



March 22, 2007

Cathy E. Creswell, Deputy Director
State of California
Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street, Room 430
P.O. Box 952050
Sacramento, CA 94252-2050

RE: *City of Dublin General Plan Housing Element Compliance Report*

Dear Ms Creswell:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual Report on the Status of the Dublin General Plan for the reporting period January 1, 2006 – December 31, 2006. The Housing Element Compliance Report, with implementation of the goals and policies of the adopted Housing Element, are contained within the annual report on the General Plan.

This report was presented to and accepted by the Dublin City Council on March 20, 2007.

Should additional information be necessary to meet the requirements of the above code section, please contact myself or Gaylene Burkett, Housing Assistant, at (925) 833-6610.

Sincerely,

Swathi Boreda, Assistant Planner
Community Development Department

Attachment: Annual Report on the Status of the Dublin General Plan, Calendar Year-2006

cc without attachment

Richard Ambrose, City Manager
Jeri Ram, Community Development Director
Gaylene Burkett, Housing Assistant
General Plan and Housing Element Files

HOUSING POLICY
DEVELOPMENT, HCD

MAR 26 2007



AGENDA STATEMENT
CITY COUNCIL MEETING DATE: March 20, 2007

SUBJECT: **Annual Progress Report on the Status of the Dublin General Plan and Housing Element Compliance**
Report prepared by Swathi Boreda, Assistant Planner

ATTACHMENT: Annual Progress Report on the Status of the Dublin General Plan and Housing Element Compliance for the Calendar Year 2006.

RECOMMENDATION: *M.S.* *12/20/06*

- 1) Accept the Annual Progress Report on the Status of the Dublin General Plan and Housing Element Compliance; and
- 2) Direct Staff to forward the Annual Progress Report (Attachment 1) to the California State Office of Planning & Research (OPR) and the California Department of Housing and Community Development (HCD).

FINANCIAL STATEMENT: None.

DESCRIPTION:

Local governments are required by Government Code Section 65400(b) to provide an annual report to their legislative body, the California Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) that includes the status of the General Plan and the progress made in implementing the Plan as well as meeting its share of regional housing needs.

Over the past few years, Staff has prepared an Annual Progress Report based on the fiscal year, including the last report, which was prepared for the fiscal year 2005-2006 (July 1, 2005 and June 30, 2006) and presented to the City Council in October 2006. This year, HCD has changed the reporting period from fiscal year to the calendar year. Therefore, this year's Annual Progress Report has been prepared for the Calendar Year 2006 (Jan 1, 2006 to December 31, 2006).

During the year 2006, the City of Dublin made significant progress in implementing the goals and policies of the General Plan as well as meeting its share of the regional housing needs.

COPY TO:

The Land Use Element was the only Element of the General Plan that was amended during the last calendar year. This amendment was approved for the Dublin Village Historic Area Specific Plan project and re-designated land use on 5 parcels within the Historic Core area from Retail Office to Parks/Public Recreation.

The City's efforts toward meeting its share of regional housing needs during the Calendar Year 2006 included the issuance of permits for 937 residential units of which 78 units are affordable to a variety of income levels as follows: 15 very low income units ($\leq 50\%$ Area Median Income (AMI)); 10 low income units ($>50\% \leq 80\%$ AMI); and 53 moderate income units ($>80\% \leq 120\%$ AMI). The remaining 859 units are above moderate income units. The Area Median Income for year 2006 was \$83,800.

The Annual Progress Report (Attachment 1) is divided into sections according to the various elements of the General Plan. For each element, a description of actions taken to further the policies of that element is included.

Additionally, the section of the Annual Progress Report on the status of the Housing Element discusses in detail the progress the City has made over the past calendar year in meeting the goals, policies, programs and implementation measures contained within the Housing Element. In order to be considered for housing grants and funding based on performance during the last year, this information must be submitted to the Department of Housing and Community Development (HCD) following the City Council's review and acceptance.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA), compliance reports are exempt from environmental review.

RECOMMENDATION:

Staff recommends that the City Council: 1) Accept the Annual Progress Report on the Status of the Dublin General Plan and Housing Element Compliance; and 2) Direct Staff to forward the Annual Progress Report (Attachment 1) to the California State Office of Planning & Research (OPR) and the California Department of Housing and Community Development (HCD).

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Annual Progress Report on the Dublin General Plan and Housing Element Compliance

Reporting Period: Calendar Year 2006
(January 1, 2006 –December 31, 2006)

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The Dublin General Plan was adopted on February 11, 1985, three years following the City's incorporation in 1982. The General Plan contains the seven State-required elements which are land use, circulation, housing, conservation, open space, noise and safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Dublin's General Plan contains the following elements:

- Land Use and Circulation: Land Use Element
- Land Use and Circulation: Parks and Open Space Element
- Land Use and Circulation: Schools, Public Lands, and Utilities Element
- Land Use and Circulation: Circulation and Scenic Highways Element
- Housing Element
- Environmental Resources Management: Conservation Element
- Environmental Resources Management: Seismic Safety and Safety Element
- Environmental Resources Management: Noise Element

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Dublin's Housing Element was updated and certified by the State Housing and Community Development Department on July 11, 2003. Since that time, the City of Dublin has been in the process of implementing the various programs in the adopted Housing Element and the General Plan.

The following represents the progress the City has made towards implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Dublin General Plan.

3-20-07 45
ATTACHED:

LAND USE AND CIRCULATION: LAND USE ELEMENT

Amendments

The Land Use Element can be amended a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended once during the reporting period of Calendar Year 2006 for the following project:

1. **Dublin Village Historic Area:** A General Plan Amendment to re-designate the land use on 5 parcels (approximately 7.55 acres) within the Dublin Village Historic Area was approved by the City Council in August 2006. The 5 parcels within the City’s historic area were re-designated to Parks/Public Recreation Land Use from Retail Office Land Use.

