



**CITY COUNCIL STAFF REPORT**

**ITEM NO. 6.3**

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**DATE:** March 9, 2026  
**TO:** Honorable Mayor and City Council  
**FROM:** Brent Smith, Community Development Director  
**SUBJECT:** Execution of an Affordable Housing Agreement with Livermore LT Ventures Group, LLC for a 44-unit subdivision located west of Laughlin Road and east of Vasco Road.

**RECOMMENDED ACTION**

Authorizing the City Manager, or her designee, to execute an Affordable For Sale Housing Agreement with Livermore LT Ventures Group, LLC for a 44-unit subdivision located west of Laughlin Road and east of Vasco Road (Vesting Tentative Tract Map 8094).

**DECISION TYPE**

Administrative

**SUMMARY**

The Garaventa Hills project proposes a 44-unit single-family subdivision on a 32-acre vacant site located at Bear Creek Drive's terminus in Livermore. City Council adopted Resolution 2024-202 on November 25, 2024, approving Subdivision 13-001 and Site Plan Design Review 13-005. To meet the City's Affordable Housing Ordinance (15% inclusionary requirement), the developer must provide 6.15 affordable units. The proposal satisfies this obligation by:

- Constructing three duet-style homes, yielding six attached units designated for low- and moderate-income homebuyers, thus satisfying the City's comparability requirement; and,
- Paying an in-lieu fee equivalent for the remaining 3.15 affordable units, to be calculated at the time of building permit application.

Staff recommends approval of the Affordable For Sale Housing Agreement with Livermore LT Ventures Group, LLC, as the proposal complies with the City's affordable housing ordinance and supports Council goals to expand affordable housing opportunities.

**DISCUSSION**

The Garaventa Hills project proposes a 44-unit single-family residential subdivision on a vacant, approximately 32-acre site. The site is located north of I-580, west of Laughlin Road and east of Vasco Road at the terminus of Bear Creek Drive (Assessor Parcel Number 99B-5300-10). On November 25,

2024, City Council adopted Resolution 2024-202 approving Subdivision 13-001 and Site Plan Design Review 13-005, authorizing the applicant to provide a combination of on-site affordable units and to make an in-lieu fee payment for a portion of the affordable housing requirement.

The City's Affordable ("Inclusionary") Housing Ordinance states that developers completing residential projects within the City's General Plan Area must satisfy the affordable housing requirement by providing fifteen percent (15%) of those units as affordable. Chapter 11.70.040 of the Development Code provides that the affordability requirement may also be satisfied by alternative means, including payments to the City's Housing Trust Fund for use in affordable housing projects.

The affordable housing obligation for this project is 6.15 units. Consistent with this provision, and with the support of staff, the developer proposes to satisfy its affordable housing obligation by:

- Satisfying three of the required affordable units in the project by constructing three duet floorplans, which will provide six attached units for sale to Low- and Moderate-income buyers (80% and 120% of Area Median Income, respectively) in accordance with the City's program, therefore satisfying the equivalency practice previously approved by the City Council for developers proposing alternative affordable unit plans; and,
- Paying an in-lieu fee equivalent to the value of what the City would otherwise receive for the remaining 3.15 affordable units in the development to satisfy the remainder of the requirement.

Pursuant to Government Code § 66474.2, the City will utilize Ordinance No. 1989 in effect in 2019 when the Developer's application was approved and deemed complete to calculate the in-lieu fee.

Approximately 49% of the inclusionary housing obligation will be met through the construction of the on-site units, satisfying the affordable obligation for the first 20 market-rate units, which are exempt from in-lieu fees. The remaining 18 market-rate units will be subject to in-lieu fees. The City's adopted in-lieu fee rate (based on square footage) will be applied to 18 market-rate units in the project and calculated at the time of building permit application. The developer is projected to pay an average fee of approximately \$112,940 per unit for the 18 market rate units, resulting in a total estimated payment of \$2,032,920. Alternatively, the developer may request an alternate fee rate if they can demonstrate through a third-party certification that their costs to build the market-rate units are lower than the adopted City fee rate.

Staff recommends approval of the proposal as it meets the on-site unit requirements, the alternative means of compliance described in the City's affordable housing ordinance and advances the City Council's affordable housing goals. Prices for the affordable units will be determined in accordance with the established sales prices adopted by the City for the Affordable Homeownership Program, which are in effect at the time of sale. The affordable units would be marketed throughout the community, and the applicant selection process would prioritize applicants who meet the City Council's established preferences, including Livermore residents and workers, Livermore Valley Joint Unified School District teachers, first responders, tenants of City-regulated affordable rental units, and veterans. All purchasers must meet the City's Affordable Homeownership Program qualifying criteria, including first-time homebuyer qualification, a minimum 660 credit score, determination of creditworthiness, and a three percent (3%) down payment requirement. Buyers will be required to enter into a resale restriction agreement with the City, along with a promissory note and recorded deed of trust, which reflects the affordability subsidy amount (e.g., the difference between the market value and the affordable sales price).

## **FISCAL AND ADMINISTRATIVE IMPACTS**

The Affordable Housing In-Lieu fees will be deposited into the Affordable Housing Trust Fund to support sustainability and expansion of affordable housing projects, including the new construction of permanent, supportive rental housing for very low-income families, unhoused residents, Seniors and disabled residents.

**COMMUNITY PILLAR**

1: A Safe Community that Thrives

**GOAL**

7: Expand and preserve the supply of affordable housing opportunities

**ATTACHMENTS**

- 1. Resolution
- 2. Exhibit A - Agreement

Prepared by: Shelly Haynes  
Management Analyst II

Approved by:



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Marianna A. Burch  
City Manager

Fiscal Review by:



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Tina Olson  
Administrative Services Director