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March 24, 2014

Housing Policy Department  
Received on:

APR - 2 2014

HCD - Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**RE: Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2013**

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, 2013 – December 31, 2013. This report was presented to, and accepted by, the Dublin City Council on March 18, 2014.

Should additional information be necessary to meet the requirements of the above code section, please do not hesitate to contact me at (925) 833-6613.

Best Regards,

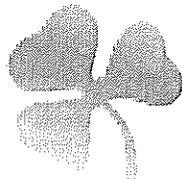
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Encl. Annual Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2013

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CITY OF  
**DUBLIN**

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



**Reporting Period:  
Calendar Year 2013**

## INTRODUCTION

Government Code Section 65400(a)(2) 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 the regional housing need and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing. The City of Dublin's Annual Report was presented to the City Council on **March 18, 2014**.

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, 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. The Dublin General Plan contains the following eleven (11) Elements:

- |                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| ✿ Land Use Element                             | ✿ Conservation Element                      |
| ✿ Parks and Open Space Element                 | ✿ Seismic Safety and Safety Element         |
| ✿ Schools, Public Lands, and Utilities Element | ✿ Noise Element                             |
| ✿ Circulation and Scenic Highways Element      | ✿ Community Design & Sustainability Element |
| ✿ Housing Element                              | ✿ Economic Development Element              |
|                                                | ✿ Water Resources 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 any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law. The Dublin Housing Element was last updated and certified by the State Department of Housing and Community Development on May 12, 2010 for the planning period of 2009-2014. Housing Elements are required to be updated again by January 31, 2015 for the 2015-2023 planning period.

The City of Dublin continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the **Calendar Year 2013** reporting period. The information to follow is organized to correspond with the elements of the Dublin General Plan.

## LAND USE ELEMENT

### AMENDMENTS

The Land Use Element may be amended a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended three (3) times during Calendar Year 2013 as follows:

- 1) **Revisions to the Dublin General Plan:** One of the City Council's key initiatives for Fiscal Year 2011/2012 was to revise the General Plan to bring the text current with changes that have occurred in the community since incorporation and address changes in State Law and local ordinances. The revisions included adding information about the City's growth and development since the inception of the General Plan, updating the maps and exhibits to improve their graphic representation, and reformatting the document so that it is more readable and user-friendly. The Land Use Element was reviewed for conformance with State Law and was updated to reflect development activities which have occurred in each of the City's Planning Areas. Current housing and job estimates were included in the updated descriptions of each Planning Area as well as a table summarizing the land use and development potential within each Planning Area. Figure 2-1 (Sites for Housing Developments) was updated to reflect development within the Primary Planning Area and other Figures which contained outdated information were removed.
- 2) **Dublin Crossing:** 189 acres of land (comprised of three parcels) designated as Public Lands were changed to a new Dublin Crossing land use district for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a 900-student elementary school, and 35 acres of public parks.
- 3) **The Village at Dublin:** A 14.32 acre parcel designated as Campus Office was changed to General Commercial for the development of a 154,000 square foot commercial retail shopping center.
- 4) **Iron Horse Nature Park and Open Space:** 34.95 acres of land (comprised of 6 parcels) that had no General Plan land use designation were changed to a combination of Parks/Public Recreation and Stream Corridor designations for the development of a future 12 acre public park and the continued operation of South San Ramon Creek and the Iron Horse Regional Trail on properties adjacent to the future park.

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

#### Residential Land Use

During the Calendar Year 2013, the following residential projects were either 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 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 now known as Positano. A Site Development Review for the first 247 lots (Salerno and Cantara neighborhoods) was approved in 2007 and construction of the homes is complete. The following additional neighborhoods have been approved within Positano:
  - ✿ *Cortona*: D.R. Horton received Site Development Review approval from the Planning Commission on August 4, 2010 for 68 single family detached homes. Construction of the units was completed in 2013.
  - ✿ *Biella*: Braddock and Logan received Site Development Review approval from the Planning Commission on October 12, 2010 for 101 single family detached homes. Construction of the units was completed in 2013.
  - ✿ *Calabria*: K. Hovnanian Homes received Site Development Review approval by the Planning Commission on October 11, 2011 for 88 single family homes on 5,000 square foot lots. Construction is underway.
  - ✿ *Cortona II*: D.R. Horton received Site Development Review approval by the Planning Commission on October 11, 2011 for 70 single family homes on 6,000 square foot lots. Construction of the units was completed in 2013.
  - ✿ *Calarosa*: Braddock and Logan received Site Development Review approval by the Planning Commission on November 8, 2011 for 71 single family detached homes on 4,000 square foot lots. Construction of the units was completed in 2013.
  - ✿ *Livorno*: K. Hovnanian Homes received Site Development Review approval from the Planning Commission on September 14, 2012 for 69 single family detached homes. Construction of the units was completed in 2013.
  - ✿ *Fallon Ridge (formerly Calarosa II)*: Braddock and Logan received Site Development Review approval by the Planning Commission on December 11, 2012 for 98 single family detached homes on 4,000 square foot lots. The project has been sold to KB Home and is currently under construction.
  - ✿ *Veneto*: D.R. Horton received Site Development Review approval by the Planning Commission on January 22, 2013 for 134 single family homes. Construction is currently underway.
  - ✿ *The Heights at Positano*: KB Homes received Site Development Review approval by the Planning Commission on May 28, 2013 for 84 single family homes. Construction is currently underway.

- ✿ Jordan Ranch: Jordan Ranch, also a portion of Fallon Village, was approved by the City Council on June 22, 2010 and amended on June 19, 2012. The project will provide up to 963 residential units and up to 5,000 square feet of retail commercial uses. Residential product types include single family detached; cluster homes; small lot alley homes; townhomes; and, mixed use.
  - ✿ *Winwood*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 11, 2011 for 81 single family homes on 5,200 square foot lots. The project is currently under construction.
  - ✿ *Mariposa*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 11, 2011 for 85 single family homes on 4,000 square foot lots. The project is currently under construction.
- **Dublin Ranch Area F West and East ('Sorrento')**: The Dublin Ranch Area F West and East will provide up to 999 medium density residential units with a variety of housing types within 11 distinct neighborhoods.
  - ✿ ***Area F West (Neighborhoods 1-5)***: The Dublin Ranch Area F West project completed construction in 2013. There are a total of 5 neighborhoods comprised of 418 single family attached units and detached units. The project also includes a neighborhood square and private recreation complex both of which are constructed and available for use.
    - ✿ ***Milano (Neighborhood 1)***: 75 single family detached cluster units by Toll Brothers. Construction of the units was completed in 2012.
    - ✿ ***Trevi (Neighborhood 2)***: 117 condominium units, both flats and townhome style around a motor court, by Toll Brothers. Construction of the units was completed in 2013.
    - ✿ ***Firenze (Neighborhood 3)***: 66 condominium units, both flats and multi-story townhouses, by Toll Brothers. Construction of the units was completed in 2012.
    - ✿ ***Siena (Neighborhood 4)***: 64 condominium units, both flats and townhouse style, by Toll Brothers. Construction of the units was completed in 2012.
    - ✿ ***Amalfi (Neighborhood 5)***: 96 condominium units in a multi-story podium structure by Toll Brothers. Construction of the units was completed in 2012.
  - ✿ ***Area F East (Neighborhoods 6-11)***: The Dublin Ranch Area F East project is currently under construction. There are a total of 6 neighborhoods comprised of 581 single family detached units with small yards. The project also includes a 5 acre neighborhood park, private recreation complex and 10 acre elementary school site.

