

**PROPOSED SECTION 108 LOAN APPLICATION
CITY OF LIVERMORE, CALIFORNIA
TRI-VALLEY HAVEN FOR WOMEN EMERGENCY SHELTER REBUILD PROJECT**

SUMMARY AND LOAN REQUEST

The City of Livermore, California is requesting a \$1,200,000 Section 108 guaranteed loan to finance the demolition and reconstruction of Tri-Valley Haven for Women Emergency Shelter located in Livermore, California.

The City is requesting a twenty-year loan repayment and will repay the loan with Community Development Block Grant (CDBG) entitlement funds. The proposed activity is not expected to generate program income. The loan will be secured with CDBG entitlement and property located at 3663 Pacific Avenue in Livermore.

Pursuant to 24 CFR 570.200, the City of Livermore is applying for a Section 108 loan for the demolition, rebuilding, and expansion of a facility that will provide emergency shelter services to low-income residents of Livermore and the surrounding Tri-Valley. The expansion will increase their current shelter capacity by 50%.

PROJECT DESCRIPTION

Livermore, California is located 30 miles Southeast of Oakland and 40 miles East of San Francisco. Since the City's founding in 1969, it has developed from a farming community to a residential and business center. The changes are due to the City's proximity to San Francisco to the West, Silicon Valley to the Southwest, and home to two national laboratories, Lawrence Livermore, and Sandia.

The demolition and rebuilding of the Emergency Shelter is necessary due to the age and condition of the current buildings which are unsafe for occupation. The shelter residents have been temporarily relocated to a safe location. The expansion of the shelter will allow it to serve the current needs in the Tri-Valley more adequately.

The Emergency Shelter is located at a confidential location in Livermore, CA. Please refer to the regional vicinity map (figure 1) and the proposed site plan (Figure 2) in Attachment A.

The proposed project would include demolition of the two existing buildings and three smaller shed structures, and the development of three, one-story buildings, which would serve as the new emergency shelter. Building A would consist of a 7,563-square-foot (sf) residential building with 14 rooms and a total of 37 beds for tenants. Indoor amenities within Building A would include a kitchen, shared bathrooms, living area, quiet room, laundry room, two indoor playrooms, and a dining area. Building B would be a 3,535-sf residential building with two apartment units. Each apartment would be able to house three to five people for a 45-bed total capacity. The proposed project would represent a 50 percent increase in capacity from the existing shelter. Finally, Building C would be a 1,392-sf office building. Outdoor amenities would include a 5,136-sf outdoor play area located in the northeast corner of the project site, and a 7,563-sf private courtyard located between the three buildings.

Demolition on the existing buildings is anticipated to begin in June 2024, with construction to start in early Fall 2024. Construction is anticipated to be completed by the end of 2025.

BACKGROUND ON TRI-VALLEY HAVEN FOR WOMEN

Tri-Valley Haven is registered 501(c)(3) organization and was established in 1977. They have been a vital community organization in Livermore and Tri-Valley area, that serves adults and children who have experienced domestic violence, sexual assault or homelessness. The Tri-Valley Haven currently operates two shelters in Livermore that provide temporary shelter and basic needs, while connecting adults and children with additional services as needed. The City supports the funding and operation of emergency housing facilities for a variety of clients, such as families, domestic violence victims, at-risk households, and the chronically homeless.

COMMUNITY DEVELOPMENT OBJECTIVES

CDBG eligible activities under the Section 108 that apply to the project are 24 CFR 570.703(l)- Acquisition, construction, reconstruction or historic preservation, or installation of public facilities (except for buildings for the general conduct of government) to the extent eligible under § 570.201(c), including public streets, sidewalks, other site improvements and public utilities, and remediation of known or suspected environmental contamination in conjunction with these activities. Remediation may include project-specific environmental assessment costs not otherwise eligible under § 570.205.

The project will meet the CDBG National Objective for benefiting low-and moderate-income (LMI) persons under 24 CFR 570.208 (a)(2).

The application for a Section 108 guaranteed loan for this project is consistent with Livermore's FY 2020-2024 Consolidated Plan's goal #3, Public Facilities, and will be included in the FY 2024-25 Action Plan.

3	Goal Name	Public Facilities
	Goal Description	Acquire and make improvements, including ADA accessibility and emergency preparedness, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers

USE OF SECTION 108 LOAN FUNDS

Section 108 Loan proceeds, up to the amount up to \$1,200,000, less any financing fees for the issuance of the loan, will be used for the demolition and construction of the Emergency Shelter Rebuild as described under the Project Description. It is estimated that Section 108 financing fee associated with the issuance of the loan will be approximately \$20,000 and will also be paid by the loan proceeds.

PROJECT COST

The total cost of the project is anticipated to be approximately \$7,845,000.

PROJECT FUNDING

In the FY 2023-24 Action Plan, the City of Livermore, City of Pleasanton, and Dublin/Alameda County have committed a total of \$774,051 of CDBG funding toward the project. Livermore committed \$283,846 of funding for the demolition of the buildings.

Tri-Valley Haven has secured an additional \$5,050,308 from a variety of sources, including Alameda County Measure A funds, additional funding from the County of Alameda, Private Donations, and funding from Foundations.

The City of Livermore is requesting a Section 108 guaranteed loan for the project, which will secure additional funding for the project up to \$1,200,000, less any financing fees associated with the issuance of the loan. The Section 108 guaranteed loan for the project is included in our FY 2024-25 Action Plan which is currently out for Public Review.

