



Subgroup D: Housing, Workplace, Economic and Transportation Environments
Meeting #2 Notes
Meeting Date: November 12, 2020

Participants

Nasa Cole
Harold Roundtree
Ruth Gasten
Tim Kingsbury
Manav Patel
Valerie Nebo-Hutchson
Bill Daum
Mark Palajac
Carol Brown
Mini Chopra

Subcommittee and Staff

Vice Mayor Bob Woerner
Council Member Trish Munro
Christine Martin, City Staff

1. Plans to Complete the Subgroup's Mission, Values and Goals

- A google doc link will be sent to all subgroup members to add comments to the first draft of the Mission, Values and Goals.
- Manav Patel volunteered to be the lead editor for the Mission, Values and Goals document, coordinating and integrating the comments and compiling a second draft for the subgroup to review.
- Deadlines
 - Comments from subgroup members: Wednesday, November 25th
 - Second draft completed by editor: Thursday, December 3rd

Editing Suggestions on Scope/Mission

- Consider adding "Equitable treatment for all people" in addition to "Equitable treatment in all organizations." For example, "Equitable treatment for all people within all organizations."

- "Equitable treatment in all organizations" would include how people treat each other equitably within the organization, and how the organization holds itself vicariously liable (accountable) for their people. I think the use of the word "organization" (as opposed to people) enlarges the scope of the mission statement
- Should it be small businesses vs businesses?
 - Most job creation is done by small businesses
- Instead of "transportation that serves all", transportation that serves multiple users
 - "Members of our community" rather than "all" (people who live or work in Livermore)
 - "All, especially those who are disadvantaged"
- If we include infrastructure can we also include climate infrastructure as well?

Editing Suggestions on Values

- The listed values read more like group agreements about how people treat each other and work with one another.
- Consider changing the description of these to "Group Agreements," and creating a separate list of "Value Statements."
- Mark Palajac volunteered to craft an initial list of value statements on the google doc., and all group members should add to this.
- Starting point for values is "Equity" and "Inclusion;" with space to add more values specific to this subgroup

2. Plans and Ideas for a Housing Workshop

- Outreach to community leaders and organizations to present and/or participate in a workshop focused on affordable housing in Livermore:
 - ED of Livermore Housing Authority, Mark Palajac
 - Look for connection to federal funding
 - RHNA House model - Regional Housing Needs Allocation - forecasting population increases and housing needs (circulate letter on this model)
 - Lanning Thompson, President of Interfaith Housing (building new facility on Pacific Ave)
 - Christine suggestions: staff on affordable housing, human services – they understand funding sources
 - Human Services organizations serve those who need affordable housing:
 - Tri Valley Anti-Poverty Collaboration
 - TVNPA as a coalition of nonprofits in tri valley
 - Foodbank ED, help to understand challenges
 - CHEF: Community Health Education Fund
 - Spectrum Community Services

- open heart kitchen
 - Invite someone to speak to resistance against affordable housing NIMBY
 - Present historical information on "redlining" as detailed in The Color of Law book
 - Appeals to pathos may help. Recruiting the school district with data regarding numbers of homeless children in Livermore since it is hard to argue that children should be homeless.
 - Dave Stark would be a good resource to present a holistic and numbers based view of housing
- Understand **inventory of affordable housing** in Livermore, renting or sales under market rates
 - Livermore staff has this information, along with information from RHNA model
 - Understand affordable housing demand vs available affordable housing
 - State law requires City General Plan to allocate land and resources to affordable housing
 - Information on vouchers for affordable housing - "Housing Choice" vouchers,
 - Approximately 550 families use in Livermore (wait list is 13,000)
- Present on **discriminatory housing policies and practices**, from a historical perspective and the impacts these have on current demographics.
 - Suggested discussion point for the workshop: Why is Livermore so white? This is historically true, but seems moot in the present times. Some of the newer developments across Costco in Livermore have many BIPOC and LGBTQ+ families moving in. Seniors in the neighborhood who've lived in Livermore for decades confirm that the diversity landscape has changed over the recent years.
 - Provide context for why/how Livermore is less diverse than other areas of Alameda County
 - Livermore was historically farms and ranches, industry will continue to change the demographics over time
- Present on **demographic data and trends** over time.
 - Race, age, education, etc. Economic data and trends: Income, cost of housing. Housing unit data and trends: SFH, Multi-family, etc.
 - Add "foreign nationalities" and undocumented individuals to BIPOC + LGBTQ to the housing demographics. These two identity groups are very much in Livermore, but may not identify themselves as fitting into BIPOC groups. There are no restrictions in housing laws (at County, State or Federal level) on foreign immigrants from investing or seeking housing.

- Consider a speaker to address the changing demographics in Livermore over the past years
- There seems to be missing demographic representation in Livermore compared to other areas of Alameda County, example Livermore is 1% black
 - Demographic projections point toward increasing diversity
- The biggest impediment for more affordable housing is **funding**. The biggest funding sources are federal and county. If we could increase that it would have the biggest single impact on building more affordable units sooner.
 - Funding is at the root of it, but so is gatekeeping of the federal and county funds. How does the Livermore Housing Authority gatekeep and ensure access at the grassroots.
 - This is especially true for the low end of affordable housing, it costs around \$500K to build each unit
 - Need funding support from Fed, State, County
 - Compare salaries for teachers, health care workers etc. to housing prices
 - There are 7000 planned units to be built in Livermore in the next 2 decades
 - Livermore is growing at a rate of 1-2%
 - Housing allocation cycle is every 8 years
 - Zoning laws via the General Plan can be changed to accommodate the building of more units

3. Next Steps for a Housing Workshop

- Christine Martin, City Staff will coordinate workshop speakers and logistics.
 - Volunteers to assist with workshop coordination:
 - Carol Brown, Ruth Gasten, Mark Palajac (time permitting)
 - Volunteers can help vet the list of presenters and participants in the workshop.
 - Add a place in the google doc for others to add suggestions or comment on workshop design and participants

4. Next Meeting Dates

- Next Subgroup Meeting Thursday, December 3rd, 7:00-9:00pm
- December Workshop for all groups (date TBD)

*As much as possible, these notes are taken from statements made by the working group members.