The City initiated a Specific Plan study and related General Plan amendment to plan for the City’s historic core. The City Council, by resolution, adopted the Dublin Village Historic Area Specific Plan with related land use designations and development guidelines. The land uses and development guidelines provide for future expansion of the existing heritage park and future public and private development in the approximately 38-acre planning area. The Dublin Village Historic Area Specific Plan is a separately bound document from the General Plan.

Progress towards meeting goals and guiding policies of the Land Use Element

Residential Land Use

During the last reporting period, the following residential projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Residential land use:

- The **Fallon Village** (Braddock & Logan) project includes the future development of up to 3,108 residential units at various densities; up to 2.5 million square feet of commercial, office, light industrial and mixed use development; two elementary school sites, parks, utility extensions and open spaces for 1,134 acres of land within eastern Dublin. Currently, a project for the development of 1,043 of the low density single family housing units on 488 acres within Fallon Village Project Area is under City review for Site Development and Architecture. Initial grading has begun at the project Site.
- The **Dublin Ranch Area F West and East** (Toll Brothers ‘**Sorrento**’) project includes 1,111 medium density residential units and will provide a variety of housing types within ten distinct neighborhoods. The project will also provide a transition between the medium-high and high density residential projects to the south and the medium and low density residential projects to the north. The construction of the Sorrento project has begun.
- In June 2006, the Planning Commission adopted a Resolution approving a Site Development Review for the **Schaefer Ranch** (Discovery Homes) project; this project includes 302 single family detached residential units in four distinct neighborhoods. Grading and Site-work has begun at the project location.
- In June 2006, the City Council adopted an Ordinance to pre-zone the **Mission Peak/Fallon Crossing** (Standard Pacific Homes) project; this project, encompassing 74 acres of land, was

annexed in to the City in September 2006 and includes up to 117 single family residential units to be built on small lots/zero lot line parcels to large estate lots. The project is currently being reviewed by City Staff.

- In March 2006, the City Council adopted a Resolution initiating a General Plan Amendment Study for the **Moller Ranch/ Casamira Valley** (DeSilva Group) project; this project is an annexation request for 226 acres of land and includes a proposal for 298 attached and detached home. The project is currently being reviewed by City Staff.
- In June 2006, the City Council adopted a Resolution initiating a General Plan Amendment Study and Eastern Dublin Specific Plan Amendment Study for the **Vargas Property** project; this is a request to be annexed into the City limits and to re-designate the 4.38-acre property from a combination of Medium-High Density and Medium Density to completely Medium Density Residential Land Use. The project includes a proposal for 33 detached units. The project is currently being reviewed by City Staff.
- The **Dublin Transit Center** project includes 1,800 high-density residential units adjacent to the Dublin/Pleasanton BART Station. **Camilla Place** (EAH, Inc.), consisting of 112 apartment units, was completed in January 2006. **Avalon Dublin Station** (Avalon Bay Communities) and **Élan @ Dublin Station** (D.R. Horton) are both under construction with 305 apartment units and 257 condominium units, respectively. In February 2006, the City Council approved a Planned Development rezone and Site Development Review for **Metropolitan @ Dublin Station** (D.R. Horton); the project includes the development of 300 condominium units and is currently in Building Permit Plan Check review.
- The City Staff is currently working on a pre-application review for the **Dublin Transit Center Site C** project. The project proposal includes a mixed-use development with 25,000 square feet of retail on the ground floor and 405 residential units on a (net) 5.8-acre site.
- The **Starward Row** (Braddock & Logan) project is a 10-unit, single family residential infill project near the central downtown commercial area. Construction of the project is nearing completion.
- The **Dublin Ranch West/Wallis** project includes the development of a variety of housing types and residential densities including low, medium and medium-high on 189 acres of land. The project has been approved and will provide 935 housing units.
- The **Tralee Village** (Pinn Brothers Fine Homes) project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project is currently under construction and will contribute 130 condominiums and 103 townhouse units to the City's multi-family residential housing stock.
- The **Willows at San Ramon Village Plaza** (Braddock & Logan) project is another mixed-use project containing medium-density residential and retail/commercial uses. The project is currently under construction and some units have been occupied. The project will contribute 56 townhouse units to the City's multi-family residential housing stock.
- The **Dublin Ranch Area F North** project, which includes **Neighborhood F-1 'Sonata'** (Standard Pacific Homes) and **Neighborhood F-2 'Verona'** (Pulte Homes) will contribute 119 medium

density single family homes and 121 low density single family homes, respectively. Several units in the Verona project have been occupied. The project is nearing completion. The Sonata project is currently under construction.

- The **Silvera Ranch** (Pinn Brothers Fine Homes) project is under construction with 254 residential units on 105 acres of land. The development contains a mix of housing types, including single-family estate-size units, smaller lot single-family cluster homes and multi-family condominiums. The project is currently under construction. Several estate units and cluster homes completed as part of Phase I and Phase II of the project have been occupied.
- The **Dublin Ranch Villages** project includes 1,396 condominiums and townhomes and is nearing completion of construction. The majority of the units have been occupied.
- City Staff is currently reviewing a request for Site Development Review for the **Windstar Condominium** project. The project proposal includes 210-unit high-density residential condominiums on a 3.55-acre parcel adjacent to the future West Dublin/Pleasanton BART station within the West Dublin BART Specific Plan Area.

