CITY OF DUBLIN

100 Civic Plaza, Dublin, California 94568 Website: http://www.ci.dublin.ca.us

March 16, 2011

HOUSING POLICY
DEVELOPMENT, HCD

MAR 17 2011

Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 95811

RE: Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2010

To Whom It May Concern:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element for the reporting period January 1, 2010 – December 31, 2010. This report was presented to, and accepted by, the Dublin City Council on March 15, 2011.

Should additional information be necessary to meet the requirements of the above code section, please do not hesitate to contact me at (925) 833-6610.

Best Regards,

Marnie R Waffle

Marnie R. Waffle
Senior Planner
Community Development Department

Encl. Annual Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2010

City of Dublin

Annual Progress Report
Dublin General Plan and Housing Element

Reporting Period:
Calendar Year 2010

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 2 times during the reporting period of Calendar Year 2010 for the following projects:

Grafton Plaza: Amendments to the General Plan and Eastern Dublin Specific Plan were approved by the City Council in May 2010 to re-designate the site from Campus Office to a new flex land use designation, Mixed Use 2/Campus Office.

Sorrento East: An Amendment to the General Plan and Eastern Dublin Specific Plan were approved by the City Council in April of 2010. The amendments reduced the overall number of units in the Sorrento neighborhoods.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE LAND USE ELEMENT

Residential Land Use

During the Calendar Year 2010, 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:

- **Fallon Village:** The Fallon Village 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 space. The project area includes 1,134 acres of land within the Eastern Dublin Specific Plan Area and consists of various parcels with 11 different ownership interests.

  - Positano: A Vesting Tentative Map (Braddock & Logan) was approved in 2005 to subdivide 488 acres into 1,043 low density single family residential units within a portion of Fallon Village. A Site Development Review for the first 247 lots in Positano (Salerno and Cantara) was approved in 2007 and the homes are nearing completion. Three new neighborhoods were approved in Positano; Livorno, Cortona and Biella.

    - *Livorno:* Livorno is a subdivision of 69 single family detached homes being developed by K. Hovnanian. The Planning Commission approved the Site Development Review on September 14, 2010.

    - *Cortona:* D.R. Horton received approval of the Site Development Review on August 4, 2010. The approved project consists of 68 single family detached homes.

    - *Biella:* Braddock and Logan received Site Development Review approval for 101 single family detached homes from the Planning Commission on October 12, 2010.

Local Agency Formation Commission (LAFCO) for annexation of the property into the City of Dublin and the Dublin San Ramon Services District (DSRSD). The City Council directed Staff to file an Annexation Application with Alameda County LAFCO. A hearing was held before LAFCO in March 2010. At that hearing, LAFCO adopted a Resolution annexing the project site into the City and DSRSD.

- **Arroyo Vista:** The Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for the Arroyo Vista project in September 2009. The project includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. Sitework and Building permits for the construction of 130 affordable family apartments, a community center, childcare center, and 50 affordable senior apartments were applied for in December 2010. Eden Housing, the Applicant for the 180 affordable units intends to break ground on the construction of the buildings in Spring 2011, and building permit submittals for the market rate townhomes and single family homes should also take place in 2011.

- **Nielsen:** The proposed Nielsen residential project consists of 36 residential units on 10 acres. The Applicant proposed a General Plan Amendment and Specific Plan Amendment to change the land use designation of the site to from Rural Residential/Agricultural to Single-family Residential. The includes a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map and associated Environmental Review. The project was approved by the Dublin City Council in May 2010.

- **Fallon Crossing:** In June 2006, the City Council adopted an Ordinance to pre-zone the Mission Peak/Fallon Crossing (Standard Pacific Homes) project. The project was annexed to the City in September 2006 and includes 106 single family residential units (8 duets and 98 single-family homes) on 67 acres of land. The project was approved by the City Council in December 2007. Currently the developer is preparing construction documents for the backbone infrastructure.

- **Moller Ranch/Casamira Valley:** The City Council adopted a Planned Development Rezone and Stage 1 Development Plan for the Moller Ranch/Casamira Valley project in July 2007. The project consists of 298 attached and detached residential units on 226 acres of land. The property was annexed into the City in July 2008. A Stage 2 Development Plan and Site Development Review are required prior to development of the property.

- **Dublin Transit Center:** The Dublin Transit Center project includes up to 1,800 high-density residential units adjacent to the Dublin/Pleasanton BART Station. The following projects have been constructed and are currently occupied:

  - **Camellia Place** (EAH, Inc.): 112 affordable apartment units

  - **Avalon @ Dublin Station** (Avalon Bay Communities): 305 apartment units with 10% moderate income units

application for building permits, but they have not yet been issued. A 150-room hotel and 7,500 square foot restaurant were also conceptually approved in conjunction with the project. Construction timelines of the hotel and restaurant are unknown at this time.

