disabilities, as the main

challenge is the high cost of housing. To offset this constraint and encourage development of housing for persons with special needs, the City offers the following incentives (Program 1.3.3).

- Monetary Subsidies – The City uses its Affordable Housing Fund and other available sources to provide monetary assistance to developers and non-profits to create special needs housing and make accessibility modifications to existing properties. The City has provided subsidies to developers for the payment of fees, project construction, and land costs.
- Flexibility in Development Standards – The City has allowed variations in parking, open space and setback standards to facilitate special needs housing.
- Value Engineering – The City provides “value engineering” during the plan check process by allowing for different construction materials that achieve cost savings while still meeting minimum code requirements.

PUBLIC IMPROVEMENTS

Public improvements for new residential development are integral to the planning and development process. The City requires developers to provide public improvements to ensure the health, welfare and safety of the community and future residents of new developments, consistent with General Plan policies.

The City applies minimum improvement standards to ensure that public improvements are adequate to serve new development. The City also has specific construction standards and details regarding how they are built. The City’s Subdivision Ordinance requires specific improvements and design standards as part of every subdivision approval, in accordance with established Engineering Standard Specifications and Construction Details. Required improvements include: storm drainage, sanitary sewer, water supply, utilities, undergrounding utilities, street, access, and frontage improvements such as street lighting, fire hydrants, signs, street trees, and landscaping.

As part of each subdivision approval, the City also requires improvement plans that demonstrate conformance with the Standard Engineering Specifications and Details, as well as a signed subdivision improvement agreement assuring the completion of improvements within a specified time and payment for them.

The City updates and amends its Engineering Standard Specifications and Details every two to three years to address: changes in existing conditions, new legislation, environmental and conservation issues, technological advancement, and/or other improvements related to health, safety, cost, or efficiency.

While the cost of providing public improvements and meeting City requirements may influence the cost of housing, they are a necessary component of providing quality and sustainable residential development. Livermore’s Engineering Standard Specifications and Construction Details for each of these improvement areas are consistent with and no more onerous than public improvement specifications of other jurisdictions in Alameda County. In many instances, the standards are governed by state or federal regulations, such as the Americans with Disabilities Act (ADA) for accessibility, the Clean Water Act for stormwater treatment measures, and Caltrans for highway design specifications. Table 3-15 provides detail on the specific public improvement standards, as well as the regulating ordinance or legislation.

Street Improvements

The City of Livermore requires basic street and access improvements for new residential development. Requirements include curbs, gutters and sidewalks at a minimum width of 5-feet. Street right-of-way and travel lane widths vary depending on the proposed street classification. Table 3-15 depicts the required widths based on each street classification. Private residential streets and local streets vary in minimum width from 15 feet to 40 feet (travel way, not total right of way), depending on the presence and location of street parking. As would be expected due to their larger traffic volume, major and collector streets are considerably wider; collector streets are 52 feet wide and major streets vary between 34 and 46 feet in each direction, as their width is based on the number of travel lanes. Sidewalks and other pedestrian paths have a minimum paved width requirement of 5 feet.

Storm Drainage and Sanitary Sewer

The City of Livermore requires residential developers to provide a hydrology/hydraulic study in accordance with the City's Facilities Planning Guidelines and also consistency of the proposed system with the City's storm drain master plan. The City also requires residential developers to provide a sewer study based upon the City's Facilities Planning Guidelines and is consistent with the City's Sewer Master Plan.

Water Supply

The proposed water system of any new residential development must be consistent with the City's Water Master Plan. Additionally, comments from the City's Water Resources Division regarding the design and sizing of the system must be incorporated into the site design, as well as comments from the Fire Marshall concerning the location of fire hydrants and minimum fire flow requirements to address fire suppression. New projects that are in Cal Water's service area must be approved by that agency.

Table 3-15. Public Improvement Standards				
Required Improvement(s)	Development Guidelines		Comments	Governing Legislation
Streets	Travel Way	Total ROW (including curb & sidewalk)	Approved Tentative Map determines actual street widths. The following street dimensions are intended as guidelines only.	City Engineering Standard Details
Major	34' to 46'	104' to 140'	Dimensions are provided for comparison; Final widths depend on no. of lanes. No new major streets are planned in conjunction with new residential.	City Engineering Standard Details
Collector	52'	72'	Total ROW includes 5' bike lane each way	City Engineering Standard Details
Local	40'	60'	Serving 50+ units each direction	City Engineering Standard Details
Local Street/Parking One Side	32'	52'	No homes fronting on one side of street	City Engineering Standard Details

Table 3-15. Public Improvement Standards

<i>Required Improvement(s)</i>	<i>Development Guidelines</i>		<i>Comments</i>	<i>Governing Legislation</i>
Minor Local Street, Cul-De-Sac, and Loops	36'	52'	Serving 20 to 50 units each direction	City Engineering Standard Details
Short Cul-De-Sac	32'	52'	Serving less than 20 units	City Engineering Standard Details
Curb, Gutters, Sidewalks	Min. 5' wide paved sidewalk	10' each side of street	Sidewalks can be monolithic or separated.	City Engineering Standard Details
Curb Ramps/Return				Caltrans and Americans with Disabilities Act (ADA)
Bus Turnouts			Provided on collector or major street when required by the local transit authority	Livermore Valley Transit Authority (LAVTA)
<i>Required Improvement(s)</i>	<i>Development Guidelines</i>		<i>Comments</i>	<i>Governing Legislation</i>
Private Residential Streets			Private street dimensions are commonly used in Residential Planned Developments to allow flexibility to address site constraints on residential infill properties/projects.	
Parking both sides	Min. width 36'			City Engineering Standard Details
Parking one side	Min. width 33'			City Engineering Standard Details; Livermore Development Code
No street parking	Min. width, one-way 15'			City Engineering Standard Details; Livermore Development Code
	Min. width, two-way 26'			City Engineering Standard Details; Livermore Development Code
Private sidewalks and pedestrian pathways	Minimum width 5'			City Engineering Standard Details; Livermore Development Code
Public Landscaping	One tree per single frontage lot		Min. street tree size 24" box; Min.shrub size 5 gal.	City Engineering Standard Details
	No written standard for multi-family development projects.		Typically, these are zoned as Planned Developments and the location and number of street trees would be determined based on the proposed site layout and final street width determinations.	
Signs/Striping	Street name signs at all			CalTrans/City of Livermore

Table 3-15. Public Improvement Standards

<i>Required Improvement(s)</i>	<i>Development Guidelines</i>	<i>Comments</i>	<i>Governing Legislation</i>
	intersections		
	Speed limit signs where appropriate		CalTrans/City of Livermore
	One-way signs shown in median and streets where appropriate		CalTrans/City of Livermore
	Stop signs provided where required by City Engineer		CalTrans/City of Livermore
	Centerline striping where appropriate		CalTrans/City of Livermore
Sanitary Sewer	Min./typical new line size: 8"	Each unit or lot within the subdivision shall be served by an approved sanitary sewer system, designed for ultimate development of the area	
	All lines must have min. 5' of cover from grade		
	Sewer laterals/residential – 4" two-way cast iron cleanout behind curb		
	No curved sewers		
	All lines end at maintenance hole; holes spaced max. 400' apart		
	Sewer lines extended to all tract boundaries		
	System can be easily extended to serve future development		
Water Supply	Water service and meter provided to all lots, medians and other public or private landscaped areas; All new construction requires sprinklers		
Single family units	Min. 5/8" line for domestic service; Typical size implemented is 1" to include adequate water for fire suppression.		
Multi-family development		Size is determined in coordination with Water Resources Department and Fire Marshall to ensure adequate water supply for domestic and fire suppression uses.	
Stormwater Drainage	Minimum pipe size: 12"		

Table 3-15. Public Improvement Standards			
Required Improvement(s)	Development Guidelines	Comments	Governing Legislation
	Maximum distance between storm maintenance holes or inlets 500'		
	Storm lines extended to all tract boundaries		
	System can be easily extended to serve future development		
Stormwater Treatment Measures	Soil based (bio-swales, bio-retention areas or landscaped areas) or Mechanical	NPDES Permit requires permanent, post-construction stormwater quality control measures as part of development projects. Measures can be natural (soil or landscape based) or mechanical.	Federal Clean Water Act – Regional Water Quality Control Board requirements consistent with National Pollutant Discharge Elimination System (NPDES) State Permit requirements for Alameda County jurisdictions.
Utilities	Each unit or lot within a subdivision shall be served by gas, electric, telephone or cable		Livermore Municipal Code, Subdivision Ordinance
	All existing and proposed utilities within the subdivision shall be placed underground except those exempted by City Council adopted ordinance or resolution. Each subdivider is responsible for making the necessary arrangements with each utility company for installation of the facilities	Exemptions to undergrounding:	Livermore Development Code.
		Single-family subdivisions of 4-lots or less or single-family development projects of 4-units or less;	
		Multiple-family residential developments of 4-units or less;	
		Partial reconstruction of existing buildings where the addition is less than 50% of the floor area of the existing building or the addition amounts to less than 10,000 sq. ft.	
Parkland Dedication	1.4 acres for each 100 dwelling units.	Applicable to residential subdivisions of more than 50 parcels. Does not apply to industrial and commercial.	Livermore Municipal Code, Subdivision Ordinance

Source: City of Livermore, 2014.

4 HOUSING RESOURCES

This chapter analyzes the physical, administrative and financial resources available for the development, rehabilitation, and preservation of housing in Livermore. Section 4.1 evaluates the availability of residential land (vacant and underdeveloped) within Livermore, as well as progress to date in meeting the City's share of regional housing. The remainder of the chapter discusses the resources available to assist in implementing the Housing Plan discussed in Chapter 5, including programs related to energy conservation. The resources build upon the opportunities for reducing barriers to residential development identified in Chapter 3.

4.1 AVAILABILITY OF SITES FOR HOUSING

State law requires communities to demonstrate that an adequate amount of developable land is available to accommodate their share of the projected regional need. The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA) (see Chapter 2). The RHNA assigns a share of the region's projected future housing unit production need to each community in the ABAG region. The current RHNA plans for an 8.8-year housing unit production period, from January 31, 2014 through October 31, 2022. For the current planning period, ABAG has determined that Livermore's share of the RHNA is 2,729 new housing units (Table 4-1).

Table 4-1. Livermore's RHNA, 2015 – 2022	
<i>Income Group</i>	<i>Housing Units</i>
Very Low	839
Low	474
Moderate	496
Above Moderate	920
Total	2,729

HOUSING UNITS BUILT SINCE JANUARY 2014

Housing units permitted, built, or that have received Certificates of Occupancy since January 1, 2014 can also count toward the City's current RHNA cycle. Table 4-2 summarizes the housing units that have been built between January 1, 2014 and October 1, 2014. During this time, a total of 141 housing units were permitted or constructed within Livermore, based on the City's building permit data. This comprises approximately 5 percent of the total RHNA to be accommodated during the current planning period.

Table 4-2. City of Livermore Housing Development, January 2014 – October 2014

	<i>Income Levels</i>				<u>Total</u>
	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	
RHNA (2015 – 2023)	839	474	496	920	2,729
Units Constructed					
Secondary					0
Single Family				73	73
Multi-family	6		62		68
Total Units Constructed	6		62	73	141
Remaining Need	833	474	434	847	2,588

RESIDENTIAL SITE INVENTORY

The State Housing Element Law (Government Code Section 65583.2) requires cities to develop an inventory of available land suitable for residential development. The inventory must include the following types of sites:

- Vacant sites that are zoned for residential use;
- Vacant sites zoned for nonresidential use that allow residential development;
- Residentially zoned sites that are capable of being developed at a higher density;
- Sites zoned for nonresidential use that can be redeveloped or, as necessary, rezoned for residential use.

The State Housing Element Law also requires that cities provide detailed information regarding the sites in their inventory, including:

- A listing of identified properties by parcel number;
- The size, general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property; and
- A general description of existing or planned infrastructure improvements and also any environmental or governmental constraints that may preclude residential development.

Government Code Section 65863 restricts local governments from reducing the density on residential sites below the density accounted for in the Housing Element inventory, without making the finding that:

1. The reduction is consistent with the adopted general plan, including the housing element; and
2. The remaining sites and development potential identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

The statute defines a reduction in density or “lower residential density” as fewer units for a site than were projected to be developed on the site in the housing element program. Furthermore, if the proposed density reduction decreases the number of available units below that which was required to meet the City’s RHNA during the housing element period, then the City must identify available, additional sites with equal or greater residential density sufficient to meet the RHNA.

The City of Livermore’s land inventory for the 2015 – 2022 Housing Element timeframe is shown in Table 4-3. It is divided into the *Downtown Specific Plan Area (DSP)* and all other vacant and underdeveloped residentially zoned parcels located outside the DSP, denoted as *General Plan Areas*. The DSP is analyzed separately, as the zoning districts in the DSP only apply to the downtown area of the City. The sections below provide detail on the General Plan and DSP land inventory categories. Appendix A includes parcel data on General Plan Areas and Appendix B on the Downtown Specific Plan Area. Appendix B also shows the boundary of the Downtown Specific Plan Area.

The City will maintain the inventory and continue to identify feasible sites to meet and/or exceed the City’s RHNA in the affordable income categories (see Program 1.1.1 in Chapter 5).

Table 4-3. Summary of Land Inventory and Residential Capacity

Land Inventory		Affordability			
	Viable Units	Extremely Low/ Very Low	Low	Moderate	Above Moderate
General Plan Areas					
Vacant Sites (Appendix Table A-1)	900	482	1	89	328
Vacant Neighborhood Plan Sites (Appendix Table A-2)	960	0	171	391	398
Vacant Sites with Entitled/Under Construction Projects (Appendix Table A-3)	547	0	0	546	1
Underdeveloped Sites (Appendix Table A-4)	231	0	0	92	139
Underdeveloped Mixed-Use Sites (Appendix Table A-5)	95	0	4	4	87
General Plan Area Subtotal	2,733	482	176	1,122	953
Downtown Specific Plan Area					
Vacant Parcels (Appendix Table B-1)	109	3	21	85	0
Underdeveloped Mixed-Use Area (Appendix Table B-2)	65	0	65	0	0
Catalyst Sites (Appendix Table B-3)	485	0	335	150	0
Residential Redevelopment Sites (Appendix Table B-4)	1,033	747	7	279	0
DSP Area Subtotal	1,692	750	428	514	0
Total	4,425	1,232	604	1,636	953

REMAINING REGIONAL NEED

Overall, the City has enough development capacity through vacant infill and underdeveloped sites to meet its Regional Housing Need Allocation (RHNA) during the planning period. (Table 4-4)

Table 4-4. Remaining Regional Need					
	<u>Total</u>	<u>Extremely Low/Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
2015 – 2022 Remaining RHNA	2,588	833	474	434	847
Vacant Land Inventory	4,425	1,232	604	1,636	953
Remaining Need	0	0	0	0	0
Excess Capacity	+1,837	+399	+130	+1,202	+106

GENERAL PLAN AREAS

The analysis of General Plan residential site inventory (Table 4-3) includes the following categories:

- Vacant Sites** (Table A-1 in Appendix A) – This table includes parcels that are vacant and have General Plan and zoning designations that permit residential development. Only parcels that meet the minimum standards for development in the applicable zoning district and that have no significant environmental or governmental constraints, which would preclude residential development, were calculated as having additional unit capacity.
 For informational purposes, this category also includes vacant sites that are part of the two Priority Development Areas (PDA) near proposed regional transit stations. Residential development in these locations is predicated on the construction of new regional transit stations. The City is preparing to adopt a Specific Plan for the Isabel PDA, but for purposes of this Housing Element, development on these sites is not foreseeable during the 2015 – 2022 cycle. Therefore, the potential capacity of these sites was not included in the land inventory calculation. Although not needed for the City to provide adequate sites for this Housing Element cycle, Chapter 5 includes a program (Program 1.1.6) to review and revise the designations to allow for transit-oriented, high-density, mixed-use development when a regional transit station is identified in Livermore.
- Vacant Sites with Approved Neighborhood Plans** (Table A-2 in Appendix A) – This table summarizes the residential development assumptions in the Arroyo Vista and Brisa Neighborhood Plans, which were adopted by City Council in 2007. The Plans allow for residential uses in areas otherwise zoned for industrial use, address compatibility with surrounding uses, and establish a basic framework for circulation, land use, building, signage, and landscaping that will permit orderly growth. As part of the adoption of the Plans, both sites were analyzed to identify potential deficiencies in infrastructure and site improvements and potential environmental impacts. As noted in the general infrastructure analysis discussion

in this Chapter, both sites are located in urbanized areas and have adequate water and sewer availability.

- **Vacant Sites with Entitled Projects or Under Construction** (Table A-3 in Appendix A) – This table includes sites or parcels that are vacant, designated, and zoned for residential use, and where residential development is either already underway or development entitlements are in place that will allow them to proceed with building permits and construction. Projects include, but are not limited to, the Shea/Southeast Multi-Family Residential project approved in July 2014 and a 70 unit townhome project approved in 2010.
- **Underdeveloped Parcels with Additional Development Capacity** (Table A-4 in Appendix A) – This table includes sites that have existing uses (either residential or non-residential) but are designated and zoned to allow more intense residential development. Only sites that can realistically accommodate additional development were calculated as having additional unit capacity.
- **Underdeveloped Parcels with Mixed-Use Development Capacity** (Table A-5 in Appendix A) – The inventory includes three non-residential sites identified as feasible and appropriate for redevelopment with residential uses. The Vasco Rd/East Ave is an underutilized vacant site, while the Nob Hill and Rincon sites are both economically underperforming commercial centers with a consistent rate of vacancy. As strip commercial centers, they have been designed to accommodate a large number of parking spaces. Given the high vacancy rate of these centers, these parking areas are largely empty and invite overnight parking. All of the above conditions make these sites suitable and ready for redevelopment to residential. See Chapter 3 for discussion on mixed-use zoning and suitability of sites for redevelopment, including land use controls and recent development trends.

The sites listed above are all located in urbanized areas within the City, have utilities adjacent or nearby, and have no environmental constraints that would preclude development within the Housing Element timeframe.

DOWNTOWN SPECIFIC PLAN (DSP) AREA

In 2004, the Downtown Area of the City was re-designated as part of the General Plan Update and concurrently rezoned with adoption of the Downtown Specific Plan (DSP). All of the Plan Areas within the Downtown Specific Plan permit residential development at differing minimum densities. The DSP Area suitability for residential development is supported by the DSP strategies and policies, which encourage residential development as a vital part of revitalization. Detailed discussion of DSP density, allowed residential uses, and affordability estimates used to determine land inventory to accommodate RHNA is provided in Chapter 3.

The analysis of additional unit capacity in the Downtown Area (Table 4-3) of the City includes:

- **Vacant Sites by DSP Plan Area** (Table B-1 in Appendix B) – Similar to Table A-1 mentioned above, this category includes sites or parcels that are vacant and zoned to allow residential development.