- \* **Piazza (Neighborhood 6):** 102 single family detached condominiums by Standard Pacific. The project is currently under construction.
  - \* **(Neighborhood 7):** 95 single family detached condos. The project is currently under construction.
  - \* **Arrivare North & South (Neighborhood 8):** 138 single family detached condominiums by D.R. Horton. Construction of the units was completed in 2013.
  - \* **Ravello (Neighborhood 9):** 68 single family attached townhouses by Shea Homes. The project is currently under construction.
  - \* **La Solara (Neighborhood 10):** 112 single family detached homes by Taylor Morrison. The project is currently under construction.
  - \* **Castello (Neighborhood 11):** 66 single family detached homes by Standard Pacific. The project is currently under construction.
- **Schaefer Ranch:** The project includes 406 single-family detached residential units in five distinct neighborhoods. As part of the project, Dublin Boulevard was extended, new trails were constructed and a new East Bay Regional Park District staging area including a parking lot, trailer parking area, restroom, maintenance building and associated landscaping was constructed.
  - \* **The Summit @ Schaefer Ranch:** In 2012, 66 lots in Neighborhood C were sold by Discovery Builders to Standard Pacific. The project is known as The Summit at Schaefer Ranch and is currently under construction. The homes are being occupied upon completion.
  - \* **Schaefer Ranch South (Orchid @ Schaefer Ranch):** In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to replace 12 estate lots and a 5.69-acre commercial site in the original Schaefer Ranch project with up to 140 single-family detached homes. On June 12, 2012 Discovery Builders obtained a Site Development Review approval by the Planning Commission for the project now known as Orchid @ Schaefer Ranch; the project is currently under construction and has been sold by Discovery Builders to Toll Brothers.
- **Arroyo Vista/Emerald Vista:** In September 2009, 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 a new mixed income project at Arroyo Vista. The project included demolishing 150 existing affordable housing units (which took place in 2011) and the construction of 378 new, market rate and affordable, housing units.
  - \* **KB Home:** KB Home obtained building permits in October 2011 to construct 198 units (128 for sale townhomes and 70 single family homes). Construction of the units is nearing completion.

✿ **Eden Housing:** Eden Housing obtained building permits in May 2011 to construct 180 units including the Wexford Way Family Apartments (130 affordable family apartment units) and the Carlow Court Senior Housing (50 affordable senior apartment units). Construction of the units was completed in 2013.

- **Chateau @ 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. On November 8, 2011 the Planning Commission approved a revised Site Development Review for the 98 single family homes. The project is currently under construction.
- **Moller Ranch/Casamira Valley:** On December 18, 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development rezone with a Stage 1 and Stage 2 Development Plan for the 226.3 acre Moller Ranch project. The project will provide 370 single family detached homes on 80 acres; 137 acres have been designated Rural Residential/Agricultural. The next step in the development process is for the Applicant to submit a Site Development Review application for the architecture of the homes.
- **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
  - ✿ **Élan @ Dublin Station** (D.R. Horton): 257 condominium units with 10% moderate income units

The following projects have been approved and are under construction:

- ✿ **Avalon II @ Dublin Station** (Avalon Bay Communities): 505 apartment units with 10% moderate income units
- ✿ **Esprit @ Dublin Station** (D.R. Horton): In October 2010 the City Council approved a Planned Development Rezone with a related Stage 1 Development Plan Amendment, Stage 2 Development Plan, and an Amendment to the Development Agreement for the Dublin Transit Center Site E-1. The Planned Development Rezone allowed the development of either a 105-unit condominium project with 15,000 square feet of ground floor retail (previously approved in 2006) or a 105-unit townhome project. In 2013 the developer, D.R. Horton, elected to proceed with the 105-unit townhome project.

- **Dublin Ranch West:** The Dublin Ranch West (commonly referred to as **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. Development will occur on approximately 80 acres of the site, with the remaining site area devoted to permanent open space. There are 6 individual residential neighborhoods; 3 for single-family detached living and 3 for condominium living. Additionally there will be a 7.9-acre City park and a private community green where the historic Antone School is proposed to be relocated and enhanced. Phase 1 construction of the vehicular and pedestrian bridges that cross Tassajara Creek has been completed. In 2011, portions of the backbone infrastructure were constructed. In 2013, amendments to the project were being reviewed that could result in a reduction in the total number of housing units.
  
- **Tralee Village:** The Tralee Village project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project includes 130 apartment units which completed construction in 2012 and 35,000 square feet of ground floor commercial uses which are substantially occupied with a variety of commercial uses including a financial institution, restaurants, and personal service uses. The project also includes 103 for-sale townhomes which were in a state of partial construction in 2012. On March 13, 2012 the Planning Commission approved a Site Development Review for the remaining 53 townhouse units which are now under construction and being actively sold by Shea Homes.
  
- **Dublin Ranch Area F North, Brannigan:** In May 2012, the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Zoning, Site Development Review, Vesting Tentative Tract Map and a Development Agreement to change the land use designation of a 3 acre site from Public/Semi-Public to Medium Density Residential for the development of 19 single family detached homes. Construction of the units was completed in 2013.
  
- **Silvera Ranch:** The Silvera Ranch project (formerly by Pinn Brothers Fine Homes) is under construction and includes 254 residential units on 105 acres of land. The four phase development contains a mix of housing types, including single-family estate-size units, smaller lot single-family cluster homes and multi-family condominiums.
  - ✿ Phases 1 and 2 consisting of 108 single family cluster homes have been completed and are occupied.
  - ✿ Phase 3 consisting of 102 multi-family condominiums is partially built and occupied; portions of Phase 3 remain unconstructed. In 2013, the project was purchased by Nuvera Homes.
  - ✿ Phase 4 (Belle Monte) consisting of 44 single family detached homes was approved by the Planning Commission on February 7, 2011; construction was completed by KB Home in 2012.
  - ✿ In 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, and Planned Development rezone including a Stage 1

and 2 Development Plan to change the land use designation of a .95 acre site within Phase 4 from Rural Residential/Agricultural to Low Density Residential for the construction of 4 single family homes. Construction of the units was completed in 2013.

- **Dublin Ranch Villages:** The Dublin Ranch Villages (Toll Brothers) project includes 1,396 condominiums and townhomes within four neighborhoods. Three of the neighborhoods are completely occupied; the fourth neighborhood, The Terraces, completed construction in 2013.
- **Essex:** The Essex project (formerly known as the Windstar project), which includes 309 residential units on approximately 3.66 acres in the Downtown Dublin Specific Plan area, was approved by the City Council in November 2007. Building permits were issued in August 2011 and the construction of the units was completed in 2013. A 150-room hotel and 7,500 square foot restaurant were also conceptually approved in 2007 in conjunction with the project. Construction timelines for the hotel and restaurant are unknown at this time.
- **AMB/Prologis:** In 2004 a Planned Development Zoning District, Stage 1 and 2 Development Plan, Tentative Subdivision Map, and Site Development Review was adopted for the future development of a 308 unit residential project and adjacent 150,000 square foot office building on a parcel close to the West Dublin BART Station. In 2013, the site was being actively marketed and a development partner has been acquired to pursue development of the site.
- **Camp Parks Real Property Exchange (Dublin Crossing):** As part of a General Plan Amendment study that was initiated in 2003, the City has been working closely with the Army regarding future development of 189 acres on the southern portion of the Camp Parks Reserve Forces Training Area. The Army selected a Master Developer for the site (SunCal Companies), who proceeded with an application for a General Plan Amendment request to develop a mixed use project. In November 2013, the City Council approved a General Plan Amendment, Specific Plan, Rezoning, Development Agreement, and certified an Environmental Impact Report for the Dublin Crossing project. The project entitlements allow for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, an elementary school site, 35 areas of public parks, and associated infrastructure to serve the community. Construction on the first phase of the development is expected to start in late 2014, early 2015.
- **Dublin Ranch North:** In December 2009, the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Zoning, Tentative Map and associated environmental review to change the land use designation of the site from Low Density Residential and Rural Residential /Agricultural to Estate Residential and Open Space. A hearing was held before the Alameda County Local Agency Formation Commission (LAFCO) in March 2010 and the project site was annexed into the City of Dublin. A grading permit was issued for the project in July 2012. The next step in the development process is for the Applicant to submit a Site Development Review application for the architecture of the four custom homes.

