



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

January 5, 2021

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**RE: County A1 Funding for Downtown Livermore Affordable Housing**

Dear Linda:

I appreciated this morning's update, as the County has been tracking the progress of our Measure A1 funded projects closely. The County applauds the Livermore City Council's decision to move forward on this project and we look forward to its continued progress. We have agreed to extend project construction start deadline from February 2022 to February 2023 in order to reasonably allow Eden an opportunity to apply for two or three competitive low-income housing tax credit rounds for the project. The amount of leveraging that the Tax Credits provide is a critical component of the project's competitiveness under Measure A1 and the continued progress for planning approvals from the City is critical to the project's success.

However, I understand that there has been some community discussion about the possibility of relocating this project to another site. A change in site is not a small change, and it would call into question the competitive award of funding under the East County RFP process held in FY 2018/19. Other projects that applied under the competitive round would rightly call into question the continued award of this valuable resource to a project that did not submit under the competitive application process. If the proposed project is not approved for this site and moved to another site, Eden would lose the \$14 million Measure A1 commitment and the funds would be recaptured. The county would be required to go back to that RFP process and award the funds to the next ranked project.

If the other projects that submitted are no longer viable, the County would reopen the East County pool and competitively award the funds to another project. Eden would be able to resubmit a request for funding for the new project under this scenario, but may or may not be awarded the funds depending on the competition.

As a reminder, site readiness is one of the key competitive issues under the RFP, and site readiness constitutes full site control. I understand community discussion has focused on a group of parcels, some of which are currently occupied by businesses, and some of which may or may not be for sale. As we all know, real estate purchase and sale negotiations, and business relocation negotiations, can take years to finalize. A new site may not be competitive if the site control issue is not resolved.

While the County would be highly supportive of additional housing being built under separate financing structures in Livermore, as there is urgent need for more affordable housing even above the 130 apartments that will be built on the current site, I strongly urge that we stay



the course for the Measure A1 funded Downtown Livermore affordable housing development. It would not be a positive outcome to cancel this project and rescind the funding award.

Sincerely,

DocuSigned by:

*Michelle Starratt*

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