- **Underdeveloped Mixed-Use Sites** (Table B-2 in Appendix B) – This table lists underdeveloped mixed-use sites located along First Street in the Core Area. This area is described in the Downtown Specific Plan as the highest priority area for downtown revitalization. In order to facilitate that revitalization, the Core Area permits the most intense residential development in the downtown (requiring a minimum density of 30 dwelling units per acre and allowing up to 55 as well as 4-stories). Core Area requirements also stipulate that new buildings fronting First Street must be mixed-use.
- **Underdeveloped Catalyst Sites** (Table B-3 in Appendix B) – The DSP identifies several key sites intended for immediate investment to facilitate revitalization of the City's Downtown. Two of these sites have plans for major housing projects (Livermore Village and Groth Brothers sites) intended to demonstrate the viability of downtown housing. These sites are located in the Downtown Core Area of the Specific Plan where higher density residential development is desired to support and enhance downtown revitalization.

Livermore Village, also known as the Lucky's site, has already been entitled for development (but the entitlement has since expired) with an approved Tentative Tract Map and Design Review. The uses and configuration of the site have been modified however, rendering the approval infeasible. Despite this modification, it is anticipated that the residential component will still develop with approximately the same number of units (250). The City has made the site ready for development by demolishing one of the buildings and assisted the few remaining commercial tenants to relocate them to another more viable location. The City anticipates issuing an RFP to develop the site in 2015.

- **Underdeveloped Residential Redevelopment Sites** (Table B-4 in Appendix B) – This category lists underutilized sites surrounding the Downtown Core that have been targeted for significant residential redevelopment to support revitalization of the Core, referred to as a Large Scale Redevelopment Zone. Areas identified in this zone are underutilized and/or vacant and offer potential to be obtained and assembled in the near term for residential redevelopment. Two large sites identified within this zone, Station Square on Railroad Avenue and Palasage on First Street, have already redeveloped with new higher density residential units.

In addition to the sites intended for large-scale development, smaller individual sites that have proposed redevelopment are also included in this category, such as the Chestnut/P Street project, a 4+/- acre commercial site proposed for a mixed income housing project with a large affordable component. Market conditions have improved enough to allow the project to move forward in early 2015. Although more intensified residential development on small sites may be considered constrained in some locations, adopted policies and regulations outlined in the Downtown Specific Plan, and described in Chapter 3, have increased the feasibility of creating new housing on smaller lots.

Examples of projects with potential for redevelopment are listed below in Table 4-5.

Table 4-5.Examples of Redeveloped/Redeveloping Sites					
	<u>Application Status</u>	<u>Status</u>	<u>Zoning</u>	<u>Lot Size (No. of Lots)</u>	<u>Units</u>
<i>Mixed-use and Small-Lot</i>					
First Street		Proposal		.34 acres (1)	3
First Street		Application	Boulevard Gateway	.34 acres (1)	10
Old First Street		Application	Transit Gateway	.5 acres (1)	28
Tofino Row	SUB06-002	Constructed	Neighborhood North	.34 acres	8
Positano Villas	SUB06-023	Entitled	Neighborhood North	.57 acres	10
Savannah Terrace	SUB05-010	Constructed	Neighborhood South	.34 acres	8
<i>Catalyst Sites</i>					
Groth Brothers		Application	Downtown Core	4 acres (2)	250
Livermore Village			Downtown Core		281
<i>Large-Scale "Likely" Residential Redevelopment</i>					
Station Square	SUB04-005	Constructed	Neighborhood North	5.2 acres (2)	110
Palasage	SUB02-005	Constructed	Transit Gateway	4.8 acres (3)	90
Brighton	SUB14-003	Commenced	Transit Gateway	2 acres (3)	148
Portola Road	SUB05-007	Commenced	PD Residential	3.2 acres (3)	70
Brisa Neighborhood Plan	SUB05-007	Commenced	PD Residential	34 acres (3)	465

DENSITY

To estimate reasonable additional residential potential on individual parcels in the land inventory, the following guidelines were used in both the General Plan Areas and also in the Downtown Specific Plan Area (DSPA):

- **Low Density Designations/Zones** – In low density designations (generally between 1 and 7 dwelling units per acre), the minimum required in the density range was applied, as many of the sites are infill lots that could only provide one additional unit.
- **Medium and High Density Designations/Zones** – In medium and higher density designations/zones (generally above 8 dwelling units per acre), a mid-range density was applied to derive the number of potential residential units, unless a

particular site already has a pending or proposed development application which uses a higher density that is still within the parameters of the designation. The mid-range density is consistent with typical densities that have been utilized in existing residential developments throughout the City over the last 10 years.

- **Mixed-Use Designations/Zones and TDC Sites** – Sites with mixed-use designations and zoning (both in General Plan areas and Downtown) have been calculated at the low range of the permitted residential density unless a more detailed development application and site plan demonstrates the feasibility of a higher density on a particular site. TDC receiver sites in General Plan areas have been calculated at the base density, unless there is a development proposal or application underway, in which case it has been calculated based on the proposed number of units.

Minimum Density for Affordable Housing

As indicated in Table 4-6, Density and Affordability, the General Plan designations and zoning districts that will encourage housing for lower-income households include primarily the:

- ◆ Downtown Specific Plan Areas;
- ◆ Neighborhood Mixed-Use designations; and
- ◆ Urban High 4 to 6 Residential Designations

The Urban High 4 – 6 General Plan designation and Downtown Core Plan Area both specify density at or above a minimum of 30 dwelling units per acre. Therefore, they have already been deemed appropriate to accommodate low-income households (Government Code §65583.2(c)(3)(B)).

Both the Neighborhood Mixed-Use designations and Downtown Specific Plan Areas are relatively recent additions to the City's land use options, resulting from 2003 General Plan policy to increase higher density residential infill opportunities within City boundaries. Since the designations and development standards are newer, there has not been much opportunity for the City to develop a track record of implementation, particularly since the residential market has slowed dramatically. Nonetheless, these are areas, along with the Urban High 4 - 6 designation, which have seen the most recent development and/or entitlement activity in Livermore.

AFFORDABILITY ASSUMPTIONS

The presumed capacity and affordability of anticipated units is based upon the density range in the underlying General Plan or DSP designation, unless a specific site had an applicable site proposal or development application underway. In these cases, capacity and affordability is based on the number of proposed units.

Affordability was determined by applying inclusionary provisions for affordable units or using the corresponding affordability category based upon density. In general, housing units on low density sites (approximately 1 to 8 dwelling units per acre) permitting single-family detached and small-lot units are assumed to be affordable at the above moderate income level. Medium density sites (approximately 8 to 20 dwelling units per acre) permitting townhomes, duplexes, and condominiums are assumed to accommodate housing primarily at the moderate-income level, although there may be

some units in the affordable category in designations with a wide density range. Higher density designations providing stacked flats and/or rental units are considered affordable at low or very low income levels.

Consistent with State Housing provisions, areas with zoning that require a minimum density of 30 dwelling units per acre are considered adequate for meeting the low-, very low-, and extremely low-income level need. The 2009 Housing Element found that, over time, the City of Livermore has been able to produce units or projects affordable to very-low and extremely low-income households at a density of 30 dwelling units per acre and, in some cases, at densities lower than this.

Table 4-6.Density and Affordability

Zoning Designation	Density Range	Affordability				
		<u>Above Moderate</u>	<u>Moderate</u>	<u>Low</u>	<u>Very Low</u>	<u>Extremely Low</u>
Low Density (<i>Single-family detached, & single-family detached, small lot</i>)	1 – 8 du/acre					
Rural Residential (RR)	1 unit per 5 acres; Min. lot size 1 acre	X				
Urban Low Residential (UL)	1 – 2 du/acre	X				
Urban Low Medium (ULM)	2 -3 du/acre	X				
Urban Medium (UM)	3 – 4.5 du/acre	X				
Urban Medium High (UMH)	4.5 – 6 du/acre	X				
Urban High – 1 (UH-1)	6 – 8 du/acre	X				
Medium Density (<i>Townhomes, duplexes, condominiums</i>)	8-30 du/acre					
Urban High – 2 (UH-2)	8 – 14 du/acre	X	X			
Urban High -3 (UH-3)	14 – 18 du/acre		X			
Neighborhood Mixed Low	12 – 15 du/acre		X			
Neighborhood Mixed Medium	15 – 24 du/acre					
DSP/Neighborhood Plan Areas	15 – 24 du/acre		X			
DSP/Gateway Plan Areas	15 – 30 du/acre		X	X		
High Density Designations (<i>Apartments, stacked flats</i>)	18-55 du/acre					
DSP Transit Node (25% density bonus in Gateway Transit Plan Area)	18 – 37 du/acre		X	X		
Urban High – 4 (UH-4)	18 – 22 du/acre		X	X		
Urban High – 5	22 – 38 du/acre			X	X	X
Neighborhood Mixed High	24 – 38 du/acre			X	X	X
DSP/Neighborhood Plan Area (along Railroad Avenue)	24 – 50 du/acre (w/ CUP)				X	X
DSP/Gateway Plan Areas (along First Street)	30 – 50 du/acre (w/ CUP)				X	X
DSP/Core Plan Area	30 – 55 du/acre				X	X
Urban High – 6	38 – 55 du/acre				X	X

ADEQUATE ALLOCATIONS TO MEET RHNA

Table 4-7 compares the identified residential sites inventory to the available allocation through the City's HIP program.

Table 4-7 indicates that additional HIP and TDC allocations may be needed to accommodate development on inventory sites that would fit into the HIP and TDC allocation categories. The table shows a need for potentially 145 HIP and 248 additional allocations in the TDC program area. However, as mentioned in Chapter 3, the HIP program allows flexibility to borrow from upcoming years, to reallocate unused allocations within the 3-year period, and to reprogram units from one program area to another as needed. Additionally, not all available sites are needed to meet the City's RHNA. The City has excess capacity of 1,843 units (Table 4-4). Even without allocation of an additional 730 units, the City has enough HIP allocations (4,078 units) to meet the City's remaining RHNA (2,588 units).

To ensure that any program area shortfalls are addressed, Program 2.1.1 stipulates that the City will reprogram allocations to different program areas as needed in order to meet the City's regional housing need.

Table 4-7. Sites Inventory in Relation to Available Allocations			
Available Allocations By Program Area	HIP	IDC	DSP
	986	1,353	1,739
Land Inventory/ General Plan Areas			
A-1 Vacant Sites	900		
A-2 Neighborhood Plans		960	
A-3 Vacant Sites with Approved Projects		547	
A-4 Underdeveloped	231		
A-5 Underdeveloped/Mixed-use		94	
General Plan Area Subtotal	1,131	1,601	
Land Inventory/ DSP Plan Areas			
B-1 Vacant			109
B-2 Underdeveloped			65
B-3 Catalyst Sites			485
B-4 Redevelopment Sites			1,033
Downtown Specific Plan Subtotal			1,692
Total Sites Potential Capacity:	1,131	1,601	1,692

INFRASTRUCTURE ANALYSIS TO ACCOMMODATE RHNA

Sewer Capacity

In November 2005, the residents of the City of Livermore approved a ballot measure to participate in purchasing additional capacity in the Livermore Amador Valley Water Management Agency (LAVWMA) wastewater export pipeline. Approval of this measure increased the City's allocated capacity in the expanded LAVWMA system up to a peak wet weather flow capacity of 12.4 mgd, sufficient to provide enough disposal capacity to meet the City's projected need.

The City's Sewer Master Plan further identifies infrastructure improvements that are needed at the Wastewater Treatment plant to address the additional disposal capacity. Identified improvements have been programmed into the City's Capital Improvement Program (CIP) based on priority and necessity. Programmed improvements will address upgrades to provide sufficient capacity in areas where infill residential development is anticipated, such as in the Downtown Specific Plan Area as well as in the East Side Transition Area bounding Vasco Road. The Master

Water Capacity

Zone 7 is the wholesale water provider for the entire Livermore-Amador Valley. Zone 7 distributes to the Livermore Municipal Water (LMW) as well as the California Water Service Company (Cal Water), both retail providers to Livermore residents.

Delta water supply issues and the current drought in California, long-term water supply is a potential growth-limiting factor, however the City currently does have the capacity to achieve General Plan build-out. This determination is based on the City having a Water Efficient Landscape Ordinance in place for several years and which will apply to all new residential development; making reclaimed water available for landscape irrigation in much of the west end of the City including the Las Positas Golf Course; and working with partner agencies in establishing appropriate conservation measures.

The City is working in concert with water retailers and Zone 7 to develop an appropriately reliable and sustainable water supply that meets the needs of current development and accommodates build out of the region. The City currently utilizes recycled water for irrigation purposes in the eastern part of the City and is exploring system expansion. Other strategies to expand and/or stabilize the region's water supply include implementing indirect potable reuse through groundwater injection to increase the groundwater basin storage, accelerating surface water storage in reclaimed aggregate quarries, and acquiring water rights in the Los Vaqueros Reservoir.

Storm Drain Capacity

The City's Storm Drain Master Plan identifies low, medium, and high priority improvements needed to adequately handle stormwater flows within and through the City. Areas identified as priority for improvements include the Downtown Area and also the East Side Transition Area, east of Vasco Road. These are areas where new residential development is anticipated. High priority improvements have been programmed into the City's CIP to address future capacity.

There are no major infrastructure deficiencies that would inhibit or preclude residential development or more intense residential development on parcels identified in the City's land use inventory.

4.2 HOUSING RESOURCES

LIVERMORE HOUSING AUTHORITY

The Housing Authority of the City of Livermore (LHA) is responsible for managing one public housing development (Leahy Square), three scattered site affordable developments, and for administering the Section 8 Housing Choice Voucher program. The housing developments include: the 125 unit low-income Leahy Square housing development, Chestnut Apartments (six units including two that are market rate), Las Posadas Apartments (nine units targeted to larger households), and Bluebell Apartments (27 units with nine transitional housing units). The transitional housing units are for households graduating from homeless and/or domestic violence shelters. The scattered site complexes were acquired and rehabilitated using a variety of affordable housing funds from the City.

As of 2014, the LHA provides approximately 723 tenant-based vouchers to low-income households, including project-based vouchers for the disabled and households with social service needs.

THE HOUSING AND HUMAN SERVICES DIVISION

Housing and Human Services (HHS) is a division of the City's Community and Economic Development Department. HHS works with the community, developers, and a wide variety of local, state and federal agencies to maintain and expand affordable housing opportunities for lower- and moderate-income households. In addition to affordable housing services, HHS provides referrals and grant support to agencies that provide social services to low-income residents. In this capacity, HHS is responsible for managing the administration of the City's Affordable Housing Fund, Community Development Block Grant (CDBG), HOME program funding from the U.S. Department of Housing and Urban Development and two local funding sources (Human Services Facility Fee and Social Opportunity Endowment). Working with the other divisions in the Community and Economic Development Department, HHS also supports the revitalization and preservation of residential neighborhoods.

Multi-Service Center

The City continues to operate and subsidize the only Multi-Service Center in the Tri-Valley for agencies that primarily serve low-income individuals. Agencies with permanent space at the Center or that use space on an on-going basis include Alameda County Social Services, Axis Community Health Clinic, Community Resources for Independent Living (CRIL), State of California Department of Rehabilitation, East Bay Innovations, ECHO, Tri-City Health Center Valley AIDS Project and Tri-Valley Community Foundation.

NON PROFIT ORGANIZATIONS

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

- Alameda County Food Bank
- Alameda County Health Care Services Agency
- Alameda County Housing and Community Development Department
- Alameda County Social Services
- Abode Services
- Anthropos Counseling Center
- Axis Community Health
- Bridge Housing
- CALICO Center
- Child Care Links
- City Serve of the Tri-Valley
- Community Association for Preschool Education (CAPE)
- CRIL (Community Resources for Independent Living)
- East Bay Innovations
- ECHO Housing
- Eden Housing
- Habitat for Humanity
- Hello Housing
- Tri-Valley REACH
- Housing Consortium of the East Bay
- Interfaith Housing Kaleidoscope/Easter Seals
- Kidango (Formerly Tri-Cities Children's Center)
- Law Center for Families
- Legal Assistance for Seniors
- Livermore Area Recreation and Park District (LARPD)
- Livermore Homeless Refuge
- Livermore Valley Joint Unified School District (LVJUSD)
- MidPen Housing Corporation
- National Alliance for Mental Illness (NAMI)
- Open Heart Kitchen
- Senior Support of the Tri-Valley
- Shepherd's Gate
- Spectrum Community Service
- Tri-City Health Center
- Tri-Valley Haven
- Tri-Valley Housing Opportunity Center (TVHOC)
- Twin Valley Learning Center

The following are examples of non-profit projects and programs operating in Livermore:

ECHO

Since 1979, ECHO has provided fair housing counseling, education, and other housing-related services to residents of Livermore. ECHO operates in the City's Multi-Service Center, located adjacent to City Hall. The City provides grant funding to their Homeless Prevention and Rapid Re-housing program, which provides services to renters that are about to lose their housing.

Habitat for Humanity

Habitat for Humanity ("Habitat") is a non-profit agency dedicated to building affordable housing and rehabilitating homes for lower income families. Habitat builds and repairs homes with the help of volunteers, partner families, churches, businesses, and other

groups. Habitat homes are then sold to partner families at no profit with affordable or no-interest loans. Government agencies or individuals usually donate land for the new homes.

Between 2004 and 2006, the City worked with Habitat to construct 22 three- and four-unit affordable for-sale duets. The City recently partnered with Habitat on a single-family unit acquisition/rehabilitation program targeted to low-income veteran households. In 2013, The City established a revolving loan fund with the East Bay/Silicon Valley chapter of Habitat for Humanity, for the acquisition and rehabilitation of distressed single-family properties to be sold at an affordable price to low-income veterans of the U.S. military. These homes will have a 55-year affordability resale restriction.

MidPen Housing Corporation

MidPen Housing Corp, a non-profit housing developer, is currently in the predevelopment phase for the 4-acre housing site assembled by the City and located at the corner of Chestnut and P Street in Downtown Livermore. The Chestnut/P Street Housing Site is 4+/- acre commercial site was assembled through an Inclusionary Housing land dedication and a market acquisition in July 2010 using \$2,500,000 of the City's Affordable Housing Fund. MidPen was selected by the City in late 2010 to develop the site into a mixed ownership/rental, mixed income housing project with a large affordable component. The project is expected to move forward to entitlement in spring 2015. This project will include 35 market-rate units and 99 affordable units targeted to families and seniors at 30-60% of Area Median Income. MidPen will develop and administer the affordable units.

4.3 FINANCIAL RESOURCES

Livermore has access to a variety of existing and potential funding sources available for affordable housing activities. The following section describes the key housing funding sources currently used in Livermore:

- Federal: Community Development Block Grants (CDBG), HOME, and Section 8.
- State: CalHome Program
- Local: In-Lieu Fee and Low-Income Housing Impact Fee (Affordable Housing Fund)

With the loss of Redevelopment funding, the City will continue to explore other mechanisms to facilitate the development of affordable housing, including means for acquiring land to reduce the cost of development to affordable housing developers and to ensure the units remain affordable over time.

Table 4-8 provides a summary of federal, state, local, private, and non-profit financial resources available to support housing activities in the City of Livermore. Below, key local funding sources are described in greater detail.