- **Crown Chevy Redevelopment Site:** In March 2013, the Planning Commission approved a Site Development Review application to construct 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres and 72 high-density residential units on an adjacent 1.37 acre parcel. The construction timeline for the project is unknown at this time.
- **8010 Holanda Lane:** In August 2013 the Community Development Director approved a new two-story Single Family Dwelling at 8010 Holanda Lane near Dublin Elementary School. The original home was completely destroyed by fire several years ago, and the new property owner is in the process of constructing the approved 2,815 square foot home.

### Commercial and Industrial Land Use

During the Calendar Year 2013 reporting period, the following commercial and industrial projects were either under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- **Fallon Gateway:** Fallon Gateway is a 34 acre commercial shopping center located at the southwest corner of Fallon Road and Dublin Boulevard within the Eastern Dublin Specific Plan Area. The project was approved in June 2009 and includes 379,000 square feet of retail commercial development. Subsequently in May 2010, the Community Development 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 outdoor seating areas, pedestrian paseos and unique paving, landscaping and lighting elements.
  - ✦ Phase 1 of the project has been completed. The center's anchor tenant, Target, opened in October 2011.
  - ✦ On September 27, 2011 the Planning Commission approved a Site Development Review for BJ's Brew house, an 8,736 square foot restaurant and brew house. Construction is complete and BJ's is open for business.
  - ✦ In September 2012, a Site Development Review was approved by the Community Development Director for Dick's Sporting Goods, a 55,000 square foot sporting goods store. Construction is complete and Dick's is open for business.
  - ✦ On August 13, 2013 the Planning Commission approved a Conditional Use Permit and Site Development Review for a 6,504 square foot building (Shops 7) which will also include drive-thru. The project is currently in building plan check review and is expected to start construction in early 2014.
  - ✦ On August 13, 2013 the Planning Commission approved a Conditional Use Permit and Site Development Review for a new service station, 2,520 square foot mini-

mart and 1,050 square foot carwash. The project is currently in building plan check review and is expected to start construction in early 2014.

- **Dublin Buick/GMC:** In April 2012, the Planning Commission approved a Site Development Review for façade modifications to the Buick/GMC showroom building to enhance the appearance of the dealership. The project is under construction and nearing completion.

In November 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for the construction and operation of a carwash. The project is currently in Building Plan Check review.

- **Dublin Toyota:** In October 2013, Dublin Toyota applied for Site Development Review for modifications to enhance the appearance of the existing sales and service buildings and to improve the operations of the service department.
- **Dublin Fiat:** In April 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for a new 13,130 square foot dealership building at the GM Auto Mall. The project Applicant has decided not to move forward with construction at this time.
- **Dublin Preschool:** In October 2012, the City Council approved a Conditional Use Permit and Site Development Review for the construction of a new 3,284 square foot day care center for up to 60 children within the Village Parkway District of the Downtown Dublin Specific Plan area. The project is currently under construction.
- **Amador Crossings:** In November 2012, the Planning Commission approved a Site Development Review for the construction of a 4,500 square foot commercial pad building within a portion of the Amador Crossings shopping center within the Retail District of the Downtown Dublin Specific Plan area. Construction of the project began in September 2013 and was completed in January 2014.
- **Fountainhead Montessori:** In December 2012, the Planning Commission approved a Conditional Use Permit to allow the expansion of Fountainhead Montessori School for the operation of a Day Care Center and Community Facility (Elementary School) with up to 381 children and a Site Development Review Permit for façade modifications to three existing office buildings and associated site improvements. The project will be constructed in phases. The Applicant has begun the first phase of construction which includes interior building improvements and an outdoor play area/garden.
- **Lazy Dog Restaurant and Café:** In 2013, Staff reviewed an application for Site Development Review for the construction of a new 7,755 square foot restaurant with a 1,159 square foot outdoor dining patio at Hacienda Crossings. The project will be located on the former Macaroni Grill site which will be demolished as part of the project. The project is expected to be reviewed by the Planning Commission in January 2014.
- **The Village:** In December 2013, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Rezoning, and certified a

Supplemental Environmental Impact Report (SEIR) for The Village at Dublin retail center. The project also received Site Development Review and Vesting Tentative Map approval for the construction of a 154,000 square foot commercial shopping center. The project is expected to break ground in Spring 2014 and be occupied in 2015.

- **Dublin Valero Service Station:** In April 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for a 1,545 square foot expansion and conversion of the existing mini-mart into a 7-11 convenience store and the construction of a carwash. The project is currently in building plan check review.
- **Car West Auto Body:** In April 2013, the Planning Commission approved a Minor Use Permit and Site Development Review for a new auto body repair business, façade modifications and site improvements at 6080 Dublin Boulevard, the site of the former Kassabian Motors vintage auto dealership. Construction of the project began in October 2013 and is expected to be completed in spring 2014.

## **PARKS AND OPEN SPACE ELEMENT**

### **AMENDMENTS**

The Parks and Open Space Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law; acknowledgement of two additional categories of open space lands, open space in support of the mission of military installations and open space for the protection of Native American historical, cultural and sacred sites; revisions to the amount of land that remains under Williamson Act Agreement contracts; adding two new implementing policies in support of the requirement that cities prepare a plan that qualifies and quantifies the need for recreation facilities; and, updating Figure 3-1 (Parks and Open Space) to reflect parks and open space lands in all three of Dublin's Planning Areas.

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

- **Emerald Glen Park Recreation and Aquatic Complex:** The City continued the design of the Emerald Glen Park Recreation and Aquatic Complex, a 51,000 square foot facility including one indoor and two outdoor swimming pools, a waterslide tower, a gymnasium, fitness center, game room/teen center, group exercise/dance studio, special events room, locker rooms, and administrative offices. The consultant is preparing the design and construction documents for Phase 1 of the project which includes a 31,000 square feet of indoor space, all of the aquatics amenities, a cardiovascular exercise room and the locker rooms and administrative spaces.
- **Schaefer Ranch Park:** Construction was completed on this 10.6 acre park within the Schaefer Ranch neighborhood located in the Western Extended Planning Area. Construction of the park began in 2012 and includes 6.3 acres of flat usable parkland.
- **Fallon Sports Park, Phase II Design:** A Consulting Services Agreement was approved to prepare the design and construction documents for Phase II of the park. Amenities will

include a lighted 90-foot baseball diamond; two lighted synthetic turf soccer fields; adventure playground; group picnic area; four lighted bocce ball courts; restroom and concession building and related parking and pedestrian circulation improvements.

- **Positano Hills Neighborhood Park:** Construction of Positano Hills Park was completed in 2012, which is a 4.6-acre neighborhood park in the Positano development in the Eastern Dublin Specific Plan area. During 2013 a project was started to enhance the playground at the park.
- **Passatempo Park, Sorrento East:** Construction commenced for this neighborhood park, which will include 5.1-acres in the Sorrento East development in the Eastern Extended Planning Area.
- **Shannon Park Water Play Area:** In 2013, construction commenced for the Shannon Park Water Play Area renovation project.
- **Primary Planning Area Parks:** The City acquired 12.25-acres of former Union Pacific Railroad right-of-way and developed a Master Plan for the “Iron Horse Nature Park and Open Space”.
- **Parks and Recreation Master Plan:** An update was initiated in 2012 for the Parks and Recreation Master Plan. The update is scheduled to be completed during fiscal year 2014-2015.