Commercial and Industrial Land Use

During the Calendar Year 2006 reporting period, the following commercial and industrial projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- The **Elephant Bar** project is an 8,300 square foot restaurant located within the Downtown Specific Plan area; the project contributes to the intensification of the downtown by revitalizing an existing vacant building. The project is currently in Building Permit Plan Check review.
- In June 2006, the City Council approved a Planned Development rezone and Site Development Review for a **17,500 square foot commercial building** within the Dublin Place shopping center. The project contributes to the intensification of the downtown through the development of a new commercial building within an existing shopping center in the central downtown area. The project is currently under Building Permit Plan Check review.
- In September 2006, the City Council approved the initiation of a Downtown Core Specific Plan Amendment Study to consider an expansion and re-use of an existing and soon to be vacated auto dealership building on a 1.94-acre parcel for retail use called **Custom Fireplace, Patio & BBQ**. The project is currently being reviewed by City Staff.
- The **Ulferts Center** project is a 50,530 square foot retail commercial center. The project is located within the Eastern Dublin Specific Plan Area and contributes to a range of commercial and employment generating uses that will meet the needs of the City and surrounding Tri-Valley area. The construction of the project is nearing completion and several tenant spaces are currently occupied.
- The **GM Auto Mall** project is a 32,543 square foot Hummer, Saturn and Saab automotive dealership which is currently under construction. The project is located on a parcel of land within the GM Auto Mall with freeway frontage.

- The **Honda** project is a 53,680 square foot automotive dealership which is currently under construction. The project is located on Scarlett Court within close proximity to other automobile dealerships and has freeway frontage.
- The **Dublin Gateway Medical Center** is a 178,000 square foot medical office complex which is currently under construction. The project is located within the Eastern Dublin Specific Plan area and is within walking distance of Waterford Place, a mixed use project and neighborhood shopping center. Construction of Phase I of the project is complete.
- The **Shamrock Village** shopping center is a neighborhood shopping center for which a façade enhancement and the construction of a new 25,846 square foot retail building were completed in November 2006. The project is located within the Downtown Area and contributes to the strengthening of an existing neighborhood shopping center through the renovation of existing buildings and the construction of additional retail square footage which together has resulted in a reduction in vacancy rates within the center.
- In August 2006, the City Council approved a Planned Development rezone for the 318,000 square foot **Grafton Shopping Center** located within the Dublin Ranch area in eastern Dublin. Grafton Station encompasses approximately 29 acres at the corner of Dublin Boulevard and Grafton Street. The Planning Commission approved a Site Development Review for an approximately 100,000 square foot home improvement warehouse within the Grafton Station shopping center.
- In October 2006, the Planning Commission approved a Site Development Review for the **Venture Commerce Center** project. The project proposal includes demolition of an existing one-story 38,825 square foot building and construction of four two-story buildings on the site. The new buildings are proposed to range in size from 14,774 square feet to 18,602 square feet for a total floor area of 67,029 square feet. The four buildings will have approximately 31 units which will be sold as “office condominiums.” Currently, the project is in Building Permit Plan Check.
- The City is working closely with the developers Blake Hunt Ventures on the **Emerald Place** project located at the intersection of Hacienda Drive and Dublin Boulevard in the Eastern Dublin Specific Plan Area. Blake Hunt Ventures and the City are currently in the process of envisioning a retail commercial life style project. The project is expected to contribute to a range of commercial and employment generating uses that will meet the needs of the City and surrounding Tri-Valley area.

LAND USE AND CIRCULATION: PARKS AND OPEN SPACE ELEMENT

Amendments

The Parks and Open Space Element was not amended during the reporting period for Calendar Year 2006.

Progress towards meeting goals and guiding policies of the Parks and Open Space Element

- Construction of **Phase III of Emerald Glen Park** was completed in June 2006 and includes new sports fields, restrooms, picnic areas, bocce ball courts, a cricket pitch, small play area and parking. Future phases of the park will include the construction of a Recreation and Aquatic Complex, a Community Center, a lake and outdoor amphitheater.

- As part of a multi-year project to bring play equipment within City parks into compliance with the American with Disabilities Act, the renovation of playground equipment at **Dolan Park** has been completed.
- The preparation and adoption of the **Public Art Master Plan** was completed in March 2006. Implementation of the Master Plan includes the placement of public art at Bray Commons, Dougherty Hills Dog Park, and the Shannon Community Center.
- In August 2006, the City Council adopted the **Public Art Program Ordinance** to implement the Public Art Master Plan, adding Chapter 8.58 to the Dublin Zoning Ordinance. The proposed Ordinance requires applicants, for certain development projects, to contribute to the Public Art Program by providing a public art project on-site, or making an in-lieu payment for public art.
- The **Fallon Sports Park Master Plan** has been completed for a new 68 acre community park in eastern Dublin. The new park will include ball fields; several children's play areas; picnic facilities; basketball, volleyball and tennis courts; a BMX track; and bocce ball courts. The Phase I construction of the park is expected to begin in spring 2009.
- The construction of a 2-acre **Dougherty Hills Dog Park** has been completed and is expected to be opened for the public in May 2007. The dog park will include areas for both small and large dogs, benches, a drinking fountain, trash receptacles and a dog agility course for large dogs.
- The building design for the new **Shannon Community Center** at Shannon Park has been completed. The new Center will include classrooms, a preschool, outdoor play area, banquet hall, and full catering kitchen. Construction is expected to begin in April 2007.
- The design of a 2-acre neighborhood square within the **Sorrento** project (Dublin Ranch Area F South) was completed in November 2006. The park will include a large open turf meadow, picnic area; children's play areas and a walking path. The construction of the project is expected to begin in May 2007.
- The City is in the process of replacing park furniture at existing parks with new furniture comprised of recycled materials. The project is ongoing and has been completed in the **Dolan, Alamo Creek** and **Stagecoach** parks.
- The City continues to work with East Bay Regional Park District (EBRPD) to negotiate for land acquisition in the **Western Extended Planning Area** for Open Space Area.
- The City continues to negotiate with developers to include natural open space areas within development projects which are adjacent to undeveloped land.