Table 4-8. Financial Resources for Housing Activities

<u>Program Name</u>	<u>Description</u>	<u>Eligible Activities</u>
Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
Capital Funds (Formerly CIAP funds)	Funds to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements.	Construction of Housing Rehabilitation Modernization
HOME Investment Partnership Act Program (HOME)	Flexible grant program allocated to City through the Alameda HOME Consortium.	Acquisition Rehabilitation Home Buyer Assistance Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Grants to local communities, States, and nonprofit organizations for projects that benefit low income persons medically diagnosed with HIV/AIDS and their families.	Acquisition Rehabilitation Construction of Housing Rental Assistance Support Services
HUD Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	Rental Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	Construction of Housing
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness. This is a competitive program authorized under the McKinney/Vento Act.	Transitional Housing Housing for the Disabled Supportive Housing Support Services
Section 202	Grants to non-profit developers of supportive housing for the elderly.	Acquisition Rehabilitation New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance

Table 4-8. Financial Resources for Housing Activities

<u>Program Name</u>	<u>Description</u>	<u>Eligible Activities</u>
Section 108 Loan Guarantee	Provides loan guarantee to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
State Programs		
Building Equity and Growth in Neighborhoods Program (BEGIN)	Grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.	Home Buyer Assistance
Housing Enabled by Local Partnerships (HELP) Program	Low interest rate loans administered by Cal HFA to local government entities for their locally determined affordable housing activities and priorities.	Acquisition New Construction Rehabilitation
Local Housing Trust Fund Matching Grant Program – Proposition 46	Provides matching grants to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.	New Construction Home Buyer Assistance
Mortgage Revenue Bonds (MRBs)	Tax-exempt bonds that state and local governments issue through housing finance agencies (HFAs) to help fund below-market-interest-rate mortgages for first-time qualifying homebuyers.	Home Buyer Assistance
Mortgage Credit Certificates (MCC)	Provides qualified first time homebuyers with a federal income tax credit that reduces the borrower's federal tax liability, providing additional income, which can be used for mortgage payments.	Home Buyer Assistance
Prop 63 Mental Health Services Act Funds	Funding for capital improvements and operating subsidies for supportive housing for formerly homeless or at-risk individuals with mental disabilities.	Acquisition Rehabilitation New Construction
CalHome Program	Grant to make deferred-payment second mortgage loans to low-income qualified first-time homebuyers.	Homebuyer Assistance
Local Programs		

Table 4-8. Financial Resources for Housing Activities

<u>Program Name</u>	<u>Description</u>	<u>Eligible Activities</u>
General Funds	Funds to subsidize rents and operations for the Livermore Multi-Service Center.	Support Services
In-lieu Low Income Housing Fund / Commercial linkage fee (Housing Trust Fund)	A per unit fee for residential developments that do not provide affordable housing, generated from the Inclusionary Housing ordinance and fee per square foot for commercial construction.	Acquisition Homeless Assistance New Construction Rehabilitation Support Services
Low Income Housing Impact Fee	A fee assessed on commercial and industrial development, to help offset cost of affordable housing for employees. Fee varies depending on intensity of development and projected low-income employees. Fees are deposited into city Affordable Housing Fund.	Acquisition, conservation, construction of affordable housing for lower-income employees
Social Opportunity Endowment	Fund to provide a long- term, stable funding source for the delivery of quality human services to low income city residents.	Acquisition Economic Development Home Buyer Assistance Homeless Assistance New Construction Rehabilitation Support Services Public Services
Private Resources		
Housing Incentives for the Recruitment and Retention of Employees (HIRE)	Provide assistance to individuals who do not currently own a home and do not qualify for traditional down payment assistance. Households will have income up to 140% of median.	Home Buyer Assistance
Non-Profit Institutions		
Bay Area Local Initiatives Support Corporation (LISC)	Bay Area LISC provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	Acquisition New Construction
Low-Income Housing Fund (LIHF)	LIHF provides loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Source: City of Livermore, 2014; Alameda County HOME Consortium: Livermore Action Plan, FY2014-2015; LWC; 2014.

LOCAL FUNDING SOURCES

Inclusionary Housing Ordinance

As part of the City's inclusionary requirements, up to 15 percent of the units in every for-sale residential development must be affordable to lower income households.¹⁹ At least 7.5 percent must be reserved for low-income households, with the other 7.5 percent set aside for moderate-income households. A developer may satisfy the affordable housing requirement by paying a fee "in-lieu" of building an affordable unit with approval by City Council. In-lieu fees are deposited into the Affordable Housing Fund to assist in the development of lower income housing and fund-related programs that assist lower income residents with their housing needs.

The Inclusionary Ordinance also contains a provision, which encumbers for-sale units with a silent second mortgage for the difference in value between the affordable price and the initial market rate sales price for comparable units. If a buyer re-sells the reserved unit within the restricted time period for a price in excess of the current affordable purchase price, then the second mortgage must be repaid to the City for use in affordable housing programs via the Affordable Housing Fund.

Low-Income Housing Impact Fees

The City assesses an impact fee on commercial and industrial developments. The fee is designed to provide affordable housing for lower-income employees, reducing the impacts associated with the need to commute from outside the city. The fee varies according to the intensity of commercial and industrial use, based on the estimated number of low-income jobs and households associated with the development type.

The City expects to generate an average of \$500,000 annually from the impact fee. These fees are placed in the Affordable Housing Fund to be used for acquisition, preservation and construction of additional units.

AFFORDABLE HOUSING FUND

The City maintains an Affordable Housing Fund, also referred to as the Housing Trust Fund, to assist in the development and preservation of affordable housing and to help fund other housing-related programs that assist lower income residents (Program 3.2.1). These programs are described further in Section 4.4 below and are listed in Chapter 5, Housing Plan. The two primary sources of revenue into the Affordable Housing Fund include the In Lieu Fee (Inclusionary Housing Ordinance) and the Low Income Housing Impact Fee.

As described in Section 3.2, a developer may comply with the City's Inclusionary Housing Ordinance by paying an "in-lieu" fee, with approval by City Council. The Inclusionary Ordinance also contains a provision, which encumbers for-sale units with a silent second

¹⁹ In the Downtown Specific Plan Area, a minimum of 10 percent of the units in each project are reserved at a price affordable to low-income households.

mortgage for the difference in value between the affordable price and the initial market rate sales price for comparable units. If a buyer re-sells the reserved unit within the restricted time period for a price in excess of the current affordable purchase price, then the second mortgage must be repaid to the City for use in affordable housing programs via the Affordable Housing Fund.

The City also assesses the Low Income Housing Impact Fee on commercial and industrial developments. The fee is intended to help provide affordable housing for lower-income employees, reducing the impacts associated with the need to commute from outside the city. The fee varies according to the intensity of commercial and industrial use, based on the estimated number of low-income jobs and households associated with the development type. The City expects to generate an average of \$500,000 annually from the impact fee.

In the recent past, the Affordable Housing Fund has been used to directly fund or assist other organizations in funding affordable housing projects and housing for special needs groups. Organizations which have received financial support from the City's Affordable Housing Fund include:

Abode Services – Receives funding from the City to implement three programs: \$85,000 of Community Development Block Grant (CDBG) and the U.S. Department of Housing and Urban Development's HOME program to implement Project Independence and another program to rehouse people that are homeless, \$79,815 to implement a Homeless Outreach Team to help stabilize the lives of the chronically homeless to obtain housing, and \$25,000 to provide support services to the clients of AC Impact, a program that provides permanent supportive housing to chronically homeless individuals.

ECHO Housing – received \$30,000 in FY2014 to support fair housing counseling and other related housing services. The agency also has been the recipient of an ongoing allocation of \$50,000 of HOME and \$30,000 of CDBG to provide homeless prevention services to renters that are about to lose their housing.

Habitat East Bay/Silicon Valley – Received a \$300,000 loan fund commitment to purchase and rehabilitate single-family homes for resale to low income Veteran's households.

Hello Housing – Received a \$1,300,000 acquisition and construction loan commitment to purchase and rehabilitate a 5-unit apartment building to be reserved for special needs households with mental health related disabilities.

Housing Consortium of the East Bay – In 2011, received a \$60,000 "gap" loan to acquire a Below Market Rate unit used as shared housing for individuals with developmental disabilities.

Homeless and Domestic Violence Housing Services – The Tri-Valley Haven receives funding to support these important services including: domestic abuse consulting, classes and shelter. Funding includes, Housing In-Lieu and the Social Opportunity Endowment funds.

Land Acquisition/Banking – Housing Trust Funds have been used to purchase sites targeted for affordable housing within the downtown, including the Railroad Avenue, First Street and Chestnut sites. The City is currently negotiating development agreements with non-profit developers (Eden Housing and MidPen Housing) for those sites.

City of Livermore, Neighborhood Preservation Division – Receives CDBG to support code enforcement activities in several low-income census tracts.

Neighborhood Solutions – Receives \$50,000 to provide loans and small grant to help low income homeowners rehabilitate their homes.

The City will continue to work with other developers to identify opportunities to acquire and rehabilitate other blighted residential properties which present significant issues for community preservation efforts.

4.4 PROGRAMS

The City of Livermore uses the Affordable Housing Fund and other funding sources to provide a range of housing programs, either directly or through partnering with non-profit organizations in the region. These programs are summarized below and listed in Chapter 5, Housing Plan.

LAND ACQUISITION (PROGRAM 3.2.2)

One program for supporting the production of affordable housing is the acquisition of property. For example, the City has purchased several sites within the Downtown area, including the Railroad Avenue, First Street and Chestnut sites. The City is currently working with MidPen Housing Corp is currently in the predevelopment phase for the 4-acre housing site assembled by the City and located at the corner of Chestnut and P Street in Downtown Livermore. This project will be a mixed-income project, with approximately 35 market-rate units and 99 affordable units targeted to families and seniors at 30-60% of Area Median Income. In partnership with MidPen and the market-rate developer, the City will develop a master plan for the project, which will likely be developed in two phases. MidPen will develop and administer the affordable units.

PARTNER WITH AFFORDABLE HOUSING DEVELOPERS (PROGRAM 3.2.3)

Affordable housing developers, particularly nonprofit developers, are key players in the production, preservation, and maintenance of affordable housing. These agencies have access to a range of public and private funds for housing activities. The City regularly meets with affordable housing developers to discuss a variety of future affordable housing opportunities in Livermore.

CONVERSION OF MARKET-RATE TO AFFORDABLE UNITS (PROGRAM 3.2.4)

The City has also increased the existing affordable housing stock by converting market rate units to affordable units. Utilizing the Affordable Housing Fund, the City provides financial assistance to non-profit organizations to purchase existing housing units, which could be upgraded to provide accessibility to households with special needs.

For example, in 2013, the City established a revolving loan fund with Habitat for Humanity East Bay/Silicon Valley for acquisition and rehabilitation of distressed single-family properties to be sold at an affordable price to low-income U.S. military Veterans. These homes will have a 55-year affordability resale restriction.

In addition, the City recently provided Hello Housing, a non-profit housing developer with two loans for the acquisition and rehabilitation of a five-unit multi-family property. These

units will be affordable to very-low income households, earning less than 50 percent of the AMI.

SUBSIDIES AND INCENTIVES (PROGRAM 3.2.5)

The City utilizes a variety of its funding sources to subsidize and incentivize affordable housing development in Livermore. The subsidies are based on the project's ability to provide the greatest level of affordability and serve special needs households. Examples of potential subsidies include:

- fee waivers for affordable units in a development such as the Transferrable Development Credit Fee;
- direct subsidy through the City's Affordable Housing Fund;
- utilization of land assets reserved for affordable housing; and
- Option to amortize the payment of development fees over time.

The City also provides financial incentives to landlords who agree to continue to provide affordable units (Program 4.2.1, Preservation of Affordable Housing).

FIRST-TIME HOMEBUYER DOWN PAYMENT ASSISTANCE PROGRAM (PROGRAM 3.3.1)

The City provides mortgage assistance for down payment, closing costs, and secondary financing to assist low- and moderate-income first-time homebuyers. The program targets persons with disabilities. To reach potential homebuyers and inform the public, the City coordinates with lenders, realtors, and homebuyer counseling agencies to distribute information about the program.

RENTAL ASSISTANCE (PROGRAM 3.3.2)

The primary form of rental assistance to low-income and/or special needs households is the federally-funded Section 8 program, administered through the Livermore Housing Authority, the City includes referral information on the Section 8 program on their website and identifies projects with Section-8 designated units in the Tri-Valley Affordable Housing Rental Directory brochure.

The City's Housing and Human Services Division has worked with the Livermore Housing Authority to offer the program to developers of new rental housing with a focus on providing housing opportunities for special needs population. Examples of this collaboration include Carmen Avenue and Savannah Terrace.

HOMELESSNESS PREVENTION AND INTERVENTION (PROGRAM 3.3.4)

The City also provides funding to Adobe Services (formerly Allied Housing), which serves low-income families, emancipated youth, and homeless individuals. In addition to affordable housing, their services include job training, employment, and other supportive services to help households at risk of homelessness to achieve stability and self-sufficiency. The City coordinates with Adobe Services to implement Project Independence and AC Impact.

Project Independence provides a rent subsidy and intensive case management for young adults emancipating out of foster care, often to homelessness, at the age of eighteen. This program provides a safety net through life skills training, education,

counseling, and stable housing for two years. Between 2009 and 2013, the program assisted 34 young adults in Livermore.

AC Impact provides permanent housing vouchers coupled with services to individuals experiencing chronic homelessness. Livermore has received up to 10 permanent housing vouchers. This program is being initially targeted to outreach to individuals with high levels of contact with local law enforcement. Livermore received up to 10 permanent housing vouchers to address long term homeless in our community.

In addition, the City provides support to ECHO's Homeless Prevention program, which supports households that are at risk of becoming homeless.

MINOR HOME REPAIR PROGRAM (PROGRAM 4.1.1)

This program provides grants of up to \$5,000 to lower income homeowners to cover the cost of minor repairs. Example repairs include plumbing, weather stripping, electrical work, and accessibility upgrades per the Americans with Disabilities Act (ADA). The City promotes all of its Housing Rehabilitation programs on the website, provides brochures at the City's public counters, conducts targeted mailings, and disseminates information through Neighborhood Preservation staff. The City receives about 25 applications to the program and about 75 to 100 inquiries annually.

OWNER-OCCUPIED HOUSING REHABILITATION LOAN PROGRAM (PROGRAM 4.1.2)

This program aids low income homeowners by providing deferred payment loans of up to \$35,000 for major repairs such as roof, furnace, and major electrical and plumbing repairs. The program also provides for installation of special amenities such as wheelchair ramps, support rail systems, and security/safety devices in housing occupied by elderly and disabled.

The City advertises this program in tandem with the Minor Home Repair Program. The loan program serves about three to four homeowners every year. The amount of repairs needed by homeowners is consistently at the loan maximum and the total program budget has not increased. Demand for the program exceeds the amount of funding available for loans; therefore, the City assists homeowners with the most urgent health and safety repair needs.

Through this program, the City has offered solar photovoltaic system installations in coordination with GRID Alternatives, a non-profit whose mission is to renewable energy and energy efficiency services to low-income homeowners. Utilizing a variety of rebates and volunteer labor, GRID is able to install solar systems for \$7,000 (a similar system would cost a homeowner up to \$30,000). The City has completed four of these installations.

HISTORIC PRESERVATION TAX CREDITS - MILLS ACT (PROGRAM 4.1.3)

Enacted in 1972, the Mills Act (specifically the Mills Act Property Tax Abatement Program) grants participating cities the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their properties while receiving property tax relief. The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities such as rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, and/or fostering pride of ownership.

The City of Livermore currently does not participate in the Mills Act Property Tax Abatement Program but will investigate the feasibility of participation over the next five years.

NEIGHBORHOOD IMPROVEMENT (PROGRAM 4.1.4)

An important component of preserving the existing affordable housing stock is maintaining and enhancing the residential environment. The City has an aggressive two-year Capital Improvement Program (CIP) that includes various infrastructure upgrades that will benefit neighborhoods across the city. These include a sidewalk repair program, ADA compliance, upgrades and construction of public safety facilities (i.e., fire stations), street improvements such as slurry sealing, and major transportation projects.

NEIGHBORHOOD PRESERVATION PROGRAM (PROGRAM 4.1.5)

The Neighborhood Preservation section identifies health and safety issues associated with residential structures and responds to building and zoning code violations reported to the City. Neighborhood Preservation staff coordinates their investigations with other divisions to provide a link between the identification of structures needing repair (Building) and homeowners needing financial assistance to make necessary repairs (Housing and Human Services). The City also conducts bi-annual Housing Quality Inspections of multi-family complexes that have received US Department of Housing and Urban Development CDBG and HOME funding.

FAIR HOUSING SERVICES AND SERVICES TO THE DISABLED (PROGRAM 5.1.1)

The City provides financial assistance and administrative support to local non-profit organizations that specialize in addressing discriminatory housing practices. These organizations include the Eden Council for Hope and Opportunity (ECHO), Community Resources for Independent Living (CRIL), East Bay Innovations (EBI), and Bay Area Community Services (BACS). Services provided by these organizations include: fair housing counseling services, tenant/landlord mediation, community education/outreach to local schools, rental assistance, and housing support services.

In addition to providing services to residents, ECHO receives assistance from the City to conduct annual fair housing audits to tests landlords within the City for discriminatory practices. Over the past six years, ECHO has tested for discrimination based on source of income, race, disability, and national origin. The audits have indicated that housing discrimination is an issue in the city and countywide. The results of the audits are presented to the City and rental housing associations. Landlords who have been found to discriminate during the audit are provided with their results and offered follow-up education on fair housing laws. To further promote equal housing opportunity, the City distributes fair housing brochures at public locations including City offices, public libraries, community/senior centers, service providers, and on the City's website. Brochures are available in English and Spanish, with other translation available.

TRI-VALLEY AFFORDABLE HOUSING COMMITTEE (PROGRAM 6.1.1)

The City of Livermore participates in the Tri-Valley Affordable Housing Committee. The committee is composed of staff and elected public officials from Danville, Pleasanton, Livermore, Dublin, San Ramon and Alameda and Contra Costa County. The purpose of

the committee is to identify regional housing issues and to develop multi-jurisdictional approaches to solving affordable housing problems.

EMERGENCY AND TRANSITIONAL AND SUPPORTIVE HOUSING (PROGRAM 6.1.2)

The City coordinates with Pleasanton, Dublin and Alameda County to provide financing for the acquisition, rehabilitation, and operation of emergency housing for families. Specifically, the City coordinates supports the Tri-Valley Haven, which provides outreach, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless people or those at risk of being homeless. Tri-Valley Haven and other emergency, transitional, and supportive facilities are described in Chapter 2.

The City is currently partnering with nine other government agencies and community stakeholders to plan and implement the county-wide housing plan EveryOne Home Initiative. The plan centers on activities to address the housing needs of the homeless, persons with serious mental illness, and those living with HIV/AIDS. EveryOne Home envision a system of care in Alameda County that by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. The plan reflects a “housing first” model, in which all funded programs prioritize finding clients permanent housing as quickly as possible before resolving any pre-conditions (e.g., sobriety, medication compliance, or utilizing a shelter or transitional housing program first).

The City is also a member of the HOPE Partnership. This partnership oversees the HOPE Mobile Services Unit, which provides medical, mental health, and case management services to help people break the cycle of homelessness and develop the skills to help them obtain and maintain housing.