## **SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT**

### **AMENDMENTS**

The Schools, Public Lands, and Utilities Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law; adding a new implementing policy that requires notification of military representatives at the Parks Reserve Forces Training Area (Parks RFTA) of General Plan Amendments and development applications for projects within 1,000 feet of Parks RFTA; adding a new Figure 4-1(Schools and Public Lands) to identify the location of all public schools, federally owned land and county owned land; and, updating the City’s current solid waste and recycling collection programs, wastewater collection and treatment services, and potable and recycled water services.

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

#### **Schools**

- In 2013, 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. As part of the Dublin Crossing Specific

Plan Area, one school site has been reserved for future development by the Dublin Unified School District.

- In 2013, 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. Construction dates are unknown at this time.
- **Camp Parks Reserve Forces Training Area/Dublin Crossing Specific Plan Area:** 189 acres of land (comprised of three parcels) designated as Public Lands on the Camp Parks Reserve Forces Training Area were changed to a new Dublin Crossing land use district for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a 900-student elementary school, and 35 acres of public parks.

### Utilities

- In 2013, 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 amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law and the California Complete Streets Act of 2008 (Assembly Bill 1358); correcting references to outdated information; removing policies already implemented; updating exhibits to reflect current information; and, simplifying Section 5.2.1 (Roadway Standards) by removing many of the technical details and shifting that information into a separate standards manual that is maintained by the Public Works Department.

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

- **Alamo Canal Trail:** The City worked jointly with East Bay Regional Park District, the City of Pleasanton, Caltrans and Zone 7 to complete the design of the Alamo Canal Trail underneath I-580. The design is complete and funds have been acquired to construct the project. Construction began in April 2012 and was substantially completed in October 2012. The project is complete and the trail connection is open for public use.

- **Right-of-Way Maintenance:** In 2012, the City continued 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.
- **Tassajara Road Widening:** The engineering design phase for the widening of Tassajara Road between I-580 and the Alameda-Contra Costa County limit line in the Eastern Dublin Specific Plan Area began in 2003 and continues with the review of future projects.
- **Traffic Impact Fees:** In 2013, the City continued 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 projects.
- **Dougherty Road Widening from Sierra Lane to Northern City Limit:** The City plans to widen Dougherty Road from Sierra Lane to the northern City/County limit line from four to six lanes including bicycle lanes, transit stops, a landscaped raised median, and a reconstructed pedestrian/bike path along the east side of the roadway. Preliminary engineering work has been completed and two community workshops have been conducted. The project's environmental document has been approved by the City Council in spring 2013 and certified. The City has started to acquire the right of way needed for the project and continued to complete the construction contract documents to get it ready for construction.
- **Bikeways Master Plan Update and Pedestrian Plan:** The 2007 Bikeways Master Plan is being updated to achieve consistency with recently updated regional transportation plans and to conform with current design standards and state guidelines. Also being proposed is the development of a Pedestrian Plan which will include adoption of a pedestrian policy framework and implementation strategy with emphasis on the Downtown area. The two master plans will be combined together to form a multi-modal plan/policy document which is anticipated to be complete in spring of 2014.
- **Truck Route Map:** In 2013, the City initiated the development of the Truck Route Map. City Council approved the Truck Route Map February 18, 2014. The Truck Route Map will be maintained by the Public Works Director in consultation with the Chief of Police.

## 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 Annual Progress Report. The completed forms for Calendar Year 2013 are attached as **Exhibit A** to this report.

## CONSERVATION ELEMENT

### AMENDMENTS

The Conservation Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law; revising the list of resources addressed in this Element; updating existing text to include the Eastern Extended Planning Area within the drainage basin; updating and/or deleting implementing policies related to erosion and siltation control consistent with the current Municipal Regional Permit for stormwater; revising the implementing policy requiring the development of a Heritage Tree Ordinance which was accomplished in December 1999; and, adding an implementing policy requiring an air quality analysis for new development projects that have the potential to generate significant air emissions.

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

- **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.

During Calendar Year 2013, Staff reviewed a development project that proposes to replace an existing, non-historic office building with 54 single family detached residential units and up to 14,000 square feet of office uses. The project proposes to incorporate historic architecture, relocate a historic plaque, make a contribution to enhance the existing historic park and museums, and provide enhanced streetscape landscaping along Donlon Way. The project is expected to be before the Planning Commission in the spring of 2014.

- 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.

## SEISMIC SAFETY AND SAFETY ELEMENT

### AMENDMENTS

The Seismic Safety and Safety Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law; updating the list of seismic risks; minor textual updates including replacing the word "should" with the word "shall"; updating the Earthquake Response Plan implementing measures to replace the 1980 Alameda County Earthquake Response Directive with the Comprehensive Emergency Management Plan adopted by the City Council in

January 2004; updating the guiding policy on emergency preparedness from requiring the development of an emergency preparedness plan to requiring a periodic review of the 2010 Local Hazard Mitigation Plan Annex; updating references to fire hazards and fire protection to replace the Dougherty Regional Fire Authority with the Alameda County Fire Department; updating the water supply requirements for fire protection; revising and/or deleting implementing policies in accordance with current building and fire code requirements and the wildland urban interface regulations; updating flood control channel improvements and other efforts to address regional flood protection; updating of the City's hazardous materials team and implementing measures to reference the City's Comprehensive Emergency Response Plan and related Hazardous Materials Response Plan; adding a guiding and implementing policy to address minimizing the risk of exposure to hazardous materials from contaminated sites and requiring site specific hazardous materials studies for new development projects; and, updating Figure 8-1 (Geologic Hazards and Constraints) and Figure 8-2 (Potential Flooding) to reflect current hazard areas including liquefaction, landslides, fault boundaries and traces and flooding.

#### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SEISMIC SAFETY AND SAFETY ELEMENT**

- All new construction and certain building renovations are reviewed for compliance with the California Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to implement the Wildfire Management Plan for all properties identified within a fire buffer zone.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.
- In June 2013, the City conducted a tabletop disaster exercise for the City's Emergency Operations Center personnel.

#### **NOISE ELEMENT**

##### **AMENDMENTS**

The Noise Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, a review for conformance with State Law; acknowledgement of noise generated by the Parks Reserve Forces Training Area (Parks RFTA) and the Livermore Municipal Airport; removing an implementing policy related to the construction of sound walls along Interstate 680 due to completion in carrying out this policy; adding a new implementing policy to address new noise transmission standards required by the California Green Building Standards Code; updating Table 9.1 to correct overlaps in the community noise exposure levels of Normally Acceptable, Conditionally Acceptable, Normally Unacceptable and Clearly Unacceptable; and, updating Figures 9-1 (Existing Noise Exposure Contours) and 9-2 (Future Noise Exposure Contours) to reflect current (2011) and projected (2035) noise contours.

## **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE NOISE ELEMENT**

- Due to the nature of the Guiding and Implementing Policies of the Noise Element, 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. In addition, 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.

## **COMMUNITY DESIGN & SUSTAINABILITY ELEMENT**

### **AMENDMENTS**

The Community Design & Sustainability Element was amended during Calendar Year 2013 in conjunction with comprehensive revisions to the General Plan. The amendments included, updating the status of the Downtown Dublin Specific Plan under “Relevant Plans and Policies” to reflect adoption of the Specific Plan; and, removing Implementation Measure H to “Create a comprehensive Specific Plan with design guidelines for the downtown” as this was accomplished in 2011.

## **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.

## **ECONOMIC DEVELOPMENT ELEMENT**

### **AMENDMENTS**

The Economic Development Element is a new Element that was adopted in April 2013. This Element will guide the City’s efforts to foster business expansion and job growth and provide the City with a framework for economic development programs and activities. The overarching objective of the Economic Development Element is to enhance the competitiveness of the City of Dublin and maintain a strong and diverse economic base. The Element includes specific goals, policies and implementation measures to promote economic vibrancy, improve conditions for small businesses, encourage development of the strategic employment-supporting sites, and achieve the Downtown vision.

## PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

- **Maintain an Economic Development Function:** During Calendar Year 2013, the City continued to maintain an Economic Development Office to implement the economic development goals of the City. The services include, business attraction activities; access to labor force data; business recruitment; business retention and expansion assistance; and, site selection assistance. The goal of these efforts is to market the City's many economic advantages in order to enhance the competitiveness of our local economy and to maintain a strong and diverse revenue and job base in the Tri-Valley. The Economic Development Office also supports the following efforts:
  - ✿ In partnership with the Dublin Chamber of Commerce and the Alameda County Small Business Development Center, the Economic Development Office provides a variety of interactive business seminars to support business owners. During Calendar Year 2013, five seminars were held on the following topics: Successful Business Plans (January 2013); Meet the Leaders Event (February 2013); E-marketing/Social Media (April 2013); Getting the Most Out of Your Website (June 2013); and, How to Drive Holiday Sales/Shop Local Holiday Campaign (September 2013).
  - ✿ Organizes roundtable discussions annually with residential and commercial brokers, developers and the auto dealerships.
  - ✿ Advances the Business Recognition Program by recognizing the achievement of significant milestone anniversaries by local businesses that have been in Dublin for 10 years or longer; businesses that have been operating for 20 years or more are recognized at City Council meetings each May and November.
- **Maintain a Comprehensive Marketing and Branding Plan:** During Calendar Year 2013, the City entered into a Consulting Services Agreement with North Star Destination Strategies to develop a comprehensive marketing and branding strategy. The branding effort will focus on the development of a cohesive message and consistent feel that expresses the unique identity of Dublin, both to members of the Dublin community and to people located outside of Dublin. Upon completion of the project, the City will use the developed brand to create interest in Dublin as a destination for visitors, families, businesses, and events.
- **Focus Business Visitation Program on High-Growth Companies:** During Calendar 2013, the Economic Development Office continued to advance the objectives of the Business Visitation Program through monthly meetings with high growth companies throughout the City. The Business Visitation Program was established to assist businesses with retention and expansion needs and bring awareness to the resources available to support their business.
- **Participate in Regional Economic Development Efforts:** During Calendar Year 2013, the Economic Development Office continued to partner with regional organizations such as the East Bay Economic Development Alliance, the East Bay Leadership Council,

Innovation Tri-Valley and i-Gate. Some of the meetings and events that were held during the calendar year include:

- ✿ Through participation in i-Gate, attended the monthly Mayoral Advisory Committee meeting.
  - ✿ Partnered with i-Gate to provide a Start-Up Weekend event.
  - ✿ Attended the quarterly Tri-Valley One-Stop Career Center Partner's Meeting.
  - ✿ Attended the annual Visit Tri-Valley meeting.
  - ✿ Participated in the One Bay Area Regional Initiative's Bay Area Prosperity Plan: Economic Development Strategy.
  - ✿ Partnered with other regional agencies on a Bureaucracy to Business Friendly event.
- **Maintain Small-Business Friendly Development Services:** During Calendar 2013, the City of Dublin continued to encourage the development of small businesses through the following:
    - ✿ Providing information on business incentive programs, financing and support services on its webpage.
    - ✿ Providing tools for small businesses including, Getting Started, Financial Tools, Personnel Tools, and Sales/Marketing Tools on its webpage.
    - ✿ Providing key development contacts to small businesses and coordinating a small business referral program with the Community Development Department in order to identify new businesses that may need additional assistance in getting established or existing businesses that would like to remodel or expand.
    - ✿ Adopted the Small Business Assistance Program to help fund ADA, Title 24, and trash enclosure improvements and other legal obligations imposed on small business.
  - **Partner with the Alameda County Surplus Property Authority:** During Calendar Year 2013, the City met with the Alameda County Surplus Property Authority (ACSPA) to discuss partnership efforts on how to market their development sites.
  - **Support Downtown Business Attraction and Development Efforts:** During Calendar Year 2013, the City held numerous property owner roundtables and summits to gather information on property owner interest in developing or improving their properties; educate property owners on the Downtown Dublin Specific Plan; discuss streetscape improvement projects such as Golden Gate Drive; and, discuss current and future development projects in the downtown. In addition, the following development activities occurred downtown during the reporting period:

- ✱ Crown Chevy Redevelopment Site: In March 2013, the Planning Commission approved a Site Development Review for the construction of mixed-use project including 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres and a 72 high-density affordable housing project on an adjacent 1.37 acre parcel.
- ✱ Village Parkway Façade Remodel: In February 2013, the Community Development Director approved a Site Development Review for exterior improvements to an existing commercial building at 7100-7114 Village Parkway. The project was funded in part by a grant from the City's Commercial Façade Improvement Grant Program.
- ✱ 6966 Village Parkway: Under the newly created Small Business Assistance Program a grant was awarded to Parkway Investors for accessibility improvements at their retail office building on Village Parkway.
- ✱ Habit Burger and Free Birds World Burrito Sewer Assistance: In June 2013, the City Council approved the allocation of sewer capacity credits to Habit Burger and Free Birds World Burrito to assist with their attraction to Dublin and to also densify the existing Amador Crossings retail shopping center.
- ✱ Village Parkway Pilot Parking Program: In January 2013, Ordinance 19-12 went into effect to temporarily eliminate the parking standards in the Downtown Dublin Specific Plan Village Parkway District in order to incentivize more commercial businesses in the downtown by having greater flexibility in regulatory standards.
- **Achieve the Downtown Vision**: During Calendar Year 2013, the City continued to advance the Downtown Vision to improve the quality of place and quality of life in Dublin. The City continues to be active in Downtown development in the following ways:
  - ✱ Providing a consolidated toolkit to business owners and developers to promote economic development. The toolkit includes, the Sales Tax Reimbursement Program; Fee Deferral Program; Sewer Capacity Assistance Program; Commercial Façade Improvement Grant Program; and, PACE Financing for Energy Upgrades.
  - ✱ Following legislation for economic development tools and incentives that will be replacing the dissolution of redevelopment.
  - ✱ Considering the feasibility of establishing an economic development corporation.

## WATER RESOURCES ELEMENT

### AMENDMENTS

The Water Resources Element is a new Element that was adopted in June 2013. The primary purpose of the Water Resources Element and the reason for including this optional Element in the Dublin General Plan is to ensure that the City's water resources are sustained and

protected, and to consolidate information and polices related to the conservation and management of water resources, riparian corridors, and watershed lands. The Water Resources Element also defines the stormwater facilities needed to serve Dublin at buildout of the General Plan.

**PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE WATER RESOURCES ELEMENT**

- City Staff engaged in continued collaboration with DSRSD and Zone 7 to ensure that existing and new development is served with adequate water resources.
- Staff also began planning a multi-jurisdictional workshop “Water Conservation by Design” to educate local agency staff on incorporating water conservation techniques into site design planning.
- Staff continued design and implementation work on several new public facilities, including the Public Safety Complex, Corporation Yard, and additional park facilities, implements several of the policies in Section 12.3.4 of the Water Resources Element.

**Annual Progress Report  
Housing Element Implementation  
(CCR Title 25 §6202)**

City of Dublin  
1/1/2013-12/31/2013

Jurisdiction  
Reporting Period

Annual Building Activity Report Summary - New Construction Very Low, Low, and Mixed Income Multi-Family Projects										
1 Project Identifier (may be APN, project name or address)	2 Unit Category	3 Tenure R=Rent O=Own	4 Affordability by Household Income			5 Total Units Per Project	5a Est. # of Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		8 Housing w/out Financial Assistance or Deed Restrictions
			Very Low Income	Moderate Income	Above Moderate Income			Assistance Programs for Each Development	Deed Restricted Units	
Calabria (D-2) Tract 8082	SF/SU**	O/R	0	8	0	37	45		Inc	***
The Summit @Schaefer Ranch Tract 6765	SF/SU**	O/R	0	4	0	29	33		Inc	***
Cortona @Positano (C-2) Tract 8037	SF/SU**	O/R	0	1	0	3	4		Inc	
Tralee Tract 7457	MF	O	0	1	0	25	26		Inc	n/a
(9) Total of Moderate and Above Moderate from Table A3						565	659			
(10) Total by Income Table A/A3			0	14	0	94	659			
(11) Total Extremely Low Income Units*										

\*Note: These fields are voluntary.