- **Camp Parks Real Property Exchange:** As part of a General Plan Amendment study, the City has been working closely with the Army regarding future development of 187 acres on the southern portion of Camp Parks. A Community Visioning Process was completed in 2004, which identified potential uses for the site. The Camp Parks Master Plan identifies the redevelopment of 187 acres for private commercial, residential and open space uses. In 2007, the City worked extensively with the Army on Industry Day, the first step in the Army's selection of a Master Developer. Industry Day was held in January 2008 and involved nearly 150 investors, contractors, developers and other interested parties. In October 2008, the Army announced the selection of SunCal Companies as the Master Developer. SunCal and the Army continue negotiations on the exchange agreement.

Commercial and Industrial Land Use

During the Calendar Year 2010 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:

- **Recreational Equipment, Inc. (REI) (formerly Custom Fireplace, Patio & BBQ)**: The Dublin Planning Commission approved a Conditional Use Permit and Site Development Review and the Dublin City Council approved a Downtown Core Specific Plan Amendment in August 2007 and October 2007 respectively. The project included the expansion and re-use of a vacant auto dealership building from 9,370 square feet to 20,270 square feet on a 1.94-acre parcel within the downtown area of Dublin. The building was to be occupied by Custom Fireplace, Patio & BBQ and is in a state of partial construction. In late 2010 the property was acquired by an investor, and the Custom Fireplace project was amended to become a retail building for Recreational Equipment, Inc. (REI). The new building will be constructed in 2011.

- **Grafton Station Shopping Center:** In August 2006, the City Council approved a Planned Development Rezone for the 318,000 square foot Grafton Station Shopping Center located within the Eastern Dublin Specific Plan area. Grafton Station encompasses approximately 29 acres at the southwest corner of Dublin Boulevard and Grafton Street. In 2006, the Planning Commission also approved a Site Development Review for an approximately 140,000 square foot Lowe's home improvement warehouse with an approximately 30,000 square foot garden center within the shopping center. Lowe's opened to the public in December 2007. In March 2007, the Planning Commission approved a Site Development Review for four retail buildings totaling approximately 48,000 square feet; construction of these buildings are complete. In June 2008, the Planning Commission approved a Site Development Review for one 107,000 square foot retail building and one 16,600 square foot retail/restaurant building, which are not yet under construction.

Director approved minor revisions to the Site Development Review permit. There are 5 major tenant stores and 13 smaller commercial buildings which are planned to be constructed in four phases. The first three phases of development include approximately 311,000 square feet, 4 major tenants and 6 smaller shop buildings. On-site amenities include open space seating areas, pedestrian paseos and unique paving, landscaping and lighting elements. Building permits were recently issued for Phase 1 of the project and construction of the center's anchor, Target, is currently underway and should be completed by the end of 2011.

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was not amended during the reporting period for Calendar Year 2010.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE PARKS AND OPEN SPACE ELEMENT

- **Fallon Sports Park, Phase I:** The contract for the Fallon Sports Park, Phase I was awarded in March 2009. The project includes the development of approximately 27 acres with two regulation softball fields (lighted); two 60-foot baseball fields; two regulation synthetic turf soccer fields (lighted); four lighted basketball courts; and, four lighted tennis courts. Rough grading for a BMX Course, pedestrian circulation, parking and street frontage improvements will also be completed. The project was accepted by the City Council in November 2010 and a Grand Opening/Dedication Ceremony was held in August 2010.

- **Dublin Sports Grounds Phase 4 Renovation:** A Consulting Services Agreement for the Dublin Sports Grounds, Phase 4 was approved by the City Council in October 2009. The project includes turf and irrigation renovations to approximately 4 acres of the 22 acre park. The contract for construction of improvements was awarded in June 2010.

- **Dublin Sports Grounds, Bullpens:** A project to construct two bullpens at the Dublin Sports Grounds was approved by the City Council in October 2009. The project involved the installation of a chain link fence adjacent to the existing backstop and dugout along with a partial clay pitching mound and home plate. The project was funded by Dublin Little League and the ownership of the improvements was transferred to the City upon completion. The project was accepted by the City Council in January 2010.

- **Dublin Transit Center – Public Art:** The Dublin Transit Center Public Art Project moved forward in August 2009 with the approval of a contract with artist Cliff Garten to prepare conceptual designs for two artwork sites at the Dublin Transit Center. The proposed artwork would be installed in two key places within the Dublin Transit Center: Campbell Green and Iron Horse Plaza. The concept design for the artwork was approved by the City Council in September 2010.

- **Emerald Glen Park Recreation and Aquatic Complex**: The City entered into a Consultant Services Agreement for the Emerald Glen Park Recreation and Aquatic

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Schools

- In 2010, the City continued 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. As part of the Fallon Village project (as described in the Land Use section above) two elementary school sites have been reserved for future development by the Dublin Unified School District.