REGIONAL HOME OWNERSHIP EDUCATION AND COUNSELING (PROGRAM 6.1.3)

The City of Livermore partners with all of the cities in the Tri-Valley including Danville, San Ramon, Dublin, and Pleasanton to support first-time homebuyer education services targeted to low and moderate income households through a number of local agencies including, the Tri-Valley Housing Opportunity Center and Hello Housing. These agencies coordinate first time homebuyer assistance programs and provide existing homeowners with foreclosure intervention services, education/counseling, and screening for the City’s Affordable Homeownership Programs.

4.5 OPPORTUNITIES FOR ENERGY CONSERVATION

California law (Government Code Section 65583 [a][7]) requires local governments to address energy conservation issues when updating a Housing Element. According to the California Department of Housing and Community Development, these elements should

contain an analysis of opportunities for residential energy conservation. It is the intent of this requirement to promote energy efficient housing systems and building design, as well as the use of energy saving features and materials during construction.

RESIDENTIAL ENERGY USE AND CONSERVATION

According to the U.S. Department of Energy, the residential sector accounts for 21 percent of the country's annual energy use.²⁰ Within the home, 43 percent of residential energy is used for space heating and cooling; 13 percent for appliances; 12 percent is used for water heating; 11 percent is used for lighting.²¹

Energy conservation provides the dual benefits of promoting environmental sustainability and reducing monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Constructing new homes with energy-conserving features, as well as retrofitting existing energy-inefficient structures, can result in lower monthly utility costs. In addition to building design and construction techniques, street layouts and zoning patterns also affect energy consumption and can therefore support its reduction. Specific examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and insulation) to prevent energy leaks that increase heating and cooling costs;
- Installing energy efficient appliances, LED lighting, and mechanical systems (heating, ventilation, and air conditioning);
- Installing a "cool roof" that reflects solar radiation to lower heating costs;
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy generation opportunities;
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per-unit heating and cooling costs; and
- Promoting infill development to use existing infrastructure and services.

STATE PROGRAMS

The State of California has two major initiatives that encourage and require energy conservation in the housing sector, described below. Pacific Gas and Electric Company (PG&E) and the City of Livermore also offer programs that provide opportunities for residential energy conservation.

²⁰ Source: U.S. Department of Energy at http://www.eia.doe.gov/emeu/aer/pdf/pages/sec2_4.pdf

²¹ Source: U.S. Department of Energy, <http://buildingsdatabook.eren.doe.gov/docs/1.2.3.pdf>.

State Energy Efficiency Requirements For New Construction (Title 24)

All new construction in Livermore is subject to the requirements of the California Energy Commission's Title 24 energy efficiency standards, which are designed to reduce heat loss and energy consumption. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits, including new development and major remodeling projects including home additions. These standards apply to building components such as wall and ceiling insulation, thermal mass, and window to floor area ratios.

Greenhouse Gas Emission Reduction (Assembly Bill 32)

The California Legislature adopted the California Global Warming Solutions Act (Assembly Bill [AB] 32) in 2006. The purpose of the act is to reduce greenhouse gas (GHG) emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to further reduce GHG emissions to 80 percent below 1990 levels by 2050.

- The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, produced a report on steps that cities and counties can take to contribute to the goals of AB 32. CAPCOA recommended the adoption of General Plan policies and implementation measures that encourage energy conservation through community layout and design. The City incorporated many of the recommended strategies for residential energy conservation in the City's Climate Change Element and Climate Action Plan, discussed below.

ENERGY ASSISTANCE PROGRAMS

Pacific Gas and Electric Company (PG&E) offers several programs to promote energy conservation and assist lower income residential customers with their home energy costs. Energy conservation programs include rebate programs for old appliances, free energy audits, and public education and outreach programs that teach energy saving tips. The programs serving lower income households include the following:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a 20 percent discount on monthly energy bills and waives recent surcharges for low-income households. The program applies to single family homeowners, tenants who are metered or billed by landlords, and group-living facilities.
- Family Electric Rate Assistance (FERA) is a discount program for low- to moderate-income families of three or more people. The program is available to both single family and multi-family residential customers.
- Energy Partners Program is one of PG&E's financial assistance programs that provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. The work usually involves attic insulation, door replacement, door weather-stripping, and minor home repair.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly,

disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200 percent of the federal poverty level.

PG&E also offers reduced rates for residential customers that are dependent on life support equipment or have special heating and cooling needs caused by certain medical conditions. The utility also offers a balanced payment plan for customers who experience higher heating or cooling costs during the extreme weather months.

In addition to the programs above, the California Department of Community Services and Development has a Low-Income Home Energy Assistance Program (LIHEAP). The LIHEAP provides free weatherization services such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households for energy bills.

THE CITY OF LIVERMORE POLICIES AND PROGRAMS

Goal 7 in Chapter 5 of this Housing Element contains one policy and two programs aimed at promoting energy efficiency in existing and new development as a means of reducing housing costs. This policy encourages the use of energy conservation features in design and siting of new residential structures and in the retrofitting of existing structures. The programs listed in this Housing Element that provide the means to achieve this policy are the State Energy Code (previously discussed), the Housing Implementation Program (HIP), and the Green Building Ordinance.

The City of Livermore includes criteria for solar access and energy efficiency in the HIP. This provides an advantage to potential residential developments that include energy efficient design features that exceed State requirements in their residential project design. Furthermore, projects competing in the 2014-2016 HIP must demonstrate compliance with the City's Green Building Ordinance. This Ordinance, adopted in 2007, requires new residential development to incorporate Green Building measures and to achieve a minimum Green Point rating of 50 points. In addition to the Green Building Ordinance, City has adopted the California Green Building Standard (Cal-Green) and requires Tier 1 compliance on electrical.

The City of Livermore adopted a Climate Change Element (as an amendment to the General Plan). Policies from the Climate Change Element are referenced in this Housing Element in order to reinforce the City's goal to reduce greenhouse gas emissions within the community consistent with the targets of AB 32. In November 2012, the City adopted and has begun implementation of a Climate Action Plan. For example, the City's WattzOn initiative provides residents with a free home energy consultation to help reduce monthly home energy bills.

5 HOUSING PLAN

This Housing Plan is a statement of Livermore's commitment to maintaining, preserving, improving, and developing housing opportunities for all segments of the community. The Plan contains the goals, policies, objectives, and implementation programs to achieve a high quality, balanced housing stock that accommodates the needs of existing and future Livermore residents. The Housing Plan must achieve the following:

- Ensure continued availability and adequacy of sites to accommodate the Regional Housing Needs Allocation (RHNA), including appropriate zoning and development standards and with access to public services and facilities to meet the needs of all income levels.
- Assist in the development of adequate housing to meet the needs of low-and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of existing affordable housing stock.
- Preserve subsidized housing developments at-risk of conversion to market-rate.
- Promote housing opportunities for all persons regardless of race/ethnicity, religion, sex, marital status, ancestry, national origin, familial status, disability, or source of income.

5.1 ACCOMPLISHMENTS UNDER THE 2009-2014 HOUSING ELEMENT

To update the housing plan, the City must evaluate the following:

- Appropriateness of the existing housing goals, objectives and policies in contributing to the local, regional, and statewide housing goals.
- Effectiveness of the 2009-2014 Housing Element in attainment of Livermore's housing goals and objectives.
- The City's progress with implementation of the 2009-2014 Housing Element.

The following discussion summarizes the City's major accomplishments under each of the seven housing goals in the 2009 – 2014 Housing Element:

1. Diversity of Housing Choice
2. Well Managed Growth
3. Production of Affordable Housing
4. Preservation and Improvement of Affordable Housing
5. Provision of Equal Housing Opportunity
6. Regional Cooperation to Produce Affordable Housing and Housing for Special Needs Groups
7. Energy Efficiency

Appendix C contains a detailed review of accomplishments under each Housing Element program.

DIVERSITY OF HOUSING CHOICE

In order to address the diverse housing needs of the Livermore community and provide a range of housing choices by type, price, and density, the City of Livermore accomplished the following during the 2009 – 2014 Housing Element period:

- **Comprehensive Update of Zoning Code (Program 1.2.1)** – In February 2010, the City adopted a new *Livermore Development Code*. This update included new form-based regulations and smart growth principles to promote mixed-use development, facilitate pedestrian and bicycle travel, and encourage sustainable and infill development.
- **Amendment of Neighborhood Mixed-Use Designation (Program 1.1.5)** – As part of the new Livermore Development Code, the City amended the Neighborhood Mixed-Use (NM) designation in the General Plan. This designation previously permitted projects to be entirely commercial, whereas the amendment now requires mixed-use on these sites.
- **Identified Transit Oriented Development Site (Program 2.2.2)** – In 2012, the City established two Priority Development Areas (PDAs) that are intended for Transit Oriented Development (TOD) in support of regional rail service to Livermore. The City is preparing to adopt a Specific Plan for the Isabel PDA.
- **Amendment to the Downtown Specific Plan (Program 1.1.1)** – The City adopted the Downtown Specific Plan in 2004 with the goal of increasing development density and housing opportunities. In 2013, the City approved an amendment to allow for a density range of 30 to 36 dwelling units per acre within the Neighborhood North Side subarea.
- **Adopted Ordinance for development within the Brisa Neighborhood Plan (Program 1.1.2)** – In January 2014, the City adopted an ordinance approving the development agreement between the City of Livermore and Summer Hill Brisa, LLC for the Brisa Neighborhood Plan Project. The project consists of 465 residential units, including a mix of small lot detached single-family homes, row townhouses, and apartments (with 30 units designated for low- and very low-income households).
- **Amendment to the General Plan (Program 1.1.2)** – In 2013, the City adopted a General Plan Amendment to create two land use designations: Urban High-5a (22-30 dwelling units/acre) and Urban High-5b (30-38 dwelling units /acre) and changed land use designations on three vacant parcels (two sites) to a dual designation of Industrial/Urban High-5b Residential.
- **Amended Zoning Map (Program 1.1.2)** – In 2013, the City adopted an amendment to the Zoning Map to change the zoning on one of the parcels mentioned above to Planned Development (PD) consistent with the new General Plan land use designations;
- **Development of Housing for Special Needs Groups (Program 1.3.3, 3.3.1, and 3.3.2)** –In 2013, the City established a revolving loan fund for acquisition and rehabilitation of distressed single-family properties. These homes will be sold at a

price affordable to low-income U.S. military Veterans. The City will also provide secondary mortgage assistance. The two homes that have been purchased through the program will receive ADA accessibility modifications. Finally, the City established a voucher based Section 8 program, received funding for 5 MHSA units and provided down payment assistance to for single-family shared housing.

- **Emergency Shelters, SRO's, and Transitional and Supportive Housing (Program 1.3.4)** As part of the 2010 Livermore Development Code update, the City developed specific definitions, consistent with State law, for emergency shelters and transitional and supportive housing. The City also identified zoning districts where these uses are explicitly permitted. The Development Code permits community care facilities, including emergency shelters, transitional housing and supportive housing facilities, in the Rural Residential (R-R), Suburban Residential (S-R), Residential Low Density (R-L), Multi-Family Residential (MFR) zones.
- **Utilized the City's Density Bonus Programs (Program 3.1.4)** – The City continues to use the additional density bonuses for senior and very-low income housing. Recent projects during the last housing element cycle that have utilized these provisions include 30-unit Carmen Avenue Apartments and the 40-unit senior housing development, Vandenburg Villas.

WELL MANAGED GROWTH

Through its growth management policies, the City ensures high quality residential design and the adequate provision of infrastructure, public facilities, and services. The following describes Livermore's major accomplishments towards well managed growth during the 2009–2014 Housing Element period:

- **2011-2013 and 2014-2016 HIP (Program 2.1.1 and 3.1.2)** – The City continues to utilize the Housing Implementation Plan (HIP) to manage residential growth commensurate with the availability of public services and infrastructure. There was no competitive process for the 2011-2013 HIP. The 2014-2016 HIP will require minimum energy efficiency measures in order to qualify for allocations and no competitive process.
- **HIP Exemptions (Program 2.1.1)** – The HIP process continues to offset potential negative effects of growth management by allowing exemptions to the competitive process to encourage a variety of housing for all income levels. Projects of four units or less as well as projects that provide 35 to 50 percent of the units as affordable are exempt. The 2011-2013 HIP exempted 600 units in the Downtown Specific Plan Area.
- **Adoption of Climate Action Plan (Program 2.2.1)** – In November 2012, the City adopted and has begun implementation of a Climate Action Plan. For example, the City participated in the "Cities for Climate Protection" campaign administered by ICLEI – Local Governments for Sustainability.

PRODUCTION OF AFFORDABLE HOUSING

The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. For the 2009-2014 Housing Element cycle, the City

was assigned a Regional Housing Need Allocation (RHNA) of 3,394 units, at the following income distribution:

- Very Low Income – 1,038 units
- Low Income – 660 units
- Moderate Income – 683 units
- Above Moderate Income – 1,013 units

The following describes Livermore's major accomplishments towards the production of affordable housing during the 2009–2014 Housing Element period:

- **Increased the City's Inventory of Land for Affordable Housing (Program 1.1.1)** – During the previous RHNA cycle, the City's land inventory included sufficient sites to accommodate low-income, moderate, and above-moderate dwelling units. However, the inventory did not meet the RHNA obligations for the very low-income category. The City's 2009-2014 Housing Element certification was contingent upon completing a program to re-designate and rezone sufficient sites for very-low income households. Accordingly, the City took the following actions to rezone approximately 33 acres of land at a minimum density of 30 dwelling units per acre to accommodate 966 dwelling units in the Very Low-Income category:
 1. Approved a General Plan Amendment to create two land use designations: Urban High-5a (22-30 du/acre) and Urban High-5b (30-38 du/acre).
 2. Changed the land use designations to a dual designation of Industrial/Urban High-5b Residential on three vacant parcels adjacent to the Brisa and Arroyo Vista Neighborhood Plans.
 3. Approved a Downtown Specific Plan Amendment to establish a density range of 30 to 36 dwelling units per acre in the Neighborhood North Side subarea.
- **Revised Inclusionary Housing Ordinance (Program 3.1.1)** – In 2013, the City conducted a Residential Nexus Analysis and a Residential Feasibility Analysis to inform an update of the Inclusionary Housing Ordinance to reflect current market conditions. Subsequently, the City adjusted the affordable housing in-lieu fee to \$11.65 per square foot. The City also reinstated the "must build" requirements, meaning that development must include on-site affordable units, unless they obtain special approval from City Council to use a different method for satisfying the ordinance, such as payment of the in-lieu fee.²²
- **Provision of Subsidies to Facilitate Affordable Housing Development (Program 3.2.4)** – The City offers financial subsidies from a variety of sources to facilitate

²² Also in 2013, the City amended the ordinance to exempt rental housing projects from the inclusionary housing requirement, except for projects that are located within designated Plan Areas and include mixed-product types

affordable housing production. In 2013, the City provided Hello Housing with funding for the acquisition and rehabilitation of a 5-unit multi-family property. Projects underway with Eden and Mid-Pen Housing in Downtown are expected to provide an additional 135 units to low and very low-income households including families, seniors, and persons with disabilities.

- **First Time Homebuyer Down Payment Assistance (Program 3.3.1)** – Through this program, the City assisted 10 households from 2009 through 2014. Also in 2012, the City received a \$1,000,000 CalHome Grant from HCD, which will be used to expand the First-Time Homebuyer Down payment Assistance Program. The program is expected to assist 25 households.
- **HIP Targeted Categories (Program 3.1.2)** – The City continues to use HIP to encourage the development of affordable units through exemptions. The City will continue to use targeted categories to encourage infill in future competitive HIP programs.
- **Converted Market Rate Units to Affordable (Program 4.2.1)** – There are numerous challenges to converting market rate units to affordable units such as covering the high cost of units with limited resources. Overcoming these obstacles, the City was able to convert six units from market rate to below market rate for at least 55 years in 2013.

PRESERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING

Preserving and improving existing affordable housing is a critical component of the City's overall housing strategy. The City has many programs to facilitate housing improvement and has accomplished numerous objectives during the 2009 – 2014 Housing Element period through these programs, including:

- **Minor Home Repair (Program 4.1.1)** – The City's Minor Home Repair Program provides grants to lower income homeowners to cover the cost of minor necessary repairs. Between 2010 and 2013, the City assisted 25 households through this program, averaging about six households per year.
- **Owner-Occupied Housing Rehabilitation Loan Program (Program 4.1.2)** – This program aids lower- and moderate-income homeowners by providing non-payment loans for major repairs or the installation of amenities for seniors and persons with disabilities. Between 2010 and 2013, the City assisted 11 households through this program, averaging about three households per year.
- **Home Improvement Rebate Program (Program 4.1.2)** – This program focuses on façade improvements for low-income homeowners. City staff continues to market the program in areas with older housing stock and a significant number of code violations. In 2012 and 2013, the City assisted a total of 26 households through this program.
- **Preservation of At-Risk Units (Program 4.2.1)** – Housing developed wholly or partially with public funds should remain affordable to the maximum extent feasible. With that in mind, the Housing and Human Services Division continues to monitor affordable projects at-risk of conversion to market rate. The City

continues to reach out to nonprofit developers, collaborate with project owners and pursue state funding opportunities for support in preserving affordable units.

PROVISION OF EQUAL HOUSING OPPORTUNITY

Provision of a range of housing choices must be matched by the equal opportunity to access such housing regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. To promote equal housing opportunities in Livermore, the City accomplished the following during the 2009 – 2014 Housing Element period:

- **Fair Housing Outreach and Education (Program 5.1.1)** – The City continues to contract with ECHO Housing to conduct fair housing outreach and education, as well as to investigate complaints of housing discrimination and conduct yearly Fair Housing Audits. In 2012, ECHO tested 10 properties in Livermore for reasonable accommodations for disabled persons. All owners and managers of these properties were offered free fair housing training. The City also continues to operate and subsidize the City's Multi-Service Center for agencies that primarily serve low-income individuals. Livermore is the only City in the Tri-Valley with a Multi-Service Center. Agencies with permanent space at the Center or that use space on an on-going basis include Alameda County Social Services, Axis Community Health Clinic, CRIL, State of California Department of Rehabilitation, East Bay Innovations, ECHO Housing, Tri-City Health Center Valley AIDS Project and Tri-Valley Community Foundation.
- **Housing for the Disabled (Program 5.1.1)** – The City continues to refer complaints to Community Resources for Independent Living (CRIL) and provides them with funding support for case management for disabled Livermore residents and community education and outreach to local schools. In 2013, ECHO also provided housing related services to 131 persons with disabilities.

REGIONAL COOPERATION TO PRODUCE AFFORDABLE HOUSING AND HOUSING FOR SPECIAL NEEDS GROUPS

Livermore understands that affordable housing and special needs groups are not unique to the City. Therefore, the City continues to work cooperatively with communities in the region to effectively address affordable housing needs and housing for persons with special needs through the following programs:

- **Tri-Valley Affordable Housing Committee (TVAHC) (Program 6.1.2)** – Through the TVAHC, the City and other Tri-Valley jurisdictions (Dublin, Pleasanton, San Ramon and Danville) collaborate on programs and regional policies that improve the provision of affordable housing. Joint initiatives through this committee included establishing the Tri-Valley Housing Opportunity Center (TVHOC). In 2013, the City provided a variety of support to TVHOC to assist them in completing five workshops addressing financial education, homebuyers counseling, education workshops and foreclosure counseling. The City recently utilized a Section 108 loan from HUD to purchase the TVHOC's headquarters with the intent to secure a permanent, local and accessible location for housing services in Livermore.
- **Tri-Valley Housing Scholarship Program (Program 6.1.4)** – The Housing Scholarship Program provides a rent subsidy to individuals in need of affordable housing

while in vocational training to become self-sufficient. Between 2010 and 2013, a total of 23 households were assisted, an average of about six households annually.

