



Housing Policy Department
Received on:

March 8, 2016

MAR 21 2016

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 2015

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, 2015 – December 31, 2015. This report was presented to, and accepted by, the Dublin City Council on March 1, 2016.

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

Sincerely,

Martha Aja
Associate Planner
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Encl. Annual Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2015

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CITY OF
DUBLIN

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



**Reporting Period:
Calendar Year 2015**

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 1, 2016**.

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 twelve (12) Elements:

- | | |
|--|---|
| ✱ Land Use Element | ✱ Seismic Safety and Safety Element |
| ✱ Parks and Open Space Element | ✱ Noise Element |
| ✱ Schools, Public Lands, and Utilities Element | ✱ Community Design & Sustainability Element |
| ✱ Circulation and Scenic Highways Element | ✱ Economic Development Element |
| ✱ Housing Element | ✱ Water Resources Element |
| ✱ Conservation Element | ✱ Energy Conservation 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 January 21, 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 2015** reporting period. The information to follow is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

AMENDMENTS

State Law limits the number of times the Land Use Element can be amended to a maximum of four per calendar year. The Land Use Element of the Dublin General Plan was amended two (2) times during Calendar Year 2015 as follows:

Land Use Amendment No. 1: On June 2, 2015, the City Council adopted Resolution 101-15 approving amendments to the Dublin Crossing Specific Plan, which had an associated General Plan Amendment. The changes to the Specific Plan did not impact the overall development potential in the project area, but included the following components: incorporate 1.5 acre Chabot Creek into the Community Park and increase the acreage devoted to Medium Density Residential by 1.5 acres; re-designate the 13 acre "Mixed Use" site to "General Commercial/DC High Density Residential"; and allow use of the site designated as "School" for both school and park purposes. The maximum development potential remains the same as originally approved in 2013.

Land Use Element No. 2: On October 6, 2015, the City Council adopted Resolution 165-15 approving amendments to the Land Use Element for portions of Jordan Ranch, Dublin Ranch Subarea 3 and Wallis Ranch.

Jordan Ranch: The Jordan Ranch amendment changed 3.7 acres from Parks/Public Recreation to Public/Semi Public for the future development of a school. The amendment also changed 4.6 acres identified as Parcel H from Mixed Use to Medium Density Residential (Medium Density Residential). Changing Parcel H to MDR removed the potential for 115 units and 5,000 square feet of commercial and replaced it with 45 units.

Dublin Ranch Subarea 3 (Irongate): The Subarea 3 amendment changed 10.4 acres from Rural Residential/Agriculture to Parks/Public Recreation.

Wallis Ranch: The Wallis Ranch amendment changed 1.9 acres from Semi-Public to Parks/Public Recreation.

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

Residential Land Use

During the Calendar Year 2015, the following residential projects were either, 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 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.

- **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 and October 6, 2015. The project will provide up to 899 residential units. Residential product types include single family detached; cluster homes; small lot alley homes and townhomes.
 - *Altmore (Neighborhood 2):* Toll Brothers is developing 107 single family homes with a minimum lot size of 3,600 square feet. The project is currently under construction.
 - *Capri (Neighborhood 3):* Brookfield Homes is developing 94 single family homes with a minimum lot size of 2,900 square feet. The project is currently under construction.
 - *Trio (Neighborhood 4):* Brookfield Homes is developing 126 townhomes on approximately 7 acres. The project is currently under construction.
 - *Neighborhood 5:* Tri-Point is developing 56 single family detached homes on approximately 7.3 acres. Construction is anticipated to begin in Spring 2016.
 - *Kingswood (Neighborhood 6):* Landsea is developing 109 town homes on approximately 6 acres. The project is currently under construction.
 - *Neighborhood 7:* Tri-Point is developing 105 single family detached homes on approximately 9.3 acres. Construction is anticipated to begin in Spring 2016.
 - *Parcel H:* 45 single family duets to be developed on approximately 4.6 acres. Construction is anticipated to begin in Spring 2016.

✱ **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.

- **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.

✱ **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 371 single family detached homes on 80 acres; 137 acres have been designated Rural Residential/Agricultural. The Applicant submitted a Site Development Review application for the architecture of the homes, which is currently under review. Construction is scheduled to commence on the backbone infrastructure and the culvert under Tassajara Road in Spring 2016.

- ✿ **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 approved and are under construction:

- **Avalon II @ Dublin Station** (Avalon Bay Communities): On May 17, 2011 the City Council approved a Site Development Review and Vesting Tentative Tract Map for Dublin Transit Center Site C. The project includes 505 apartment units with 10% moderate income units. The project is currently under construction with completion estimated in Fall 2016.
 - **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. The project was completed and fully occupied by the close of 2015.
 - **Site A-1** (Pulte Homes): On September 16, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for Site A-1 at the Dublin Transit Center. The 2.86 acre site is proposed for development of 52 three-story townhomes. The project is currently under construction.
- ✿ **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. A 1.9 acre Semi-Public site is also encompassed in the overall project site. A General Plan amendment was approved in 2015 that changed the 1.9 acre Semi-Public site to Parks/Public Recreation. The project has been approved and will provide 806 housing units. Development will occur on approximately 85.6 acres of the site, with the remaining site area devoted to permanent open space. There are 8 individual residential neighborhoods; 6 for single-family detached living and 2 for townhomes. Additionally, there will be a 7.66 acre City park and a private community recreation center. The historic Antone School is proposed to be relocated and enhanced near the entrance to the developed portion of the property. Phase 1 construction of the vehicular and pedestrian bridges that cross Tassajara Creek have been completed. In 2011, portions of the backbone infrastructure were constructed. Grading began in Spring 2015 and has been completed. Residential development is scheduled to begin construction in Spring 2016.