\*\*Note: SF/SU are Market Rate Single Family Dwellings with 2nd units attached to the home that may be rented to established income household categories (55-year regulatory agreements have been recorded).

\*\*\*Note: The Above-Moderate Income housing includes a 2nd unit which is either a studio or 1 bedroom apartment. These may or may not be rented. The maximum rent for these units is \$904 for Very Low Income households and \$1,222 for Low Income households. Since the current market would not support the maximum rents, a determination could be made that the rents would be less than the maximum allowed; therefore, if the units are rented, they could be made available to person(s) that are very low or low income, i.e. seniors, students, housekeepers, nannies, etc.

Table A2

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

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

Activity Type	Affordability by Household Income				Total Units	Description: 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			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(4) Total Units by Income	0	0	0	0	0	

\*Note: This field is voluntary.

Table A3

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

	1	2	3	4	5	6	7
	Single Family	2-4 Units	5+ Units	2nd Unit	Mobile Homes	Total Units	Number of Infill Units*
No. of Units Permitted for Moderate Income	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate Income							
Windwood Tract 8024	65	0	0	0	0	65	
Sorrento 9	23	0	0	0	0	23	
Mariposa	41	0	0	0	0	41	
Sorrento - Piazza (N-6)	45	0	0	0	0	45	
Arrivare (N-8S)	14	0	0	0	0	14	
Arrivare (N-8N)	36	0	0	0	0	36	
Calarosa (D-1)	3	0	0	0	0	3	
Sorrento E, Castello (N-11)	34	0	0	0	0	34	
Emerald Vista Amador Pointe	16	0	0	0	0	16	
Fallon Crossing, Chateau	29	0	0	0	0	29	
Sorrento, La Solara (N-10)	73	0	0	0	0	73	
Sorrento 7	24	0	0	0	0	24	
Heights @ Postiano	3	0	0	0	0	3	
Schaefer Ranch, Orchid (N-A)	25	0	0	0	0	25	
Fallon Ridge@Postinano	33	0	0	0	0	33	
Lennar Brannigan	19	0	0	0	0	19	
Verano Estates @ Positano (C-3)	13	0	0	0	0	13	
Esprit	3	0	0	0	0	3	
Veneto@ Postinano	64	0	0	0	0	64	
Custom Homes	2	0	0	0	0	2	
TOTAL	565	0	0	0	0	565	

\*Note: This field is voluntary.

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

*Enter Calendar Year starting with the first year of the RHNA period.*

Income Level	RHNA by Income	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low*	Deed Restricted	0	1	0	21	167	0	0		189	903
	Non-deed Restricted	0	0	0	0	0	0	0		0	
Low	Deed Restricted	0	4	3	8	39	31	14		99	562
	Non-deed Restricted	0	0	0	0	0	0	0		0	
Moderate	Deed Restricted	0	1	0	0	0	43	0		44	609
	Non-deed Restricted	0	0	0	0	0	0	0		0	
Above Moderate	n/a	118	137	135	325	594	1,017	659		2,985	-2,061
Total RHNA issued by COG											
Total Units		118	143	138	354	800	1,091	673	0	3,317	13

Remaining Need for RHNA Period

\*Note: Units serving Extremely Low Income households should be included in the Very Low Income permitted unit totals.

