

E7 Housing Plan

The 6th cycle, eight-year Housing Plan (2024-2032) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Livingston.

E7.1 Goals and Policies

Goal 1: Regional Collaboration	Work collaboratively with jurisdictions in the County to efficiently address housing issues and find regional solutions.
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Policy 1.1 Proactively coordinate with cities, Merced County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 As appropriate, pursue State and federal housing funds to address regional housing issues.

Goal 2: Housing Development	Provide an adequate supply and range of housing types to meet the diverse needs of residents.
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Policy 2.1 Provide adequate sites for new housing development to accommodate the Regional Housing Needs Allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low-, very low-, low-, moderate- and above moderate-income households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development project proposals.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher-density and mixed-use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy-efficient development and flexible standards to encourage high-quality projects.

Goal 3: Affordable Housing Options

Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low-, very low-, low- and moderate-income households.

- Policy 3.1** Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.
- Policy 3.2** Support the Housing Authority of the County of Merced (HACM) by promoting Housing Choice Voucher (HCV) opportunities.
- Policy 3.3** Establish permit processing procedures that promote streamlining of affordable housing development projects (Senate Bill (SB) 35).
- Policy 3.4** Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.
- Policy 3.5** Promote home ownership for lower- and moderate-income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.
- Policy 3.6** Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation

Maintain and improve the City’s existing housing stock.

- Policy 4.1** Preserve existing residential neighborhoods by promoting balanced design and architecture.
- Policy 4.2** Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.
- Policy 4.3** Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs

Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.

- Policy 5.1** Assist in local and regional efforts that address the housing needs of special needs residents.
- Policy 5.2** Provide reasonable accommodation for individuals with disabilities to access housing opportunities.
- Policy 5.3** Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, State, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development	Utilize energy conservation and sustainable measures for new and rehabilitated housing.
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Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing	Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, State, and federal fair housing laws.
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Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, State, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to City residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

E7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Merced County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional housing trust fund

- Coordination on funding applications and administration
- Identification of transit opportunities and access near new and established residential areas
- Development of environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low-barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the County, including participation in services offered by the County

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Partner with the Merced County Human Services Agency and/or the Merced County Community Action Agency to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Participate in the Merced County Association of Governments (MCAG) to manage and implement regional transit and services, while providing a public forum for cross-jurisdictional issues. <ul style="list-style-type: none"> ▫ Hold at least one community workshop to identify transportation needs and apply for funding to implement projects using Measure V funds. ▪ Work with the Merced Continuum of Care to update and implement the 10-Year Plan to End Homelessness during the planning period.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, State, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Livingston has been assigned a RHNA of 1,097 units, in the following income categories:

- Very Low Income: 311 units
- Low Income: 213 units
- Moderate Income: 169 units
- Above Moderate Income: 404 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of December 2023, the City has identified capacity for 1,102 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also projects eight ADUs affordable to above moderate-income households will be developed during the planning period. Accounting for these units, the City has a

remaining RHNA of 306 units (198 lower income and 108 moderate income) for which the City must identify adequate sites for potential development.

The City has identified vacant opportunity sites with potential for development over the next eight years. The 14 vacant opportunity sites identified can accommodate 80 units (40 lower income, 34 moderate income, and 6 above moderate income). An additional six sites have been identified for rezoning to meet the RHNA. The rezone sites have the capacity to accommodate 693 units (352 lower income, 102 moderate income, and 240 above moderate income). These sites will need to be rezoned from low- and medium-density residential to high-density residential allowing for a maximum density of 29 dwelling units per acre. Of the sites identified, three sites were used during previous Housing Element cycles. Sites proposed for rezone as part of this Housing Element Update are considered new sites and are not subject to this requirement. The reuse opportunity sites are subject to by-right approval. Opportunity and rezone sites are described in Chapter E6, *Housing Resources and Sites Inventory Analysis*, Table E6.4-7 and Table E6.4-8, respectively.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Sections 65583(c)(1)(A) and 65583.2. The rezoned sites shall be subject to the following provisions pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary action.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Facilitate the development of 1,097 units over 8 years (311 very low-income, 213 low-income, 169 moderate-income, and 404 above moderate-income units). ▪ By January 31, 2025, rezone properties as outlined above and detailed in the Chapter E6, <i>Housing Resources</i> of this Housing Element to fully accommodate the remaining RHNA of 306 units (198 lower-income and 108 moderate-income units). As part of the rezoning, confirm appropriate development standards (including parking, height, setback, lot coverage, etc.) will and can be met to ensure maximum allowable densities at the respective zones can be achieved. ▪ Facilitate the development of eight ADUs during the planning period. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing and update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the City. ▪ By January 31, 2026, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City’s site inventory for lower-income RHNA are subject to by-right approval, exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City’s 4th and 5th cycles Housing Element as sites meeting the lower-income RHNA; and
- Nonvacant sites that were identified in the City’s 5th cycle Housing Element as sites for lower income RHNA.