Tri-Valley Haven has requested an additional \$500,000 of CDBG funding from the City of Pleasanton and County of Alameda/City of Dublin in FY 2024-25.

ENVIRONMENTAL REVIEW PROCESS

Through a Memorandum of Understanding (MOU), the City of Livermore was the lead agency and the cities of Pleasanton and Dublin/Alameda County are cooperating agency entities in performing and completing the environmental review, decision-making and action responsibilities pursuant to the National Environmental Policy Act, 24 CFR Part 58 and the related laws and authorities listed at Sections 58.5 and 58.6 of 24 CFR Part 58 for this project.

The Environmental Review was prepared in November 2023 and determined that the project would have No Significant Impact on the environmental resources. The Notice of Finding on No Significant Impact and Notice of Intent to Request Release of Funds was published on February 8, 2024, for a 30-day public review and comment period. No comments were received. The Request for Release of Funds was submitted to HUD on February 27, 2024, for a 15-day review and objection period. The Authority to Use Grant Funds is anticipated to be received from HUD on March 15, 2024.

ADDITIONAL INFORMATION

Citizens can obtain additional information about the proposed project by emailing humanservices@livermoreca.gov, by telephone at 925-960-4590, or in person at Livermore City Hall, Permit Center, 1052 South Livermore Ave, Livermore, CA 94550, Monday-Thursday 9:00 am- 4:00 pm.

Figure 1
Regional Vicinity Map

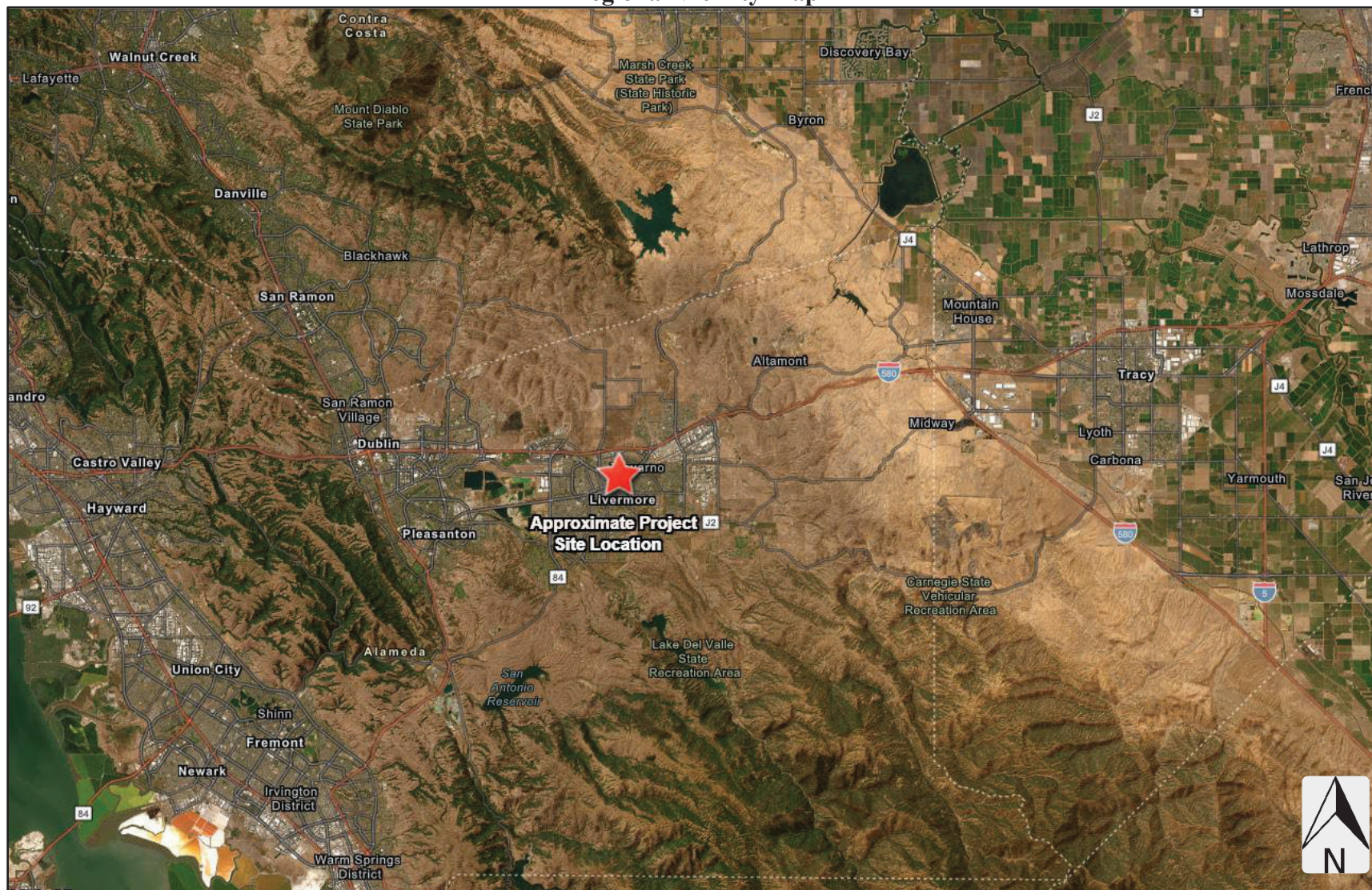


Figure 2
Proposed Site Plan

