



CITY COUNCIL STAFF REPORT

ITEM NO. 6.6

DATE: March 23, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing the execution of a Housing In-Lieu grant agreement with Tri-Valley Haven for Women for the Emergency Shelter construction project in an amount of \$1,200,000.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the execution of a Housing In-Lieu grant agreement with Tri-Valley Haven for Women for the Emergency Shelter construction project in the amount of \$1,200,00.

DECISION TYPE

Administrative

SUMMARY

The City of Livermore, in partnership with Pleasanton, Dublin, and Alameda County, is supporting Tri-Valley Haven for Women in reconstructing its Emergency Shelter by committing Community Development Block Grant (CDBG) entitlement funds to the project. The previous facility, which served the community for over 40 years, was demolished in September 2024 due to its deteriorating conditions. Construction of the new, expanded shelter began in November 2025 and is expected to be completed by the end of 2026, increasing capacity by approximately fifty percent (50%) to better serve Tri-Valley residents.

In April 2024, the City Council authorized submission of a Section 108 loan application for \$1,200,000; however, rising construction costs and federal delays have extended the approval timeline. To expedite funding, staff recommends authorizing a Housing In-Lieu grant agreement in the same amount, replacing the Section 108 loan. This change will accelerate project funding and allow future consideration of Section 108 financing for other projects.

DISCUSSION

The City of Livermore, in collaboration with the Cities of Pleasanton, Dublin, and Alameda County, has

made commitments using CDBG entitlement funds to support Tri-Valley Haven for Women in the rebuilding of its Emergency Shelter at a confidential location in Livermore. The demolition and rebuilding of the shelter became necessary due to the age and deteriorating condition of the previous facilities, which had served the community for over 40 years and required extensive repairs.

The project involved the demolition of two existing buildings, which was completed in September 2024. Construction of the new and expanded shelter began in November 2025. Upon completion, the facility will increase its capacity by approximately fifty percent (50%), enabling it to better meet the needs of individuals and families in the Tri-Valley area. Completion of construction is anticipated by the end of 2026.

On April 15, 2024, the City Council adopted Resolution No. 2024-055, authorizing submission of a final Section 108 guaranteed loan application to the U.S. Department of Housing and Urban Development (HUD) for the Emergency Shelter project in an amount not to exceed \$1,200,000. The Section 108 Loan Program allows CDBG entitlement communities to leverage annual grant allocations to access low-cost, flexible financing for larger projects that meet CDBG national objectives, including those benefiting low- and moderate-income people.

Due to rising construction costs, staff had delayed submission of the final loan application until the completion of the public bidding process to select a general contractor to ensure an accurate project budget for the project. Additionally, significant federal government changes, including an extended shutdown and budget uncertainties, have resulted in longer approval timelines for Section 108 loans.

To expedite funding and avoid project delays, staff recommends that the City Council authorize execution of a Housing In-Lieu grant agreement in the amount of \$1,200,000 for the Emergency Shelter project, as an alternative to the previously authorized Section 108 loan funding. This change will accelerate funding availability for the project's construction and allow staff to consider future projects for Section 108 financing.

FISCAL AND ADMINISTRATIVE IMPACTS

Funding for the proposed recommendation is included in the approved City budget for the Housing In-Lieu Fund (Fund 200) in FY 2025-26 and 2026-27.

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- Housing In-Lieu Grant Agreement](#)

Prepared by: Amy Walker
Management Analyst I

Approved by:



Marianna A. Burch
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Fiscal Review by:



Tina Olson
Administrative Services Director