- ☛ **Silvera Ranch:** The Silvera Ranch project 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.

 - 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 and the remaining 53 units are currently under construction.

- ☛ **Camp Parks Real Property Exchange (Dublin Crossing):** 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, approximately 30 acres of public parks, and associated infrastructure to serve the community. Construction on the first phase of the development is expected to start in 2016.

- ☛ **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. In 2014, the site was acquired by Bay West. Bay West is proceeding with plans to construct 314 unit project. Eden Housing is constructing the 66 unit affordable project with preference for Veterans. Building permits were issued for both projects in 2015. Construction is expected to continue through 2016 and occupancy granted in 2017.

- ☛ **Dublin Ranch Subarea 3 (Lennar Homes):** On June 3, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review, a Vesting Tentative Tract Map and a Development Agreement for the development of 437 residential units on 64 acres of land bounded by Central Parkway to the North, Dublin Boulevard to the South, Fallon Road to the East and Lockhart Street to the West. Approximately 51 acres of the site will be developed under two General Plan land use designations: Medium Density Residential and Medium-High Density Residential. The project proposes 330 medium density single family detached units (under the Medium Density designation) and 107 townhouse units (under the Medium-High Density designation) for a total of 437 units. The project also includes a 10.4 acre nature park, 2.0 acre Neighborhood Park and a 2.0 acre enhanced

stream corridor. Grading began in the Spring of 2015 and backbone infrastructure was installed in late 2015. Residential construction is currently underway.

- ✱ **Dublin Ranch Lot 3** (formerly Fairway Ranch/The Groves) (Lennar Homes): On March 4, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review and a Vesting Tentative Tract Map for a 6.36 acre site for the development of 122 unit townhouse units. Construction is currently underway.
- ✱ **Terrace Ridge** (Nielsen Property) (William Lyon Homes): On June 10, 2014, the Planning Commission approved a Site Development Review permit for the development of 36 single family homes on a ten acre site. The Planned Development Zoning and environmental document were approved in 2010. Construction began in Summer 2015 and is expected to conclude in 2016 with all units sold and occupied.
- ✱ **Tassajara Highlands** (Fredrich/Vargas) (Tim Lewis Communities): On August 19, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review and a Vesting Tentative Tract Map for a 12.93 acre site. The project includes the development of 48 Single Family detached residences and 3.06 acres of Open Space. The project is expected to begin grading and construction of infrastructure in Spring 2016.
- ✱ **Heritage Park** (Challenge Dairy) (Pulte Homes): On July 15, 2014, the City Council approved a General Plan and Dublin Village Historic Area Specific Plan Amendment, Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for the redevelopment of an existing commercial office complex with 54 single family detached units and a 14,000 square foot office building for Challenge Dairy. The commercial building was completed in Summer 2015 and is currently occupied. Residential construction is underway and first occupancies are anticipated for Winter 2016.
- ✱ **Beverly Lane Condo Conversion:** In December 2015, the Zoning Administrator approved a Tentative Parcel Map to subdivide an existing 2-family duplex into two condominium units. The Final Map has not yet been submitted.

Commercial and Industrial Land Use

During the Calendar Year 2015 reporting period, the following commercial and industrial projects were either 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.

- 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. Construction of the Chevron station was completed in 2015.
 - On July 22, 2014 the Planning Commission approved a Conditional Use Permit to amend the Planned Development Zoning Stage 2 Development Plan to modify the site plan for Phase 4 and, a Site Development Review Permit to allow the construction of Pads 2 and 3 and Shops 1-4 totaling 42,160 square feet of development on approximately 4.22 acres and a Vesting Tentative Parcel Map to create 11 parcels at the Fallon Gateway retail center. The project is currently under construction.
- * **Dublin Buick/GMC:** In May 2015, the Community Development Director approved a Site Development Review for a 2,250 square foot detailing facility and associated minor site improvements. The project is currently under construction with an estimated completion date of Spring 2016.
- * **Dublin Chevrolet/Cadillac:** In May 2015, the Community Development Director approved a Site Development Review for a 1,840 square foot addition to the existing Service & Parts building and associated minor site improvements. The project is currently under construction with an estimated completion date of Spring 2016.
- * **Shell Gas Station Remodel:** In December 2015, the Community Development Director approved a Site Development Review for a façade remodel of the existing canopy and site and landscaping improvements including an electronic price sign.
- * **St. Raymond's Church:** In December 2015, the Planning Commission approved an amendment to the existing Conditional Use Permit and Site Development Review for a new 2,560 square foot classroom building and related site improvements. The project is currently in building plan check review.
- * **Dublin Toyota:** In March 2014, the Planning Commission approved a Site Development Review for modifications to enhance the appearance of the existing Dublin Toyota sales and service buildings, and to improve the operations of the service department. The first phase of the project, an illuminated entry portal feature, was completed in 2015.
- * **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 was completed in April 2015.
- * **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 completed the first phase of construction which included interior building improvements and an outdoor play area/garden.