LAND USE AND CIRCULATION: SCHOOLS, PUBLIC LANDS, AND UTILITIES ELEMENT

Amendments

The Schools, Public Lands, and Utilities Element was not amended during the reporting period for Calendar Year 2006.

Progress towards meeting goals and guiding policies of the Schools, Public Lands, and Utilities Element

Schools

- City Staff continues to work with developers and property owners to ensure that adequate sites are reserved to meet the **Dublin Unified School District's** projected demand for future school uses. School fees are collected at the building permit issuance stage of project development in accordance with State law.
- The **Quarry Lane School**, a privately owned school located within the Eastern Extended Planning Area is being expanded from an elementary school to include a new middle school and high school with playing fields and associated improvements. The project is currently under construction.

Public Lands

- As part of a General Plan Amendment study, the City has been working closely with the leadership at Camp Parks military facility to consider future development under a Master Plan for the redevelopment of 187 acres of government property for private commercial, residential and park type uses. The Community Visioning Process was completed in 2004 and the Army is currently completing the necessary environmental review before soliciting a master developer to create an overall land use plan for the site. Once the developer prepares an overall land use plan for the site and an official project application is submitted to the City, the environmental analysis for the project will commence shortly thereafter.

Utilities

- The City continues to work closely with project applicants and the service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

LAND USE AND CIRCULATION: CIRCULATION AND SCENIC HIGHWAYS ELEMENT

Amendments

The Circulation and Scenic Highways Element was not amended during the reporting period for Calendar Year 2006.

Progress towards meeting goals and guiding policies of the Circulation and Scenic Highways Element

- The City, in cooperation with Caltrans and the cities of Pleasanton and Livermore, is proposing improvements for the **I-580/Fallon Road and El Charro Road** interchange to increase the interchange capacity while maintaining safe and efficient traffic operations. Environmental evaluation for the project is currently in progress.
- The design of the **Dougherty Road** improvements is nearing completion and construction is scheduled to begin in June 2007 to widen the existing roadway on Dougherty Road between Houston Place and I-580 and on Dublin Boulevard between Dublin Court and approximately 700

feet east of Dougherty Road. The improvements will accommodate additional traffic generated from planned growth in the area.

- Construction for the undergrounding of utilities at the intersection of **Dublin Boulevard and Dougherty Road** was completed in December 2006.
- The City worked jointly with East Bay Regional Park District, the City of Pleasanton, Caltrans and Zone 7 to complete a preliminary engineering study to determine the feasibility of constructing an extension to the **Alamo Canal Trail** underneath I-580. The study was completed in November 2006 and the design of improvements is expected to begin in August 2007.
- The development of a Citywide **Bikeways Master Plan** is underway and will evaluate existing bicycle conditions and will create an integrated plan including access to parks and open space areas.
- The City began preliminary engineering and environmental work for an extension of **Scarlett Drive** tying Dublin Boulevard to Dougherty Road along the Iron Horse Trail. The roadway extension will alleviate traffic congestion at the Dublin Boulevard and Dougherty Road intersection by providing a bypass to the intersection. The Public review period for the Mitigated Negative Declaration for the project has begun and is expected to be adopted by the City Council in March 2007.
- The preparation of an **ADA Transition Plan Update** for a complete assessment of the City's current infrastructure measured against current ADA standards was completed in June 2006. Existing wheelchair ramps and driveways were evaluated and community input was solicited to address problems or needs identified by citizens. The City is currently conducting an ADA compliance study on all City-owned buildings and will be preparing an implementation plan by August 2007.
- The City continues to provide for the replacement of damaged curbs, gutters and sidewalks at various locations throughout the city as well as completing annual street overlay and slurry seals projects.
- The northern extension of Fallon Road and the connection of **Fallon Road and Tassajara Road** are currently under construction with the development of the Silvera Ranch project and the completion of improvements for Dublin Ranch. The project is scheduled for completion in Fiscal Year 2007/2008.
- The engineering design phase for the widening of **Tassajara Road** between I-580 and the Alameda-Contra Costa County limit line in eastern Dublin began in 2003 and continues with the review of future projects.
- The City continues to collect **traffic impact fees** for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the project.
- In 2006, the City received a Housing Incentives Grant of approximately \$3,000,000 by the Metropolitan Transportation Commission (MTC). The City will be using the grant to fund multi-modal improvements and the Streetscape enhancements in accordance with the Streetscape Master

Plan along Dublin Boulevard. Currently, the City is in the process of hiring a consultant to prepare a preliminary conceptual design.

- In 2006, the City hired consultants to conduct a community visioning process for the potential re-use of the former 19-acre Southern Pacific railroad corridor. Community input was solicited by means of a questionnaire and community meetings to determine a preferred land use alternative.

HOUSING ELEMENT

Amendments

The Dublin General Plan Housing Element was certified by the Department of Housing and Community Development on July 11, 2003. The Element was not amended during the Calendar Year 2006.

Progress towards meeting goals and policies of the Housing Element

Number of New Housing Permits Issued

During Calendar Year 2006 the City of Dublin issued 143 permits for single-family homes; 52 permits were also issued for 774 multi-family units for a total of 937 new housing units.