- In 2010, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Public Lands

- **Alameda County Courthouse:** In November 2004, Alameda County received City approval to construct a 210,000 square-foot East County Hall of Justice (County Courthouse) complex on a 22-acre portion of the Santa Rita Property near the intersection of Gleason Drive and Hacienda Drive. In December 2009, Alameda County was granted an amendment to the original approval for a slightly smaller building (196,000 square feet). The East County Hall of Justice will house 13 courtrooms and associated governmental facilities. The project is expected to be under construction in 2011 and operational by 2013.

- **Camp Parks Reserve Forces Training Area:** The City continues to work with the Army and their selected master developer, SunCal Companies, on the development of approximately 187 acres of land at the southern end of Camp Parks. As part of the development of the property, improvements along Dougherty Road would be constructed. The project is still in the preliminary planning stages.

Utilities

- In 2010, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

AMENDMENTS

The Circulation and Scenic Highways Element was not amended during the reporting period for Calendar Year 2010 for the following project:

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE CIRCULATION AND SCENIC HIGHWAYS ELEMENT

- **I-580/Fallon Road and El Charro Road Interchange Improvements:** The City, in cooperation with Caltrans and the Cities of Pleasanton and Livermore, constructed improvements to the I-580/Fallon Road and El Charro Road freeway interchange to

HOUSING ELEMENT

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on March 27, 2010 and are required to be used for the Calendar Year 2010 Annual Progress Report. The completed forms for Calendar Year 2010 are attached as Exhibit A to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during the reporting period of Calendar Year 2010.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE CONSERVATION ELEMENT

- **Dublin Ranch North:** In March 2010, the Dublin Ranch North project was annexed into the City of Dublin. The project includes 4 custom homes and the dedication of 127 acres of land in a permanent conservation easement. The 127 acre area will be retained in its natural state, providing a habitat for the wildlife and plant communities present in the area.

- **East Bay Regional Park District Staging Area:** In 2009, construction was underway on the East Bay Regional Park District Staging Area. The staging area was approved as part of the Schaefer Ranch development project and is part of a larger land dedication for the future construction of trails and trailheads with potential future connections to the Calaveras Ridge Regional Trail, the Pleasanton Ridge Regional Park and Don Castro Regional Park. The East Bay Regional Parks Staging Area includes a parking lot, trailer parking area, restroom, maintenance building and associated landscaping. The project was completed in 2010 and is operational.

- **Dublin Village Historic Area Specific Plan:** The City continues to work on preserving Dublin's historic resources through the implementation of the Dublin Village Historic Area Specific Plan.

- **Dublin Historic Park Master Plan:** In August 2006 the City Council adopted the Dublin Historic Park Master Plan. The Master Plan envisions the creation of a historic park that will compliment the existing Dublin Heritage Center where several notable historic buildings have been assembled and preserved. The historic park would also meet the needs of the community for parkland and re-establish the City's historic heart. The historic park site was acquired by the City in 2007 and in 2008 the existing shopping center was demolished to make way for the new historic park. In 2009, five historic structures from Kolb Ranch were relocated to the park site and include: the Old House; the Main House; the Sunday School Barn; the Hay Barn; and the Pump House. Construction of the park is underway and is anticipated to be complete in April 2011.

Eastern Dublin Specific Plan Area to assist in funding the construction of improvements to mitigate noise impacts.

COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

AMENDMENTS

The Community Design & Sustainability Element was not amended during the reporting period for Calendar Year 2010.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

The Community Design & Sustainability Element was adopted in September 2008. The Community Design Element establishes principles, policies and implementation measures that are designed to enhance the livability of Dublin and encourage a high level of quality design while encouraging well designed sustainability measures. The purpose of the Element is to enhance the physical form of the community by establishing policies that will guide future development.

- The Community Design Element applies to developments throughout the City. 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 conformance with this Element.

Exhibit A

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category**	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Cortona -DR Horton	SF/SU	O/R		3		12	15			Inc	See #8 Note below
Fiorano - DR Horton	SF/SU	O/R	11			43	54			Inc	See #8 Note below
Livorna - K.Hovnanian	SF/SU	O/R		3		8	11			Inc	See #8 Note below
Schaefer Ranch	SF/SU	O/R		2		36	38			Inc	See #8 Note below
Solerno II	SF/SU	O/R	10			55	65			Inc	See #8 Note below
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	171	171				
(10) Total by income Table A/A3 ► ►			21	8		325	354				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

UNIT CATEGORY NOTE: SF/SU are Single Family Dwellings (w/ minimum 55-year Regulatory Agreements recorded) with 2nd units attached to the home that ***may be rented* to certain income category households.