- ✱ **Persimmon Place (The Village at Dublin):** 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). The project also received Site Development Review and Vesting Tentative Map approval for the construction of a 154,000 square foot commercial shopping center. Construction on the project began in Spring 2014 and the project was completed in 2015 with all tenant spaces ready to occupy.
- ✱ **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 of the existing mini-mart and the construction of a new carwash. The project is currently under construction.
- ✱ **Rahma Mediterranean Market & Cuisine:** In November 2013, the Community Development Director approved a Site Development Review for an extensive remodel of the building at 7111 Village Parkway, the former Hunan House restaurant. The remodeled building will be a 4,762 square foot restaurant and market occupied by Rahma Mediterranean Market & Cuisine, which will relocate from its existing space in the Dublin Crossroads shopping center. Building permits were issued in 2015. Construction is not yet underway.
- ✱ **Challenge Dairy Headquarters:** On July 15, 2014, the City Council approved a General Plan and Dublin Village Historic Area Specific Plan Amendment, Stage 1 and 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for the construction of a 14,000 square foot commercial office building which will be the future corporate home for Challenge Dairy. Construction of the commercial office building was completed in Summer 2015. Challenge Dairy moved from their current location into the new building in 2015.

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was amended once during Calendar Year 2015. The Parks and Open Space Map of the General Plan was amended to include the 10.4 acre site in Subarea 3 and the 1.9 acre site in Wallis Ranch designated as Parks/Public Recreation and remove the 3.7 acre site in Jordan Ranch that was re-designated as Public/Semi Public.

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

- ✱ **Emerald Glen Park Recreation and Aquatic Complex:** The City completed the planning and design for 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, community room, game room/teen center, group exercise/dance studio, special events room, locker rooms, and administrative offices. The design and construction documents have been completed for Phase 1 of the project which includes a

31,000 square feet of indoor space, all of the aquatics amenities, a community room and the locker rooms and administrative spaces. Construction of Phase 1 began in Spring 2015 and is anticipated to open to the public in 2017.

- ✱ **Fallon Sports Park, Phase II Design:** The design and construction documents for Phase II of the park were completed in late 2014. Amenities will include a lighted 90-foot baseball diamond; two lighted synthetic turf soccer fields; adventure playground; group picnic area; restroom and concession building and related parking and pedestrian circulation improvements. The project went to bid in Spring 2015. The bids came in higher than anticipated and all of the bids were rejected. The revised project was re-bid in February 2016.
- ✱ **Dublin Crossing Park:** The Dublin Crossing Park Master Plan project was initiated in 2014 and includes the planning process for a 30-acre community park that will be centrally located in Dublin at the Dublin Crossings (“Boulevard”) project site. The Master Plan is anticipated to be approved in 2016.
- ✱ **Jordan Ranch Neighborhood Park:** The conceptual design documents for this 4.4-acre park were approved and the construction documents were initiated. The park amenities will include a shaded playground area, picnic areas and an open space meadow. Construction of the park is anticipated to be complete in 2017.
- ✱ **Sean Diamond Park:** The community planning process was initiated in Summer 2015. The preferred concept plan was approved in February 2016. Construction drawings are anticipated to be complete in 2016.
- ✱ **Parks and Recreation Master Plan:** The Parks and Recreation Master Plan was updated in 2015 to reflect updated conditions in Dublin that impact the need for future park and recreational facilities.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

AMENDMENTS

The Schools, Public Lands, and Utilities Element was amended once during Calendar Year 2015. The Schools and Public Lands Map of the General Plan was amended to include the 3.7 acre site in Jordan Ranch designated Public/Semi-Public.

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

Schools

- ✱ In 2015, 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 (DUSD) projected demand for future school uses. As part of the Fallon Village project (as described in the Land Use section above) two school sites were reserved for future development by the Dublin Unified School District.

- ✱ Amador School was completed and opened during 2015. The City partnered with the DUSD to provide a second school site within Jordan Ranch at no cost to the District. DUSD is preparing construction documents for the second school site with construction anticipated to start in 2016.
- ✱ As part of the Dublin Crossing Specific Plan Area, one school site has been reserved for future development by the Dublin Unified School District. The City has an agreement with the Developer and ownership of the site will be transferred to the City in the future.
- ✱ In 2015, the City continued to verify that school fees had been paid to the District prior to issuing 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 and again in January 2014, 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. Grading on the site began in September 2014, vertical construction started in 2015, and the project is expected to open to the public in early 2017.
- ✱ **Camp Parks Reserve Forces Training Area/Dublin Crossing Specific Plan Area:** In November 2013, 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 30 acres of public parks. The site no longer has a "Public Lands" land use designation.
- ✱ **Federal and Military Communities Committee:** On September 3, 2013, City Council established the Federal and Military Communities Committee (FMCC) on which two council members serve and which is staffed by the Public Works Department. The FMCC provides information and updates on programs and services related to federal agencies and military installations operating in Dublin.

Utilities

- ✱ In 2015, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

AMENDMENTS

The Circulation and Scenic Highways Element was not amended during Calendar Year 2015.