- **Project Independence (Program 6.1.5)** – The City collaborates with the Tri-City Homeless Coalition to operate “Project Independence,” a program for youth transitioning out of foster care to reside in Livermore. The program assisted a total of 5 youths between 2012 and 2014. Typically, the City assists an average of about eight youths annually.
- **Regional Collaboration for Special Needs Groups (Program 6.1.2)** – 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 and Community Resources for Independent Living. In 2008, these agencies provided assistance to over 100 persons. The City also collaborates with REACH (formerly HOUSE Inc.), Housing Consortium of the East Bay, and Bay Area Community Services to provide supportive housing to 30 persons with developmental disabilities.
- **Homeless Prevention and Rapid Re-housing Program (HPRP) (Program 6.1.2)** – HPRP provided housing relocation and stabilization services to individuals and families who were homeless. The program concluded in September 2012, having provided services to 702 persons and 256 households. The City now provides funding to ECHO for these services.
- **Developmentally Disabled Homeownership (Program 1.3.3)** – In 2010, the City sold the second of two units in the Savannah Terrace development which were reserved for purchase by developmentally disabled households. These opportunities were supported through the Livermore Housing Authority’s Section 8 Housing Choice Voucher program in which rental vouchers are converted for use towards payment of a mortgage.

ENERGY EFFICIENCY

Through the Uniform Building Code and State Energy Code, the City continues to facilitate the construction of energy-efficient housing. The City also continues to include the evaluation of energy efficiency as criteria in the HIP evaluation procedure. Other accomplishments furthering energy efficiency include:

- **GRID Alternatives (Program 4.1.2)** – GRID Alternatives is a nonprofit organization that brings the benefits of solar technology to communities that would not otherwise have access. Through the Owner Rehabilitation Program, the City continues to offer low-cost installation of solar panels with GRID Alternatives. In 2012, solar panel installations were completed on five single family homes, resulting in an average of \$20,000 in energy savings per homeowner over a 30-year period.
- **Green Building Ordinance (Program 7.1.2)** – In 2013, the City amended the commercial and residential Green Building Ordinance. The City currently requires new structures to exceed the requirements of the California Building Energy Efficiency Standards by 15 percent.

5.2 HOUSING GOALS, POLICIES, AND PROGRAMS

The goals, policies, and programs in this 2015-2022 Housing Plan are based upon those in the 2009-2014 Housing Element, with modifications to reflect the current and projected needs, the effectiveness and relevancy of existing programs, potential constraints and opportunities, and public input.

The Housing Plan includes the following goals:

1. Diversity of Housing Choice:
2. Well Managed Growth:
3. Production of Affordable Housing
4. Preservation and Improvement of Affordable Housing
5. Provision of Equal Housing Opportunity
6. Regional Cooperation to Address Housing Needs
7. Energy Efficiency

Each goal has a set of measurable objectives, policies, programs, and actions. These implementing actions, however, generally address multiple goals and build upon each other, creating a comprehensive approach to meeting the community's housing needs. For example, policies in support of transit-oriented development support Goals 1, 2 and 7 related to increasing housing choices, encouraging the efficient use of existing infrastructure, and reducing energy consumption.

Table 5-1 summarizes the quantified objectives over this Housing Element period.

Table 5-1. Summary of Quantified Objectives: 2015 - 2022						
Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Total RHNA	839		474	496	920	2,729
Housing Production (units)						
Program 1.2.3	40 units					40
Program 3.2.1	10 - 15/year					80-120
Housing Rehabilitation (units)						
Program 4.1.1	24-32 total + 6 - 8/year					72-96
Program 4.1.2	3 - 4/year					24-32
Housing Conservation/Preservation (units)						
Program 3.2.4	2 - 3/year					16-24
Program 4.1.5	10/year					80
Program 4.2.1	36 units					36
Total Units	348-428		0	0		348-428
Housing Assistance (individuals served)						
Program 3.3.1	10 - 15/year		10 - 15/year			160-240
Program 3.3.4	208					208
Policy 6.1	450					450

GOAL 1: DIVERSITY OF HOUSING CHOICE

Address the diverse housing needs of all economic segments of the community by allowing for a range of housing types, price levels, and density.

Policy 1.1: Develop and maintain an inventory of land with adequate densities and development standards to meet the Regional Housing Needs Allocation (RHNA) in all income categories.

Program 1.1.1: Land Inventory

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objective:
◆ Develop a land inventory that provides sufficient sites to meet the Regional Housing Needs Allocation (RHNA) of 2,729 units (839 very-low, 474 low, 496 moderate-income, and 920 above moderate).	Completed for the 2015-2022 Cycle	Community & Economic Development Department	General Fund	n/a
◆ In the event that a site included in the City's land inventory is developed commercially or with other non-residential uses, identify an additional site with the same or more capacity as the previous site.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Should a proposed density reduction decrease the number of units below the City's RHNA for the Housing Element period, identify additional sites/units to ensure the RHNA can still be met.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Maintain a file in the Planning Division of vacant residential acreage to assist developers in identifying land suitable for single-family and multi-family residential development.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Maintain maps indicating current zoning as well as public facilities and services to these sites.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Monitor on an annual basis the development of underutilized or vacant residential sites identified to meet the RHNA.	Annually	Community & Economic Development Department	General Fund	n/a
◆ Following future amendments to the General Plan's Safety Element, ensure consistency with the Housing Element, including the land inventory.	As needed	Community & Economic Development Department	General Fund	n/a

Policy 1.2: Facilitate the development of a range of housing types through area planning efforts and the Development Code.

Program 1.2.1: Implementation of the General Plan, Downtown Specific Plan, and Development Code

Actions:	Timeframe	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to update and amend the General Plan as needed and appropriate to provide a range of housing types, densities, and affordability levels.	As projects are proposed; reviewed annually	Community & Economic Development Department	General	n/a
◆ Continue to update and amend the Downtown Specific Plan as needed and appropriate to facilitate downtown revitalization, the provision of affordable housing, and mixed-use development.	As projects are proposed; reviewed annually	Community & Economic Development Department	General Fund	n/a
◆ Analyze potential Development Code updates that would expand opportunities for attached housing (e.g., small apartment complexes) and smaller unit types (e.g., studios and cottages).	By 2017	Community & Economic Development Department	General Fund	n/a
◆ Evaluate specific barriers to residential development of small properties	By 2017	Community & Economic Development Department	General Fund	n/a

Program 1.2.2: Isabel Neighborhood Specific Plan

Actions:	Timeframe	Responsible Agency:	Funding:	Quantified Objectives:
◆ Develop a Specific Plan for the area surrounding the future Isabel Valley Link Station, and revise the General Plan and Zoning designations accordingly to allow for residential transit-oriented development.	By 2020	Community & Economic Development Department	General Fund	n/a

Program 1.2.3: Mobile and Manufactured Homes

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to allow mobile and manufactured homes that meet State and City codes, as well as the City's design review requirements, in all residential districts.	Ongoing	Community & Economic Development Department	General Fund	40 new mobile or manufactured homes over the next 8 years

Program 1.2.4: Secondary Dwelling Units

Actions	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to encourage the development of secondary dwelling units by exempting them from certain development impact fees.	Ongoing	Community and Economic Development	General Fund	n/a

Program 1.2.5: Reduce Governmental Constraints

Actions	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ The City of Livermore facilitates and encourages the development of a variety of housing in the community. The City will monitor its development fees to ensure they are reasonable and do not unduly constrain development, while protecting the quality, health, and public safety of the community.	Ongoing; as changes are made to development fees. Make changes as needed	Community and Economic Development	General Fund	n/a

Policy 1.3: Encourage the development of housing for individuals with disabilities.

Program 1.3.1: Licensed Community Residential Care Facilities

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Consistent with State law, continue to allow licensed community residential care facilities serving 6 or fewer persons in all residential districts as a means of providing housing for these special needs groups.	Ongoing	Community & Economic Development Department	None required	n/a

Program 1.3.2: Universal Design

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to include universal design features as project specific criteria to achieve a higher project-specific rating during competitive years of the Housing Implementation Program (HIP).	2017-2019 HIP Program	Community Development Department	General Fund	n/a
◆ Update the City's residential design guidelines and standards to encourage "visitability" and universal design features in new homes.	By 2018	Community & Economic Development Department	General Fund	n/a

♦ Expand consumer awareness by providing information on universal design features at the City's Permit Center and develop resource information for the City's Permit Center website.	By 2018	Community & Economic Development Department	General Fund	n/a
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Program 1.3.3: Development of Housing for Persons with Disabilities

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Continue to provide monetary subsidies to market-rate developers and non-profits to encourage the development of new housing for persons with disabilities, including developmental disabilities, and for the improvement of existing housing. - Seek state and federal funding to increase resources available for this program.	As projects are proposed or through annual Housing & Human Services Grant allocation process Ongoing monitoring*	Community & Economic Development Department	Affordable Housing Fund	n/a
♦ Consider regulatory incentives for projects targeted for persons with disabilities, including persons with developmental disabilities.	Annually, or as projects are proposed	Community & Economic Development Department	General Fund	n/a
♦ Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.	Annual renewal of Housing & Human Services Grant funding agreements and as projects are proposed	Community & Economic Development Department	Affordable Housing Fund	n/a
* Staff looks out for funding opportunities on a daily basis. For example, our subscription to the California Office of Planning Research (OPR) list serves made us aware of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program. Other sources that staff monitors on at least a monthly basis include: Alameda County Housing and Community Development Department, State Housing and Community Development Department (HCD) Office of Financial Assistance, and federal sources through outreach to Congressional district staff.				

GOAL 2: WELL MANAGED GROWTH

Manage residential growth to promote (1) the production of housing to meet local and regional housing needs; (2) a growth rate balanced with the provision of infrastructure capacity and public services; (3) a balanced relationship between residential and non-residential development; (4) the highest quality design for all residential units and neighborhoods; and (5) open space preservation.

Policy 2.1: Encourage the provision of lower income housing, infill development, and mixed-use projects in locations served by existing infrastructure, particularly transit services.

Program 2.1.1: Housing Implementation Program (HIP)

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Ensure that future HIP programs address the need to provide very low- and low-income housing units (according to the City's RHNA) by establishing sufficient allocations for development of sites identified in the land inventory.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Re-evaluate and continue HIP exemptions as needed to facilitate housing construction, redevelopment, and large scale catalyst projects in the Downtown area.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Continue to allow exemptions from the HIP in conjunction with the TDC Program to encourage infill development.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Continue to use emphasized categories during competitive years as a mechanism to encourage infill development, mixed-use (commercial/residential) projects, and lot consolidation for larger projects.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Provide information on the HIP on the Community and Economic Development website and conduct outreach to local developers. <ul style="list-style-type: none"> - Conduct 2-3 developer workshops during the 2015-2022 period. - Conduct outreach at the yearly Real Estate Roundup. 	Ongoing	Community & Economic Development Department	General Fund	n/a

Program 2.1.2: Monitor Infrastructure Needs

Actions:	Timeframe:	Responsible Agency	Funding:	Quantified Objectives:
♦ Continue to analyze infrastructure needs and capacity to guide HIP allocations in a manner that balances residential growth with the provision of adequate infrastructure and services.	Every three years, as part of HIP process	Community & Economic Development Department	General Fund	n/a
♦ Review infrastructure needs to support intensified development on infill sites within City limits and in the Downtown area; program improvements and upgrades into the City's CIP.	Bi-annually, as part of CIP updates	Community & Economic Development Department	General Fund	n/a
♦ Work with the City's water and sewer provider in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. –	Ongoing; as projects are proposed	Community & Economic Development Department, Public Works Department	General Fund	n/a
– Prioritize proposed developments that include housing affordable to lower-income households.	As needed	Community & Economic Development Department, Public Works Department	General Fund	n/a
– Provide a copy of the Housing Element and any future amendments to the utility providers immediately after adoption.	After adoption of the Housing Element and as needed	Community & Economic Development Department	General Fund	n/a

Program 2.1.3: Support Mixed-Use and Transit-Oriented Development

Actions:	Timeframe:	Responsible Agency	Funding:	Quantified Objectives:
♦ Promote lot consolidation to increase opportunities for mixed-use development.	Ongoing	Community & Economic Development Department	Affordable Housing Fund	n/a
♦ Continue to require minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.	Underway	Community & Economic Development Department	General Fund	n/a

♦ Continue to use existing density incentives and develop additional incentives to promote mixed-use and more intense residential development near transit. – Identify additional areas served by transit where density incentives should be encouraged.	Ongoing	Community & Economic Development Department	General Fund	n/a
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GOAL 3: PRODUCTION OF AFFORDABLE HOUSING

Encourage the provision and long-term availability of housing affordable to all economic segments of the community, and dispersed and integrated throughout the community.

Policy 3.1: Facilitate the production of affordable housing through the regulation of and incentives to new development.

Program 3.1.1: Inclusionary Housing Ordinance

<i>Actions:</i>	<i>Timeframe:</i>	<i>Responsible Agency:</i>	<i>Funding:</i>	<i>Quantified Objectives:</i>
♦ Continue to implement the inclusionary housing ordinance.	Ongoing; review every 5 years for adjustment to market conditions or as needed/required	Community & Economic Development Department	General Fund	n/a
♦ Continue to require developers to identify the location of inclusionary units.	Ongoing	Community & Economic Development Department	General Fund	n/a
♦ Update feasibility analysis of inclusionary housing ordinance to reflect current market conditions. As part of feasibility study the City will evaluate the must-build component of the inclusionary Housing Ordinance to allow developers to choose one of the alternative means of compliance without discretionary review by the City Council.	By 2019; review every 5 years for adjustment to market conditions or as needed/require	Community & Economic Development Department	General Fund	n/a

Program 3.1.2: Density Bonuses and Incentives

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to ensure new residential projects are consistent with current State Density Bonus regulations.	Ongoing.	Community & Economic Development Department	General Fund	n/a
◆ Continue to encourage the use of both the State Density Bonus Program and the City's density incentives for senior and very-low income housing.	Ongoing	Community & Economic Development Department	General Fund	n/a

Policy 3.2: Actively pursue and utilize a variety of funding resources and public/private partnerships in the development or purchase of housing affordable to lower and moderate-income households.

Measurable Objectives:

- ◆ Assist in the development of an average of 10 to 15 lower-income units annually over the 2015 – 2022 period
- ◆ Assist in the conversion of 2 to 3 units from market-rate to affordable per year over the 2015 – 2022 period

Program 3.2.1: Affordable Housing Fund

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to use the Affordable Housing Fund to provide affordable housing opportunities for lower income households.	Ongoing	Community & Economic Development Department	Affordable Housing Fund	Assist in the development of an average of 10 to 15 lower-income units annually
◆ Continue to apply the Low-Income Housing Impact fee to generate funds for the Affordable Housing Fund.	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time to administer)	
◆ Continue to allow the payment of In-lieu fees as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time to administer)	

♦ Review the In lieu and Low Income Housing Impact fees as major changes occur in the housing market and adjust if warranted.	By 2018, ongoing, monitor the feasibility of reinstituting an impact fee for rental units as the market develops/improves.	Community & Economic Development Department	General Fund
♦ Explore additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs.	Ongoing monitoring (see Program 1.3.3)	Community & Economic Development Department	General Fund

Program 3.2.2: Acquire Land for Affordable Housing

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Utilize a variety of funding sources to increase the City's inventory of City-controlled properties to be set aside for future development of affordable housing. – Continue to allow land dedication as an alternative compliance method under the Inclusionary Housing Ordinance (with City Council approval).	Ongoing	Community & Economic Development Department	Affordable Housing Fund, CDBG, and HOME.	n/a

Program 3.2.3: Partner with Affordable Housing Developers

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Coordinate with nonprofit housing developers and applicable federal, state and regional agencies to facilitate the development of quality affordable housing.	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund (staff time)	n/a
♦ Continue to foster relationships with nonprofit housing developers active in the region.	Ongoing; as opportunities arise *	Community & Economic Development Department	General Fund	n/a
* Staff sends out Requests for Proposals (RFPs) for partnerships, as City-owned site development opportunities arise, and as projects propose support from the City's Affordable Housing Fund. Staff also communicates with developers and housing services providers via participation in community-based and regional committees to address housing needs (see Goal 6 below).				

Program 3.2.4: Conversion of Market-Rate to Affordable Units

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<ul style="list-style-type: none"> Continue to provide financial resources to non-profit organizations to convert and increase the existing affordable housing stock. 	Ongoing; with monthly coordination with non-profit development partners to identify potential properties	Community & Economic Development Department	Affordable Housing Fund	Assist in the conversion of 2 to 3 units from market-rate to affordable per year

Program 3.2.5: Subsidies and Incentives

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<ul style="list-style-type: none"> Continue to provide subsidies to affordable housing projects, prioritizing those that provide the greatest level of affordability and serve special needs households. <ul style="list-style-type: none"> Consider fee waivers for affordable units, direct subsidy through the Affordable Housing Fund, or providing land reserved for affordable housing. 	Ongoing; as opportunities arise and through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	Affordable Housing Fund	n/a
<ul style="list-style-type: none"> Continue to allow the HIP exemption for projects with at least 35% very-low income units; emphasize affordable projects during competitive years. 	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund	n/a
<ul style="list-style-type: none"> Continue to allow developers of affordable units to amortize the payment of applicable development impact fees over time to help meet affordable housing targets. 	Ongoing; as projects are proposed	Community & Economic Development Department	General Fund	n/a
<ul style="list-style-type: none"> Continue to meet regularly with developers to discuss incentive opportunities and provide information at workshops. 	Ongoing; annually at a minimum	Community & Economic Development Department	General Fund	n/a

Program 3.2.6: Public Outreach

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<ul style="list-style-type: none"> Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing. 	Ongoing; monthly participation in community based meetings to distribute info	Community & Economic Development Department	General Fund	n/a

Policy 3.3: Provide housing assistance to lower and moderate-income households and other households with special needs.