#8 - All secondary units are either studio or 1 bedroom. The Maximum rent for these units are $904 for Very Low and $1,085 for Low. Since the current market woud not support the maximum rents, a determination could be made that the rents would be less than the maximum abount allowed; therefore, if the units are rented, they could be made available to person(s) that are low or very-low income, i.e. seniors, students, housekeepers, nannies.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2010 - 12/31/2010

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**							
Cantara - K&B Homes	36					36	
Sonota - Lennar	43					43	
Milano - Sorrento 1	10					10	
Trevi - Sorrento 2			39			39	
Firenze - Sorrento 3			13			13	
Siena - Sorrento 4		6				6	
Amalfi - Sorrento 5			24			24	
TOTAL	89	6	76			171	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,092	0	1	0	21						22	1,070
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	661	0	4	3	8						15	646
	Non-deed restricted		0	0	0	0							
Moderate	Deed Restricted	653	0	1	0	0						1	652
	Non-deed restricted		0	0	0	0							
Above Moderate		924	118	137	135	325						715	209
Total RHNA by COG. Enter allocation number:		3,330	118	143	138	354						753	2,577
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN
Reporting Period 1/1/2010 - 12/31/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program 1: Housing Rehabilitation Assistance	Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs. Facilitate 25 minor home repairs, 10 paint grants, 10 major home improvements during the planning period.	2007-2014	The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. The Agency administered $17,104 of Community Development Block Grant funds to Dublin residents for the completion of 1 minor home repair, 1 paint grant, 1 rehabilitation loans and 2 accessibility grant during Calendar Year 2010. Dublin residents waiting for a rehabilitation loan up to $60,000 may wait several years before there are enough funds to complete the project.
Program 2: Housing Choice Voucher Rental Assistance	Continue to support the assistance of 150 very low and extremely low income households each year throughout the planning period.	2007-2014	Arroyo Vista, a 150 unit affordable housing development, has historically been supported by the Housing Choice Voucher program. Arroyo Vista is currently proposed to be redeveloped with 378 units of which approximately 194 will be affordable. The redeveloped Arroyo Vista project will continue to support the housing choice voucher program. In addition, the Housing Choice Voucher program is administered by: Avalon @ Dublin Station; Camellia Place; Oak Groves @ Dublin Ranch; Park Sierra Apartments; Pine & Cedar Groves @ Dublin Ranch; and, Wicklow Square.
Program 2: Housing Choice Voucher Rental Assistance	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2007-2014	The City of Dublin continues to refer interested households and homeowners to the Alameda County Housing Authority to be placed on a list for qualification. In addition, information on developments within the City that accept Section 8 vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory which is available on-line as well as hard copies at the public counter.
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	2007-2014	There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk & debris, overgrown/dead vegetation, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits and seeking proper approval to ensure a safe and healthy environment. Due to the success of code enforcement efforts in 2009, reported cases decreased in 2010.
Program 3: Code Enforcement	Conduct approximately 1,700 residential inspections during the planning period.	2007-2014	The following residential inspections were conducted:

Objective Goal = 1,700	2007	2008	2009	2010	Total
Planning Code Enforcement	383	611	520	448	1,962
Building Code Enforcement	178	189	134	113	614
Total	**561**	**800**	**654**	**561**	**2,576**