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

- * **Right-of-Way Maintenance:** The City provides for the maintenance, repair, and replacement of pavement, curbs, gutters, sidewalks, and traffic signals throughout the City. The City also completes annual ADA curb ramp, sidewalk repair, street overlay, and slurry seal projects.
- * **Traffic Impact Fees:** The City continues to collect traffic impact fees for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the projects.
- * **Dougherty Road Improvements:** The City plans to widen Dougherty Road to six lanes with bicycle lanes and a reconstructed bicycle/pedestrian path from Sierra Lane to the northern City limit. Final design and right-of-way acquisition is nearing completion and construction of this project is expected to begin in Fiscal Year 16-17.
- * **Bicycle and Pedestrian Master Plan:** The Master Plan, which was adopted in 2015, achieves consistency with recently updated regional transportation plans and conforms to current design standards and state guidelines for bicycle facilities. The Master Plan also sets a pedestrian policy framework and implementation strategy with emphasis on the Downtown Dublin Specific Plan area. The City continues to implement projects and programs identified in the Bicycle and Pedestrian Master Plan.
- * **Amador Plaza Project:** This project includes the construction of two mid-block crosswalks along Amador Plaza Road with enhanced safety features designed to make downtown Dublin more walkable. The safety features include flashing yellow lights, raised concrete medians and sidewalk extensions. Construction is anticipated to begin in Spring 2016.
- * **Dublin Boulevard Improvements:** The City plans to widen Dublin Boulevard to six lanes with bicycle lanes between Sierra Court and Dublin Court. The project will also include undergrounding of existing overhead utilities. Final design and right-of-way acquisition is proceeding.
- * **Iron Horse Trail Connectivity to BART:** In 2015, the City received funding from the Alameda County Transportation Commission to evaluate the feasibility of enhancing access and circulation of bicycle and pedestrian traffic to and from the East Dublin/Pleasanton BART station using the Iron Horse Trail. The feasibility study is underway and will be completed by Summer 2016.

HOUSING ELEMENT

The Dublin Housing Element was last updated and certified by the State Department of Housing and Community Development on January 21, 2015 for the 2015-2023 planning period. The Housing Element was not amended during Calendar Year 2015.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE 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 2015 are attached as **Exhibit A** to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during Calendar Year 2015.

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.
- ✱ 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 not amended during Calendar Year 2015.

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 April 2015, the City conducted a disaster training for the City's Emergency Operations Central Personnel. Subsequently in May 2015, the City conducted a disaster exercise.

NOISE ELEMENT

AMENDMENTS

The Noise Element was not amended during Calendar Year 2015.

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 not amended during Calendar Year 2015.

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 was not amended during Calendar Year 2015. The Economic Development Element is a newer Element that was adopted in April 2013. This Element guides 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:** The City continues 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 the City of Dublin joined the cities of Pleasanton and Livermore and their respective Chambers of Commerce, and the San Francisco office of the Small Business Administration (SBA) to host the Tri- Valley Small Business Series from May to November 2015. The series was designed to connect the region's small businesses with local resources and to celebrate the important role that small business plays in the region. Events included a Small Business Resource Fair (May 2015), a session on how to utilize cloud-bases technology for small businesses (July), and a Meet the Lenders panel discussion and exhibition (October 2015).
- Advanced 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 in the spring and fall each year.
- Maintained promotion of key Dublin opportunity sites to a web-based site selection and promotion application called "OppSites." This effort promotes commercial development sites with a global audience.
- Celebrated local, modern manufacturing with participation in National Manufacturing Day. Dublin-based firms provided tours which informed students, educators, and other interested attendees about rewarding, local career opportunities.
- Care Administration and Management Professionals (CAMP): Under the Small Business Assistance Program, a grant was awarded to CAMP to assist with safety and ADA improvements to 6505 Sierra Court.
- Firehouse Subs Sewer Assistance: In July 2015, the City Council approved the allocation of sewer capacity credits to Firehouse Subs to assist with their attraction to Dublin and to densify the Persimmon Place retail shopping center.
- GoGoong Korean BBQ Sewer Assistance: In March 2015, the City Council approved the allocation of sewer capacity credits to GoGoong Korean BBQ to

assist with their attraction to Dublin and to densify the existing Almond Plaza retail shopping center.

- ✱ **Maintain a Comprehensive Marketing and Branding Plan:** On February 18, 2015, the Council adopted a new marketing and branding strategy developed by North Star Destination Strategies. The branding effort develops a cohesive message to promote opportunities in Dublin. Implementation of the plan began in FY14-15 with the goal of promoting Dublin as a destination for visitors, families, businesses, and events.
- ✱ During 2015, efforts to implement the “The New American Backyard” branding plan included:
 - A comprehensive update to the City website and mobile application, including new content focused on economic development.
 - Development of a two-minute video highlighting Dublin, which is now posted on the City’s website and new YouTube channel.
 - Development of new “Quick Facts” economic highlights fact sheet.
 - Display materials including signage, tent, tablecloths, new glasses for beverages, and shopping totes, which have been used at City events.
 - Redesign of City publications and City materials.
 - Updated advertising, signage, and promotion of major City events to reflect brand.
 - Introduction of additional translated materials to expand the City’s reach to international economic development opportunities.
 - Branded ads targeting new residents, visitors, and business opportunities are being published in a range of regional and national publications.
- ✱ **Focus Business Visitation Program on High-Growth Companies:** The Economic Development Office continues to advance the objectives of the Business Visitation Program through 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 2015, the Economic Development Office continued to partner with regional organizations such as the East Bay Economic Development Alliance, Visit Tri-Valley, Innovation Tri-Valley and i-Gate. Some of the meetings and events that were held during the calendar year include:
 - Continued partnership with i-Gate to host educational events and increase services to local startup firms.
 - Formed a new partnership with Google to host “Let’s Put Dublin on the Map!”, a series of interactive workshops that guide local businesses through the process of establishing and enhancing their online presence to attract customers.
 - Partnered with the Tri-Valley One-Stop Career Center and entered into a Memorandum of Understanding for an additional three-year term.

