



East Bay Housing Organizations

April 5, 2021

Jake Potter
Planning Department
City of Livermore
1052 S. Livermore Ave.
Livermore, CA 94550

Dear Mr. Potter,

On behalf of East Bay Housing Organizations (EBHO), I'm writing to express support for Eden Housing's Downtown Livermore Apartments. EBHO is a non-profit, member-driven organization with over 300 organizational and individual members. For 35 years, we have worked to create, preserve, and protect affordable housing opportunities for low-income communities in the East Bay. Many of our members live and/or work in Livermore.

Our mission is to ensure that every resident of the East Bay has a high-quality, stable home that they can afford. As such, we're excited to support the Downtown Livermore Apartments. This is a 100% affordable development that will provide 130 units of much-needed housing for families earning between 20-60% of area median income. This income mix, along with the proposed local workforce preference, is thoughtfully designed to provide homes to Livermore's essential workers. These are the workers, from first responders to retail and restaurant employees, that have kept the economy and essential services running during the pandemic while so many of us have stayed at home.

However, given the region's high housing costs, it can be nearly impossible for the East Bay's essential workforce to afford a home in the cities that they serve. In Livermore, for instance, the Fair Market Rent for a two-bedroom apartment is \$2,640. In order to afford this rent, without paying more than 30% of their income on housing costs, a household would need to earn \$105,600 a year. That's over \$50 per hour—far more than many of our most vital workers make. Without high-quality affordable homes, like the Downtown Livermore Apartments, working families are often forced to live in substandard housing and/or pay more than 30% of their income in housing costs. The latter renders them more vulnerable to economic shocks, which can lead to displacement and disruption for our communities. Indeed, COVID-19 has made it painfully clear that a lack of affordable housing can lead to not only eviction for individual families, but also health risks for the entire community.

The Downtown Livermore Apartments will go a long way toward providing security for the city's workers, employers, and community at large by providing affordable homes to the people who make our economy run, even during the most difficult times. Moreover, by providing a unit mix of up to three bedrooms, the



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project provides homes that are appealing and appropriate to households with children. Finally, it includes a beautiful park that will become a resource for all Livermore residents.

EBHO looks forward to continuing to work with the City of Livermore to encourage stable and affordable homes for all members of the community.

Sincerely,

Alex Werth
Policy Associate
East Bay Housing Organizations