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3: Code Enforcement	Perform annual review of City Ordinances.	Annually	In 2008, the City reviewed the Dublin Municipal Code and updated the following Ordinances: 1) DMC 5.70 Weeds and Refuse (Ord. 29-08) 2) DMC 5.72 Rodents and Fly Control (Ord. 30-08) 3) DMC 5.64 Property Maintenance (Ord. 31-08) 4) DMC 5.68 Graffiti (Ord. 32-08) Also in 2008, the following new Ordinance was added to the Dublin Municipal Code to address residential foreclosures: 1) DMC 5.66 Maintenance of Foreclosed Residential Properties (Ord. 44-08) There were no updates to the Ordinance in Calendar Year 2010.
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annually	In 2005, a Condominium Conversion Ordinance was adopted by the City Council to preserve the existing rental housing stock. The City continues to monitor conversion activities annually. There were no condouminium conversions during Calendar Year 2010.
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2007-2014	In August 2008, a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial completed construction at the Dublin Transit Center. The project, Avalon @ Dublin Station, is an apartment community with 10% of the units set aside for moderate income households. In March 2007, Avalon Bay Communities submitted an application for Avalon II @ Dublin Station. The project is proposed to have 505 high density residential units and is also located at the Dublin Transit Center. The project is currently in Planning review. In November 2007, Windstar Communities was approved for the construction of 309 high density residential units located adjacent to the future West Dublin Bay Area Rapid Transit (BART) Station. The project was subsequently purchased by Essex is currently in building plan check review. Future phases of the project include the construction of a 150-room hotel and 7,500 square feet of retail commercial uses. The Tralee project is currently under construction with 233 multi-family residential units and 34,950 square feet of ground floor commercial.
Program 6: Affordable Housing Developers	Negotiate specific incentives package for each project.	2007-2014	During the planning period, the City has worked with Eden Housing, Citation Homes and the Dublin Housing Authority on the Arroyo Vista Project. This public/private partnership has involved various agreements between the entities including vouchers, land and other incentives to facilitate the development of the project. In addition, the City expedited the processing of the entitlements to the greatest extent possible.
Program 6: Affordable Housing Developers	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2007-2014	The City is currently working with Eden Housing, Citation Homes and the Dublin Housing Authority on the development of the Arroyo Vista mixed-income development project. The City provides application/technical assistance as needed by the developer in order to securing financing and other sources of funding to support the development of the project.
Program 6: Affordable Housing Developers	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units within the planning period (5 extremely low, 20 very low, 35 low and 40 moderate income units).	2007-2014	As noted above, the City has been working with Eden Housing, Citation Homes and the Dublin Housing Authority on the Arroyo Vista Project. The project was approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 191 affordable units in various income categories.
Program 7: Density Bonuses	Facilitate the construction of 50 affordable units during the planning period (10 very low, 20 low, and 20 moderate income units).	2007-2014	On April 20, 2007, the City of Dublin adopted a Density Bonus Ordinance which grants a density bonus and certain other concessions or incentives to a developer when the developer agrees to construct the requisite percentage of affordable housing units. The City of Dublin continues to encourage developers to provide affordable housing by awarding qualifying developments with additional market rate units. The City did not receive any requests for a density bonus during the reporting period.

<table>
<tr><th>Name of Program</th><th>Objective</th><th>Timeframe in H.E.</th><th>Status of Program Implementation</th></tr>
<tr><td>Program 8: Inclusionary Zoning</td><td>Facilitate the construction of 1,000 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period. Specific construction targets include 300 very low, 200 low and 500 moderate income units.</td><td>2007-2014</td><td>
<table>
<tr><th></th><th>Objective</th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>Total</th><th>Remaining</th></tr>
<tr><td>Very Low</td><td>300</td><td>0</td><td>1</td><td>0</td><td>21</td><td>22</td><td>278</td></tr>
<tr><td>Low</td><td>200</td><td>0</td><td>4</td><td>3</td><td>8</td><td>15</td><td>185</td></tr>
<tr><td>Moderate</td><td>500</td><td>0</td><td>1</td><td>0</td><td>0</td><td>1</td><td>499</td></tr>
<tr><td>Total</td><td>1,000</td><td>0</td><td>6</td><td>3</td><td>29</td><td>38</td><td>962</td></tr>
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<tr><td>Program 8: Inclusionary Zoning</td><td>Work with the stakeholders, review and consider modification of the Inclusionary Zoning Regulations to enhance feasibility as needed within two years of the adoption of the Housing Element.</td><td>March 2, 2012</td><td>In December 2008, the City Council approved an amendment to the Inclusionary Zoning Ordinance to eliminate the requirement to construct owner-occupied very low income units. This modification was in response to feedback the City was receiving from the development community on the feasibility of constructing owner occupied very low income units. During Calendar Year 2009, the City was in the process of updating the Housing Element. The updated Housing Element was adopted on March 2, 2010. Within two years of adopting the updated Housing Element, the City will work with stakeholders to review and consider modifications to the Inclusionary Zoning Regulations to enhance the feasibility of the Regulations.</td></tr>
<tr><td>Program 9: Commercial Linkage Fee</td><td>Facilitate the construction of 50 affordable housing units within the planning period (10 very-low, 15 low and 25 moderate income units).</td><td>2007-2014</td><td>Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Housing In-Lieu Fund along with other in-lieu fees collected from developers for residential development. In Calendar Year 2010, $24,097.50 was collected from KBH Investments for the Dublin Nissan Dealership.
<table>
<tr><th></th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>Total</th></tr>
<tr><td>Commercial Linkage Fees collected</td><td>$ 138,280.01</td><td>0</td><td>0</td><td>$24,097.50</td><td>$ 162,377.51</td></tr>
</table>
</td></tr>
<tr><td>Program 9: Commercial Linkage Fee</td><td>Assist five moderate income households with first-time homebuyer loans.</td><td>2007-2014</td><td>
<table>
<tr><th></th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>Total</th></tr>
<tr><td>Moderate Income Loans</td><td>11</td><td>5</td><td>2</td><td>1</td><td>19</td></tr>
</table>
</td></tr>
<tr><td>Program 9: Commercial Linkage Fee</td><td>Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.</td><td>2007-2014</td><td>The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) through a $25,000 community grant. The TVHOC is designed to serve as a one-stop center for affordable homeownership in the Tri-Valley and offers foreclosure prevention services, rental assistance and pre- and post purchase counseling to clients. In 2010, the City of Dublin, in partnership with the TVHOC, the Tri-Valley Affordable Housing Committee, the Community Housing Development Corporation of North Richmond and the Housing and Economic Rights Advocates, co-sponsored two Free Foreclosure seminars for homeowners. In addition to offering information on foreclosure rescue scams and options to recover money, there was free individual counceling with attorneys and housing counselors available.