- Assisted with the Visit Tri-Valley renewal and participated in new and ongoing marketing efforts such as expanded social media campaigns for Restaurant Month, Tri-Valley Beer Trail, Super Communities and others.

✱ **Maintain Small-Business Friendly Development Services:** The City of Dublin continues 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.
- Promoted 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:** The City worked closely with the Alameda County Surplus Property Authority (ACSPA) to develop their partnership with a commercial brokerage firm to market their development sites. The City also promotes these new materials (marketed as “Tri-Valley Concept” Campus) on our website.

✱ **Support Downtown Business Attraction and Development Efforts:** During Calendar Year 2015, the City held numerous property owner roundtables and summits to gather information on property owner interest in developing or improving their properties. In addition, the following development activities occurred downtown during the reporting period:

- Efforts began to begin façade improvements to several key sites in the Dublin Place shopping center, including the improvement of space between Target and Hobby Lobby and the development of new restaurant space near Aquarium Concepts. Exploration of reuse of the former Coco’s and Grocery Outlet spaces are underway, as well as discussions of special events to draw more shoppers to the Downtown.
- **Village Parkway:** Throughout 2015, several property and business owners where convened in multiple meetings to discuss a variety of topics specific to their location, including downtown activation, improvements, and exploration of an association.
- **Bay West Mixed Use Site:** The former Crown Chevy site has begun construction for 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres. Building permits were issued for both projects in 2015. Construction is expected to continue through 2016 and occupancy granted in 2017.

- **Eden Housing:** Construction is underway for a Veterans housing project comprised of 66 high-density residential units on a 1.37 acre parcel.
 - **Amador Valley Medical Center:** Under the Commercial Façade Improvement Grant Program, a grant was awarded to Amador Valley Medical Center to upgrade the exterior of the building located at 7667 Amador Valley Blvd.
 - **Mirchi Café:** Under the Commercial Façade Improvement Grant Program, a grant was awarded to Mirchi Café to upgrade the exterior of the building located at 7083 Village Parkway. Under the Small Business Assistance Program a grant was awarded to Mirchi Café for assistance with Title 24 and ADA interior upgrades.
 - **Athen's Burger:** Under the Commercial Façade Improvement Grant Program, a grant was awarded to Athen's Burgers to upgrade the exterior of the building located at 6999 Dublin Blvd, including an outdoor dining area.
 - **Chiu Family Trust:** Under the Small Business Assistance Program, a grant was awarded to the Chiu Family Trust to assist with construction of a trash enclosure for the Lamps Plus Plaza (San Ramon Road).
 - **Martin Land Co.:** Under the Small Business Assistance Program, a grant was awarded to Martin Land Co. to assist with improvements for the trash enclosure located at 7410 Amador Valley Blvd.
 - **Village Parkway Pilot Parking Program:** In December 2014, the City Council extended for five years an Ordinance that temporarily eliminates 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 2015, 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:
- Staff has worked closely with property owner to attract activation programs for the Downtown area. Current concepts under discussion include a weekly food truck event, and a Sunday morning Farmer's Market. Site selection discussions are continuing on these efforts.
 - Work began on a pilot program for a free Wi-Fi system for part of Downtown Dublin, to be installed Spring 2016. To start, about 30% of the Downtown District will be covered, most notably near the West Dublin BART station toward Dublin Boulevard, and along Village Parkway. The City will review the results from the pilot program in determining whether or not to expand the program in the future.
 - 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; Small Business Assistance Program; and, PACE Financing for Energy Upgrades.

WATER RESOURCES ELEMENT

AMENDMENTS

The Water Resources Element was not amended during Calendar Year 2015. The Water Resources Element is a newer 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 policies related to the conservation and management of water resources, riparian corridors, and watershed lands. The Water Resources Element also defines the storm water facilities needed to serve Dublin at build out 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.
- ✱ City Staff coordinated a Water Conservation & Bay Friendly Gardening Workshop in May 2015. Approximately 40 residents attended the workshop.
- ✱ Staff completed the construction of several additional park facilities, implementing several of the policies in Section 12.3.4 of the Water Resources Element.