Program 3.3.1: First-Time Homebuyer Down Payment Assistance Program

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to provide mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers.	2015 through 2022	Community & Economic Development Department	Affordable Housing Fund	Continue to provide First-Time Homebuyer Down Payment Assistance to an average of 10-15 low and moderate-income households annually
◆ Continue to target persons with disabilities for participation in the program.	Ongoing	Community & Economic Development Department	Affordable Housing Fund	n/a
◆ Continue to promote and provide information about the program on the City's website, newsletter, through e-mail distribution, local advertising, and with brochures and handouts at the City's permit center counter.	Ongoing	Community & Economic Development Department	General Fund	n/a

Program 3.3.2: Rental Assistance

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Pursue additional funding to maintain the Section 8 Rental Assistance Program and enhance support for other rental assistance programs.	Ongoing	Livermore Housing Authority and Community & Economic Development Department	General Fund	n/a
◆ Assist Livermore Housing Authority (LHA) to maintain and/or increase the amount of rental housing available to very-low income households, as well as the amount of households assisted through the Section 8 program: <ul style="list-style-type: none"> – Provide technical assistance with property acquisition and administrative assistance to 	Ongoing; monthly coordination meetings with LHA	Community & Economic Development Department	General Fund	n/a

the Advisory Board.				Affordable Housing Fund, CDBG	n/a
–	Continue to provide capital funds as needed to the LHA to upgrade rental housing owned and managed by the LHA.				
◆	<p>Increase promotion of the Section 8 program to the development community, property owners, and possible participants.</p> <ul style="list-style-type: none"> – Provide information on LHA on City's website. – Continue to advertise the program through the City's newsletter and brochures at the permit center and other public counters. 	Update information as needed or annually	Community & Economic Development Department	General Fund	n/a
◆	Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance.	Ongoing; annual workshops and quarterly coordination with other cities	Community & Economic Development Department	General Fund	Collaborate to hold one annual outreach event for landlords.

Program 3.3.4: Homelessness Prevention and Intervention

Actions:	Timeframe:	Responsible Agency	Funding:	Quantified Objectives:
◆ Amend the Development Code to modify the definition of transitional and supportive housing and update the use tables, listing transitional and supportive housing as a residential use subject to the same permit requirements as a residential use of the same type in the same zone.	At the time of Housing Element adoption	Community & Economic Development Department	General Fund	n/a
◆ Continue to provide support (rental subsidies and case management) to emancipated youth through Project Independence.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and HOME funds	Assistance to six individuals annually through the Project Independence program
◆ Provide homelessness prevention/intervention support services and rental assistance through Abode Services' AC Impact program.	Ongoing; monthly coordination with Alameda County	Community & Economic Development Department	General Fund, Affordable Housing Fund, County Funds	Assistance to 10 individuals annually through the AC Impact program

◆ Provide rental subsidies and related assistance to households at risk of homelessness through ECHO Housing.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and HOME funds	Assistance to 10 individuals annually through Echo Housing's homeless prevention program
◆ Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit.	Ongoing; through City-hosted subcommittee meetings	Community & Economic Development Department	General Fund	n/a
◆ Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources.	Ongoing; monthly oversight and coordination	Police Department, Community & Economic Development Department	General Fund	n/a

GOAL 4: PRESERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING

Preserve and improve the existing stock of affordable housing and residential neighborhoods.

Policy 4.1: Improve the quality of existing affordable housing.

Program 4.1.1: Minor Home Repair Program

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to provide rehabilitation grants to lower income households and occupants of mobile homes to cover the cost of minor repairs such as plumbing, weather stripping, electrical work, and accessibility improvements.	Ongoing; through identification of applicants through Neighborhood Preservation contacts and requests for assistance	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	Assistance to 24-32 owners of mobile home units and 6-8 lower income households annually
◆ Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies.	Ongoing	Community & Economic Development Department	General Fund	n/a

Program 4.1.2: Owner-Occupied Housing Rehabilitation Loan Program

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Provide assistance to lower income households in the form of deferred payment loans for major repairs (roof, furnace, electrical, plumbing), or for installation of wheelchair ramps, support rail systems, or security/safety devices in housing occupied by elderly and disabled.	2015 through 2022	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	Assistance to 3-4 lower income households annually
◆ Continue to advertise the program through the City's website, newsletter, targeted mailings, and brochures distributed at public counters and to local agencies.	Update information annually or as needed	Community & Economic Development Department	General Fund	n/a
◆ Collaborate with nonprofit agencies such as GRID Alternatives to assist with energy-related improvements.	Ongoing; as projects are proposed	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	n/a
◆ Develop a Healthy Homes Initiative that provides outreach and education to help people maintain their homes.	2015-2016	Community & Economic Development Department	CDBG, HOME, Affordable Housing Fund	n/a

Program 4.1.3: Historic Preservation Tax Credits (Mills Act)

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Investigate the feasibility of participation in the Mills Act Property Tax Abatement Program to encourage the restoration and maintenance of historic properties.	Underway	Community & Economic Development Department	General Fund	n/a

Program 4.1.4: Neighborhood Improvement

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Continue to upgrade the quality of the living environment of older neighborhoods through improvements to infrastructure and public facilities.	Ongoing	Community & Economic Development Department	General Fund, Transportation Impact Fee, CDBG	n/a

◆ Continue funding the sidewalk repair program and ADA sidewalk curb cuts and access ramps to improve sidewalk-to-street access for Livermore's disabled citizens.	Ongoing	Community & Economic Development Department	General Fund, Transportation Impact Fee	n/a
◆ Pursue funding available for acquisition and rehabilitation of foreclosed, vacant, and/or blighted properties.	Annually	Community & Economic Development Department	Affordable Housing Fund, State and Federal sources	See 3.2.4

Program 4.1.5: Neighborhood Preservation Program

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
◆ Encourage low-income homeowners who need financial assistance to correct code violations to utilize the Housing Rehabilitation programs.	Ongoing	Community & Economic Development Department	General Fund	Assistance to an average of 10 qualified lower-income households annually
◆ Continue to identify and provide assistance to rehabilitate units needing substantial renovation due to severe deterioration.	Ongoing	Community & Economic Development Department	General Fund; CDBG Affordable Housing Fund	n/a
◆ Continue the Housing Quality Inspections for multi-family complexes that have received CDBG and HOME funding.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Continue to promote Neighborhood Preservation programs and clean-up events through the City's website.	Ongoing	Community & Economic Development Department	General Fund	n/a
◆ Use volunteer assistance clean-up teams specifically to assist frail elderly and disabled homeowners that have received code complaints for property upkeep.	Ongoing	Community & Economic Development Department	Volunteer staff	n/a

Policy 4.2: Preserve affordable housing that is at risk of converting to market rate housing.

Program 4.2.1: Preservation of Subsidized Housing at-risk of Conversion to Market Rate

Actions:	Timeframe:	Responsible Agency	Funding:	Quantified Objectives:
<p>◆ Monitor the at-risk status of affordable housing projects</p> <ul style="list-style-type: none"> – Send a list of potentially at-risk housing projects to nonprofit developers to solicit participation in the City's efforts to preserve the units. – Contact project owners of at-risk projects to discuss preservation options/incentives and facilitate collaboration with potentially interested non-profits; and – Notify tenants according to State and Federal requirements. 	Annually 2015 through 2022	Community & Economic Development Department	General Fund	n/a
<p>◆ Communicate with tenants and respond to notices of intent filed by property owners in a timely manner.</p>	Ongoing, as needed	Community & Economic Development Department	General Fund	n/a
<p>◆ Work to preserve at-risk housing units by providing financial incentives to landlords who in turn agree to continue to provide affordable units.</p>	2015 through 2022	Community & Economic Development Department	CDBG, Affordable Housing Fund	n/a
<p>◆ Pursue State funding available for the preservation of at-risk housing.</p>	Annually	Community & Economic Development Department	General Fund	Preservation of 36 units at risk of conversion to market rate

Program 4.2.2: Maintain Affordability of Housing Stock

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<p>◆ Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.</p>	Ongoing	Community & Economic Development Department	General Fund	n/a

GOAL 5: PROVISION OF EQUAL HOUSING OPPORTUNITY

Promote equal opportunity to secure safe, sanitary, and affordable housing for all persons in the community regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, or any other arbitrary factor covered by state and federal law.

Policy 5.1: Support and implement state and federal laws that prohibit discriminatory housing practices.

Program 5.1.1: Support Non-Profit Organizations Specializing in Fair Housing Services

<i>Actions:</i>	<i>Timeframe:</i>	<i>Responsible Agency:</i>	<i>Funding:</i>	<i>Quantified Objectives:</i>
◆ Continue to provide financial assistance and administrative support to local non-profit organizations that specialize in reducing discriminatory housing practices through fair housing counseling, tenant/landlord mediation, education/outreach, and rental assistance.	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a
◆ Continue to refer complaints of discriminatory housing practices to LHA and ECHO Housing.	Ongoing	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a
◆ Continue to refer complaints and requests for housing for the disabled to partner organizations.	Ongoing	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a
◆ Continue to assist in the distribution of fair housing brochures at public locations, such as city counters, public libraries, community/senior centers, and service providers. – Continue to expand outreach and access to information for limited English-speaking residents.	Annually, or as needed	Community & Economic Development Department	General Fund.	n/a
◆ Continue to provide financial support for the City's Fair Housing Audit conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.	Annually, through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG and Affordable Housing Fund	n/a

Program 5.1.2: Reasonable Accommodation

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Consistent with state and federal laws, continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures through the building permit and development review processes.	Ongoing	Community & Economic Development Department	General Fund	n/a
♦ Continue to partner with ECHO to conduct fair housing tests for reasonable accommodations in multi-family rental properties. – Provide regular training to landlords.	Ongoing	Community & Economic Development Department	General Fund	n/a
♦ Work with Livermore Housing Authority and partner organizations to identify landlords in need of assistance with making modifications for persons with disabilities within the Section 8 program.	Ongoing; as project opportunities occur	Community & Economic Development Department	CDBG, HOME, and Affordable Housing Fund	n/a

GOAL 6: REGIONAL COOPERATION TO ADDRESS HOUSING NEEDS

Participate in and/or initiate coordinated efforts with communities in the region in order to effectively address affordable housing needs.

Policy 6.1: Foster regional cooperation and partnerships to address regional housing issues related to affordability, homelessness, and special housing needs.

Measurable objectives:

- ♦ Provide funding to regional organizations to serve an average of 450 persons who are, or are at risk of becoming, homeless annually during the 2015 – 2022 period.

Program 6.1.1: Tri-Valley Affordable Housing Committee

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Continue to participate in Tri-Valley Affordable Housing Committee to identify regional housing issues and to develop multi-jurisdictional approaches to solving affordable housing problems.	Ongoing, quarterly	Community & Economic Development Department	General Fund	n/a

Program 6.1.2: Emergency, Transitional, and Supportive Housing Services

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<ul style="list-style-type: none"> ◆ Continue to coordinate with other local jurisdictions to provide for the acquisition, rehabilitation, and operation of emergency housing for families. <ul style="list-style-type: none"> – Support the Tri-Valley Haven in providing outreach, social services, and referrals to people with disabilities, survivors of domestic violence, and homeless or those at risk of being homeless. 	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	CDBG, HOME, Section 108	n/a
<ul style="list-style-type: none"> ◆ Pursue opportunities to secure joint funding with neighboring and local jurisdictions to aid homeless and at-risk households. 	In 2015, and annually as opportunities arise	Community & Economic Development Department	General Fund	n/a
<ul style="list-style-type: none"> ◆ Assist in implementing the County-wide Homeless and Special Needs Housing Plan "EveryOne Home". 	Ongoing	Community & Economic Development Department	General Fund	n/a
<ul style="list-style-type: none"> ◆ Maintain membership in the HOPE Partnership, which oversees the HOPE Mobile Services Unit. 	Ongoing; through annual Housing & Human Services Grant allocation process	Community & Economic Development Department	General Fund	n/a
<ul style="list-style-type: none"> ◆ Work with local and regional organizations such as Tri-Valley REACH to provide information on housing and services available for persons with disabilities, including developmental disabilities. <ul style="list-style-type: none"> – Provide information through the City's website and at the Multi-service Center. 	Ongoing	Community & Economic Development Department	General Fund	n/a

Program 6.1.3: Regional Home Ownership Education and Counseling

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
<ul style="list-style-type: none"> ◆ Continue to cooperate with Tri-Valley cities to support locally accessible home ownership counseling and foreclosure intervention services through regional and local agencies such as the Tri-Valley Housing Opportunity Center (TVHOC). 	Ongoing; through monthly services agreement with TVHOC	Community & Economic Development Department	General Fund	n/a

GOAL 7: ENERGY EFFICIENCY

Reduce the energy-related costs of housing and the associated emissions of greenhouse gases.

Policy 7.1: Promote the use of energy conservation features in the design and siting of new residential structures and in the retrofit of existing residential units.

Program 7.1.11: Green Building

Actions:	Timeframe:	Responsible Agency:	Funding:	Quantified Objectives:
♦ Continue to enforce State Energy Code when reviewing construction plans submitted in order to obtain building permits.	Ongoing	Community & Economic Development Department	General Fund	n/a
♦ Encourage developers to exceed the minimum green building point requirement by:		Community & Economic Development Department	General Fund	n/a
– Maintaining and regularly updating the Green Building Resource Center and the City's website	Annually and/or as needed			
– Providing one on-one-consultation with certified or accredited staff to assist with project design and incorporating green building measures	Ongoing, as requested			n/a
♦ As part of the Housing Implementation Program (HIP), require applicants to either: 1) provide a photovoltaic system(s) that generates a minimum of 10% of the total anticipated energy demand of the project, or 2) achieve Tier 2 California Green Building Code Energy Conservation Compliance for the entire project.	Ongoing	Community & Economic Development Department	General Fund	n/a

PROGRAM 7.1.2: Climate Action Plan

Actions:	Timeframe:	Responsible Agency	Funding:	Quantified Objectives:
♦ Implement Climate Action Plan to reduce energy use and emissions associated with residential development.	Ongoing	Community & Economic Development Department	General Fund	n/a

APPENDIX A

Table A-1: General Plan Areas - Vacant Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
099 136700201	Vacant	0	PD-SLVSP	SV-5-AP	41,978	0.96		1.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099B545000200	Vacant	0	PD (RS)	RR	526,648	12.09	0.2 to 1	0.30	3	0	0	0	3	Adequate infrastructure/no constraints. Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RS).
099 010003200	Vacant / open space	0	PD-16	RR	49,443	1.13	0.2 to 1	1.00	1	0	0	0	1	Must provide access over creek. PD-16 zoning permits 1 unit.
099 110102500	Vacant	0	PD (RS)	RR	38,680	0.88	0.2 to 1	1.00	1	0	0	0	1	Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RS).
099 134301200	Vacant	0	PD/AG	AGVT	849,073	19.40	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134301900	Vacant	0	PD/AG	AGVT	784,559	18.01	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134302200	Vacant	0	PD/AG	AGVT	848,113	19.47	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134302500	Vacant	0	PD/AG	AGVT	958,756	22.01	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134303000	Vacant	0	PD/AG	AGVT	946,123	21.72	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134303300	Vacant	0	PD/AG	AGVT	879,041	20.18	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134303500	Vacant	0	PD/AG	AGVT	811,523	18.63	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 134303600	Vacant	0	PD/AG	AGVT	879,912	20.20	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 135600500	Vacant	0	PD/AG	AGVT	848,272	19.47	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 135600600	Vacant	0	PD/AG	AGVT	849,211	19.50	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
														dwelling.
099 135600700	Vacant	0	PD/AG	AGVT	760,663	17.46	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099 136100600	Vacant	0	PD/AG	AGVT	788,872	18.11	0.01 to 0.05	0.05	1	0	0	0	1	Adequate infrastructure/no constraints. Zoning permits 1 dwelling.
099B530000213	Vacant	0	PD (RS)	UL-1	1,745,885	40.08	1 to 1.5	1.00	40	0	0	0	40	Area was redesignated in 2003 GP to more appropriate lower density UL-1 designation to address potential environmental constraints and preserve amenities of site. This density is intended for large lots and/or smaller lots to preserve Open Space through density clustering.
099B5300010	Vacant	0	PD (RS)	UL-1	1,379,707	31.67	1 to 1.5	1.50	45	0	0	0	45	Area was redesignated in 2003 GP to more appropriate lower density UL-1 designation to address potential environmental constraints and preserve amenities of site. This density is intended for large lots and/or smaller lots to preserve Open Space through density clustering.
099B811702403	Vacant	0	PD (RS)	UL-1	422,532	9.70	1 to 1.5	1.50	12	0	0	0	12	Area was redesignated in 2003 GP to more appropriate lower density UL-1 designation to address potential environmental constraints and preserve amenities of site. This density is intended for large lots and/or smaller lots to preserve Open Space through density clustering.
097 014807500	Vacant	0	RS-2	UL-2	15,200	0.35	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 070105802	Vacant	0	RS-2	UL-2	38,106	0.87	1.5 to 2	1.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 072505300	Vacant	0	RS-2	UL-2	23,106	0.53	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 072517700	Vacant	0	RS-2	UL-2	14,484	0.33	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
														standards permit only 1 unit.
099 072520900	Vacant	0	RS-2	UL-2	14,026	0.32	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 131103506	Vacant	0	RS-2	UL-2	15,532	0.35	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099B545000300	Vacant	0	PD (RS)	UL-2	1,662,097	38.16	1.5 to 2	1.50	57	0	0	0	57	Adequate infrastructure. Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RS). Property owned by the East Bay Regional Park District.
099 007500215	Vacant	0	PD (RS)	ULM	6,775	0.16	2 to 3	3.00	1	0	0	0	1	Adequate infrastructure/no constraints. Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RS)
099 007500306	Vacant	0	PD (RS)	ULM	4,825	0.11	2 to 3	3.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 028300307	Vacant	1	PD06-006	ULM	223,898	5.14	2 to 3	3.00	18	0	0	4	14	Entitled for 18 single-family residences, including 14 detached and 4 attached affordable units.
099 115104400	Vacant	0	RS-3	ULM	43,560	1.00	2 to 3	2.00	2	0	0	0	2	Adequate infrastructure/no constraints.
099 132101300	Vacant	0	PD (RS)	ULM	19,019	0.43	2 to 3	3.00	1	0	0	0	1	Adequate infrastructure/no constraints.
099 075011000	Vacant	0	PD (RS)	UM	8,190	0.18	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099 108507500	Vacant /pool	0	RL	UM	7,100	0.16	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
097 009602700	Vacant	0	RL	UM	8,800	0.20	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
098 026401100	Vacant /pool	0	RL	UM	6,922	0.16	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
098 035003300	Vacant	0	RL	UM	5,992	0.14	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
098 038700201	Vacant	0	RL	UM	4,150	0.10	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
098A040302009	Vacant	0	RL	UM	10,040	0.23	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
098A040500900	Vacant	0	RL	UM	6,200	0.14	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 019202400	Vacant	0	RS	UM	11,229	0.26	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 031105001	Vacant	0	RL	UM	7,112	0.16	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099 031105002	Vacant	0	RL	UM	6,111	0.14	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
099B510000701	Parking	0	RS-5	UM	174,240	4.00	3 to 4.5	4.00	16	0	0	0	16	Adequate infrastructure, located in existing residential neighborhood. Hindu Community and Cultural Center property.
099B512500506	Parking	0	RS-5	UM	167,270	3.84	3 to 4.5	4.00	15	0	0	0	15	Adequate infrastructure, located in existing residential neighborhood. Hindu Community and Cultural Center property.
099 108209000	Vacant	0	RL	UM	6,740	0.15	3 to 4.5	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
097 002600502	Vacant	0	RL	UMH	5,000	0.11	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
097 004900504	Vacant	0	RL	UMH	7,500	0.17	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
097 008501800	Vacant	0	RL	UMH	7,500	0.17	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
097 010200704	Vacant	0	RL	UMH	5,000	0.11	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
097 010201200	Vacant	0	RL	UMH	5,000	0.11	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints. Min./Max. lot size standards permit only 1 unit.
098 029000416	Vacant	0	RL	UMH	31,366	0.72	4.5 to 6	4.50	3	0	0	0	3	Adequate infrastructure. Development would require access from front parcel.
098 034909502	Vacant	0	RL	UMH	10,616	0.24	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
														constraints. Access available via N Street.
098A041400300	Vacant	0	RL	UMH	9,702	0.22	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints. Development would require access through adjacent parcel or consolidation with adjacent parcels to create larger residential project.
098A041400400	Vacant	0	RL	UMH	4,500	0.10	4.5 to 6	6.00	1	0	0	0	1	Adequate infrastructure/no constraints.
099 005100302	Vacant	0	RS-5	UMH	18,800	0.43	4.5 to 6	5.00	2	0	0	0	2	Adequate infrastructure/no constraints. Target lot size permits only 2 units.
099 130906200	Vacant	0	PD (RS)	UMH	242,600	5.57	4.5 to 6	5.00	26	0	0	0	26	"Morning Glory" project entitled for 26 single-family detached units. Developer paid fee in lieu of providing affordable units on-site.
098 023100800	Vacant	0	T4N	UH-2	7,500	0.17	8 to 14	12.00	2	0	0	2	0	Adequate infrastructure/no constraints. Minimum lot size in zoning district permits only 1 lot with 2 units.
098A041402103	Vacant	0	RG-16	UH-2	21,837	0.50	8 to 14	11.00	5	0	0	5	0	Adequate infrastructure/no constraints.
098A061000200	Vacant	0	PD (RM)	UH-2	17,000	0.39	8 to 14	11.00	4	0	0	4	0	Adequate infrastructure/no constraints. Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RM).
098A061000400	Vacant	0	PD (RM)	UH-2	7,740	0.18	8 to 14	11.00	2	0	0	2	0	Adequate infrastructure/no constraints. Residential PD's shall conform to density specified in the General Plan and to zoning district closest to that density (RM).
099 137000300	Vacant	0	PDR-05-007	UH-2	59,338	1.36	8 to 14	11.00	14	0	0	0	14	Adequate infrastructure/no constraints.
098 025602700	Vacant	0	RG-12	UH-3	61,000	1.40	8 to 14	11.00	15	0	0	0	15	Adequate infrastructure/no constraints.
098 021300302	Vacant	0	T4N	UH-3	17,500	0.40	14 to 18	16.00	6	0	0	6	0	Adequate infrastructure/no constraints. Minimum lot size requirements will allow 3 lots with 2 units each.
098 022700300	Vacant	0	RM	UH-3	5,000	0.11	14 to 18	14.00	1	0	0	1	0	Adequate infrastructure/no constraints. Lot size can only accommodate single unit.
098 022800102	Vacant	0	T4N	UH-3	5,000	0.11	14 to	18.00	2	0	0	2	0	Adequate infrastructure/no