In addition, the City continues to support the Alameda County Homeless Management Information System through the Housing In-Lieu Fund. The Alameda County Homeless Management Information System (HMIS) is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection.</td></tr>
<tr><td>Program 10:
Housing Type and Size Variations</td><td>Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.</td><td>2007-2014</td><td>In January 2007, the Planning Commission approved the Wallis Ranch project, a 935 unit residential development. The project has 6 distinct neighborhoods of varying densities including low, medium and medium-high. Residential units include, single family detached with a granny flat option (Neighborhood 1); 5-unit detached cluster homes around a motor court (Neighborhood 2); row houses and condominiums (Neighborhood 3); multi-family stacked flats (Neighborhood 4); single family detached with alley garages and a granny flat option (Neighborhood 5); and, multi-family stacked flats and walk up townhomes (Neighborhood 6). In April 2007, the City Council approved the Sycamore Grove project, a 304 unit high density residential condominium project with 22 live/work units. The live/work units have been designed as 3-story townhomes; 278 units are condominium flats; and the remaining 4 units are also 3-story townhomes (but not live/work units). In September 2007, the Planning Commission approved the Positano project, a 287 unit single family detached residential development.

The project includes 4 neighborhoods, Cantera and Solerno, Solerno II and Fiorano. Cantera provides 72 units and 5 different floor plans; Solerno provides 175 units and 4 different floor plans. The Positano project will also provide 19 second units. In November 2007, the Planning Commission approved the Fallon Crossing project, a 106 unit single family residential development including 8 duets, and 3 private motor courts.</td></tr>
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<table>
<tr><th>Name of Program</th><th>Objective</th><th>Timeframe in H.E.</th><th>Status of Program Implementation</th></tr>
<tr><td>Program 11:
First-Time Homebuyer Programs</td><td>Assist 75 income-qualified first time homebuyers during the planning period. Strive to provide assistance to approximately 15 above moderate income, 50 moderate income, and 10 low income households.</td><td>2007-2014</td><td>In Fiscal Years 2010-2011 $400,000 was allocated by the City Council towards the First Time Homebuyer Loan Program (FTHLP). During the Calendar Year 2010, the City was successful in lending $37,500 to 1 household through the FTHLP.
<table>
<tr><th></th><th>Objective</th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>Total</th><th>Remaining</th></tr>
<tr><td>Very Low</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td><td>2</td><td>0</td></tr>
<tr><td>Low</td><td>10</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td><td>9</td></tr>
<tr><td>Moderate</td><td>50</td><td>11</td><td>5</td><td>2</td><td>1</td><td>19</td><td>31</td></tr>
<tr><td>Market</td><td>15</td><td>2</td><td>2</td><td>1</td><td>0</td><td>5</td><td>10</td></tr>
<tr><td>Total</td><td>75</td><td>15</td><td>7</td><td>4</td><td>1</td><td>27</td><td>48</td></tr>
</table></td></tr>
<tr><td>Program 11:
First-Time Homebuyer Programs</td><td>Distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.</td><td>2007-2014</td><td>The City provides information on its website to First Time Homebuyers wishing to receive assistance with the purchase of their first home. The website is routinely updated to provide current information on various housing opportunities in Dublin and the region. Included on the website are the Inclusionary Ordinance Regulations and the newly adopted Inclusionary Ordinance Guidelines to assist developers with the requirements related to the development of affordable housing units.</td></tr>
<tr><td>Program 12:
Second Dwelling Units</td><td>Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, library, senior center and other public locations.</td><td>2007-2014</td><td>In September 2009, the City updated its Second Unit brochure. The brochure explains the purpose and intent of a second unit as well as the permitting procedures and development standards. The brochure is made available to the public on the City's website and at the public counter. The City of Dublin also publishes a quarterly Housing Newsletter which is provided to the City Council, posted on the City's website and made available to the public at the Civic Center, library and senior center. Articles, including information about Second Dwelling units, are routinely included in the Newsletter.</td></tr>
<tr><td>Program 12:
Second Dwelling Units</td><td>Facilitate the construction of 15 second dwelling units within the planning period.</td><td>2007-2014</td><td>Braddock & Logan's Positano development introduced second dwelling units as an additional housing opportunity. A second dwelling unit (also commonly referred to as an "in-law or granny unit") is a self-contained residential dwelling located on the same lot as an existing primary residential dwelling. Within Positano, there are five neighborhoods that include second dwelling units:

Solerno II (Braddock & Logan) - 10 secondary units
Fiorano (DR Horton): 11 secondary dwelling units
Livorno - (K. Hovnanian) - 3 secondary dwelling units
Cortona - (DR Horton) - 3 secondary dwelling units

In addition, Schaefer Ranch (Discovery Builders) had 3 secondary dwelling units.