Progress toward Mitigating Governmental Constraints in the Maintenance, Improvement and Development of Housing

The City of Dublin Housing Element identifies governmental and non-governmental constraints relative to providing housing sufficient to meet the number of units identified in the Regional Housing Needs Allocation (RHNA) developed by the Association of Bay Area Governments (ABAG). The non-governmental constraints include market conditions such as land costs; construction and labor costs; and the cost and availability of financing. Efforts to mitigate non-governmental constraints included the creation of a First Time Homebuyer Loan Program.

The City was successful in developing the **First Time Homebuyer Loan Program** (FTHLP) during the Calendar Year 2006 reporting period and officially launched the program in October 2006. The FTHLP assists lower income households with financing towards the purchase of a home. While the City of Dublin is committed to assisting with affordability where possible, Dublin does not have a redevelopment agency and receives very little grant monies from the federal government. These are the two most common sources of funding to assist with homeownership for lower income households.

The primary governmental constraint identified in the Housing Element is the Permit and processing fees. Dublin charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. These fees are necessary to meet City service and environmental standards. Impact fees for water and sewer services are charged by other agencies.

Comparison of Units Added To Regional Housing Need Allocation by Income for the 1999-2006 Period

The City of Dublin's fair share of regional housing need for the 1999-2006 Housing Element cycle is 5,436 units. From Fiscal Year 1999-2000 to 2005-2006, Dublin has issued permits for 3,585 residential units. For Calendar Year 2006, Dublin issued 937 residential building permits. Because the reporting period for the Housing Element achievement changed from a fiscal year reporting period to calendar year

10/2/07

reporting period, there is some overlap in housing numbers. For the period of July 1, 1999 to December 31, 2006, the total number of permits issued for residential units is 3,832. Furthermore, Dublin has removed constraints and adequately zoned land that would allow for the construction of all 5,436 units.

Income Level	New Construction Need For 1999-2006	Units Added in CY 2006	Total Units Permitted** through CY 2006 (includes overlap from FY 2005-2006)	Remaining Construction Need
Very Low Income (<50% AMI*)	796	15	263	533
Low Income (>50% ≤ 80% AMI)	531	10	243	288
Moderate Income (>80% ≤ 120% AMI)	1,441	53	378	1,063
Above Moderate Income (>120% AMI)	2,668	859	2,948	(280)
Total	5,436	937	3,832	1,604

*AMI: Area Median Income for 2006 - \$83,800

**Permitted is defined as the issuance of Building Permits for the construction of a residential unit.

Affordability of New Units Including the Number of Deed Restricted Affordable Housing Units

- The median sales price for a single family home in Dublin at the end of Calendar Year 2006 was \$700,000.¹ These units are financially available to above-moderate income households. Above-moderate income households are those households that have an annual income that exceed 120 % of the Area Median Income (AMI). The AMI for year 2006 was \$83,800. Very low income households are defined as the households with annual income less than or equal to 50% of the AMI; low income households are households with annual income that fall within 50% to 80% of the AMI; and moderate income households annual income fall within the 80% to 120% of the AMI.
- The median sales price for condominiums in Dublin at the end of Calendar Year 2006 was \$535,000.² These units are also financially available to above moderate-income households; however, a moderate-income household may also be able to financially afford these units by obtaining special financing through certain governmental agency programs such as the California Housing Finance Agency (CalHFA) Loan Program or the City's First Time Homebuyer Loan Program.
- Of the affordable units constructed during this reporting period, 4 new units have been sold and 4 units have been re-sold at **The Terraces @ Dublin Ranch** to moderate-income households with 30-year deed restrictions. Eight units have been sold at **Roxbury**, 4 to moderate, 2 to low and 2 to very low income households with 55-year deed restrictions. One unit has been sold at **Silvera Ranch** to a moderate income household with a 55-year deed restriction.
- Two apartment projects at **The Groves at Dublin Ranch**, formally known as Fairway Ranch, were under construction during the reporting period for a total of 626 units. These two projects of

¹ Bay East Association of Realtors, December 2006 Housing Statistics - Single Family Residence

² Bay East Association of Realtors, December 2006 Housing Statistics - Condominium

304 units and 322 units have been financed by a combination of Private Activity tax-exempt bonds, tax credits, and City gap financing. Of the 626 units, 535 units will be restricted to various income levels; 221 units will be for moderate income households; 187 will be for low income households; and 127 will be for very low income households. Tenants began moving into these projects in September 2006.

- An apartment project, **Avalon Bay**, received building permits during the 2006 calendar year for a total of 305 units. Of the 305 units, 30 are restricted to moderate income households. In addition, two ownership residential projects received permits: **Silvera Ranch** and **Tralee**. **Silvera Ranch** received a total of 151 dwelling unit permits with 19 units reserved for income restricted households. Six units will be restricted to very low income households; 4 units will be restricted to low income households; and 9 units will be restricted to moderate income households. **Tralee** received a total of 233 dwelling unit permits with 29 units reserved for income restricted households. Nine units will be restricted to very low income households; 6 units will be restricted to low income households; and 14 units will be restricted to moderate income households.

Status of Programs in Adopted Housing Element (Calendar Year 2006)

GOAL A: TO PROVIDE ADEQUATE SITES TO MEET THE CITY HOUSING NEEDS

POLICY 1: Ensure that adequate sites exist to accommodate future housing needs.

Progress: Ongoing.

POLICY 2: Increase units produced in Dublin; increase sites appropriate for affordable housing and accessible to downtown.

Progress: Three residential developments have been approved in the Downtown Intensification Area.