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
							18							constraints. Lot size can only accommodate single unit.
098 022800103	Vacant	0	T4N	UH-3	5,000	0.11	14 to 18	18.00	2	0	0	2	0	Adequate infrastructure/no constraints. Lot size can only accommodate single unit.
098 022800105	Vacant	0	T4N	UH-3	5,000	0.11	14 to 18	18.00	2	0	0	2	0	Adequate infrastructure/no constraints. Lot size can only accommodate single unit. The small historic structure on the site would need to be relocated.
098 026400401	Vacant	0	RM	UH-3	51,591	1.18	14 to 18	18.00	22	0	1	1	20	Adequate infrastructure/no constraints. Current development application is for 22 single-family units.
099 002200501	Vacant	0	PD	NC/UH-3	139,305	3.20	14 to 18	18.00	58	0	0	58	0	Entitled for 58 townhouses.
099 132508500	Vacant	0	PUD 246-81	LII/UH-5b	269,201	6.18	(30 to 38)	34.00	210	210	0	0	0	Rezoned in 2013 to allow higher density development.
099 132501200	Vacant	0	PUD 246-81	LII/UH-5b	291,184	6.68	(30 to 38)	34.00	226	226	0	0	0	Rezoned in 2013 to allow higher density development.
099B576001000	Vacant		I-4	HII/UH-5b	59,279	1.40	(30 to 38)	34.00	46	46	0	0	0	Rezoned in 2013 to allow higher density development. City-owned site.
Subtotal A-1									900	482	1	89	328	

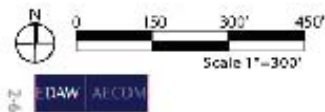
Table A-2: General Plan Areas - Vacant Sites with Approved Neighborhood Plans

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
Arroyo Vista Neighborhood Plan								17.3 average	495	0	0	343	152	Arroyo Vista Neighborhood Plan. Development capacity is based on the adopted Neighborhood Plan (2007).
099 132502202	Vacant	0	PUD 246-81	LII/UH-3	128,500	2.95	(14 to 18)							Part of Arroyo Vista Neighborhood Plan
099 132502300	Vacant	0	PUD 246-81	LII/UH-3	206,910	4.75	(14 to 18)							
099 132503004	Vacant	0	PUD 246-81	LII/UH-3	213,008	4.89	(14 to 18)							
099 132502902	Vacant	0	PUD 246-81	LII/UH-3	141,570	3.25	(14 to 18)							
099 132502702	Vacant	0	PUD 246-81	LII/UH-3	313,196	7.19	(14 to 18)							
099 132508900	Vacant	0	PUD 246-81	LII/UH-3	255,845	5.87	(14 to 18)							
Brisa Neighborhood Plan						37.00		14.6 average	465	0	171	48	246	Brisa Neighborhood Plan. Entitled in 2013 for 465 units, including 246 single family units and 216 multi-family attached units (48 condo townhomes and 171 rental apartments). The distribution of units by income is based on the density (34 DU/AC for apartments and 17 DU/AC for townhomes).
099B576000800	Vacant	0	I-3	HII/UH-3	355,759	8.00	(14 to 18)							Part of Brisa Neighborhood Plan
099B576000900	Vacant	0	I-3	HII/UH-3	460,120	10.00	(14 to 18)							
099B576000700	Vacant	0	I-3	HII/UH-3	386,717	8.80	(14 to 18)							
099B576000600	Vacant	0	I-3	HII/UH-3	426,252	9.00	(14 to 18)							
Subtotal A-2									960	0	171	391	398	

Arroyo Vista Neighborhood Plan Site – Lower Density Land Use Concept



Figure 2.1: Conceptual Land Use Plan A (14.1 du/acre)



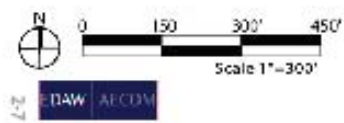
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FINAL 07.07
LIVERMORE
CALIFORNIA

Arroyo Vista Neighborhood Plan Site – Higher Density Land Use Concept



Figure 2.2: Conceptual Land Use Plan B (17.3 du/acre)



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FINAL 07.07
LIVERMORE
CITY ENGINEER

Brisa Neighborhood Plan Site



0 50 100 200
Feet

OCTOBER 1, 2026

PROJECT NO. 211 001

DAHLIN GROUP
ARCHITECTS

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Concept Plan

AGENO PROPERTY
LIVERMORE, CALIFORNIA

Table A-3: General Plan Areas - Vacant Sites with Approved Residential Projects

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
099 134803600	Single-family detached	0	PDR-00-170	UL-2	24,617	0.56	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints.
903 001003700	Vacant	0	PDI-03-003	BCP/UH-4	1,176,120	27.00	18 to 22	18.00	476	0	0	476	0	Shea project entitled for 476 multi-family attached units. Developer agreed to pay in lieu fees for the affordable housing requirement.
099 005600115	Vacant	0	PDR-05-004	UH-2	52,982	1.22	8 to 14	13.00	15	0	0	15	0	Former Honda Dealership site. Entitled for 70 townhouse units. Developer agreed to pay in lieu fees for the affordable housing requirement.
099 005601200	Vacant	0	PDR-05-004	UH-2	190,000	4.36	8 to 14	13.00	55	0	0	55	0	Part of former Honda Dealership site.
Subtotal A-3									547	0	0	546	1	

Table A-4: General Plan Areas - Underdeveloped Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
099A293400202	Com-mercial	0	PD-SLVSP	SV-2-AP/RDA	274,805	6.31		3.50	20	0	0	0	20	South Livermore Valley Specific Plan permits 20 units on this site.
099 131101100	Single-family detached	0	RS-1	RR	217,800	5.00	0.2 to 1	1.00	3	0	0	0	3	Adequate infrastructure/no constraints.
097 014101700	Single-family detached	1	RS-2	UL-2	59,677	1.37	1.5 to 2	1.50	1	0	0	0	1	Adequate infrastructure/no constraints.
097 014101800	Single-family detached	1	RS-2	UL-2	45,594	1.05	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints.
097 015101102	Single-family detached	1	RS-2	UL-2	192,970	4.43	1.5 to 2	1.50	5	0	0	0	5	Adequate infrastructure/no constraints.
097 015101300	Single-family detached	1	RS-2	UL-2	55,280	1.27	1.5 to 2	2.00	1	0	0	0	1	Adequate infrastructure/no constraints.
099 040000103	Single-family detached	1	RS-2	UL-2	262,196	6.02	1.5 to 2	1.50	8	0	0	0	8	Adequate infrastructure/no constraints.
099 040105200	Single-family detached	1	RS-2	UL-2	209,088	4.80	1.5 to 2	1.50	6	0	0	0	6	Adequate infrastructure/no constraints.
099 040000728	Church	0	RS-2	UL-2	129,366	2.97	1.5 to 2	1.50	4	0	0	0	4	Adequate infrastructure/no constraints.
099 072517100	Single-family detached	1	RS-2	UL-2	91,527	2.10	1.5 to 2	1.50	2	0	0	0	2	Adequate infrastructure/no constraints.
099 115000406	Church	0	RS-2	UL-2	426,450	9.79	1.5 to 2	1.50	14	0	0	0	14	Adequate infrastructure. Development would require access improvements, as developable portion is located in rear of site.
099 136004400	Single-family detached	1	RS-2	UL-2	233,046	5.35	1.5 to 2	1.50	7	0	0	0	7	Adequate infrastructure/no constraints.
099 007500214	Single-family detached	1	PD (RS)	ULM	40,970	0.94	2 to 3	2.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099 007500402	Com-mercial	0	PD (RS)	ULM	46,609	1.06	2 to 3	3.00	3	0	0	0	3	Adequate infrastructure/no constraints.
099 018901503	Ranch, single-family detached	1	RS-3-HP-H	ULM	96,485	2.21	2 to 3	2.00	3	0	0	0	3	Adequate infrastructure. Site is a historic property.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
	and out-buildings													
099 110001302	Single-family detached	1	RS-3	ULM	47,480	1.00	2 to 3	3.00	2	0	0	0	2	Adequate infrastructure/no constraints.
099 115103300	Single-family detached	1	RS-3	ULM	38,711	0.88	2 to 3	2.50	1	0	0	0	1	Adequate infrastructure/no constraints.
902 001402700	Single-family detached	0	OS-A	ULM	87,120	2.00	2 to 3	2.00	4	0	0	0	4	Adequate infrastructure/no constraints.
099B505001100	Rural-residential units	4	RS-5	UM	108,900	2.50	3 - 4.5	4.00	6	0	0	0	6	Adequate infrastructure/no constraints.
099B507500504	Single-family detached	0	RS-5	UM	92,350	2.12	3 - 4.5	4.00	7	0	0	0	7	Adequate infrastructure/no constraints.
099B507500601	Single-family detached	1	RS-5	UM	66,560	1.53	3 - 4.5	4.00	5	0	0	0	5	Adequate infrastructure/no constraints.
098 021000302	Office	0	RL-6	UM	18,950	0.43	3 to 4.5	3.00	1	0	0	0	1	Adequate infrastructure/no constraints.
099B510000500	Single-family detached	0	PDR-03-004	UM	41,992	0.96	3 to 4.5	3.00	4	0	0	0	4	Adequate infrastructure/no constraints. Zoning permits 5 detached single-family units, for a net increase of 4 units.
098A041400100	Single-family detached	1	RL-6	UMH	45,738	1.50	4.5 - 6	5.00	6	0	0	0	6	Adequate infrastructure/no constraints.
098A041400508	Single-family detached	1	RL-6	UMH	22,490	0.51	4.5 - 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
098A041400704	Single-family detached	1	RL-6	UMH	24,030	0.55	4.5 - 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
098A041400802	Single-family detached	1	RL-6	UMH	17,350	0.40	4.5 - 6	5.00	1	0	0	0	1	Adequate infrastructure/no constraints.
099 005100301	Single-family detached	1	RS-5	UMH	23,597	0.54	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099 005100700	Single-family detached	1	RS-5	UMH	21,780	0.50	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099 005100800	Single-family detached	1	RS-5	UMH	21,780	0.50	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
098 032000900	Single-family detached	1	RL-5-0	UMH	43,560	1.00	4.5 to 6	5.00	4	0	0	0	4	Adequate infrastructure/no constraints.
098 032001100	Single-family detached	1	RL-5-0	UMH	21,780	0.50	4.5 to 6	4.50	1	0	0	0	1	Adequate infrastructure/no constraints.
099 113000102	Single-family detached	1	PD	UH-1	103,736	2.38	6 to 8	6.00	13	0	0	0	13	Adequate infrastructure/no constraints.
098A061000102	Single-family detached	1	PD	UH-2	9,600	0.22	8 to 14	11.00	1	0	0	1	0	Adequate infrastructure/no constraints.
098A061000300	Single-family detached	1	PD	UH-2	41,200	0.94	8 to 14	11.00	9	0	0	9	0	Adequate infrastructure/no constraints.
098A061000500	Single-family detached	1	PD	UH-2	10,800	0.24	8 to 14	11.00	1	0	0	1	0	Adequate infrastructure/no constraints.
099 135500200	Park n Ride	0	PD	UH-2	39,098	0.89	8 to 14	11.00	9	0	0	9	0	Adequate infrastructure/no constraints.
099 137000100	Single-family detached	1	PD	UH-2	19,295	0.44	8 to 14	11.00	3	0	0	3	0	Adequate infrastructure/no constraints.
098 025600700	Single-family detached (2 units)	2	R-2	UH-3	10,838	0.24	14 to 18	16.00	1	0	0	1	0	Adequate infrastructure/no constraints.
098 022800104	Historic Structure	0	RM	UH-3	5,000	0.11	14 to 18	16.00	1	0	0	1	0	Adequate infrastructure/no constraints.
098 025400800	Commercial	0	RM	UH-3	15,000	0.34	14 to 18	16.00	5	0	0	5	0	Adequate infrastructure/no constraints.
098 026000505	Commercial	0	RM	UH-3	28,350	0.65	14 to 18	16.00	10	0	0	10	0	Adequate infrastructure. Proximity to railroad requires sound study.
098 026001901	Commercial	0	RM	UH-3	39,587	0.91	14 to 18	16.00	14	0	0	14	0	Adequate infrastructure. Proximity to railroad requires sound study. There is an opportunity for lot consolidation with adjacent parcel (098 026001902).
098 026001902	Commercial	0	RM	UH-3	35,512	0.82	14 to 18	16.00	13	0	0	13	0	Adequate infrastructure. Proximity to railroad requires sound study.
098 026402801	Warehousing	0	RM-H	UH-3	35,105	0.81	14 to 18	16.00	12	0	0	12	0	Adequate infrastructure/no constraints.
098 034601803	Single-family detached	1	RL-5-0	UH-3	41,882	0.96	14 to 18	16.00	13	0	0	13	0	Adequate infrastructure/no constraints.
Subtotal A-4									231	0	0	92	139	

Table A-5

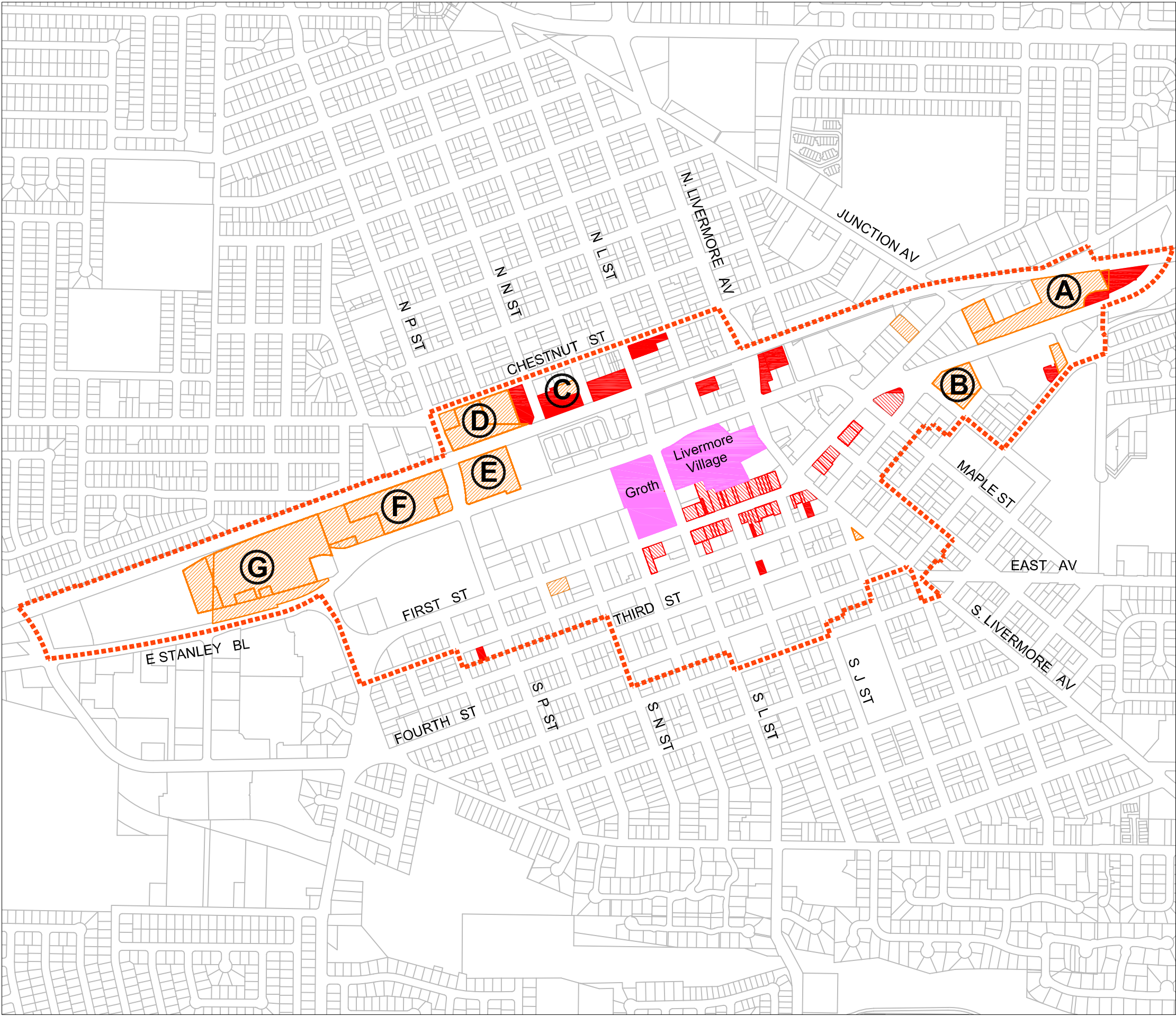
APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
098 035100605	Vacant	0	NMU	NMM	252,650	5.80	15 to 24 (3 to 4.5)	4.50	26	0	0	0	26	Rincon Center site. Proforma and site plan prepared for TDC report indicates feasibility of providing up to 96 units on site.
098 035100500	Neighborhood Commercial	0	NMU	NMM	12,100	0.28	15 to 24 (3 to 4.5)	4.50	1	0	0	0	1	Part of Rincon Center site.
098A041210606	Neighborhood Commercial	0	NMU	NML	61,420	1.41	12 to 15 (2 to 3)	3.00	4	0	0	0	4	Adequate infrastructure/no constraints. Adjacent to Former Nob Hill Shopping Center.
098A041210608	Neighborhood Commercial	0	NMU	NML	71,875	1.65	12 to 15 (2 to 3)	3.00	5	0	0	0	5	Former Nob Hill Center site. Adequate infrastructure. Currently developed with existing commercial shopping center with neighborhood-serving businesses. Zoned for mixed-use residential redevelopment.
098A041210603	Neighborhood Commercial	0	NM-1	NML	132,860	3.05	12 to 15 (2 to 3)	3.00	9	0	0	0	9	Part of Nob Hill Center site.
098A041210605	Vacant	0	NM-1	NML	19,170	0.44	12 to 15 (2 to 3)	3.00	1	0	0	0	1	Part of Nob Hill Center site.
099A150000400	Single-family detached	1	NM-2	NMM	11,320	0.26	15 to 24 (3 to 4.5)	11.00	1	0	0	0	1	Part of Vasco Rd/East Ave site.
099A150000505	Vacant	0	NM-2	NMM	187,740	4.31	15 to 24 (3 to 4.5)	11.00	48	0	4	4	40	Vasco Rd/East Ave site. Application submitted for 50 detached single-family units (net increase of 49 units).
Subtotal A-5									95	0	4	4	87	

APPENDIX B

Table B-1: Downtown Specific Plan – Vacant Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
097 001300900	Vacant	0	DSP/C ore	DA	2,500	0.05	30 to 55	55.00	3	3		0	0	Adequate infrastructure/no constraints. City-owned property.
097 000102200	Vacant	0	DSP/C ore	DA	2,460	0.05	30 to 55	55.00	2	0	2	0	0	Adequate infrastructure/no constraints.
097 001400504	Vacant	0	DSP/C ore	DA	2,500	0.05	30 to 55	55.00	2	0	2	0	0	Adequate infrastructure/no constraints.
097 001500800	Vacant	0	DSP/C ore	DA	5,500	0.12	30 to 55	40.00	4	0	4	0	0	Adequate infrastructure/no constraints.
098 028000707	Vacant	0	DSP/C ore	DA	15,265	0.35	30 to 55	35.00	11	0	11	0	0	Adequate infrastructure/no constraints.
097 013600102	Vacant	0	DSP/C ore	DA	2,440	0.05	30 to 55	40.00	2	0	2	0	0	Adequate infrastructure/no constraints.
097 002400305	Vacant	0	DSP/B G	DA	5,000	0.11	15 to 30	21.00	2	0	0	2	0	Adequate infrastructure/no constraints.
097 002400101	Vacant	0	DSP/B G	DA	15,000	0.35	15 to 30	30.00	11	0	0	11	0	Adequate infrastructure/no constraints.
099 005101906	Vacant	0	DSP/TG	DA	31,491	0.72	18 to 37	27.00	10	0	0	10	0	Entitled for 10 units.
097 015200300	Vacant	0	DSP/TG	DA	9,487	0.21	18 to 37	27.00	5	0	0	5	0	Adequate infrastructure/no constraints.
098 027500903	Vacant	0	DSP/TG	DA	13,926	0.31	18 to 37	27.00	8	0	0	8	0	Landscaped area as part of entitlement / encumbered with maintenance easement.
098 025000500	Vacant	0	DSP/N NS	DA	30,000	0.68	15 to 24	19.00	12	0	0	12	0	Adequate infrastructure/no constraints.
098 025100900	Vacant	0	DSP/N NS	DA	45,000	1.03	15 to 24	19.00	19	0	0	19	0	Adequate infrastructure/no constraints.
098 025200601	Vacant	0	DSP/N NS	DA	17,500	0.40	15 to 24	19.00	7	0	0	7	0	Part of project entitled for 10 units.
098 028100900	Vacant	0	DSP/N NS	DA	7,500	0.17	15 to 24	19.00	3	0	0	3	0	Adequate infrastructure/no constraints.
098 028101000	Vacant	0	DSP/N NS	DA	7,500	0.17	15 to 24	19.00	3	0	0	3	0	Adequate infrastructure/no constraints.
098 025200100	Vacant	0	DSP/N NS	DA	7,500	0.17	15 to 24	19.00	3	0	0	3	0	Part of project entitled for 10 units.
097 001800600	Single- family detached/ vacant	0	DSP/NS S	DA	5,000	0.11	15 to 24	19.00	2	0	0	2	0	Adequate infrastructure/no constraints.
Subtotal B-1										109	3	21	85	0

DOWNTOWN SPECIFIC PLAN
PARCEL INVENTORY

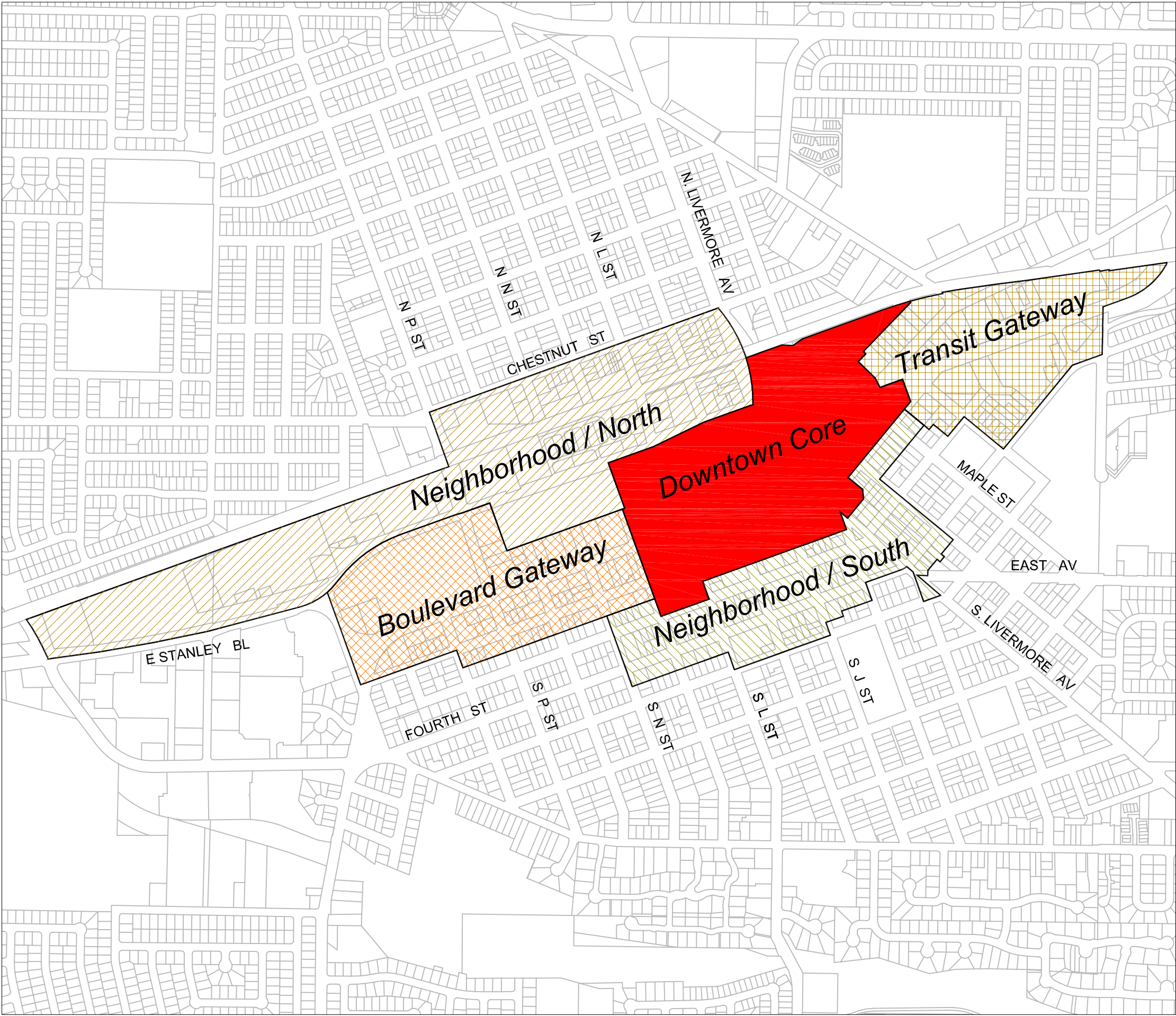


LEGEND

-  Vacant
-  Underdeveloped / Catalyst Sites
-  Underdeveloped Mixed Use Sites
-  Underdeveloped / Likely Residential Redevelopment Sites
-  Downtown Specific Plan Boundary



DOWNTOWN SPECIFIC PLAN
LAND USE PLAN AREAS



LEGEND


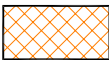
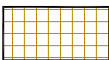


-  **Downtown Core**
Minimum Density 30 d.u. / acre
Maximum Density 55 d.u. / acre
-  **Boulevard Gateway**
Minimum Density 15 d.u. / acre
Maximum Density 30 d.u. / acre
-  **Transit Gateway**
Minimum Density 15 d.u. / acre
Maximum Density 30 d.u. / acre
-  **Neighborhood / North**
Minimum Density 15 d.u. / acre
Maximum Density 24 d.u. / acre
-  **Neighborhood / South**
Minimum Density 15 d.u. / acre
Maximum Density 24 d.u. / acre



Table B-2: Downtown Specific Plan – Underdeveloped Mixed Use Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
097 013100202	Commercial	0	DSP/ Core	DA	4,546	0.10	30 to 55	35.00	3	0	3	0	0	Parcel is primarily vacant with one existing older warehouse building. Potential for redevelopment and lot consolidation with adjacent parcel (097 013100303).
097 013100303	Commercial	0	DSP/ Core	DA	22,065	0.50	30 to 55	35.00	15	0	15	0	0	Developed with a small commercial strip center with office uses, restaurant, and a small market. Potential for redevelopment and lot consolidation with parcel 097 013100202.
097 000103000	Retail	0	DSP/ Core	DA	15,486	0.35	30 to 55	35.00	11	0	11	0	0	Developed with retail buildings. Portion of the lot can be incorporated into the adjacent City-owned site for residential development.
097 000102300	Retail	0	DSP/ Core	DA	5,000	0.11	30 to 55	35.00	3	0	3	0	0	Developed with a single-story commercial building. Adequate infrastructure.
097 000102401	Gas Station	0	DSP/ Core	DA	10,000	0.22	30 to 55	35.00	7	0	7	0	0	Existing brownfield site identified for remediation and development.
097 001200102	Auto-Service	0	DSP/ Core	DA	10,700	0.24	30 to 55	35.00	7	0	7	0	0	Developed with a single-story building, covering half of lot. Existing use is legal nonconforming use. Adequate infrastructure.
097 001300800	Restaurant	0	DSP/ Core	DA	2,500	0.05	30 to 55	35.00	2	0	2	0	0	Developed with a single-story building. Adjacent City-owned parcel is planned for ground floor commercial use with residential units above.
097 001400505	Restaurant	0	DSP/ Core	DA	7,700	0.18	30 to 55	35.00	5	0	5	0	0	Existing building on the site. Adequate infrastructure.
097 001500600	Restaurant	0	DSP/ Core	DA	3,000	0.06	30 to 55	35.00	2	0	2	0	0	Corner parcel contains small single-story brick building occupied by a restaurant. Potential for lot consolidation with adjacent property as owner is the same.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
097 001500700	Com- mercial /Retail	0	DSP/ Core	DA	2,000	0.04	30 to 55	35.00	1	0	1	0	0	Developed with a small one-story building that is considered locally significant. Modifications can occur with special consideration. Same property owner as adjacent parcel.
097 000102000	Retail	0	DSP/ Core	DA	3,250	0.07	30 to 55	35.00	2	0	2	0	0	Contains a single-story building at front of the lot. Existing retail use is conforming although businesses have transitioned several times over last few years. Adequate infrastructure.
097 000102100	Com- mercial /Office	0	DSP/ Core	DA	10,200	0.23	30 to 55	35.00	7	0	7	0	0	Developed with a two-story building covering about half of the lot. Office uses have transitioned. Adequate infrastructure.
Subtotal B-2									65	0	65	0	0	

Table B-3: Downtown Specific Plan – Catalyst Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
098 028902100	Vacant/ parking	0	DSP/ Core	DA	172,251	3.90	30 to 55	42.00	165	0	165	0	0	Livermore Village site. Adequate infrastructure/no constraints. Viable capacity is based upon number of units previously approved for the site.
098 028901800	Vacant/ parking	0	DSP/ Core	DA	51,890	1.20	30 to 55	42.00	50	0	50	0	0	Part of Livermore Village site.
098 028901900	Vacant/ parking	0	DSP/ Core	DA	16,353	0.38	30 to 55	55.00	20	0	20	0	0	Part of Livermore Village site.
098 040500400	Retail	0	DSP/ Core	DA	100,751	2.30	30 to 55	62.00	143	0	57	86	0	Groth Brothers site. Adequate infrastructure/no constraints. Property is for sale with interest by several parties to develop the site. Viable capacity is based upon number of units proposed as part of a previous development application for the site.
097 000300701	Retail	0	DSP/ Core	DA	75,000	1.72	30 to 55	62.00	107	0	43	64	0	Part of Groth Brothers site.
Subtotal B-3									485	0	335	150	0	

Table B-4: Downtown Specific Plan – Likely Residential Redevelopment Sites

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
097 001000702	Auto-motive	0	DSP/B G	DA	15,000	0.34	15 to 30	30.00	10	10			0	Adequate infrastructure/no constraints.
098 027501505	Vacant	0	DSP/TG	DA	5,012	0.11	18 to 37	28.00	3	0	0	3	0	Entitled for the development of single-family detached units, as part of the Brighton project.
097 013600412	Auto-motive	0	DSP/TG	DA	14,576	0.33	18 to 37	28.00	9	0	0	9	0	Site can be incorporated into adjacent townhouse development.
098 026000804	Retail	0	DSP/TG	DA	21,780	0.50	18 to 37	56.00	28	0	2	26	0	Adequate infrastructure/no constraints. Site is located in proximity/adjacent to ACE/Wheel Downtown Transit Station.
098 027500906	Vacant (under development)	0	DSP/TG	DA	184,072	4.20	18 to 37	23.00	94	0	0	94	0	Entitled for the development of 94 small lot single-family detached units, as part of the Brighton project.
097 013600206	Automotive/vacant	0	DSP/TG	DA	60,550	1.39	18 to 37	28.00	37	0	0	37	0	Contains small automotive use on portion of the site. Remaining site is vacant with one barn over 50 years old.
097 013000100	Storage/vacant	0	DSP/TG	DA	13,000	0.29	18 to 37	28.00	7	0	0	7	0	Adequate infrastructure/no constraints.
098 025000204	Commercial	0	DSP/NS	DA	12,932	0.29	15 to 24	20.00	5	0	0	5	0	Underdeveloped site adjacent to parcel 098 025000103. Existing buildings on the site are currently vacant.
098 025000103	Commercial	0	DSP/NS	DA	15,000	0.34	15 to 24	20.00	6	0	0	6	0	Adequate infrastructure. Existing buildings on the site are currently vacant.
098 024900103	Retail	0	DSP/NS	DA	52,237	1.19	15 to 24	20.00	24	0	0	24	0	Adequate infrastructure/no constraints.
098 024900104	Vacant	0	DSP/NS	DA	19,400	0.46	15 to 24	20.00	9	0	0	9	0	Adequate infrastructure/no constraints.
098 024900105	Vacant	0	DSP/NS	DA	13,110	0.30	15 to 24	20.00	6	0	0	6	0	Adequate infrastructure/no constraints.
098 029001101	Retail	0	DSP/NS	DA	15,483	0.35	15 to 24	48.57	17	17			0	Adequate infrastructure/no constraints.
098 029000607	Office	0	DSP/NS	DA	91,262	2.00	15 to 24	43.50	87	82	0	5	0	Adequate infrastructure/no constraints.
098 029000111	Commercial	0	DSP/NS	DA	124,996	2.90	15 to 24	17.93	52	0	5	47	0	Developed with a bowling alley.

APN	Land Use	Exist Units	Zoning	GP	Lot Size	Acres	Density Range	Realistic Density	Viable Capacity	VL	L	M	AM	Infrastructure
098 029000217	Parking	0	DSP/N NS	DA	14,003	0.32	30 to 36	33.00	11	11	0	0	0	Former Millers Outpost site. Currently developed with a commercial shopping center. Potential for residential redevelopment.
098 029000215	Retail	0	DSP/N NS	DA	189,639	4.30	30 to 36	33.00	142	142	0	0	0	Part of former Millers Outpost site.
098 029000207	Retail	0	DSP/N NS	DA	87,496	2.00	30 to 36	33.00	66	66	0	0	0	Part of former Millers Outpost site.
098 029000211	Drive Aisle/ park	0	DSP/N NS	DA	10,823	0.24	30 to 36	33.00	8	8	0	0	0	Part of former Millers Outpost site.
098 029001206	Sub- station	0	DSP/N NS	DA	29,369	0.67	30 to 36	33.00	22	22	0	0	0	Adequate infrastructure/no constraints.
099 017502101	Parking/ retail	0	DSP/N NS	DA	61,650	1.41	30 to 36	33.00	47	47	0	0	0	Former K-Mart Center site. Currently developed with a commercial shopping center. Potential for residential redevelopment.
098 029002401	Parking	0	DSP/N NS	DA	7,934	0.18	30 to 36	33.00	6	6	0	0	0	Part of former K-mart Center site.
098 029002403	Retail	0	DSP/N NS	DA	348,283	7.90	30 to 36	33.00	261	261	0	0	0	Part of former K-mart Center site.
099 017502201	Retail	0	DSP/N NS	DA	6,230	0.14	30 to 36	33.00	5	5	0	0	0	Part of former K-mart Center site.
098 029001901	Retail	0	DSP/N NS	DA	75,814	1.74	30 to 36	33.00	57	57	0	0	0	Part of former K-mart Center site.
098 029002100	Retail	0	DSP/N NS	DA	11,905	0.27	30 to 36	33.00	9	9	0	0	0	Part of former K-mart Center site.
098 029002200	Retail	0	DSP/N NS	DA	5,859	0.13	30 to 36	33.00	4	4	0	0	0	Part of former K-mart Center site.
097 001700100	Com- mercial	0	DSP/NS S	DA	2,976	0.07	30 to 36	33.00	1	0	0	1	0	Adequate infrastructure/no constraints.
Subtotal B-4									1,033	747	7	279	0	