Overall, 30 secondary below market rate secondary units were permitted.</td></tr>
<tr><td>Program 13: Homeless Assistance</td><td>Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter.

Continue to participate in regional collaborations to address homelessness.</td><td>2007-2014</td><td>On November 1, 2009, the Tri-Valley Housing Resource Center (HRC) was launched to provide homeless prevention and rapid re-housing services. The HRC is a collaboration of staff members from Alameda County Housing & Community Development; staff members from the cities of Dublin, Livermore and Pleasanton; and, staff from Tri-Valley community based organizations. Operations of the HRC are carried out as follows:

•Overall administration of the program is provided by the City of Livermore's Horizons Program.
•Homelessness prevention services (e.g., emergency shelter, case management, referral, etc.) are coordinated by ECHO Housing.
•Rapid re-housing services are provided by Abode Services (formerly Tri-City Homeless Coalition).

From 11-1-09 to 9-30-10, 30 households in Dublin have received direct Homelessness Prevention (22) or Homeless Assistance (8) from the HRC. In addition, the City of Dublin continues to fund the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Development Block Grants.</td></tr>
<tr><td>Program 14:
Tri-Valley Affordable Housing Committee</td><td>Participate in at least one affordable housing fair annually throughout the planning period.</td><td>2007-2014</td><td>On an annual basis the City participates in the Spring and Fall Tri-Valley Housing Assistance Forum. The Tri-Valley Housing Assistance Forum is an event sponsored by the Bay East Association of Realtors. This event is open to the real estate community and offers information regarding various affordable housing opportunities in Dublin which are also distributed to the public. The City participated in two events in Calendar Year 2010.</td></tr>
<tr><td>Program 15:
Residential Sites Inventory</td><td>Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the remaining RHNA of 1,730 units (879 very low, 519 low, and 332 moderate income units).</td><td>Annually</td><td>The City will annually evaluate land availability to meet its remaining RHNA. Table C-35 in Appendix C of the updated Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units.</td></tr>
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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 15: Residential Sites Inventory	Propose modifications to be implemented as needed as part of the City's ongoing planning efforts or at the time development proposals are submitted to the City.	2007-2014	Table C-35 in Appendix C of the update Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units. The City will continue to monitor projects to ensure that development proposals are consistent with the updated Housing Element.
Program 16: Arroyo Vista Site	Strive to achieve 180 affordable housing units on the site, including 20 extremely low, 40 very low, 50 low and 70 moderate income units.	2007-2014	The Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for the Arroyo Vista project in September 2009. The project includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 194 affordable units in various income categories.
Program 16: Arroyo Vista Site	Ensure compliance with all applicable relocation, displacement and replacement housing requirements.	2007-2014	The Dublin Housing Authority has adopted a Relocation Plan for the relocation of Arroyo Vista tenants and relocations in accordance with this Plan have begun. The Plan provides for relocation benefits that meet or exceed the requirements of applicable law. These include counseling and advisory services, help with packing for disabled and senior residents if requested, security deposits, credit check fees, comparable replacement housing in the form of a Section 8 voucher or, if ineligible, a replacement housing payment, and a 150-day notice to move (upon notice). The Relocation Plan demonstrates that there are adequate available housing resources for the displaced households and that the Dublin Housing Authority will provide advisory assistance and relocation benefits necessary to ensure that all households are adequately housed in the event of displacement. The Relocation Plan also demonstrates that the impacts of displacement will be mitigated by the provision of relocation benefits.
Program 17: Dublin Transit Center	Facilitate the review, approval and/or construction of 900 housing units during the planning period.	2007-2014	In April 2007, an application was submitted for the development of Avalon II @ Dublin Station. The project proposes to provide approximately 485 units at the Dublin Transit Center. Due to project re-design the application is still in Planning review; however, it is anticipated to be brought before the Planning Commission in Spring 2010 for approval. In June 2008, construction was completed on the Élan @ Dublin Station project, a 257 unit condominium complex at the Dublin Transit Center. In September 2008, construction was completed on the Avalon @ Dublin Station project, a 305 unit apartment community at the Dublin Transit Center.
Program 18: Fee Deferment or Amortization	Assist 100 units through the deferment or amortization of fees, subject to funding availability (15 extremely low, 25 very low, 35 low and 25 moderate income units).	2007-2014	The City currently participates in the Statewide Community Infrastructure Program (SCIP). In 2010, the City expanded their participation to include multi-family and mixed use residential projects.
Program 19: Universal Design Ordinance	Produce a brochure on universal design, resources for design approaches and compliance with City requirements in 2009. Brochure and other related information will be posted at the City website and distributed at public counters.	2007-2014	The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007. The brochure was updated in September 2009 to include more current information on useful websites relating to Universal Design. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter.