ENERGY CONSERVATION ELEMENT

AMENDMENTS

The Energy Conservation Element was not amended during Calendar Year 2015. The Energy Conservation Element is a new Element that was adopted in July 2014. The primary purpose of the Energy Conservation Element and the reason for including this optional Element in the Dublin General Plan is to ensure that the City is taking an active role in encouraging and promoting energy conservation at every level, and to consolidate information and policies related to energy supply, current conservation programs, and opportunities for future improvements.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ENERGY CONSERVATION ELEMENT

- ✱ The Building Division ensures the continued implementation of Chapter 7.94 of the Municipal Code (Dublin Green Building Code) and the 2013 California Green Building Standards Code, also known as the "Cal Green" Code, which was adopted by the City and became effective January 1, 2014.
 - During Calendar Year 2015, the Building Division issued 408 residential and 4 commercial photovoltaic permits; and, 39 residential and 10 commercial electrical vehicle chargers.

- ✱ Environmental Services Staff play an active role in educating residents and businesses about the various programs, tools, and incentives of the agencies and organizations whose main function is to encourage and enable energy conservation, including PG&E, California Youth Energy Services (CYES), and StopWaste.
 - The City of Dublin partnered with Rising Sun Energy Center to promote energy conservation and sustainable living via a youth employment program, known as California Youth Energy Services (CYES). The CYES program is a youth and young adult summer employment and training program open to those who are 15–22 years old. The CYES program trains and employs local youth to provide resource conservation audits and retrofits to local residences in the form of a Green House Call. A Green House Call includes a walkthrough energy assessment of the house with the client looking for energy and water savings opportunities. Residents who sign up for a Green House Call receive free energy and water conservation saving measures including efficient-flow faucet, aerators and showerheads, and screw-in compact fluorescent lamps.
 - In 2015, 256 Dublin area households received a Green House Call. The following equipment was installed within Dublin homes at no cost to the homeowner:
 - ❖ 2,646 compact fluorescent light bulbs
 - ❖ 222 LED light bulbs
 - ❖ 69 LED night lights
 - ❖ 19 CFL torchiere lamps
 - ❖ 21 efficient-flow showerheads & aerators
 - ❖ 115 power strips
 - ❖ 64 retractable clotheslines
 - ❖ 12 feet of water heater pipe insulation
- ✱ Dublin Green Shamrock Business Program: The goal of the Dublin Green Shamrock Business Program is to educate businesses on sustainable practices and connect them with potential savings. Energy Conservation is part of the multi-faceted program. The program began in October 2014. As of 2015, 19 businesses have enrolled in the program.
- ✱ Home Energy Analyzer: Residents who participated in the Home Energy Analyzer were given access to energy assistance and were made aware of energy rebates that would be beneficial for them. In 2015, 143 homeowners received detailed energy information.
- ✱ BayRen Single Family & Multi Family Programs: As part of the BayRen single family program in 2015, 14 single family residences in Dublin completed Energy Upgrade CA projects. As part of a BayRen Multifamily program that started in November 2013 and continued through 2015, the City promoted a multifamily outreach campaign that included energy efficient rebates to help pay for enhancements to aging or inefficient energy systems. In November 2015, Dublin hosted an informational meeting for multifamily complexes. As of December 2015, approximately 200 multifamily property units were in the process of receiving building enhancements and another 700 units were receiving technical assistance. Completed projects that participated in the BayRen Building Enhancements program have an average modeled whole building savings of 15%.

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

Jurisdiction City of Dublin
 Reporting Period 1/1/2015-12/31/2015

Table A 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	Low Income	Moderate Income			Above Moderate Income	Assistance Programs for Each Development	
Dublin Family Apartments (Eden Housing)	5+	R	26	39	1	0	66	LTF, TCAC, HCD, HOME	Inc	**
Tribeca	SF	O	0	0	3	35	38	See instructions	Inc	n/a
							0			
							0			
(9) Total of Moderate and Above Moderate from Table A3							804			
(10) Total by Income Table A/A3			26	39	4	839	908			
(11) Total Extremely Low Income Units*							337			
							441			
							20			

*Note: These fields are voluntary.

** Moderate income unit is a manager's unit. Per project pro forma, will be leased at no charge to employee.

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	Low Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(4) Total Units by Income	0	0	0	0	0	

*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	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low*	Deed Restricted	26	-	-	-	-	-	-	-	26	770
	Non-deed Restricted	0	-	-	-	-	-	-	-	0	
Low	Deed Restricted	39	-	-	-	-	-	-	-	39	407
	Non-deed Restricted	0	-	-	-	-	-	-	-	0	
Moderate	Deed Restricted	3	-	-	-	-	-	-	-	3	421
	Non-deed Restricted	1	-	-	-	-	-	-	-	1	
Above	n/a	804	-	-	-	-	-	-	-	804	-186
Moderate											
Total RHNA issued by COG		2,285									
Total Units		873									
Remaining Need for RHNA Period		1,412									

*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
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.

Name of Program
Program 1: Housing Rehabilitation Assistance

Objective
Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs (including accessibility grants) with the goal of assisting 32 households over eight years.

Timeframe in Housing Element
2015-2023

Status of Program Implementation

Program 1: HOUSING REHABILITATION ASSISTANCE										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Minor Home Repair Grants	4									
Accessibility Improvement Grants	1									
Exterior Paint Grants	0									
Housing Rehabilitation Loans	0									
Total	5									

Objective: 32

Program 1: HOUSING REHABILITATION ASSISTANCE										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Minor Home Repair Grants	\$3,160.00									
Accessibility Improvement Grants	\$4,301.50									
Exterior Paint Grants	\$									
Housing Rehabilitation Loans	\$									
Total	\$7,461.50									

The City continues to support the Housing Authority of Alameda County in the administration of the Housing Choice Voucher. According to the Housing Authority, as of January 2016, 369 Dublin households receive assistance through this program. Among these, 288 are tenant-based vouchers and 81 are project-based (assigned to Carlow Court and Wexford Way). In addition, the Housing Authority, in cooperation with the U.S. Department of Veterans Affairs has committed to providing Veterans Affairs Supportive Housing (VAISH) vouchers at Dublin Family Apartments, a 66-unit affordable rental development that broke ground in November 2015.

The City of Dublin continues to refer interested households and homeowners to the Alameda County Housing Authority for program information and application procedures. In addition, information on developments within the City that accept Housing Choice Vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory (available online and in hard copies at the City's public counter) and in a flyer listing Dublin rental communities (available on the City's website and at the City's public counter, and frequently distributed to interested parties via email by City Housing Division staff).

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.

The following residential inspections were conducted (these numbers are based on the number of new open code enforcement cases).

Program 3: Code Enforcement										
Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Planning Code Enforcement	522									
Building Code Enforcement	115									
Total	637									

Objective: 2,000

Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.

Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.

Conduct approximately 2,000 residential inspections during the planning period.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 4: Condominium Conversion Ordinance	Perform annual review of City ordinances.	Annual	The 2015 annual review of city ordinances did not result in any changes.
Program 5: Mixed Use Development	Monitor conversion activities annually.	Annual	There were no condominium conversions during Calendar Year 2015.
Program 6: Affordable Housing Developers	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2015-2023	There were no high-density mixed-use projects proposed during Calendar Year 2015.
Program 6: Affordable Housing Developers	Negotiate a specific incentives package or each project, with increased incentives for projects that include units for extremely low income households and persons with disabilities.	2015-2023	The City worked closely with Eden Housing on the development of Dublin Family Apartments, a 66-unit affordable rental development that includes 20 extremely low-income units. In addition to facilitating land acquisition for the site and providing a \$6.4 million loan, the City approved reduced parking for the project.
Program 6: Affordable Housing Developers	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2015-2023	The City provided support letters and application assistance to help Eden Housing secure funding for the development of Dublin Family Apartments, a 66-unit affordable rental development. The project broke ground in November 2015 and will be ready for occupancy in early 2017.
Program 6: Affordable Housing Developers	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units with the goal of achieving 20 affordable units for extremely low income households and/or persons with special needs (including persons with disabilities/developmental disabilities).	2015-2023	The City worked closely with Eden Housing to secure a site and funding for Dublin Family Apartments, a 66-unit affordable housing development for lower-income households. The development will include 20 units for extremely low-income veterans, with support from the Veterans Affairs Supportive Housing (VASH) program.
Program 7: Density Bonuses	Annually contact developers to discuss affordable housing opportunities.	2015-2023	In 2015, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin.
Program 7: Density Bonuses	Review and, as necessary, revise the Density Bonus Ordinance to ensure compliance with State law within two years of adoption of the 2015-2023 Housing Element.	November 2016	In progress.
Program 7: Density Bonuses	Continue to implement the Density Bonus Ordinance and provide information on the Ordinance to developers and other interested parties.	2015-2023	The City continues to implement the Density Bonus Ordinance and provide information to developers and other interested parties.
Program 7: Density Bonuses	Provide information on the City's affordable housing incentives, such as density bonus and fee deferral or amortization, on the City's website by mid-2015.	mid-2015	http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Information