A development for a mixed-use project to include 150,000 square feet of office space and 304 residential (multifamily rental) units in the West Dublin BART Specific Plan area has received full entitlements. The development includes 30 affordable units: 9 very low, 6 low, and 15 moderate income rentals. The Developer has not yet begun construction on this project, but continues to indicate that the project will be developed in the future as the future BART station is constructed. The project will be built on the site of a former warehouse building.

A 51-unit high density senior housing development was constructed in the Downtown Intensification Area in 2005 called Wicklow Square. All the housing units are reserved for persons 55 and over, and were built immediately adjacent to the City's new Senior Center at the site of the former County Library, which was relocated in 2003.

A 210-unit high density condominium project called **Windstar Project**, adjacent to the City's future West Dublin/Pleasanton BART Station received preliminary land use entitlements in 2004. City Staff is working on the project for Site Development Review. The project will be built on a 3.55 acre vacant piece of property.

GOAL B: TO INCREASE THE AVAILABILITY OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

12/2/19

POLICY 1: Promote development of affordable housing in Dublin.

Progress: **Wicklow Square**, owned by Eden Housing, Inc., a non-profit housing developer, completed a 54 unit senior complex in 2005. All units are affordable to seniors over 62 years of age at very low and extremely low income. The City of Dublin provided a loan for \$2,248,248 as well as a 99-year ground lease for \$1 per year on the City-owned property.

Camellia Place (EAH, Inc.), a multi-family development with 112 units is nearly complete. Tenants started moving into the complex in January 2007. The City allowed for reduced parking standards and participated in expediting the Plan Check process and assisting in document review for the financing sources. The City allowed for the concentration of low and very low income units at the Dublin Transit Center to be in one location so that the developer could make use of financing opportunities for low and very low income multi-family housing.

The Groves @ Dublin Ranch, formerly Fairway Ranch, includes a 304 unit multi-family apartment project known as **Oak Groves**. This project is 80% affordable and is nearly complete. Tenants started moving into the complex in September 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.

The Groves @ Dublin Ranch, formerly Fairway Ranch, also includes a 322-unit senior apartment project known as **Pine Groves** and **Cedar Groves**. This project is 90% affordable. Tenants started moving into the complex in September 2006. All units are restricted to seniors 55+ years of age. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.

POLICY 2: Provide incentives for affordable units.

Progress: The City is currently updating the City's **Density Bonus Ordinance** to comply with current State Law.

The City provided low interest loans to assist with the development of two projects which include affordable units: **Fairway Ranch** and **Wicklow Square**. Fairway Ranch is a residential project located in Eastern Dublin that includes 304 for-sale condominiums and 626 rental units. Out of the 930 units, 587 are Below Market Rate units.

POLICY 3: Require the development of lower-income housing.

Progress: **Avalon at Dublin Station** (Avalon Bay Communities), a multi-family residential apartment community totaling 305 rental units, will have a total of 30 affordable units for rent to moderate income households. All affordable units will have restrictions on rental rates for 55 years.

Camellia Place (EAH, Inc.), a multi-family residential apartment community totaling 112 units, will be entirely affordable to very low and low income households. This project is owned by a non-profit housing developer that received a buyer for private activity tax exempt bonds issued through CalHFA. This project has been issued a (Multi-family Housing Program) MHP grant and tax credits. Of the 112 units 45 are for low income

households, 63 are for very low income households and 4 are for extremely low income special needs households. All 112 units will have restrictions on rental rates for 55 years.

Élan at Dublin Station (D.R. Horton), a multi-family residential condominium project totaling 257 ownership units, will have 26 affordable units for sale available to moderate income households. All affordable units will have 55-year resale restrictions.

The Groves at Dublin Ranch, formally known as Fairway Ranch, has a multi-family residential apartment community and a senior apartment community totaling 626 units. The multi-family project, **The Oaks** has 304 units of which 243 will be affordable as follows: 90 moderate income units, 90 low income units and 63 very low income units. The senior project, **The Pine Groves** and **The Cedar Groves** has 322 units of which 292 will be affordable as follows: 131 moderate income units, 97 low income units and 64 very low income units. All affordable units will have restrictions on rental rates for 55 years.

Roxbury (Greenbriar Homes), a residential ownership subdivision totaling 108 units, will have a total of 8 affordable town homes. Of these, 4 units will be for moderate income households, 2 units will be for low income households and 2 units will be for very low income households. All affordable units will have 55-year resale restrictions.

Silvera Ranch (Pinn Brothers Fine Homes), a residential ownership subdivision totaling 254 units, will have a total of 19 affordable single-family dwellings and town homes. Of these, 9 units will be for moderate income households, 4 units will be for low income households and 6 units will be for very low income households. All affordable units will have 55-year resale restrictions.

Tralee (Pinn Brothers Fine Homes), a multi-family residential mixed use project totaling 233 ownership units, will have 29 affordable units for sale. Of these, 9 units will be for very low income households, 6 units will be for low income households and 14 units will be for moderate income households. All affordable units will have 55-year resale restrictions.

The Villages @ Dublin Ranch (Toll Brothers), a multi-family residential condominium community of 4 neighborhoods totaling 1,395 ownership units, will have a total of 105 affordable units. All of the affordable units will be located within the neighborhood known as **The Terraces** and will be affordable to moderate income households; all affordable units have 30-year resale restrictions.

The Willows (Braddock & Logan), a multi-family residential town home community totaling 56 ownership units, will have a total of 7 affordable units. Of these, 2 units will be for very low income households, 1 unit for low income households and 4 units for moderate income households. All affordable units will have 55-year resale restrictions.

POLICY 4: Conduct Housing and Commercial Nexus Study to determine the feasibility of establishing a commercial linkage fee to be deposited in the City's Inclusionary Housing Fund.

Progress: A task force was formed to work with the consultant. The commercial linkage fee was approved by the City Council in May 2005. The non-residential development affordable

housing impact fee was also adopted at that time. Funds deposited will go to a Housing In-lieu fund for funding affordable housing programs. A total of \$163,649 has been collected through June 30, 2006.

POLICY 5: Improve housing affordability with higher densities near BART.

Progress: The City currently has a functioning BART station and in addition, a new BART Station and BART parking structure will be constructed within western Dublin in the Downtown Intensification Area. Adjacent to the new BART station will be a 210-unit high density residential project (currently under review) and a 304-unit high density residential project, along with other commercial, retail and office uses.

The existing BART station is located in an area known as the Dublin Transit Center. Up to 1,800 units of high density residential housing is allowed within the Dublin Transit Center. Currently, four high density residential projects have been approved and three are under construction. **Camellia Place** (EAH, Inc) will provide 112 very low and low income apartment units; **Élan @ Dublin Station** (D.R. Horton) will provide 257 for sale condominium units with 26 units set aside for moderate income households; and **Avalon @ Dublin Station** (Avalon Bay Communities) will provide 305 apartment units with 30 units set aside for moderate income households. The fourth high density residential project, **Metropolitan @ Dublin Station** (D.R. Horton), will provide 300 market-rate, for-sale condominium units.

POLICY 6: Simplify and coordinate the means of obtaining project approvals for senior projects and those with below-market-rate units.

Progress: In August 2005, the Building Division expedited the processing of Camellia Place, a 112 unit affordable apartment community for very low and low income households at the Dublin Transit Center.

POLICY 7: Encourage reduction of housing expenses through shared-living arrangements.

Progress: Evaluation of the feasibility of a shared-housing program through a Housing Needs Survey was completed in June 2005. Information collected in a random sample by Godbe Research indicates the residents did not indicate any interest in a shared housing program nor would use a shared-housing program at this time.

POLICY 8: Encourage development of affordable housing by private organizations primarily engaged in housing construction or management.

Progress: Ongoing.

POLICY 9: Promote the use of available funds and funding mechanisms in private-sector housing development.

Progress: The City of Dublin website continues to provide information on those developers accepting applications for restricted Inclusionary Below Market Rate (BMR) units for both ownership and rental units. The web page is updated routinely to provide up-to-date information on various housing opportunities in the region. Included on the website are the Inclusionary Ordinance and the Inclusionary Ordinance Laypersons Guidelines to assist

developers with the requirements related to the development of affordable housing units. In addition, the City offers loans to new homeowners through the First Time Homebuyer Loan Program. The City committed \$500,000 in the first year of the Program.

POLICY 10: Promote energy efficiency in new projects.

Progress: The City requires all developments to submit a Waste Management Plan to meet the City’s Construction and Debris Ordinance to divert at least 50% of waste to landfills. In addition, the City Council adopted Green Building Guidelines for use in Civic Buildings in the future to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis.

POLICY 11: Provide opportunities for first-time homebuyers to purchase homes in Dublin.

Progress: The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) designed to serve as a one-stop center for affordable homeownership in the Tri-Valley.

Staff launched the First Time Homebuyer Loan Program in October 2006. Two orientation sessions were held, one for realtors and one for the lending community outlining the Program. A housing consultant was hired to assist in the development of the loan documents and guidelines for the Program.

POLICY 12: Continue to make available fee deferrals to encourage the development of affordable housing.

Progress: Ongoing.

POLICY 13: Encourage a mix of housing types as a means of achieving a wider range of housing types, sizes, and potential affordability to low and moderate income households, including affordable by design units and large family units.

Progress: **Fallon Village:** This project will include a variety of residential densities including low, medium, medium-high and mixed-use for a total of 3,108 units. All projects within Fallon Village are subject to the City’s Inclusionary Zoning Ordinance. The first project within Fallon Village (by Braddock & Logan) is currently under review and includes 1,043 low density single family housing units.

Dublin Ranch Area F West and East (Sorrento): This project includes a variety of housing types within ten distinct neighborhoods for a total of 1,111 medium density residential units. The Inclusionary Zoning requirements for this project have been satisfied within the Fairway Ranch project. Each neighborhood has between 4 and 9 varying floor plans and units range in size from 1,320 square feet up to 2,981 square feet.

Schaefer Ranch: This project includes 302 units in four distinct neighborhoods. Housing types and sizes include one-story and two-story single detached units with 20 differing floor plans. Units range from 2,692 square feet up to 6,853 square feet.

Wallis: This project would also include a variety of housing types and residential densities including low, medium and medium high. The project has been approved for 937 housing units and is currently under review. Staff anticipates a variety of floor plans and unit sizes.

Vargas: This project is currently under review by City Staff. The project will provide a variety of detached units ranging in size from 1,400 square feet to 1,600 square feet.

Moller Ranch/Casamira Valley: The project is currently under review by City Staff. The project has the potential to provide up to 298 dwelling units which will be a mix of detached single family units and townhouses.

Mission Peak/Fallon Village: The project proposal includes up to 117 single family residential units on lots ranging from small lots, zero lot line lots to large estate lots. The project is currently under review by City Staff.

GOAL C: TO CONSERVE THE EXISTING STOCK OF AFFORDABLE RENTAL HOUSING

POLICY 1: Preserve low income housing.

Progress: In 2005, a Condominium Conversion Ordinance was passed by the City Council to preserve existing rental housing stock. In addition, for each for-sale unit, the buyers must sign a Resale Restriction Agreement that guarantees that the units will remain affordable for up to 55 years.

The list of rental properties is updated when new projects are complete. The Tri-Valley Area Affordable Rental Housing Directory was be updated in 2006 with all new projects in the Tri-Valley. There are no subsidized rental properties in the City of Dublin at risk of converting to market-rate housing this reporting period.

GOAL D: TO PRESERVE AND INCREASE THE EFFICIENT USE OF THE CITY'S EXISTING HOUSING STOCK

POLICY 1: Encourage efficient use of existing housing stock; promote development of small units at low cost.

Progress: Providing financial assistance to construct second units on sites with existing single family homes was evaluated through a Housing Needs Study. The Study indicated that residents did not find that providing financial assistance for second units was a highly needed program for the City. However, in October 2005, the City Council approved a new Second Unit Ordinance that makes it easier for families to provide alternative housing by means of second units.

In the summer of 2006, the Dublin Housing Authority reviewed proposals for the reconstruction of the Arroyo Vista project. The Housing Authority selected a conceptual development plan and authorized Staff to begin negotiations with a development team of Eden Housing and Citation Homes to redevelop the existing site with approximately 400 housing units, in a combination of affordable and market rate, rental and ownership units. Staff is currently working with the developers to navigate the US Housing and Urban Development (HUD) process to get authorization to proceed with the project. The City of Dublin and the Housing Authority are currently entering into an Exclusive Right of Negotiation (ERN) Agreement for the Arroyo Vista Redevelopment Project.

POLICY 2: Provide subsidies for housing rehabilitation.

Progress: The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. For Fiscal Year 2006-2007, on behalf of Dublin, Alameda County administered \$16,713 of Community Development Block Grant funds for two minor home repairs, 2 paint grants and 2 major home improvements in the City of Dublin.

GOAL E: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL DUBLIN RESIDENTS**POLICY 1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.**

Progress: The City of Dublin web page has an entry for fair housing issues directing interested readers both to ECHO Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."

POLICY 2: Encourage greater access to housing for persons with disabilities.

Progress: As part of the 2005 Goals and Objectives, the City Council established, as a high priority, a Universal Design Ordinance. In September 2006, the City Council asked the City's Housing Committee to review the proposed Ordinance and report back to the Council with a recommendation. The City Council will review the proposal in 2007.

GOAL F: TO PROVIDE SHORT-TERM SHELTER FOR INDIVIDUALS AND FAMILIES WITHOUT AFFORDABLE PERMANENT HOUSING**POLICY 1: Allow emergency shelters and transitional housing for homeless.**

Progress: An Emergency Shelter Ordinance was adopted by the City Council in October 2004 as required by State law. In addition, the City provides a Community Development Block Grant to the Tri-Valley Haven which supports a Domestic Violence Shelter and a Homeless Shelter.

ENVIRONMENTAL RESOURCES MANAGEMENT: CONSERVATION ELEMENT

Amendments

The Conservation Element was not amended during the reporting period of Calendar Year 2006.

Progress toward meeting goals and guiding policies of the Conservation Element

- The City continues to review each new development project that is proposed near a natural resource such as a stream corridor with the intent of protecting the resource. Conditions of approval include measures to ensure adequate setbacks, minimal impacts to water quality, passive recreational opportunities, and the maintenance of natural systems to the extent possible.
- The City continues to work with developers to ensure that open space corridors established in new neighborhoods are maintained and managed appropriately, and open space areas are contiguous with other such lands.
- The City is currently collaborating with property owners in the western hills and the East Bay Regional Park District to create a regional park in the City's Western Extended Planning Area.
- The City continues to work on preserving Dublin's historic resources. After completing an archeological resource analysis and historic resource inventory study in 2005, the City adopted a Historic Overlay Zoning District and Historic Area design guidelines for projects within the historic area.
- In August 2006, the City Council adopted the Dublin Village Historic Area Specific Plan. The City initiated a Specific Plan Study for the City's historic core and the Specific Plan calls out land use designations and development guidelines and future public/private development in the approximately 38-acre planning area.
- In August 2006, following the adoption of the Dublin Village Historic Plan, the City Council also adopted the Dublin Historic Park Master Plan. The Master Plan approaches the creation of the Dublin Historic Park that will compliment the existing Heritage Center, meet the needs of the community for parkland and will re-establish the City's historic heart. The Historic Park will add to the Dublin Heritage Center where several notable historic buildings have been assembled and preserved.

ENVIRONMENTAL RESOURCES MANAGEMENT: SEISMIC SAFETY AND SAFETY ELEMENT

Amendments

The Seismic Safety and Safety Element was not amended during the reporting period for Calendar Year 2006.

Progress toward meeting goals and guiding policies of the Seismic Safety and Safety Element

- In conjunction with the Dublin Unified School District, a school disaster training course and curriculum has been developed.
- The City took part in a citywide functional disaster exercise by participating in the statewide Golden Guardian Terrorism exercise.
- In August 2006, the City Council adopted the National Incident Management System (NIMS), which would provide a consistent nationwide approach for federal, state, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to, and recover from disasters, regardless of cause, size, or complexity. The City of Dublin will integrate the National Incident Management System, to the extent appropriate, into the existing emergency management system, in its efforts toward disaster prevention and preparedness.

ENVIRONMENTAL RESOURCES MANAGEMENT: NOISE ELEMENT

Amendments

The Noise Element was not amended during the reporting period for Calendar Year 2006.

Progress toward meeting goals and guiding policies of the Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. Additionally, a Noise Mitigation fee is charged to developers in the Eastern Dublin Specific Plan area to assist in funding the construction of improvements to mitigate noise impacts.