The by-right approval requirement of reuse sites is effective January 31, 2024. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government’s review shall not require:

- A use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table E6.4-9 in Chapter E6, *Housing Resources*. There are three sites identified in the Site Inventory that are subject to by-right approval, with a capacity totaling 28 units.

Specific Actions, Objectives and Timelines	By January 31, 2025, update the Zoning Ordinance to address the by-right approval requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to Assembly Bill (AB) 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State’s Density Bonus Law.

Specific Actions, Objectives and Timelines	By January 31, 2025, amend the Zoning Ordinance to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the City. The City’s ADU Ordinance was last amended in June of 2022 and complies with state Law.

Consistent with Government Code, Section 65583 and Health & Safety Code, Section 50504.5, the City will continue to encourage the production of ADUs and work to provide affordable units for lower income households.

Specific Actions, Objectives, and Timelines	<ul style="list-style-type: none"> ▪ Facilitate the development of 8 ADUs over eight years. ▪ By December 31, 2026, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> ▫ Update ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Conduct three educational workshops, campaigns, or outreach events to disseminate ADU development information. ▫ Develop an ADU application checklist and publish the checklist on the City’s website by December 31, 2026. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website by December 31, 2026. ▪ Participate in regional collaboration efforts to create pre-approved ADU plans. ▪ Explore an ADU amnesty program. If feasible, establish an ADU amnesty plan by December 31, 2026.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide (all high resource areas) with emphasis on single-family residential neighborhoods in South Livingston.
AFFH Outcomes	Support the development of at least eight ADUs in Livingston during the planning period.

Program 6: Zoning Ordinance Amendments

In order to facilitate a variety of housing types, especially housing for lower income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Ordinance.

Specific Actions, Objectives and Timelines	<p>Include the following Zoning Ordinance amendments by January 31, 2026:</p> <ul style="list-style-type: none"> ▪ SB 330: Remove subjective judgement from the site plan review, administrative permits, and use permits and provide objectives with regard to what constitutes an impairment to the integrity and character of the zoning district, in accordance with SB 330. ▪ SB 35: Establish procedure for implementing SB 35. ▪ Development Standards: Review and revise the City’s development standards (including parking), particularly in relation to higher density affordable housing: <ul style="list-style-type: none"> ▫ Amend the Zoning Code to provide an opportunity for minor modifications to height restrictions for projects with an affordability component. ▫ Revise the Zoning Ordinance to reduce parking requirements for mobile homes, senior citizen housing, one-bedroom units, and studios to require no more than one space per unit.
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	<ul style="list-style-type: none"> ▫ Consider revisions to the Zoning Ordinance to allow additional by-right development of multi-family housing in the R-2 and Downtown Commercial (DTC) zones. ▪ Density Bonus: Revise the zoning Ordinance to provide additional density bonuses under the criteria set forth by AB 1287 (see Program 8). ▪ Single-Room Occupancy (SRO) Housing: Revise the Zoning Ordinance to allow the development of SROs in residential zones allowing multi-family uses and/or commercial zones allowing hotel and motel uses. ▪ Low-Barrier Navigation Centers: Revise the Zoning Ordinance to allow low-barrier navigation centers by-right in non-residential zones permitting multifamily uses. ▪ Farmworker Housing: Revise the Zoning Ordinance to ensure compliance with the Employee Housing Act (Health & Safety Code Section 17021.6). ▪ Residential Care Facilities: Revise the Zoning Ordinance to allow care facilities of seven or more residents in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▪ Supportive Housing (AB 2162): Supportive housing meeting the specific requirements under AB 2162 will be permitted by right in zones that permit multi-family housing.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	Facilitate the development of 25 units for special needs populations during the planning period.

