

Downtown Livermore Apartments

Presentation to Alameda County A-1 Oversight Committee

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Eden Housing – Who We Are

The mission of Eden Housing is to create and sustain **high-quality affordable housing communities** that advance opportunity for all.

167+ properties | 11,000+ homes | 22,000+ residents



Downtown Livermore Apartments

- 130-unit project in the heart of Livermore.
- 100% affordable housing serving the Livermore workforce with some units for Permanent Supportive Housing.
- Included in Livermore's Downtown Specific Plan since 2004 and the Housing Element since 2009.
- Eden was selected as the developer in 2018.



Unit Types

Unit Type	Number
1 Bedroom	41
2 Bedroom	54
3 Bedroom	33
Employee Units	2
Unit Total	130

- Section 8 Project Based Vouchers.
- Units for people at risk of or coming out of homelessness.
- Units for individuals with Intellectual and/or Developmental Disabilities.





Depth of Affordability

The depth of affordability or mix of units targeted to different Area Median Income (AMI) levels is largely driven by financing.

Downtown Livermore Apartments will have a range of affordability, serving households earning at or below **20-60% AMI**. For the **County of Alameda**, this means the following*:



	20%	30%	50%	60%
1 person	\$21,800	\$32,700	\$54,500	\$65,400
4 people	\$31,400	\$46,710	\$77,850	\$93,420

**2024 income limits – subject to change*



SERVING THE LOCAL WORKFORCE



Legal Challenges

- Attempts to block the project have persisted since 2021.
- Two separate lawsuits have been filed against the project.
- The first by “Save Livermore Downtown” (SLD).
- The second by “Move Eden Housing” (MEH).



Financing of the Project

- The project's current financial status.
- Importance of A-1 money to the project.
- Assumed timeline of development.





Questions?