Table C  
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583

Program Description (By Housing Element Program Names)	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.	Objective	Timeframe in Housing Element	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. During CY 2013, the Agency administered \$35,288 of Community Development Block Grant (CDBG) funds to Dublin residents. With CDBG funds, there were 4 minor home repair projects completed, 2 accessibility grants, and 1 rehabilitation.																																																																													
				<table border="1"> <thead> <tr> <th colspan="11">Program 1: HOUSING REHABILITATION ASSISTANCE</th> </tr> <tr> <th>Goal</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> <th></th> </tr> </thead> <tbody> <tr> <td>Minor Home Completed</td> <td>25</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>4</td> <td>12</td> <td></td> </tr> <tr> <td>Paint Grant Completed</td> <td>10</td> <td>3</td> <td>0</td> <td>3</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>8</td> <td></td> </tr> <tr> <td>Rehabilitation Completed</td> <td>10</td> <td>3</td> <td>0</td> <td>4</td> <td>1</td> <td>2</td> <td>0</td> <td>1</td> <td>11</td> <td></td> </tr> <tr> <td>Accessibility Grant Completed</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>2</td> <td>0</td> <td>0</td> <td>2</td> <td>5</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>45</b></td> <td><b>8</b></td> <td><b>1</b></td> <td><b>9</b></td> <td><b>5</b></td> <td><b>3</b></td> <td><b>3</b></td> <td><b>7</b></td> <td><b>35</b></td> <td></td> </tr> </tbody> </table>	Program 1: HOUSING REHABILITATION ASSISTANCE											Goal	2007	2008	2009	2010	2011	2012	2013	2014	Total		Minor Home Completed	25	2	1	1	1	1	2	4	12		Paint Grant Completed	10	3	0	3	1	0	1	0	8		Rehabilitation Completed	10	3	0	4	1	2	0	1	11		Accessibility Grant Completed	0	0	0	1	2	0	0	2	5		<b>Total</b>	<b>45</b>	<b>8</b>	<b>1</b>	<b>9</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>7</b>	<b>35</b>	
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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.	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2007-2014	Emerald Vista, formally known as Arroyo Vista, has historically been supported by the Housing Choice Voucher Program. Emerald Vista has been redeveloped to include 378 units of which 194 will be affordable (180 rental units and 14 for-sale units). The redeveloped project will continue to be supported by the Housing Choice Voucher Program. In addition, the Housing Choice Voucher Program supports the following projects: Avalon @ Dublin Station; Camellia Place; Oak Groves @ Dublin Ranch; Park Sierra Apartments; Pine & Cedar Groves @ Dublin Ranch; and, Wicklow Square, a senior complex.																																																																													
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	Conduct approximately 1,700 residential inspections during the planning period.	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; hard copies of the Directory can also be obtained at the City's public counter.  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.																																																																													
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Name of Program	Objective	Timeframe in Housing Element Annual	Status of Program Implementation
	Perform annual review of City Ordinances.	Annual	<p>2008: The City reviewed the Dublin Municipal Code (DMC) and updated the following Ordinances:</p> <ul style="list-style-type: none"> <li>1) DMC 5.70 Weeds and Refuse (Ord. 29-08)</li> <li>2) DMC 5.72 Rodents and Fly Control (Ord. 30-08)</li> <li>3) DMC 5.64 Property Maintenance (Ord. 31-08)</li> <li>4) DMC 5.68 Graffiti (Ord. 32-08)</li> </ul> <p>Also in 2008, the following new Ordinance was added to the Dublin Municipal Code to address residential foreclosures:</p> <ul style="list-style-type: none"> <li>1) DMC 5.66 Maintenance of Foreclosed Residential Properties (Ord. 44-08)</li> </ul> <p>2009: The City updated the following Ordinance:</p> <ul style="list-style-type: none"> <li>1) DMC 5.64 State of Partial Construction (Ord. 02-09)</li> </ul> <p>2010: There were no updates to the Dublin Municipal Code in Calendar Year 2010.</p> <p>2011: The City updated the Dublin Municipal Code and updated the following Ordinance:</p> <ul style="list-style-type: none"> <li>1) Chapter 5.56 Smoking Pollution Control (Ord. 10-11)</li> </ul> <p>2012: There were no updates in Calendar Year 2012.</p> <p>2013: The City reviewed the Dublin Municipal Code and updated the following Ordinances:</p> <ul style="list-style-type: none"> <li>1) Chapter 5.08 (Fire Code)</li> <li>2) Chapter 7.32 (Building Code)</li> <li>3) Chapter 7.34 (Residential Code)</li> <li>4) Chapter 7.36 (Electrical Code)</li> <li>5) Chapter 7.40 (Plumbing Code)</li> <li>6) Chapter 7.44 (Mechanical Code)</li> <li>7) Chapter 7.94 (Green Building Code)</li> </ul>
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	<p>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 condominium conversions during Calendar Years 2007, 2008, 2009, 2010, 2011, 2012 or 2013.</p>
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2007-2014	<p>In November 2007, Windstar Communities was approved to construct 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 and building permits were issued in August 2011. The project was completed in 2013. Future phases of the project include the construction of a 150-room hotel and 7,500 square feet of retail commercial uses.</p> <p>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.</p> <p>In March 2011, Avalon 8ay Communities was approved to construct 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction.</p> <p>The Tralee project is currently under construction with 233 multi-family residential units and 34,950 square feet of ground floor commercial.</p> <p>In March 2013, the Planning Commission approved the Kingsmill project, a 314 unit high density project with 17,000 square feet of commercial space. The next step in the process is for the developer to submit for building permits.</p>
Program 6: Affordable Housing Developers	Negotiate specific incentives package for each project.	2007-2014	<p>During the planning period, the City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the Emerald Vista Project (formally known as Arroyo Vista). 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.</p> <p>The City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the development of the Arroyo Vista mixed-income development project. The City provided application/technical assistance as needed by the developer in order to secure financing and other sources of funding to support the development of the project.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																												
	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 worked with Eden Housing, KB 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 Calendar Years 2007, 2008, 2009, 2010, 2011, 2012 or 2013.																																																												
Program 8: Inclusionary Zoning	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.	2007-2014	<p>During the planning period, the City issued 332 permits for construction of affordable housing units.</p> <table border="1" data-bbox="552 294 771 997"> <thead> <tr> <th colspan="10">Program 8: Inclusionary Zoning</th> </tr> <tr> <th>Calendar Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total Remaining</th> </tr> </thead> <tbody> <tr> <td>Objective</td> <td>300</td> <td>0</td> <td>1</td> <td>0</td> <td>21</td> <td>167</td> <td>0</td> <td>0</td> <td>189</td> </tr> <tr> <td>Very Low</td> <td>200</td> <td>0</td> <td>4</td> <td>3</td> <td>8</td> <td>31</td> <td>14</td> <td></td> <td>99</td> </tr> <tr> <td>Moderate</td> <td>500</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>43</td> <td>0</td> <td></td> <td>44</td> </tr> <tr> <td>Total</td> <td>1,000</td> <td>0</td> <td>6</td> <td>3</td> <td>29</td> <td>206</td> <td>74</td> <td>14</td> <td>532</td> </tr> </tbody> </table> <p>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. In April 2013, the City met with stakeholders to review the Inclusionary Zoning Regulations.</p>	Program 8: Inclusionary Zoning										Calendar Year	2007	2008	2009	2010	2011	2012	2013	2014	Total Remaining	Objective	300	0	1	0	21	167	0	0	189	Very Low	200	0	4	3	8	31	14		99	Moderate	500	0	1	0	0	43	0		44	Total	1,000	0	6	3	29	206	74	14	532
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Program 9: Commercial Linkage Fee	Facilitate the construction of 14 affordable housing units within the planning period (14 very-low income units).	2007-2014	<p>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. The following amounts have been collected during the planning period:</p> <table border="1" data-bbox="1015 199 1136 1113"> <thead> <tr> <th colspan="7">Program 9: Commercial Linkage</th> </tr> <tr> <th>Calendar Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Commercial Linkage Fees Collected</td> <td>\$188,280</td> <td>\$-</td> <td>\$-</td> <td>\$24,097</td> <td>\$123,680</td> <td>\$52,250</td> <td>\$416,143</td> </tr> </tbody> </table>	Program 9: Commercial Linkage							Calendar Year	2007	2008	2009	2010	2011	2012	Total	Commercial Linkage Fees Collected	\$188,280	\$-	\$-	\$24,097	\$123,680	\$52,250	\$416,143																																					
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	Assist 12 moderate income households with first-time homebuyer loans.	2007-2014	<table border="1" data-bbox="1169 346 1274 1039"> <thead> <tr> <th colspan="7">Program 9: First-Time Homebuyer Loans</th> </tr> <tr> <th>Calendar Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Moderate Income Loans</td> <td>11</td> <td>5</td> <td>2</td> <td>1</td> <td>6</td> <td>8</td> <td>45</td> </tr> </tbody> </table>	Program 9: First-Time Homebuyer Loans							Calendar Year	2007	2008	2009	2010	2011	2012	Total	Moderate Income Loans	11	5	2	1	6	8	45																																					
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Name of Program	Objective	Timeframe in Housing Element 2007-2014	Status of Program Implementation
<p>Program 10: Housing Type and Site Variations</p>	<p>Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.</p>	<p>2007-2014</p>	<p>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 addition to the grant amount, in 2013, the City of Dublin, awarded the TVHOC \$148,333 for on-going operating expenses and financial obligations and to assist with the delivery of services. Partnerships were formed with the cities of Dublin, Livermore and Pleasanton and the TVHOC to assist with future operations. Details are still in the negotiation stage.</p> <p>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.</p> <p>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).</p> <p>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).</p> <p>In September 2007, the Planning Commission approved Phase I of the Positano project, a 247 unit single family detached residential development in two distinct neighborhoods, Solerno and Cantara. Solerno provides 175 units and 4 different floor plans; Cantara provides 72 units and 5 different floor plans. Additional neighborhoods have since been approved at Positano: Cortona (August 2010) for the development of 68 single family detached homes with 4 different floor plans; Livorno (September 2010) for the development of 69 single family detached homes with 3 different floor plans; Biella (October 2010) for the development of 101 single family detached homes with 4 different floor plans; Calabria (October 2011) for the development of 88 single family detached homes with 3 different floor plans; Cortona II (October 2011) for the development of 70 single family detached homes on 6,000 square foot lots with 5 different floor plans; Calarosa (November 2011) for the development of 71 single family detached homes on 4,000 square foot lots with 3 different floor plans; Fiorano II (February 2012) for the development of 5 single family detached homes (previously within Salerno II) with two different floor plans; Calarosa II (December 2012) for the development of 98 single family detached homes with 3 different floor plans; Veneto (January 2013) for the development of 134 single family detached homes with 4 different floor plans; Verona Estates (February 2013) for the development of 30 single family detached homes with 7 different floor plans; and, The Heights (May 2013) for the development of 84 single family detached homes with 4 different floor plans. The Positano project will also provide second units some of which will be deed restricted for lower income persons.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																																									
			<p>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. The first neighborhood at Fallon Crossing, Chateau, will provide 98 homes with 3 different floor plans.</p> <p>In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to convert 12 estate residential lots to up to 104 single family detached homes.</p> <p>In September 2009, the City Council approved the Emerald Vista project (formerly Arroyo Vista) for the construction of 378 residential units. The project will include both detached and attached housing, market-rate and affordable for-sale units, and affordable senior rental and family rental housing.</p> <p>In June 2010, the City Council approved 781 residential units at Jordan Ranch: 235 single family detached units, 111 cluster homes, 94 small lot alley homes, 218 townhomes and 105 mixed use units. In December 2011, the Planning Commission approved the first two neighborhoods in Jordan Ranch: Winwood will provide 85 single family homes on 5,200 square foot lots with 3 different floor plans; Mariposa will provide 81 single family homes on approximately 4,000 square foot lots with 3 different floor plans.</p> <p>Phase 3 of Silvera Ranch, The Villas/ Tassajara Pointe will provide up to 102 townhomes with up to 5 floor plans.</p> <p>Phase 4 of Silvera Ranch, Belle Monte will provide 48 single family homes with up to 4 floor plans.</p> <p>In May 2010, the City Council approved a Planned Development rezone for the Sorrento East project. The project includes 581 units in 6 different neighborhoods comprised of single family detached and attached homes.</p> <p>In April 2011, the City Council approved a Planned Development rezone for the Avalon II project at the Dublin Transit Center. The project includes 505 high density apartment units adjacent to the east Dublin/Pleasanton BART Station.</p> <p>In September 2010, the City Council approved a Planned Development rezone for the Esprit project at the Dublin Transit Center. The project includes 105 townhome units adjacent to the east Dublin/Pleasanton BART Station.</p> <p>In March 2013, the Planning Commission approved a Site Development Review for the Kingsmill project. The project is located within the Downtown Dublin Specific Plan area and includes a 314 unit high density mixed use apartment project with 17,000 square feet of ground floor commercial and a 72 unit high density apartment project which will provide affordable housing to veterans.</p>																																																																									
<p>Program 11: First-Time Homebuyer Programs</p>	<p>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.</p>	<p>2007-2014</p>	<p>During the Calendar Year 2013, the City was successful in lending \$447,493 to 12 households through the FTHLP.</p> <table border="1" data-bbox="1071 273 1291 1039"> <thead> <tr> <th colspan="7">Program 11: First-Time Homebuyer Programs</th> </tr> <tr> <th>Objective</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> <th>Remaining</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>0</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>2</td> <td>-2</td> </tr> <tr> <td>Low</td> <td>10</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1</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>6</td> <td>8</td> <td>11</td> <td>44</td> <td>6</td> </tr> <tr> <td>Market</td> <td>15</td> <td>2</td> <td>2</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>1</td> <td>7</td> <td>8</td> </tr> <tr> <td><b>Total</b></td> <td><b>75</b></td> <td><b>15</b></td> <td><b>7</b></td> <td><b>4</b></td> <td><b>1</b></td> <td><b>7</b></td> <td><b>8</b></td> <td><b>12</b></td> <td><b>54</b></td> <td><b>21</b></td> </tr> </tbody> </table>	Program 11: First-Time Homebuyer Programs							Objective	2007	2008	2009	2010	2011	2012	2013	2014	Total	Remaining	Very Low	0	1	0	1	0	0	0	0	2	-2	Low	10	1	0	0	0	0	0	1	1	9	Moderate	50	11	5	2	1	6	8	11	44	6	Market	15	2	2	1	0	1	0	1	7	8	<b>Total</b>	<b>75</b>	<b>15</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>8</b>	<b>12</b>	<b>54</b>	<b>21</b>
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	<p>Distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.</p>	<p>2007-2014</p>	<p>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 adopted Inclusionary Ordinance Guidelines to assist developers with the requirements related to the development of affordable housing units.</p>																																																																									