Program 20: Reasonable Accomodation	Revise Zoning Ordinance to amend definition of "family" and to prepare a formal reasonable accommodation procedure within one year of the adoption of the Housing Element.	March 2, 2011	The proposed Zoning Ordinance Amendments will be reviewed by the Planning Commission in March 2011 and are anticipated to be presented to the City Council for adoption in April 2011.
Program 21: Emergency Shelters	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Emergency Shelters consistent with SB 2.	March 2, 2011	The proposed Zoning Ordinance Amendments will be reviewed by the Planning Commission in March 2011 and are anticipated to be presented to the City Council for adoption in April 2011.
Program 22: Transitional Housing	Revise the Zoning Ordinance to accommodate transitional housing consistent with SB 2 within one year of the adoption of the Housing Element.	March 2, 2011	The proposed Zoning Ordinance Amendments will be reviewed by the Planning Commission in March 2011 and are anticipated to be presented to the City Council for adoption in April 2011.
Program 22: Transitional Housing	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	March 2, 2011	Upon adoption of the proposed Zoning Ordinance Amendments, the City will facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 23: Supportive Housing	Revise the Zoning Ordinance to accommodate supportive housing consistent with SB 2 within one year of the adoption of the Housing Element.	March 2, 2011	The proposed Zoning Ordinance Amendments will be reviewed by the Planning Commission in March 2011 and are anticipated to be presented to the City Council for adoption in April 2011.
Program 23: Supportive Housing	Facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.	March 2, 2011	Upon adoption of the proposed Zoning Ordinance Amendments, the City will facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.
Program 24: Single Room Occupancy Units	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Single Room Occupancy Units consistent with AB 2634.	March 2, 2011	The proposed Zoning Ordinance Amendments will be reviewed by the Planning Commission in March 2011 and are anticipated to be presented to the City Council for adoption in April 2011.
Program 24: Single Room Occupancy Units	Encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.	March 2, 2011	Upon adoption of the proposed Zoning Ordinance Amendments, the City will encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.
Program 25: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2007-2014	The City of Dublin website provides a link for fair housing issues which directs interested readers to the Eden Council for Hope and Opportunity (ECHO) Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." In addition, the City contributes Community Block Development Grant (CDBG) funding to ECHO housing.
Program 25: Equal Housing Opportunity	Distribute fair housing information to public locations throughout the City.	2007-2014	Fair housing information, in the form of brochures and pamphlets, has been made available at the City's public counter. In addition, the City hosts a booth at the City's annual St. Patrick's Day Festival where Eden Council for Hope and Opportunity (ECHO) Housing distributes information to the public about the services they offer.
Program 25: Equal Housing Opportunity	Post information on the City website.	2007-2014	Fair housing information is made available to the public on the City's website.
Program 25: Equal Housing Opportunity	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2007-2014	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for information or are mailed information via the United Sates Postal Service. In addition, during the annual rental monitoring site visits to properties with below market rate units, information is distributed to the property managers.
Program 25: Equal Housing Opportunity	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2007-2014	The City participated in the Impediments to Fair Housing Study that was implemented by the County of Alameda. Dublin provided a representative on the consultant selection committee for the Study. In addition, information was provided regarding the City of Dublin to the consultants in order to complete the Study. A copy of the draft Study was placed on the City's website for public review and comment and the final draft has been posted on the City's website as well.
Program 26: Green Building Guidelines	Develop green building guidelines or ordinance within one year of certification of the Housing Element.	May 12, 2011	The City of Dublin adopted a Green Building Ordinance in April 2009. The Ordinance applies to all residential projects over 20 units. In November 2010, the City adopted a new Green Building Code.
Program 26: Green Building Guidelines	Create brochures to describe the program requirements and methods of compliance within six months of the adoption of the guidelines/ordinance.	Nov. 12, 2012	A brochure was developed in April 2009 at the time the Green Building Ordinance was adopted. The brochure was revised in September 2009 to include various examples of Green Building.
Program 27: Energy Conservation	Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	2007-2014	The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance which was adopted in January 2008. The Ordinance requires the diversion of at least 50% of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. Informational brochures and pamphlets are available on the City's website and at the public counter. The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin. The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization.