



# Equity & Inclusion Committee Housing Subgroup Affordable Housing 101

April 1, 2021

# Equity & Inclusion Committee Housing Subgroup

## Affordable Housing 101

### Agenda

#### **1) Staff Presentation**

- **Demographic and Housing Inventory for Livermore**
- **Federal, State, and Regional Regulations**
- **City's Role**
- **Affordable Housing Development**
- **What's Next**

#### **2) Q & A**

# Demographics (US Census)

U.S. Population: 330,175,011

- One birth every 9 seconds
- One death every 11 seconds
- One international migrant (net) every 666 seconds
- Net gain of one person every 40 seconds
- Date: 03/31/2021

World Population 7,752,971,846

- Top 10 Most Populous Countries (July 1, 2021)
  - Rank, Country, Population
1. China 1,397,897,720
  2. India 1,339,330,514
  3. United States 330,425,184

# Demographics (Livermore)

- Population: 89,699 (45,954 female – 43,745 male)
- Median Age: 39.8 years
- Race:
  - 55,539 – White
  - 17,728 – Hispanic or Latino (of any race)
  - 10,213 – Asian
  - 3,980 – Two or more races
  - 1,619 – Black or African American
  - 406 – Native Hawaiian/Pacific Islander
  - 130 - American Indian/Alaska Native
  - 84 - Other
- Source: 2019 American Community Survey 2019 1-Year Estimates



# Demographics

Among people at least five years old living in Livermore city, California in 2015-2019, 20.8 percent spoke a language other than English at home. Spanish was spoken by 9.9 percent of people at least five years old; 7.7 percent reported that they did not speak English "very well."

Percent of the Population 5 years and over who Speak a Language other than English

Percent	
Spanish	9.9
Other Indo-European languages	4.6
Asian and Pacific Islander languages	5.7
Other languages	0.6

Source: 2019 American Community Survey 2019 5-Year Estimates

# Demographics

- Total Housing Units\*: 32,883
- Average Household size\*: 2.81 People
- Median Household Income\*: \$127,452
- Median Home Value\*\* \$895,077
- Home Ownership\* 72.4%

Source:

\* 2019 American Community Survey 2019 5-Year Estimates

\*\* Zillow Home Value Index February 2021

# Demographics

In 2015-2019, Livermore city, California had a total of 32,883 housing units. Of these housing units, 81.7 percent were single-family houses.

	Percent
Single-family houses	81.7
Apartments in multi-unit structures	17.1
Mobile homes	1.0
Boat, RV, van, etc	0.2

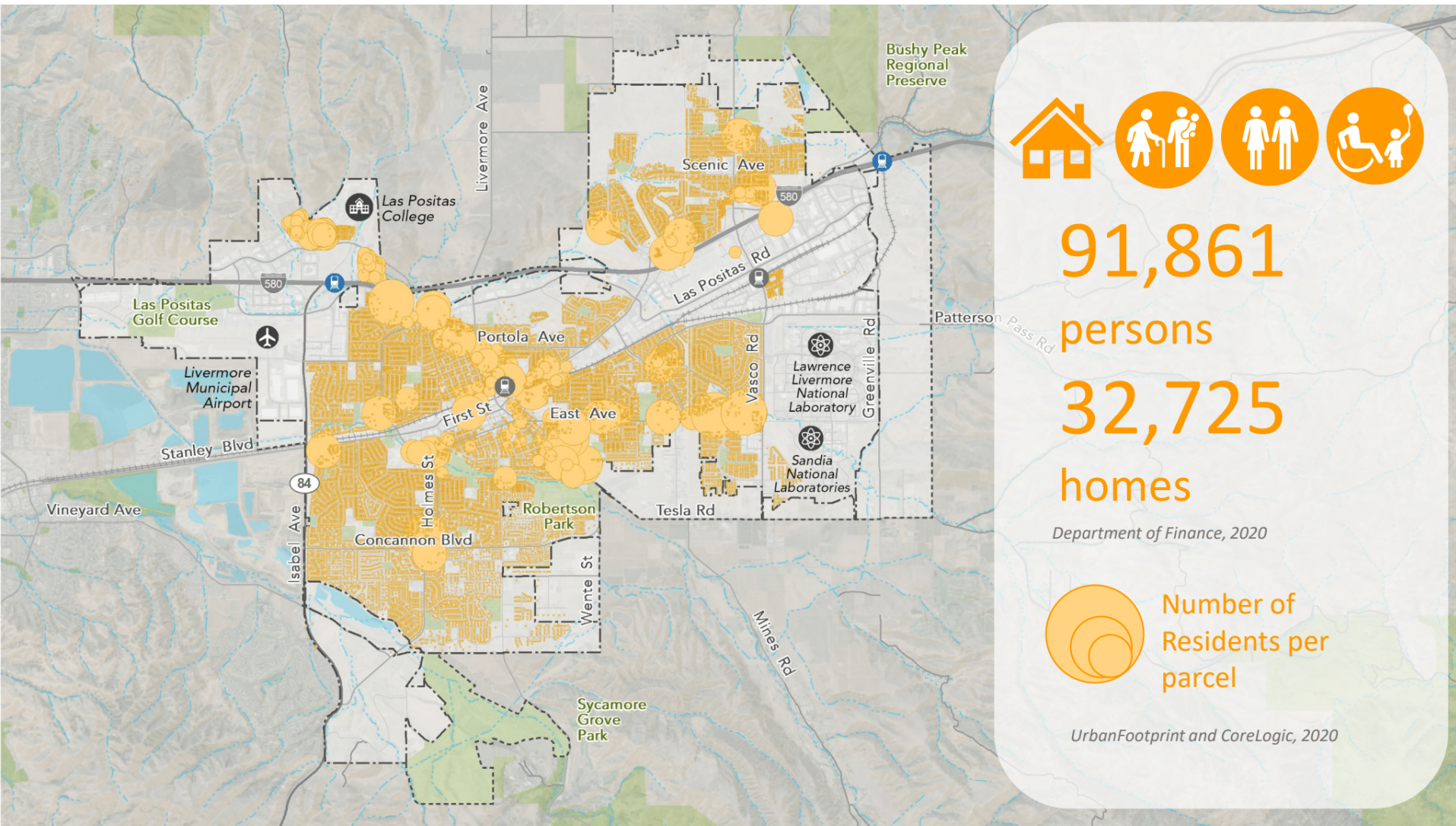
Source: 2019 American Community Survey 2019 5-Year Estimates

# Demographics

US Census: <https://www.census.gov/>

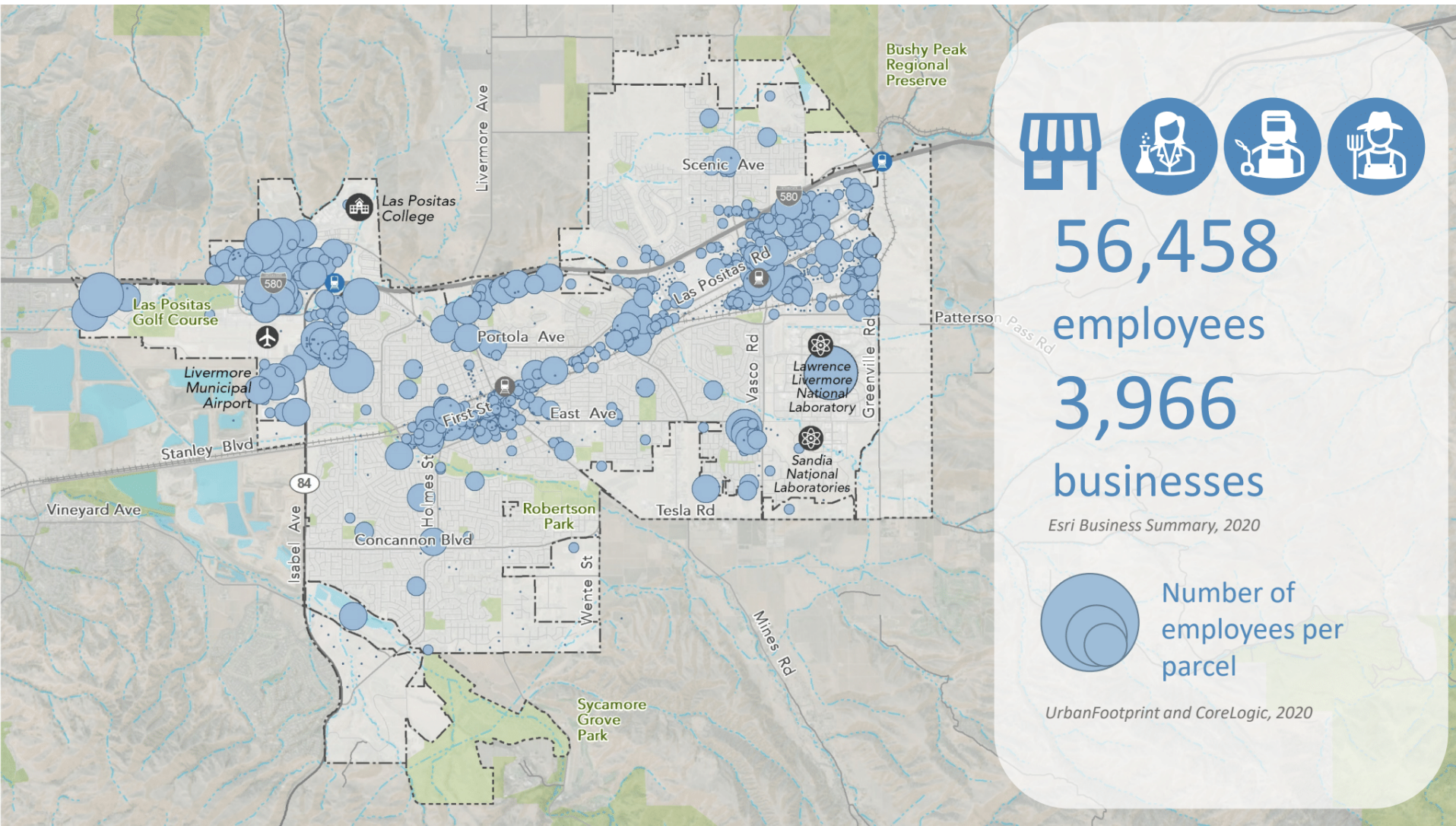
2019 - American Community Survey 5-Year Estimates:  
<https://data.census.gov/cedsci/all?q=livermore%20ca>

# Demographics



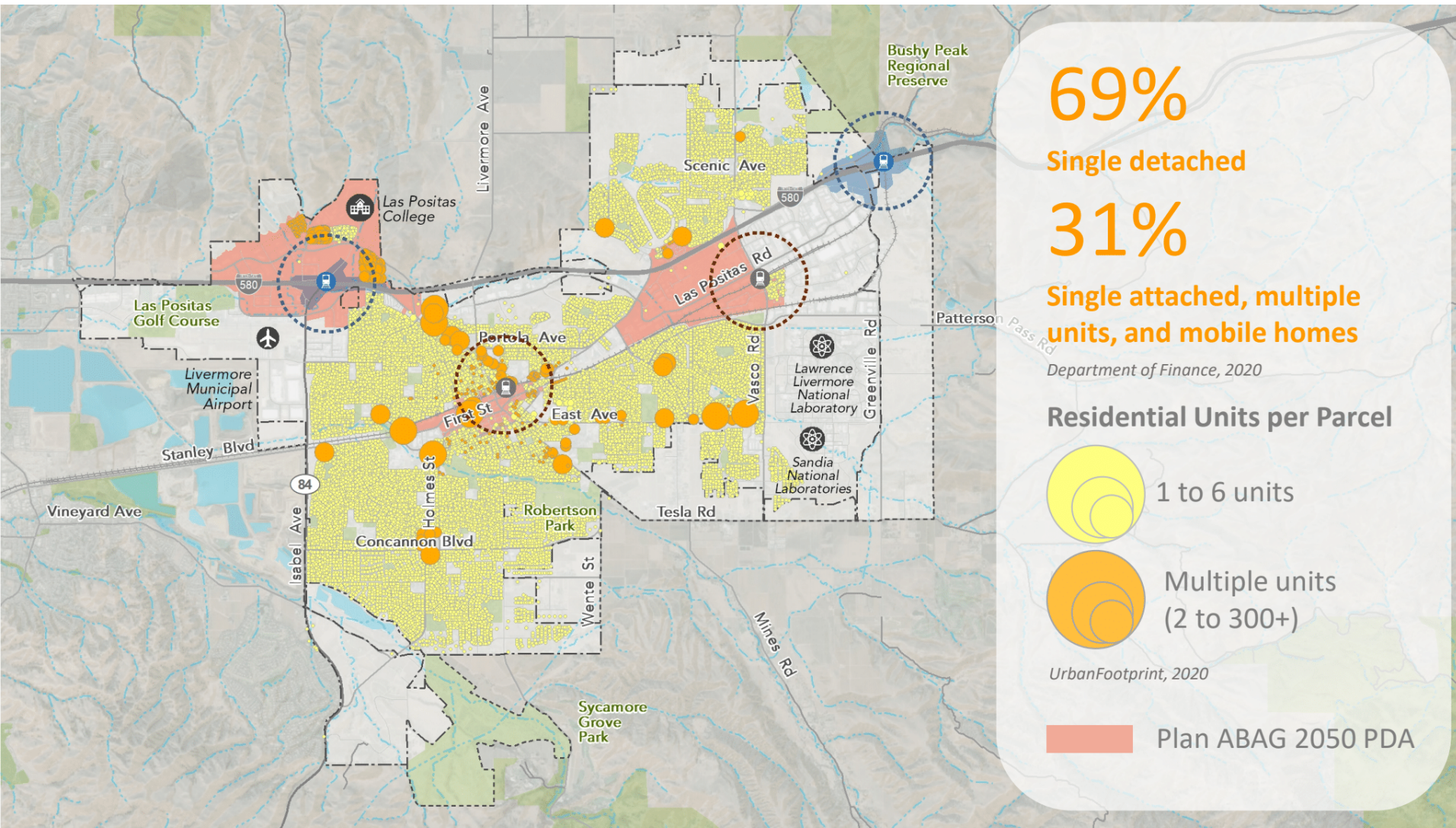


# Demographics



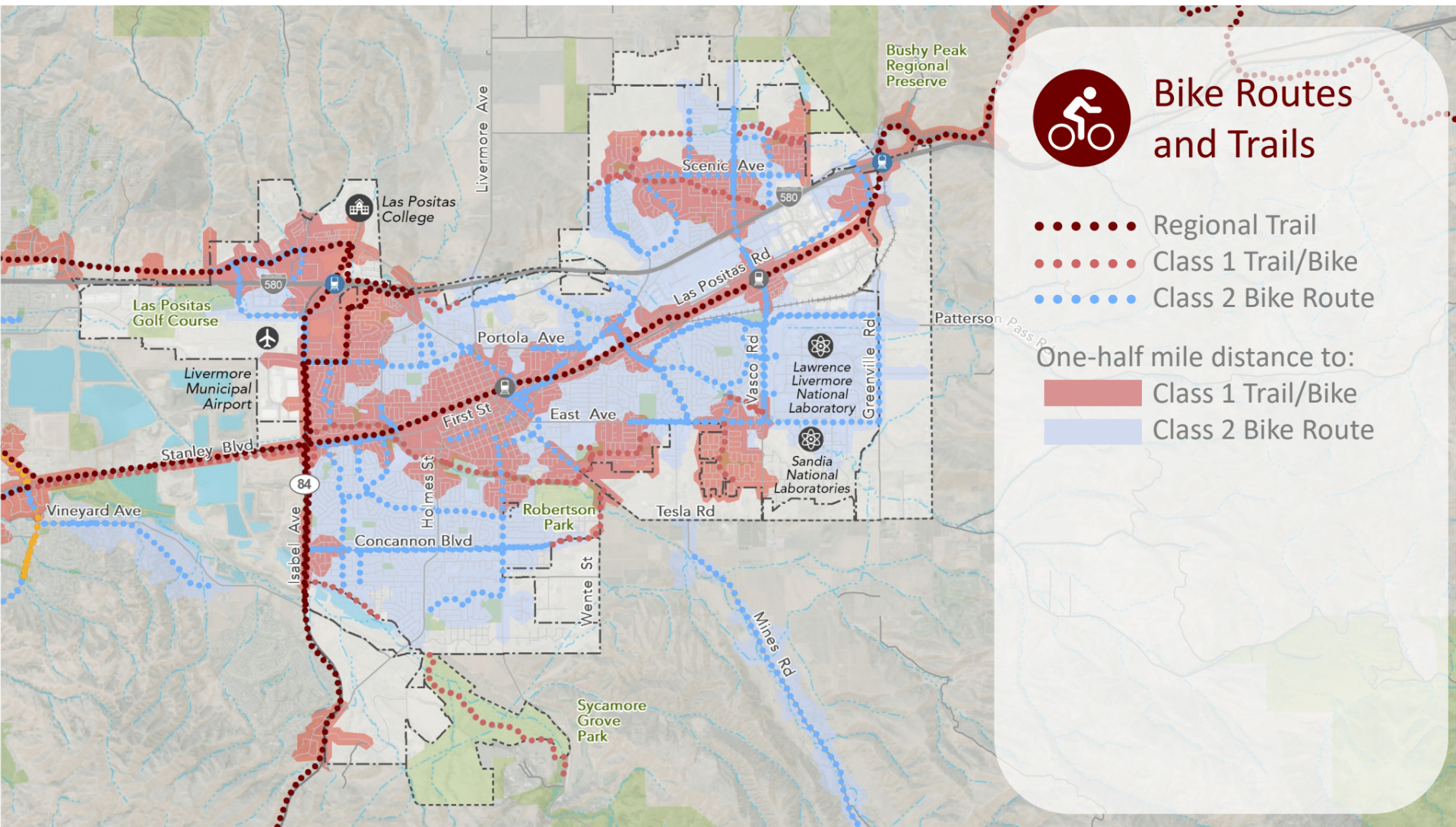


# Demographics

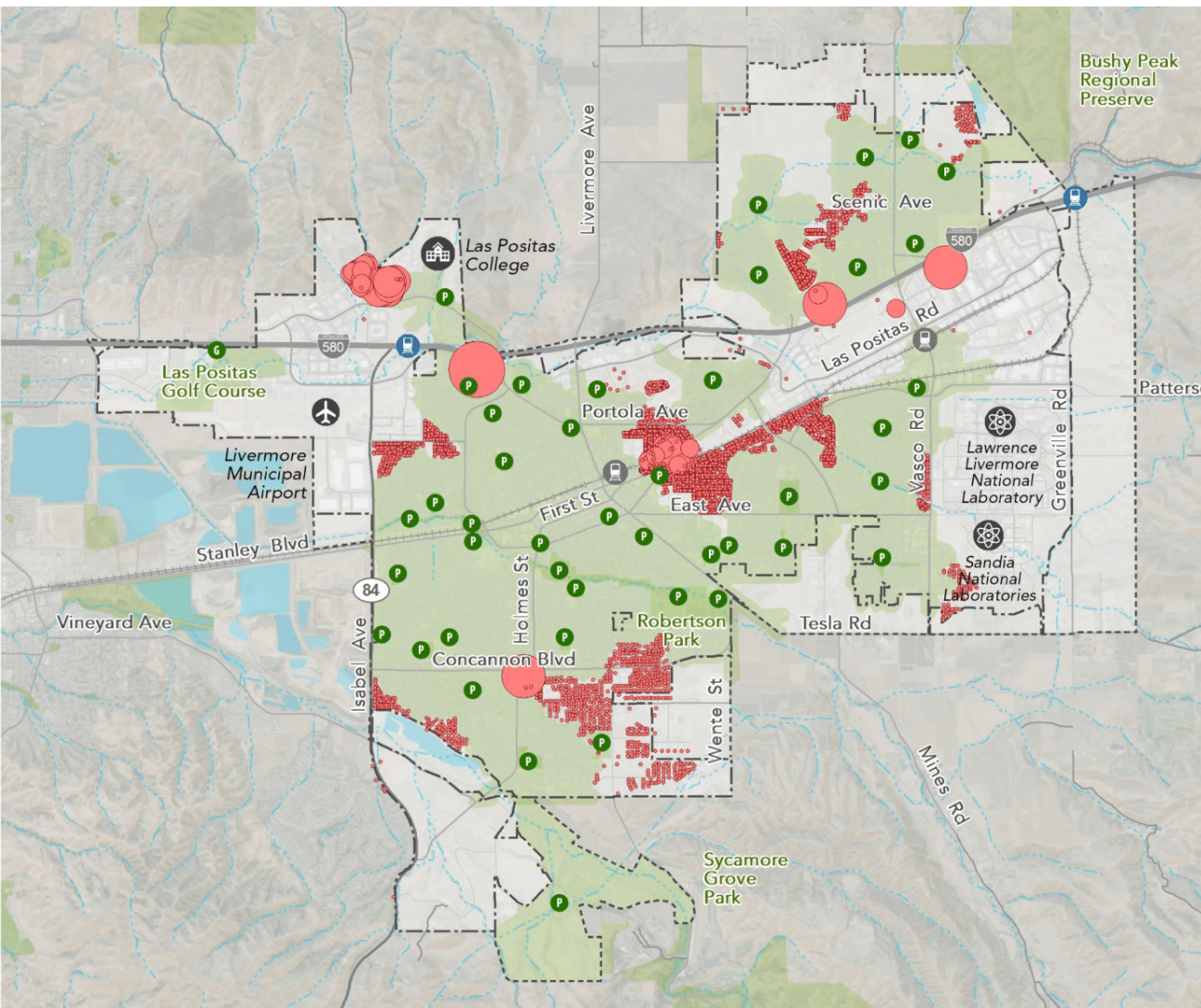




# Demographics







45+  
park facilities



4+  
open space  
parks

10-minute walk to:



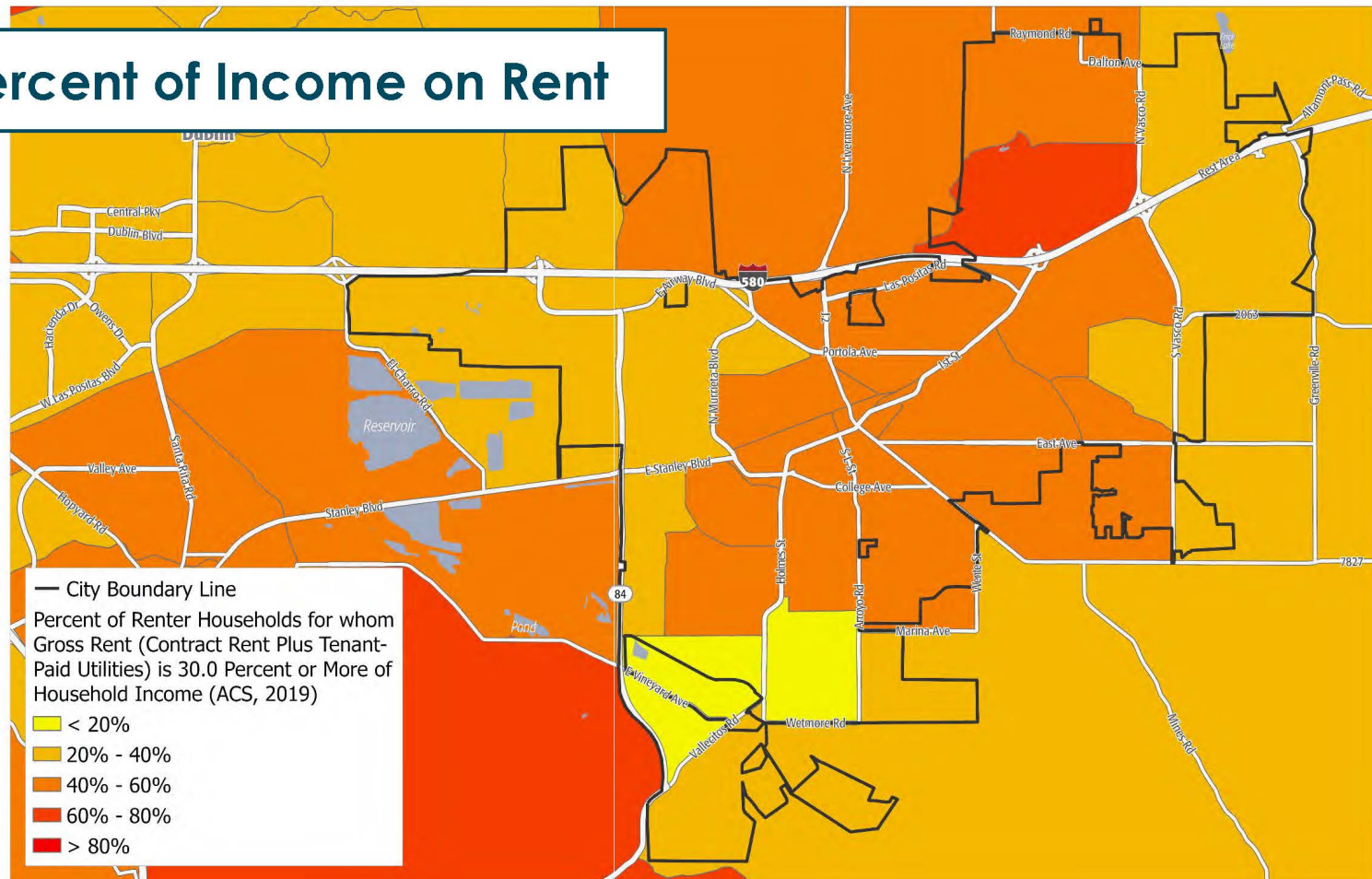
Park



Residents with  
limited park  
access

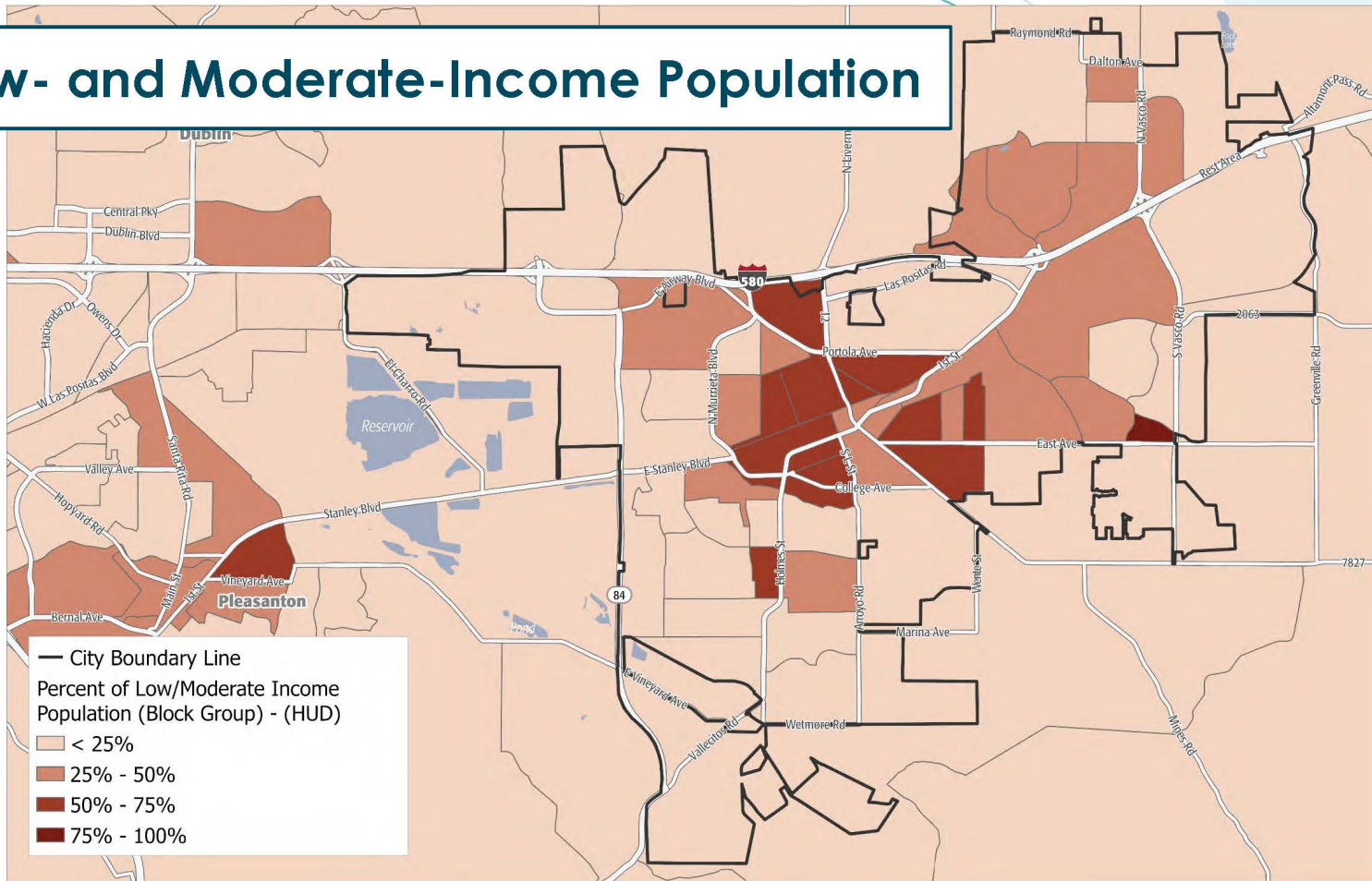
15% of total population

# Percent of Income on Rent

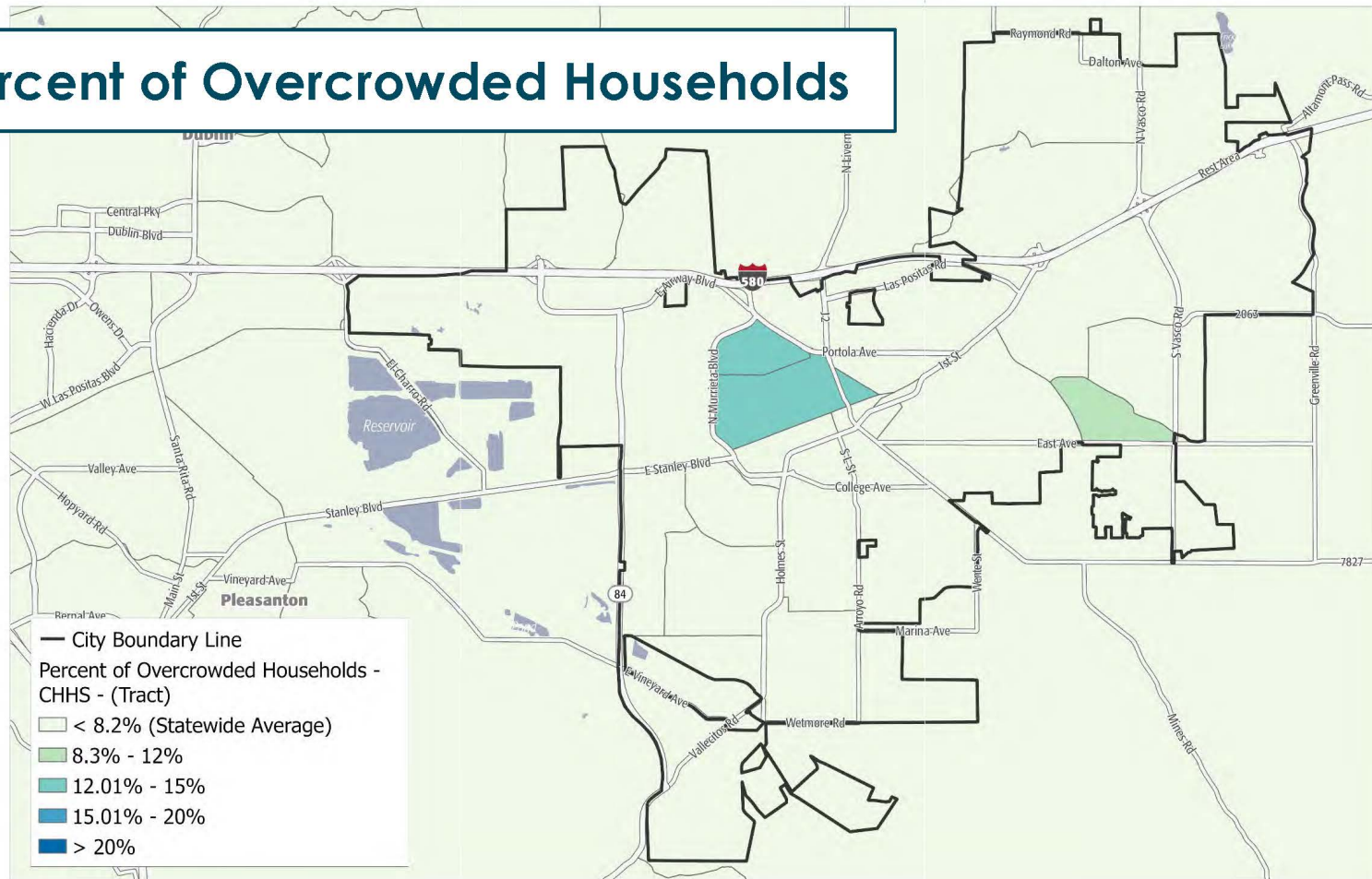




# Low- and Moderate-Income Population



# Percent of Overcrowded Households



Federal, State and regional constraints and regulations: What is beyond of the City's control

# Legislative Advocacy

- Over 200 housing bills introduced since 2019

Adopted by the City Council on March 25, 2019, as part of the City's 2019 Legislative Platform. Drafted in collaboration with Tri-Valley Cities of Dublin, Pleasanton, San Ramon and Town of Danville.

## TVC Housing and Policy Framework Key Themes:

- Balanced Solutions – Housing, Jobs, and Transportation
