



**Livermore Equity & Inclusion Working Group**  
**Subgroup D: Housing, Workplace, Economic and Transportation Environments**  
**Meeting Date: March 11, 2021**

**SUMMARY NOTES**  
**(Facilitated by Public Dialogue Consortium)**

**Community Participants**

Bill Daum  
Carol Brown  
Dorla Daugherty  
Emily Wilson  
Harold Roundtree  
Jackie Cota  
Kyoko Takayama  
Manav Patel  
Mark Palajac  
Marla Kirby  
Ryan Keedy  
Tim Kingsbury  
Valerie Nebo

**Subcommittee and Staff**

Bob Carling, Council Member  
Trish Munro, Vice Mayor  
Christine Martin, Deputy City Manager

**Plan for E&I Phase 2 and Subgroup Project Meetings**

The Public Dialogue Consortium (PDC) consulting team reviewed the plan for phase 2 and the role of dialogue and the Working Group Values and Communication Guidelines in the subgroup project meetings.

**Subgroup D Project: Workshop Series on Affordable Housing**

Purpose of the Workshop Series: To educate the Subgroup about affordable housing in Livermore so the group can effectively advocate for affordable housing and a more equitable community.

After describing the purpose of the workshop series and the topics that were identified in phase 1 of the project, the consulting team invited subgroup members to ask questions

and offer comments and suggestions.

Comments and Suggestions:

- Invite someone from MidPen or Eden Housing to help us understand how involved it is to identify, initiate and complete an affordable housing project
- Rental readiness is equally important as increasing home ownership
- Changing zoning laws to allow for ADUs (alternative dwelling units) and splitting houses allows for more density in neighborhoods and is important for the future of housing
- It is important to define the terms "affordable," "low income" and "workforce" housing. Words communicate priorities of the group, defining and intentionally using specific terms are important.
- AMI (Area Medium Income) is an important term to be familiar with as it is often used
- It is important for this group to understand the regulatory constraints (federal, state and local) that are not under control of this group as we move forward in these discussions
- If we can juxtapose the current inventory along with the need and understand why the regulations are the way they are, we can better understand what may be changed, and better understand the next steps
- Understanding inventory should include understanding if Livermore is meeting state housing goals
- It would be helpful to know how decisions about housing type and parking were made for Eden Housing
- It would be helpful to know how the city has added housing over time? What type? When? Where? As we look at this data, we may understand more
  - Very little rental housing has been built over the last 25 years.
  - There is a housing element in the General Plan; a report is due to the State each year. This report may be a good primer for this group.

**Final Topics for Workshop Series**

- Thursday, April 1: Land-use related housing topics, including zoning, general plan, housing element, RHNA, existing inventory and demographics
  - Presenters: Community Development Department staff
- Thursday, April 15: Affordable housing requirements/law, affordable housing development in Livermore (e.g. Chestnut Square), non-profit partners, Livermore Housing Authority and section 8 vouchers.
  - Presenters: Community Development Department staff
- Thursday, May 6: Discriminatory housing development and lending practices in the United States and Bay Area and the impacts on housing in Livermore; NIMBY (Not In My Backyard) and YIMBY (Yes In My Backyard); and "coded language" used in real estate (i.e. biases against "affordable" housing, multi-unit developments)
  - Possible presenter(s): Julie Pierce, Regional Housing & Transportation for ABAG;

a representative from the Turner Center for Housing and Innovation in Berkeley;  
SJSU professor

- Thursday, May 27: Debrief workshops (what was learned) and develop a plan for the Subgroup to engage the broader community about the complexities and opportunities for affordable housing in Livermore.