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 12: Second Dwelling Units	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.	2007-2014	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.
Program 13: Homeless Assistance	Facilitate the construction of 15 second dwelling units within the planning period.  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.	2007-2014	Positano's Fallon Village 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 several neighborhoods that include second dwelling units. In addition, in 2012, Schaefer Ranch (Discovery Builders) incorporated 6 secondary dwelling units into their project. Also in 2012, the first permits were issued for Standard Pacific's first duet concept in the City of Dublin in their Chateau at Fallon Crossings project. The project contains 106 units of which 8 are three and four bedroom duets. The homes are located on corner lots and have separate entries and garages. There are five homes for moderate income families and three homes for low income families.  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).
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2007-2014	Funds for Dublin residents for this program were exhausted in 2010, therefore, no new Dublin residents received assistance during the subsequent reporting periods; however, the City of Dublin continues to support the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Support Grant funds.  In March 2011, the City participated in the Better Homes & Gardens Tri-Valley Realty's Housing Assistance Forum which highlighted various affordable housing programs throughout the Tri-Valley. In addition, in June 2011, the City, in conjunction with Tri-Valley Affordable Housing Committee, coordinated and hosted a Symposium – "Is the Real Estate Market Meeting the Needs for First Time Homebuyers?" – Real estate and mortgage professionals gathered to discuss this interesting topic.
Program 15: Residential Sites Inventory	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).	Annual	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.
Program 16: Arroyo Vista Site	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.  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	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.  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.

Name of Program	Objective	Timeframe in Housing Element 2007-2014	Status of Program Implementation
	Ensure compliance with all applicable relocation, displacement and replacement housing requirements.		The Dublin Housing Authority adopted a Relocation Plan for the relocation of Arroyo Vista tenants and relocations were complete in July of 2010. The Plan provided for relocation benefits that meet or exceed the requirements of applicable law. These included 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 provided advisory assistance and relocation benefits necessary to ensure that all households are adequately housed in the event of displacement. The Relocation Plan also demonstrated that the impacts of displacement was mitigated by the provision of relocation benefits. As the new redeveloped project progressed, former tenants were sent notices to keep them abreast of the status of the project. Former tenants were given contact information regarding the purchase of a home or future rental opportunities. In 2013 the project was completed.
Program 17: Dublin Transit Center	Facilitate the review, approval and/or construction of 900 housing units during the planning period.	2007-2014	In June 2008, construction was completed on the Eian @ 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. In March 2011, Avalon Bay Communities was approved to construct 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction. In 2013, Esprit @ Dublin Station began construction of 105 townhome units. During the planning period, 562 units have been constructed and an additional 610 units are currently under construction 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. In 2010, there was an update to the Ordinance to meet the current building code. This update took effect January 1, 2011. In November 2012, the brochure was reviewed and minor updates were made.
Program 20: Reasonable Accommodation	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.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council 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.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council 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.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
Program 23: Supportive Housing	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	The City will facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.
	Revise the Zoning Ordinance to accommodate supportive housing consistent with SB 2 within one year of the adoption of the Housing Element.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	Facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	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.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.	2007-2014	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 Support Grant funding to ECHO housing.
	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 as well as links on the City's web site to appropriate agencies. 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 including tenant/landlord mediation.
	Post information on the City website.	2007-2014	Fair housing information is made available to the public on the City's website. Through Alameda County, the City contracts with ECHO Housing to mediate fair housing issues for Dublin residents.
	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 States Postal Service. Throughout the year, Housing Staff meets with developers, real estate agents and landlords to discuss the City's housing programs, which may include information on the 2.11 County-wide social services hotline and ECHO Housing's services. In addition, during the annual rental monitoring site visits to properties with below market rate units, information is distributed to the property managers.
	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2007-2014	In 2011, with the cities of Livermore and Pleasanton, the City of Dublin participated in the Human Services Needs Assessment Study, which identifies social service gaps in the Tri-Valley including housing issues. Dublin provided a representative on the consultant selection committee for the Study as well as participated in the community focus groups and gathering of information for the Study. In addition, information was provided to the consultants regarding the City of Dublin housing accomplishments in order to complete the Study. Several community events were held and a copy of the draft Study was placed on the City's website to solicit comments from service organizations, service consumers and the public at large in order to incorporate public feedback in the Study. The final draft was completed in January 2012 and the document has been posted on the City's website.
Program 26: Green Building Guidelines	Develop green building guidelines or ordinance within one year of certification of the Housing Element. Create brochures to describe the program requirements and methods of compliance within six months of the adoption of the guidelines/ordinance.	5/12/2011  11/12/2012	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. The Ordinance went into effect January 1, 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.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
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	<p>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.</p> <p>The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin.</p> <p>The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization.</p>