- Provide, Promote, and Protect Affordability
- Context-Sensitive Housing
- Infrastructure and Services
- Funding and Resources



# Plan Bay Area



- Plan Bay Area is a regional development and conservation strategy for the Bay Area.
- Compact land use development near transit within existing communities to meet state and regional vehicle emissions reduction goals.
- Local jurisdictions are asked to identify priority designation areas to help guide growth and conservation.
- Plan Bay Area provides access to technical assistance and grant and capital infrastructure funding.
- Plan Bay Area does not override local land use and zoning.



# Regional Housing Needs Allocation (RHNA)



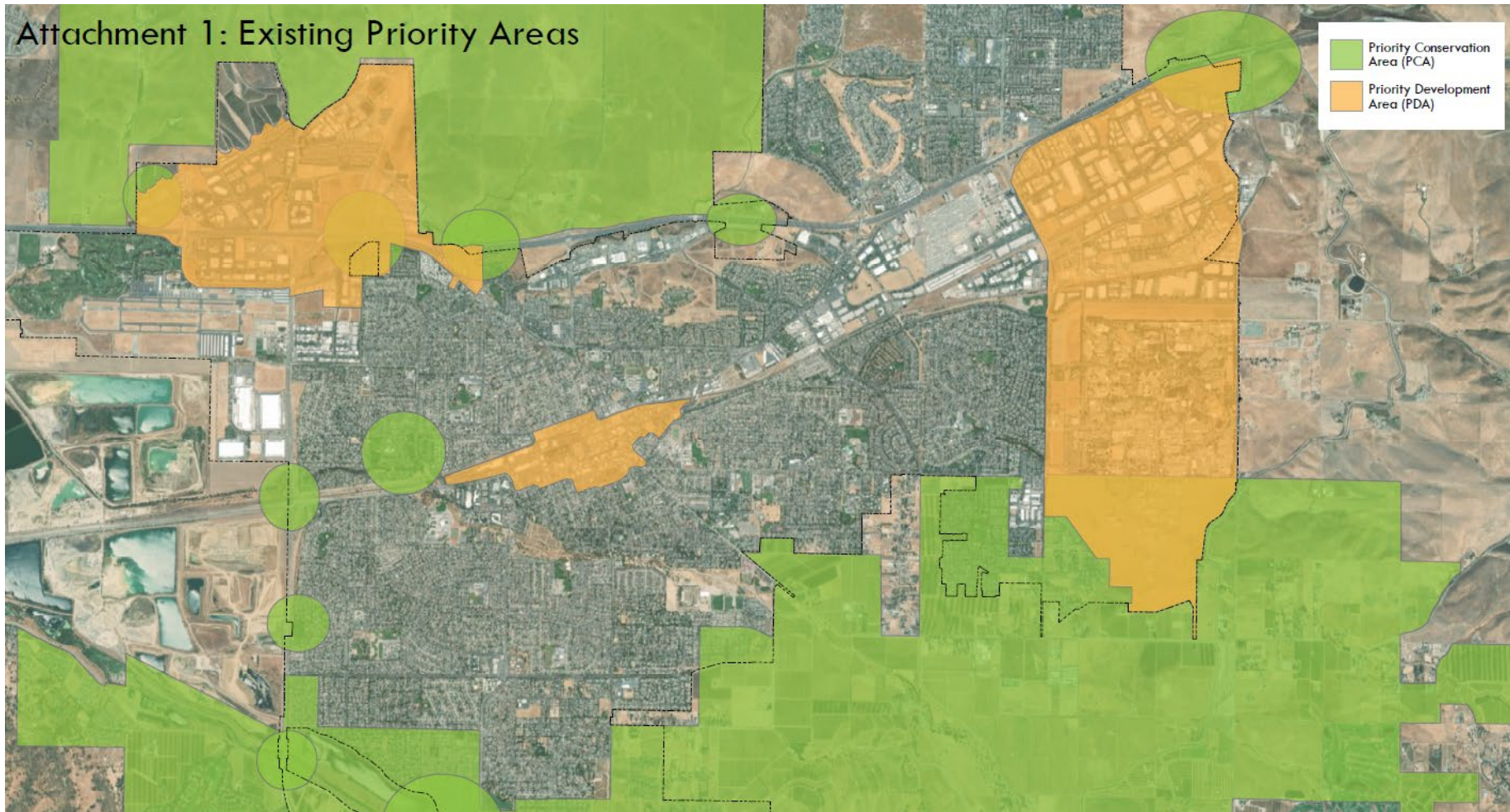
San Francisco Bay  
Area's 2015-2022  
housing assignment:

187,990





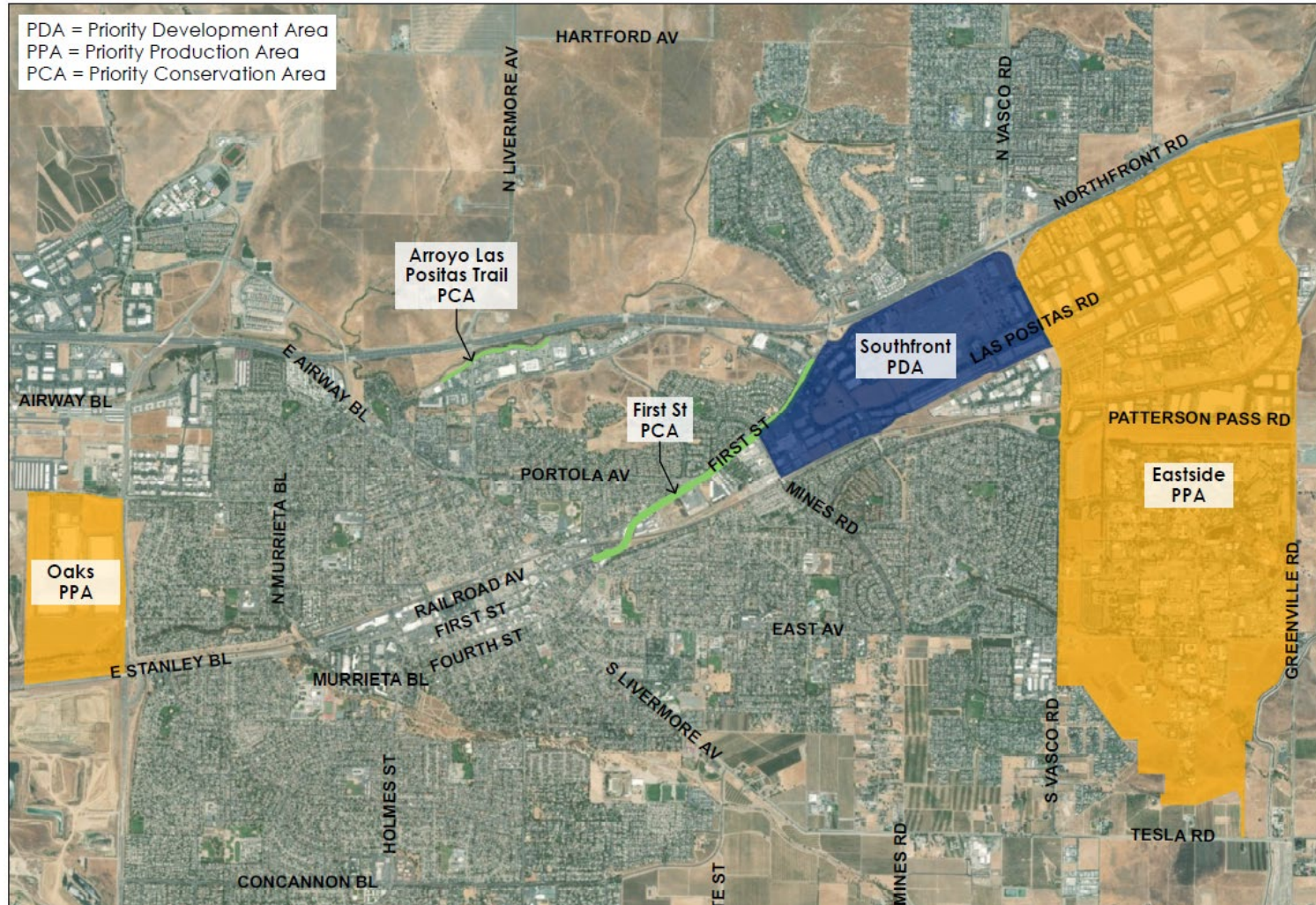
# Priority Designation Areas



# PLAN BAY AREA 2050



# Proposed Priority Designation Areas



# Regional Housing Needs Allocation (RHNA)



San Francisco Bay  
Area's 2015-2022  
housing assignment:

187,990



# Regional Housing Need Allocation (RHNA)

		<i>4-person household in Alameda County (2020)</i>	
<b>Income Category</b>	<b>Livermore's RHNA 2015 – 2022</b>	<b>% of Median Household Income</b>	<b>Upper Threshold</b>
Extremely Low		Less than 30%	\$39,150
Very Low	839	31-50%	\$65,250
Low	474	51-80%	\$104,400
Moderate	496	81%-120%	\$143,050
Above Moderate	920	120%+	
Total	2,729		

# Regional Housing Need Allocation (RHNA) and Building Permits Issued

Income Category	2015	2016	2017	2018	2019	2020	Total	RHNA 2015 – 2022	Remaining
Extremely/ Very Low	0	0	52	34	42	0	128	839	711
Low	2	16	24	10	1	3	56	474	418
Moderate	14	395	15	26	38	40	528	496	0
Above Moderate	420	15	311	235	260	124	1365	920	0
Total	436	426	402	305	341	167	2077	2,729	1129



# Regional Housing Needs Allocation (RHNA)



San Francisco Bay  
Area's 2023-2030  
housing assignment:

441,176



# Regional Housing Needs Allocation (RHNA)

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>ALAMEDA COUNTY</b>					
Alameda	1,421	818	868	2,246	5,353
Albany	308	178	175	453	1,114
Berkeley	2,446	1,408	1,416	3,664	8,934
Dublin	1,085	625	560	1,449	3,719
Emeryville	451	259	308	797	1,815
Fremont	3,640	2,096	1,996	5,165	12,897
Hayward	1,075	617	817	2,115	4,624
Livermore	1,317	758	696	1,799	4,570
Newark	464	268	318	824	1,874
Oakland	6,511	3,750	4,457	11,533	26,251
Piedmont	163	94	92	238	587
Pleasanton	1,750	1,008	894	2,313	5,965
San Leandro	862	495	696	1,802	3,855
Unincorporated Alameda County	1,251	721	763	1,976	4,711
Union City	862	496	382	988	2,728



# General Plan

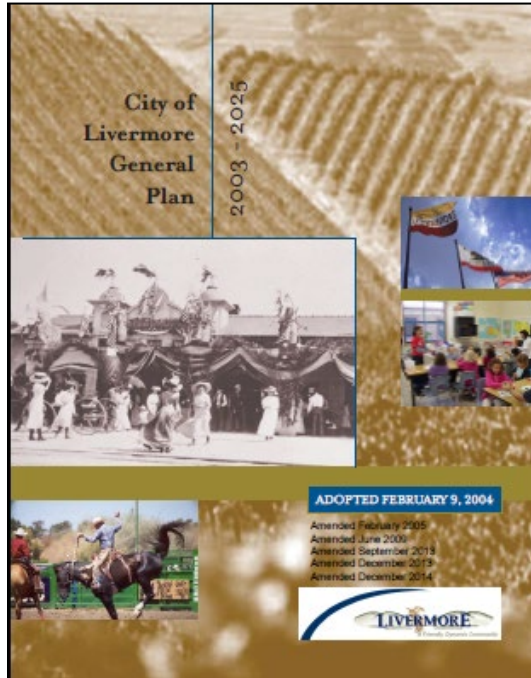
## CALIFORNIA LAW

CALIFORNIA GOVERNMENT CODE



**65300.** Each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.

# Livermore General Plan



The 2003-2025 Livermore General Plan is the City's fundamental land use and development policy document, which shows how the City will grow and conserve its resources. It includes the following ten elements:

Land use  
Circulation  
Noise  
Public Safety  
Housing

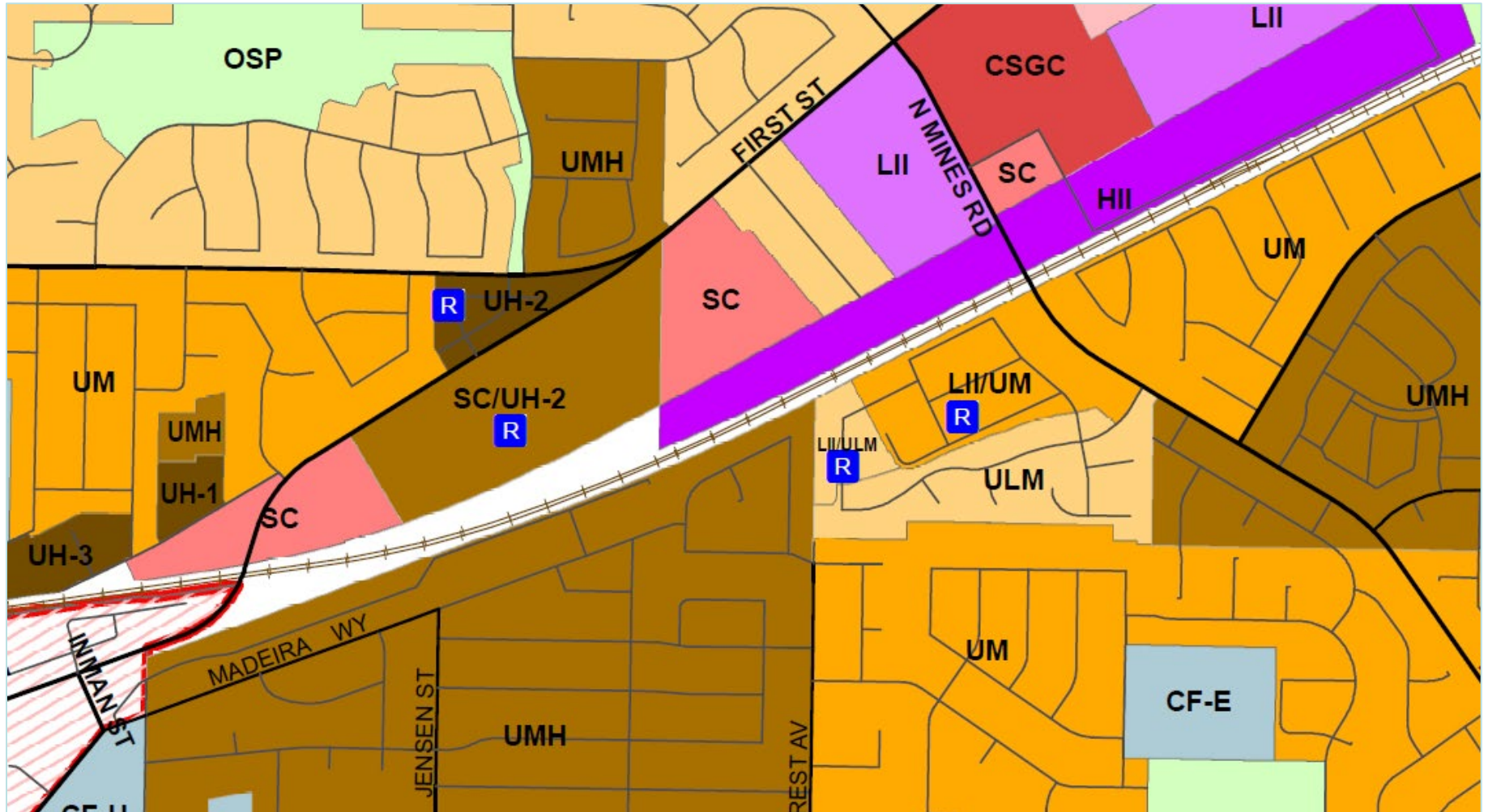
Community Character\*  
Infrastructure/Public Services  
Open Space/Conservation  
Economic Development/Fiscal\*  
Climate Change

(\*not required by State law)

The General Plan guides development and conservation in the City through 2025. City is commencing a comprehensive General Plan Update this spring.



# General Plan Map

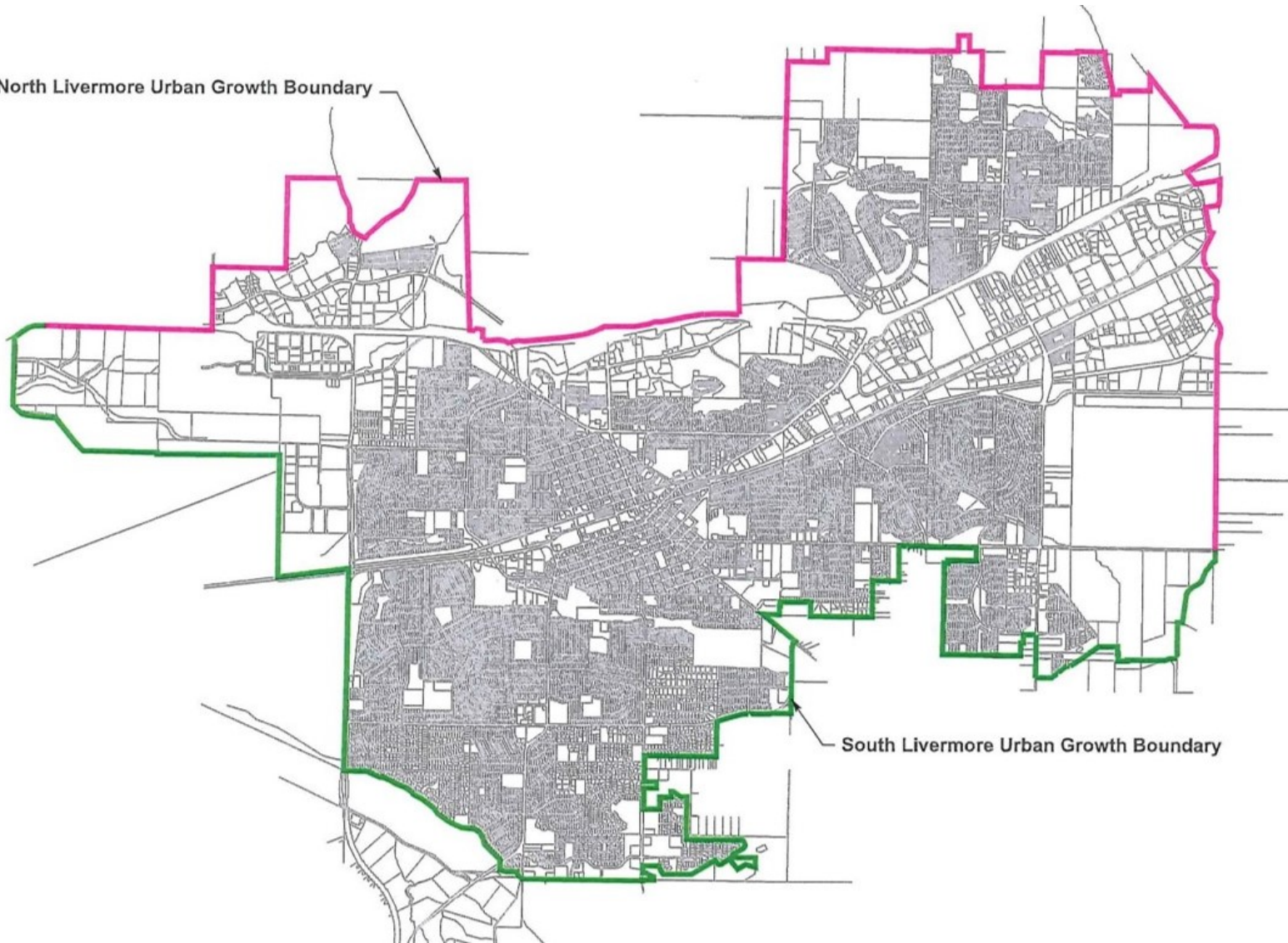


# Key General Plan Land Use Policies

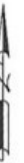
- South Livermore Urban Growth Boundary Initiative
- North Livermore Urban Growth Boundary Initiative
- Scenic Corridor



North Livermore Urban Growth Boundary



South Livermore Urban Growth Boundary



# Housing Element Requirements

- Facilitate Public Participation
- Review the Previous Housing Element
- Conduct Housing Needs Assessment
- Update Vacant and Underutilized land inventory
- Analyze Housing Resources and Constraints
- Modify Goals, Policies, and Implementation Actions

# Housing Element Annual Progress Report

- A tool for tracking progress meeting the goals and objectives in the City's Housing Element
- Due April 1<sup>st</sup> to the California Department of Housing and Community Development and the Governor's Office of Planning and Research
- Filing the report on time sustains the City's eligibility for grant programs.



# APR Reporting Requirements

- Building permits issued by income level
- Progress implementing programs

- Housing applications received
- Housing units approved and disapproved
- Housing units receiving a “form of readiness”
- Housing units qualifying for SB 35 streamlining
- Housing units constructed in conjunction with a commercial development bonus
- Sites rezoned to accommodate RHNA targets

2017 State  
Legislation

- Surplus property central inventory

2019 State  
Legislation

# Regional Housing Need Allocation (RHNA)

		<i>4-person household in Alameda County (2020)</i>	
<b>Income Category</b>	<b>Livermore's RHNA 2015 – 2022</b>	<b>% of Median Household Income</b>	<b>Upper Threshold</b>
Extremely Low		Less than 30%	\$39,150
Very Low	839	31-50%	\$65,250
Low	474	51-80%	\$104,400
Moderate	496	81%-120%	\$143,050
Above Moderate	920	120%+	
Total	2,729		

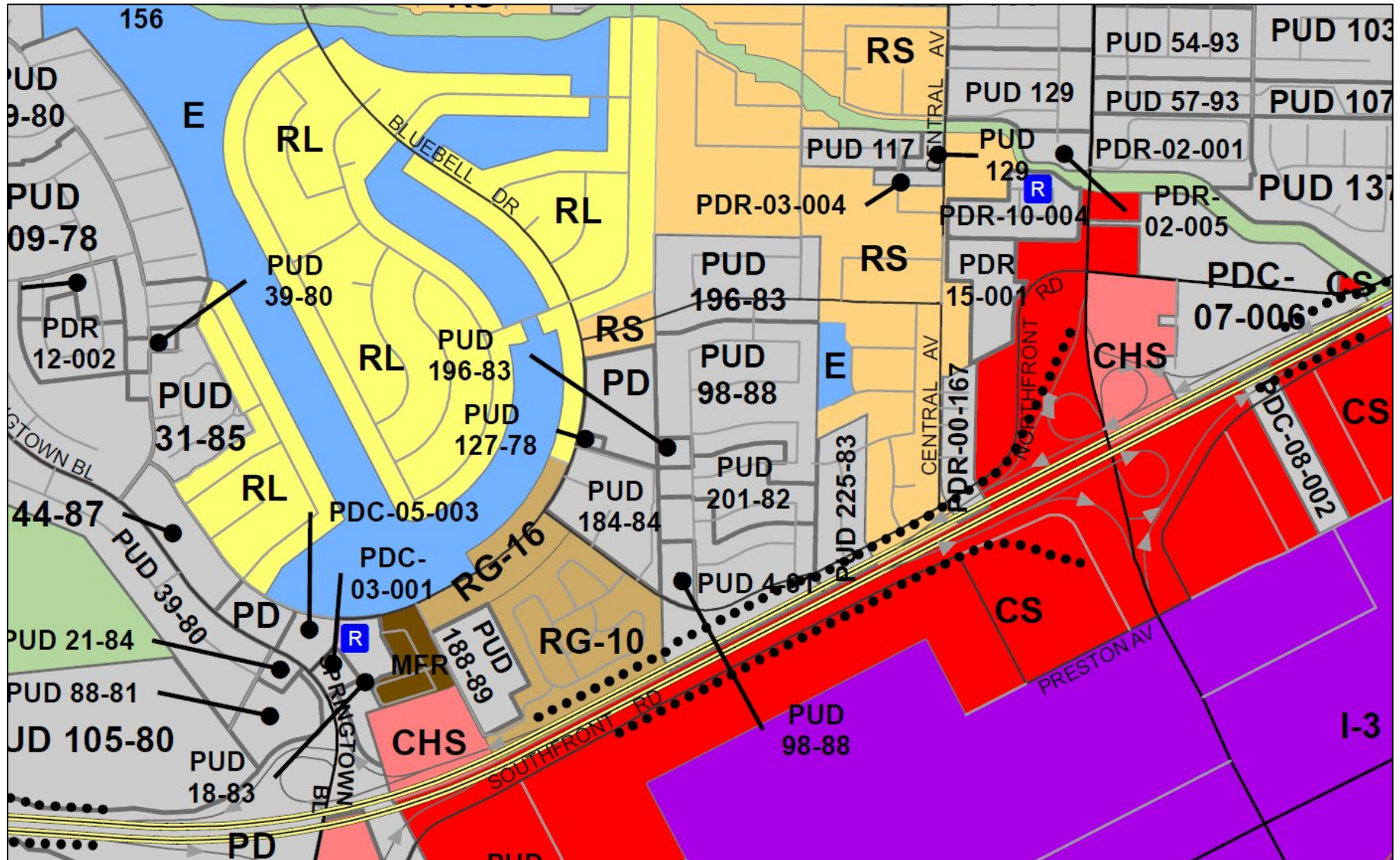
# Regional Housing Need Allocation (RHNA) and Building Permits Issued

Income Category	2015	2016	2017	2018	2019	2020	Total	RHNA 2015 – 2022	Remaining
Extremely/ Very Low	0	0	52	34	42	0	128	839	711
Low	2	16	24	10	1	3	56	474	418
Moderate	14	395	15	26	38	40	528	496	0
Above Moderate	420	15	311	235	260	124	1365	920	0
Total	436	426	402	305	341	167	2077	2,729	1129

# Development Code

The primary **purpose** of the Livermore Development Code is to **implement the General Plan** and includes more detailed development regulations.

# Zoning Map





# Development Code

- Land Use Tables that show permitted and conditionally permitted uses
- Lot size and coverage limits
- Setbacks from property lines
- Building height maximum
- Required number of parking spaces
- Required open space

# Entitlement Process

1. Landowner submits a land use entitlement application for a Subdivision Map or Conditional Use Permit for example.
2. City has 30 days to determine if the application is complete.
3. Once deemed complete, staff analyzes the project for consistency with the General Plan, Development Code, Design Standards and Guidelines, Engineering standards.

# Entitlement Process (Cont.)

4. Staff evaluates the project's environmental impacts per the California Environmental Quality Act (CEQA).
5. Staff prepares a written report to Planning Commission with recommendations, conditions of approval, and findings.
6. The Planning Commission receives the staff report four days before the public hearing to review.
7. At a Public Hearing and after hearing public comments, the Planning Commission makes a final decision or a recommendation to the City Council.

# California Environmental Quality Act (CEQA) Objectives

- Inform decision-making through the analysis of potential environmental impacts.
- Facilitate public involvement in the decision-making process.

# CEQA Analysis

Generally, CEQA requires City staff to evaluate the impact of the project on the environment in the following areas:

- Land use
- Air quality
- Greenhouse Gas emissions
- Population/housing
- Geophysical, biological resources
- Vehicle Miles Travelled
- Energy
- Noise
- Public services/utilities
- Traffic Safety
- Aesthetics
- Water
- Safety hazards
- Cultural resources
- Recreation



# Design Standards & Guidelines

- Promote aesthetic and functional quality of the community.
- Implement General Plan and Development Code policies to maintain high design standards.

# Design Standards & Guidelines

## Goals

- Respect Livermore context.
- Contribute to neighborhood identity.
- Encourage high-quality building forms.
- Strengthen pedestrian realm.
- Create a variety of public spaces.
- Minimize large parking fields.



















# Project Examples





# City's Housing Programs

- Allows and encourages accessory dwelling units (i.e., in-law units)
- Implements an inclusionary ordinance requiring 15% of units to be offered at below-market rates
- Provides housing assistance to residents
- Leverages local housing trust funds to acquire, construct, and preserve new affordable units
- Helps fund non-profits that provide supportive services
- Implements Housing First program to reduce homelessness

# Affordable Housing Ordinance

## *Current Requirements*



### **General Plan Requirements (15%):**

- 7.5% of For-Sale Units: Moderate Income (120% AMI)
- 7.5% of For-Sale Units: Low Income (80% AMI)



### **Downtown Plan Requirements (10%):**

- 10% of For-Sale Units: Low Income (80% AMI)

# Alternative Methods of Compliance



- Potential alternatives include off-site construction, land dedication, or an In-Lieu Fee, subject to City Council approval
- Automatic In-Lieu Fee Alternative for Projects with 10 or less units

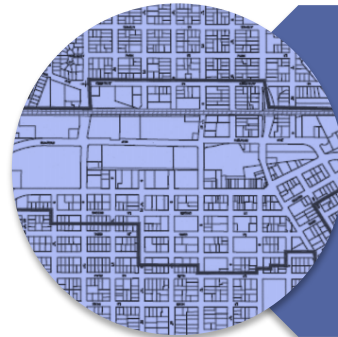
# Proposed Ordinance Updates

## *Affordable Rental Housing Requirements*



### **General Plan Requirements (15%):**

- 7.5% of Rental Units: Low Income (80% AMI)
- 7.5% of Rental Units: Very Low Income (50% AMI)



### **Downtown Plan Requirements (10%):**

- 10% of Rental Units: Low Income (80% AMI)



# Affordable Housing Ordinance: For-Sale



# Affordable Housing Ordinance: Rental



# Chestnut Square – Family Building

*Complete*



- 42 units for households
- Low, very low, and extremely low income units
- Includes 10 units for homeless people, with support services
- Community space with programming for youth





# Chestnut Square – Townhomes

*Under Construction*



- 44 market rate townhome units
- Third and final phase of the Chestnut Square project began construction in 2020.





# Auburn Grove

*Under construction*

- 100 townhomes
- Includes 15 low and moderate income units





# Legacy Livermore

## *Under Construction*

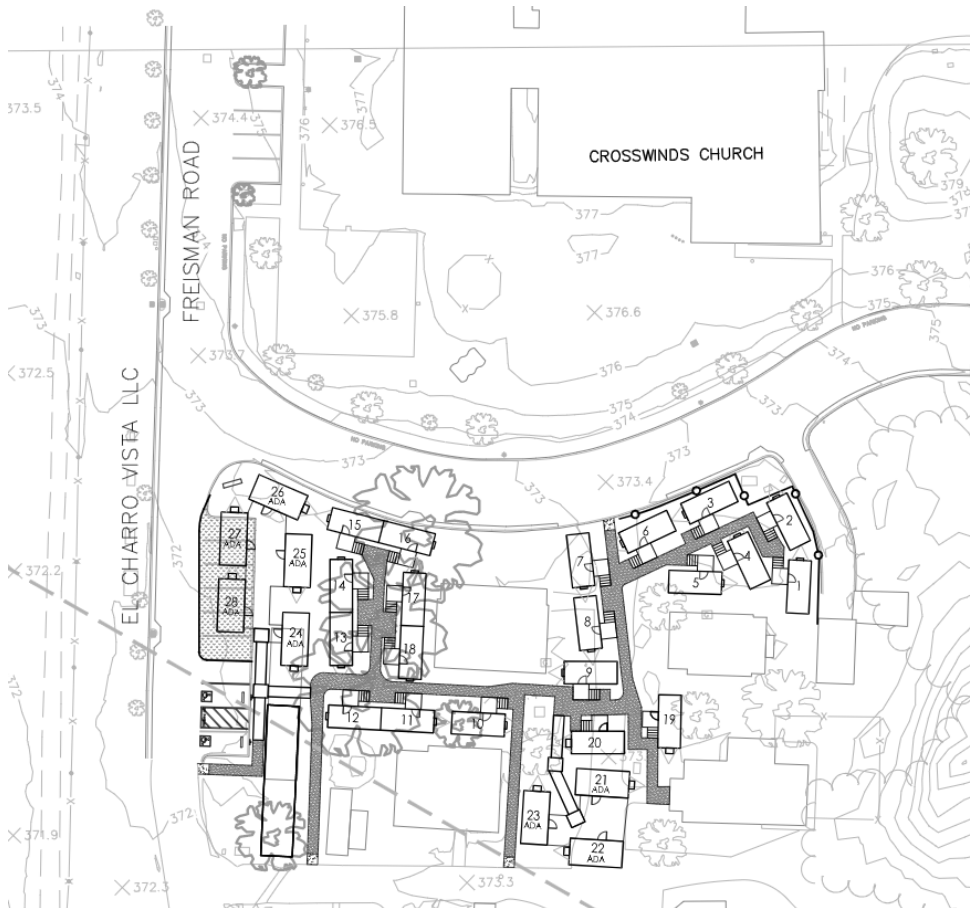


- 222 market-rate rental units
- 14,000 square feet retail space along First Street



# Goodness Village at CrossWinds Church

## *Temporary Use Permit*



- 28 tiny home units for individuals experiencing homelessness
- On-site services



# Avance'

## *Under Construction*



- 44 units for persons with developmental disabilities
- Very low income units
- Includes 5 units for homeless seniors
- On-site resident services