Program 7: General Plan Amendments

The City will implement the following General Plan amendments to facilitate the development of a variety of housing types, specifically mixed-use developments. The General Plan includes three residential land use designations with a density range from 1 to 29 dwelling units per acre. Since the General Plan is dated and undergoing an update, additional residential uses mentioned in the Municipal Code should be added to the updated General Plan, including but not limited to mixed-use and accessory dwelling units (ADUs). However, the density is sufficiently high to allow the development of affordable housing for all income levels. Minimum densities are included to maximize residential development on a limited supply of land as well as achieve a balance and variety of housing types.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Update the General Plan to facilitate multi-family residential uses in commercial zones for the encouragement of mixed-use development and include discussion on ADUs to ensure compliance with State law.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3

AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	Support the development of 1,097 housing units during the planning period (RHNA).

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of affordable housing as well as pursue funding opportunities available at the local, regional, state, and federal levels.

On a case-by-case basis, the City will provide opportunities for public, private and non-profit groups to develop affordable housing by constructing off-site improvements and physical infrastructure as Capital Improvement Projects (CIPs). Assistance provided by the City may include traffic, street, and sewer upgrades as well as other pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Annually pursue funding at the local, regional, state, and federal levels such as State Community Development Block Grants (CDBG), CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Merced County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By January 31, 2026, revise the Density Bonus Ordinance in compliance with state law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Facilitate the development of affordable housing by allowing improvements to be negotiated. ▪ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: <ul style="list-style-type: none"> ▫ Density increases under the City’s Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential waivers/reductions/deferrals until certificate of occupancy. ▫ Reduced parking requirements. ▪ Encourage the consolidation of adjacent parcels zoned High Density Residential (R-3) or (DTC) and the splitting of large R-3 zoned parcels. This may include working with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multi-family housing developments, or working with developers to identify suitable vacant adjoining R-3 or DTC sites.
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	<ul style="list-style-type: none"> Annually review and update the City's impact fees to ensure that they are consistent with the City's costs to provide these services and that they do not act as a constraint to residential development.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state, and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> Housing Mobility New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	Increase the percent of the City's housing stock that is multi-family from 11 percent to 14 percent by December 2030, using 2017-2021 American Community Survey (ACS) data as a baseline.

Program 9: Preservation of At-Risk Housing

The City has 181 housing units that are deed restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> Monitor affordable units during the planning period. Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	Preserve all 181 affordable housing units.

Program 10: Housing Preservation and Rehabilitation

Approximately 37 percent of the housing stock in Livingston is more than 40 years old (built before 1980). Livingston does not currently have an active housing rehabilitation program. However, the City's Code Enforcement Division works to identify substandard housing and housing in need of substantial rehabilitation. Additionally, the City continues to investigate potential funding sources for rehabilitation programs to determine the most applicable for the City. Given its size, the City must take into account the capacity of a small staff to implement and manage each grant program that it applies for.

Livingston will also continue to provide weatherization assistance to lower-income households. The City will provide information at City Hall on Pacific Gas & Electric Company's (PG&E) and the Merced Irrigation District's (MID) weatherization and energy assistance program.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Advertise available rehabilitation grant programs on the City’s website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Utilize the Code Enforcement Division to track areas where rehabilitation needs are heightened. ▪ Annually monitor state and federal funding opportunities, such as Section 504 loans and HOME funds. Maintain and manage a list of existing rehabilitation loans. ▪ Conduct a housing conditions survey by December 31, 2027.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Citywide with emphasis on South and Central Livingston where aging residential units are more prevalent.
AFFH Outcomes	<p>If feasible, apply for one funding opportunity for residential rehabilitation assistance annually.</p> <p>Annually refer three households to the PG&E and MID weatherization and energy assistance programs.</p>

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low-, very low- and low-income households, the Housing Authority of the County of Merced (HACM) offers the following programs:

- **Housing Choice Vouchers (HCVs):** Offers affordable, decent, and safe housing in open market rentals selected by voucher holders. Voucher holders receive a fixed subsidy, which the Housing Authority pays directly to the landlord, and tenants are responsible for payment of the remainder of the rent.
- **Public Housing:** Provides rental assistance to low- and moderate-income families and individuals. The HACM owns and manages all 421 rental units offered under this program, which are located in communities throughout Merced County.
- **Project-Based Voucher Program (PBVs):** The Housing Authority released a Request for Proposal (RFP) for the PBV Program in November 2023, seeking proposals from owners/developers who will commit up to 150 units of their rental housing to receive assistance through project-based vouchers.
- **Migrant Housing Centers:** The Housing Authority manages four Migrant Centers throughout the County. The Migrant Housing Centers provide temporary housing to migrant farm workers available to them during the peak growing and harvest season, which is typically April through November. Migrant Centers managed by the Housing Authority are located in Atwater, Merced, Los Banos, and Planada.

The City will continue to work with the Housing Authority to obtain HCVs and provide the community with information about other available programs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Assist 25 Livingston households through HCVs. ▪ Work with the Housing Authority to continue providing assistance in the community. ▪ Over the eight-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website by January 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. <ul style="list-style-type: none"> ▫ Add information on the HCV Program and other housing assistance programs to the City’s website by January 31, 2026. ▫ Promote the availability of assistance programs through all City’s social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the City. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. <ul style="list-style-type: none"> ▫ Starting in 2027, annually conduct one outreach event for landlords on the HCV program, for a total of five events during the planning period (e.g., workshops, community events, mailings, etc.). ▪ Support regional efforts, such as those of the Merced County Housing Authority and other organizations, to identify sites, including sites within the City’s Sphere of Influence for permanent and seasonal farmworker housing.
Primary Responsible Departments	Planning Department
Funding Sources	U.S. Department of Housing and Urban Development (HUD), Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide with emphasis on Central Livingston where LMI household populations are higher.
AFFH Outcomes	<p>Promote the use of HCVs in the City with the goal of expanding HCV use by five percent by December 31, 2030, using 2023 data as baseline.</p> <p>Conduct one HCV outreach event annually for a total of five events during the planning period.</p>

Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with the City Engineer and Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of the City. ▪ As funding permits, initiate infrastructure improvements that may include: <ul style="list-style-type: none"> ▫ Repairing, replacing, and completing sidewalks in aging neighborhoods. ▫ Development of a new park and recreational center in Central Livingston. ▫ Development of a new well to address water supply and quality challenges. ▪ Annually conduct outreach to industrial and commercial businesses to locate in Livingston. ▪ Continue to identify and apply for loans and grants to improve and upgrade City infrastructure, such as the water, sewer, storm drainage, and circulation system in order to meet future residential, industrial, and commercial demand. Give priority to providing infrastructure to vacant R-3 parcels, especially those in the southeastern portion of the City, as well as DTC parcels in order to support the development of multifamily housing in these areas. ▪ Encourage the use of pedestrian-oriented design, greenbelts, parks, bicycle routes, and open-space to enhance new residential neighborhoods in Livingston. Support developers in using designs that encourage Smart Growth and consistency with the City’s Design Guidelines.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Citywide with emphasis on Central Livingston.
AFFH Outcomes	Complete three CIP projects during the planning period. Support the relocation or establishment of two industrial or commercial businesses in Livingston during the planning period.

Program 13: Fair Housing Outreach and Enforcement

The City of Livingston works with the HACM to provide fair housing information and resources to residents and housing providers. HACM contracts with Central California Legal Services (CCLS) to provide services including the distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing (DFEH). DFEH maintains a record of housing discrimination complaints filed in local jurisdictions.

HACM refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with Central California Legal Services (CCLS)/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Collaborate with the County and fair housing service providers that serve the County to 1) identify funding sources to support fair housing and landlord/tenant counseling programs; 2) provide information on fair housing laws at City Hall, the library, on the City's website, and other areas in which the community gathers information. and 3) address or refer complaints of housing discrimination to appropriate state or federal agencies. ▪ Make information on housing, housing programs, and housing assistance available to all members of the community, including information on second units. Continue to provide materials in both Spanish and English. Place information at a public counter in City Hall, the City's website, at other public locations. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▪ In coordination with other Merced County jurisdictions, develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with State and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2027. ▪ Conduct fair housing outreach, including dissemination of the ADU Fair Housing factsheet, at one workshop or community event annually. ▪ Update the City's website to provide a link to the City's Reasonable Accommodations policy on the Housing Division page and add contact information for City staff who oversee the application process. ▪ Evaluate compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. Update links on the City's Community Development Department webpage to connect to the most recent versions of each resource and document.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	Enforcement and Outreach
Geographic Targeting	Citywide with emphasis on LMI Areas (Central Livingston and parts of North and South Livingston).
AFFH Outcomes	<p>Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.</p> <p>Conduct one outreach event annually to disseminate fair housing information (workshop, community event, etc.)</p>

Program 14: Water and Sewer Service

The City of Livingston is the provider of water and sewer services within city limits. Currently, the City does not have adequate water infrastructure to fully accommodate the RHNA. The City utilizes eight active wells and one stand-by well extracting groundwater from the Merced Subbasin. Collectively, the wells have a combined capacity of 10,900 gallons per minute (gpm) with water being distributed by a network of lines ranging from two to 16-inches in diameter. Additionally, the water system includes a one million-gallon storage tank. The City's current well capacity is not adequate to meet the City's maximum day demand (MDD) or peak hour demand (PHD). The groundwater underlying the City is part of the larger San Joaquin Valley Groundwater Basin within the San Joaquin River Hydrologic Region, which is subdivided into nine subbasins. The City extracts groundwater from the Merced subbasin, which is classified as a critical overdraft subbasin.

In addition to an adequate water supply, the City is also challenged with groundwater quality issues. The majority of the City's wells produce water at or above the current regulated maximum contaminants level (MCL) for one or more of the following regulated contaminants: arsenic, manganese, nitrate and 1, 2, 3-trichloropropane (TCP).

The City is currently pursuing a Corrective Action Plan (CAP) to address TCP compliance. As part of the CAP, the City is planning two additional wells and two centralized treatment facilities with storage tanks and booster pumps. The following CAP improvements will increase the City's MDD and PHD capacity:

- **Well 8 Centralized Treatment Facility:** This facility will receive water from a new well, Well 8A (Well 8 replacement) and from future Well No. 18. The production of these wells is still unknown. Treated water will be discharged into a 1.5-million-gallon storage tank. A booster pump station will repressurize the treated water into the distribution system.
- **Arakelian Park Centralized Treatment Facility:** This facility will receive water from Wells Nos. 12, 13 and 17 and treat the water for removal of (TCP). Treated water will be discharged into a one-million-gallon storage tank.
- **Well 19 with Treatment Facility:** This facility will consist of a new Well (Well 19) with well treatment for the removal of TCP. A booster pump station will repressurize treated water into the distribution system.

The City TCP compliance project is currently under review by the State Water Resources Control Board. A funding agreement is expected in the first quarter of 2024 and completion of the projects is expected to be in the fourth quarter of 2026. Once the CAP improvements identified above are completed and based on a firm capacity of 9,300 gpm and 7,455 gpm MDD, the City would have approximately 25 percent remaining capacity for future new development following the development of four previously entitled, but not developed, projects – two multi-family residential projects (The Villages at Main [480 units] and Tierrasanta Villas [80 units]) and two commercial projects. Of the two residential projects, Tierrasanta Villas is an affordable housing project. The City would need to add more wells and/or treated surface water to accommodate future growth in the community.

Pursuant to SB 1087, as the City's water and sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By January 31, 2028, complete update to water and sewer master plans. ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ By January 31, 2026, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087).
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	N/A
Geographic Targeting	Citywide
AFFH Outcomes	N/A

E7.3 Quantified Objectives

Livingston has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City’s housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table E7-1 below summarizes the City’s quantified objectives for implementing its various programs and actions outlined above.

Table E7-1 Quantified Objectives 2024-2032

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	137	--	--
Very Low	174	--	--
Low	213	--	--
Moderate	169	--	--
Above Moderate	404	--	--
Total	1,097	--	181 (None At Risk)

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