# Vineyard Housing and Services Site

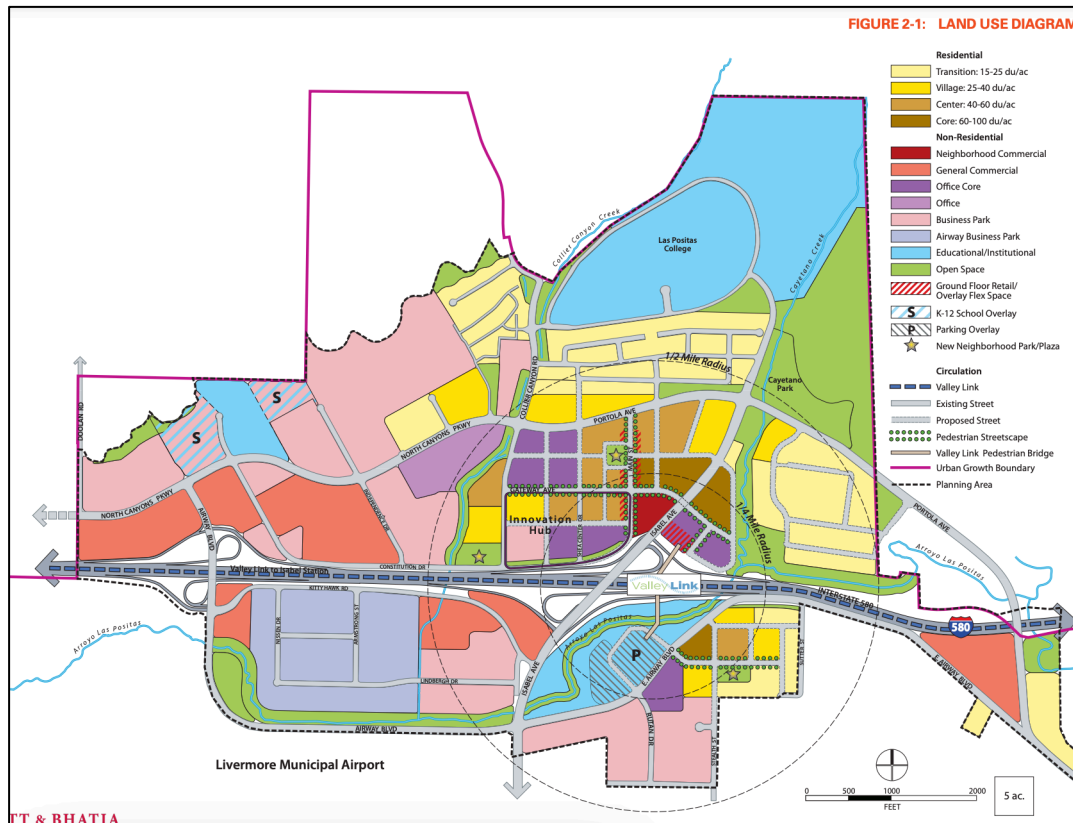
## *Building Permit Review*

- 24 units of permanent supportive housing (Housing Consortium of the East Bay)
- Supportive Services Center
  - Case Management & Counseling
  - Housing Resource and Referral
  - Basic Needs Services (Homeless)
  - Open Heart Kitchen facility
- \$6M Alameda County A1 Funding



# Isabel Neighborhood Specific Plan

*Approved*



- 4,095 residential units
- 20% inclusionary requirement
- Overall goal of 25% affordability throughout the plan area



# Downtown Workforce Housing & Pacific Ave Senior Housing

## *Entitlement Review*



Approximately 130 workforce housing units



Up to 140 low and very-low income senior housing units

# General Plan Update

- Project Understanding / Consultant Expertise
- Project Management
- Capacity
- Familiarity with Livermore
- Community Outreach and Engagement
- Creativity
- Equity and Inclusion
- Other Topic Areas of Interest to Council





PLACEWORKS

# GENERAL PLAN UPDATE FOR THE CITY OF LIVERMORE

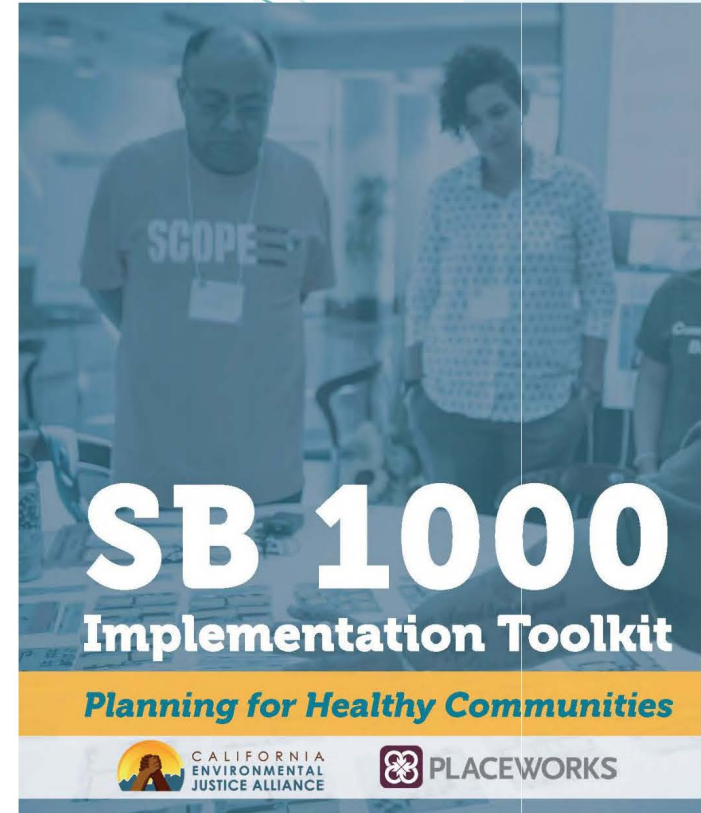
March 29, 2021



# Equity Experience



Contra Costa County General Plan Update





# Public Hearings



# Community Engagement



- February 2017 - City Council identified planning for downtown as a priority
- March 2017 - City Council appointed 19-person Steering Committee to devise an outreach plan
- April - July 2017 - City held 9 Steering Committee meetings to:
  - Review background information
  - Devise an outreach plan
  - Draft initial land use concepts
- September – Early November: City undertook downtown outreach campaign





# Getting the Word Out

**Please Join Us!**  
**¡Vengan a Participar!**

During September and October 2017, we will be out and about gathering your input on downtown improvements.  
Durante septiembre y octubre de 2017 estaremos colectando su opinion sobre mejoras al centro de Livermore.

**Help envision downtown Livermore!** **¡Imagine el centro de Livermore!**

Please Visit/Visite:  
**YourLivermore.org**

For your convenience, we have a variety of community meeting opportunities. The content will be same at all meetings, so please come to the one that works best for you!  
Para su conveniencia, tendremos varias juntas comunitarias en el mismo contenido. ¡Venga a la que más le convenga!

**Large Venue Community Meetings/ Juntas Comunitarias en Espacios Grandes:**  
Sept. 13 Shrine Event Center, 170 Lindbergh Avenue | Oct. 10 Robert Livermore Community Center, 4444 East Avenue

**Neighborhood Meetings/ Juntas de Barrio:**  
Sept. 18 Livermore High – Student Union, 400 Maple Street  
Sept. 28 Leo R. Croce Elementary School, 5650 Scenic Avenue  
Oct. 2 Granada High – Student Union, 400 Wall Street  
Oct. 4 Rancho Las Positas Elementary School, 401 E Jack London Blvd  
Oct. 19 Arroyo Seco Elementary School, 5280 Irene Way  
All meetings will be held from 7:00 pm to 9:30 pm.  
Todas las juntas se celebrarán de 7:00 pm a 9:30 pm

**Walking Tours/ Recorridos Guiados:**  
Oct. 12 Downtown Project Area Walking Tour (6:00 - 7:30 pm)  
Oct. 21 Downtown Project Area Walking Tour (10:00 - 11:30 am)  
Walking tours will meet in front of 2106 First Street (corner of S K Street)  
Los recorridos guiados comenzarán frente a 2106 First Street (esq. Con S K Street)

**Pop-Up Events/ Eventos Espontáneos:**  
Oct. 5 Livermore Farmers' Market, Carnegie Park - 2155 Third St (4:00 - 8:00 pm)  
Oct. 11 Following Spanish Mass (Español), St. Michaels Catholic Church - 458 Maple St (7:45 - 9:00 pm)  
Oct. 13 Rincon Branch Library, Rincon Branch Library - 725 Rincon Ave (10:30 am - Noon)  
Oct. 14 Livermore Art Walk, Bankhead Plaza - (11:00 am - 5:00 pm)  
Oct. 15 Livermore Farmers' Market, Carnegie Park - 2155 Third St (11:00 am - 5:00 pm)  
Oct. 28 Halloween Family Fun (Español), Civic Center Library - 1188 South Livermore Ave (2:00 - 4:00 pm)  
Oct. 29 Rotary Club of Livermore's Halloween Spirit Run, Carnegie Park - 2155 Third St (9:00 am - Noon)  
Nov. 1 Día de los Muertos Celebration (Español), Rincon Branch Library - 725 Rincon Ave (4:00 - 6:00 pm)  
Nov. 4 "Pete the Cat" Party, Civic Center Library - 1188 South Livermore Ave (2:00 - 4:00 pm)

**DOWNTOWN PROJECT AREA**  
**ÁREA DEL PROYECTO EN EL CENTRO DE LIVERMORE**



- Project website
- Social media – 75 posts on:
  - Facebook
  - Twitter
  - Instagram
  - Nextdoor.com
- Library display
- Downtown kiosk
- Posters and flyers at local businesses
- Unpaid news stories in:
  - *The Independent*
  - *East Bay Times*
  - Patch.com
  - NBC news story
- Paid Print Advertising – 21 total ads

# Public Input Channels

- Community Workshops (2)
- Neighborhood District Meetings (5)
- Downtown Tours (2)
- Pop-up Events (11)
  - Farmers' Market (2)
  - Livermore libraries (3)
  - Livermore Art Walk (1)
  - Las Positas College (1)
  - Other events (4)
- Presentations to Schools and Community Organizations (11)
- Online Engagement



Thank you!