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																								
Program 8: Inclusionary Zoning	Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.	2015-2023	<p>In 2015, the City issued permits for a 66-unit affordable rental development, Dublin Family Apartments, by Eden Housing, Inc. This affordable development was made possible in part through a land dedication (the affordable housing project site) by the developer of a market rate residential project on a parcel located to the north of the affordable housing site. The market rate developer fulfilled the inclusionary housing obligation for 313 market rate units by transferring ownership of the 1.37 acre site for the affordable housing project. In addition, the City issued a \$6.4 million loan to Eden Housing, Inc. for the Dublin Family Apartments project from the Inclusionary Housing In-Lieu Fund.</p> <p>The City also issued permits for 3 deed-restricted moderate-income units at Tribeca. These units are part of the inclusionary housing obligation for the Transit Center development area. The project will offer a total of 5 moderate-income homes. Staff anticipates that building permits for the remaining two homes will be issued in 2016.</p> <table border="1" data-bbox="414 598 560 724"> <thead> <tr> <th colspan="7">Program 8: Inclusionary Zoning</th> </tr> <tr> <th>Calendar Year</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Affordable Units</td> <td>69</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="11">Objective: 100</td> </tr> </tbody> </table>	Program 8: Inclusionary Zoning							Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Affordable Units	69										Objective: 100										
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Program 9: Commercial Linkage Fee	Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units).	2015-2023	<p>Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Affordable Housing Fund along with in-lieu fees collected from developers for residential development. In 2015, the City collected \$45,830 in Commercial Linkage Fees. The Affordable Housing Fund was used to facilitate the development Dublin Family Apartments, a 66-unit affordable housing community. The project includes 20 extremely low, 6 very low, and 39 low income units, as well as a manager's unit.</p> <table border="1" data-bbox="673 472 803 724"> <thead> <tr> <th colspan="7">Program 9: COMMERCIAL LINKAGE FEES</th> </tr> <tr> <th></th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Commercial Linkage Fees Collected</td> <td>\$45,830.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$45,830.00</td> </tr> </tbody> </table>	Program 9: COMMERCIAL LINKAGE FEES								2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Commercial Linkage Fees Collected	\$45,830.00									\$45,830.00											
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	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total																																	
Commercial Linkage Fees Collected	\$45,830.00									\$45,830.00																																	
	Assist 5 moderate income households with first-time homebuyer loans.	2015-2023	<p>While City of Dublin First Time Homebuyer Loan Program loan funds remained available, the City did not issue any new loans during the 2015 calendar year. In addition, the City continued to offer Mortgage Credit Certificates through Alameda County. There were two Re-Issued Mortgage Credit Certificates in 2015.</p> <table border="1" data-bbox="901 388 1031 724"> <thead> <tr> <th colspan="7">Program 9: First Time Homebuyer Loans</th> </tr> <tr> <th></th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Moderate Income Loans</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> </tbody> </table>	Program 9: First Time Homebuyer Loans								2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Moderate Income Loans	0									0											
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	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs, and the Alameda County Homeless Management Information System.	2015-2023	<p>The City continued to contract with Tri-Valley Housing Opportunity Center (TVHOC) for homebuyer education, foreclosure prevention services, rental assistance, and pre- and post purchase counseling.</p> <p>The City also continued to support the Alameda County Homeless Management Information System (HMIS) through the Affordable Housing Fund. 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>																																								
Program 10: Housing Type and Size Variations	Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.	2015-2023	<p>The City's General Plan, various Specific Plans and the Planned Development zoning process facilitate diversity of housing types and sizes to meet the City's housing needs.</p>																																								

Name of Program	Objective	Timeframe in Housing Element 2015-2023	Status of Program Implementation																																																						
<p>Program 11: First-Time Homebuyer Programs</p>	<p>Assist 20 income-qualified first-time homebuyers during the planning period. Strive to provide assistance to approximately 10 above moderate income and 10 moderate income households.</p>		<p>While First Time Homebuyer Loan Program loan funds remained available, the City did not issue any new loans in 2015 mainly because no new BMR units were sold in 2015.</p> <table border="1" data-bbox="267 346 430 556"> <thead> <tr> <th colspan="10">Program 11: First-Time Homebuyer Programs</th> </tr> <tr> <th>Objective</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> <th>Remaining</th> </tr> </thead> <tbody> <tr> <td>Moderate</td> <td>10</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> </tr> <tr> <td>Above Moderate</td> <td>10</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> </tr> <tr> <td>Total</td> <td>20</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> </tr> </tbody> </table>	Program 11: First-Time Homebuyer Programs										Objective	2015	2016	2017	2018	2019	2020	2021	2022	2023	Remaining	Moderate	10	0								10	Above Moderate	10	0								10	Total	20	0								20
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<p>Program 12: Second Dwelling Units</p>	<p>Continue to distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.</p>	2015-2023	<p>Information regarding the City's First Time Homebuyer Loan Program is available on the City's website, in printed materials at the Civic Center, and through local housing service organizations. In addition, the City website provides information and links to other homebuyer assistance programs including the City's below market rate (BMR) home ownership program, Mortgage Credit Certificates (administered for the City of Dublin by Alameda County), and California Housing Finance Agency (CalHFA) loan programs.</p>																																																						
<p>Program 13: Homeless Assistance</p>	<p>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.</p> <p>Facilitate the construction of 30 second dwelling units within the planning period.</p>	2015-2023	<p>Information regarding the City's second unit regulations is available on the City's website and in printed materials at the Civic Center.</p>																																																						
<p>Program 14: Tri-Valley Affordable Housing Committee</p>	<p>Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. Annually evaluate the homeless service needs as part of the Community Support Grants program, with the objective of assisting an average of 300 persons per year.</p>	2015-2023	<p>The City of Dublin continues to support Tri-Valley Haven (domestic violence and homeless services) and Eden I & R (a service connecting citizens to safety net services) through the Community Support Grants program. Tri-Valley Haven's homeless assistance program served 275 Dublin residents in 2015. Eden I & R served 167 Dublin residents in 2015.</p>																																																						
<p>Program 15: Residential Sites Inventory</p>	<p>Participate in at least one affordable housing fair annually throughout the planning period.</p> <p>Monitor housing development on an ongoing basis to ensure that the sites identified in the Residential Sites Inventory are developed at densities appropriate for fulfilling the City's RHNA and identify additional sites as necessary.</p> <p>Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the RHNA of 2,285 units (796 very low, 446 low, 425 moderate, and 618 above moderate units).</p>	2015-2023	<p>The City continues to participate in regional efforts to address homelessness. City staff regularly attended meetings organized by Everyone Home and the Alameda County Department of Housing and Community Development. In addition, the City continued to fund regional homeless assistance programs and organizations as noted above.</p> <p>The City participated in quarterly meetings of the Tri-Valley Affordable Housing Committee. Committee meetings featured presentations from housing-related organizations and facilitated the exchange of information and ideas among participating jurisdictions.</p> <p>The City monitors housing development annually to ensure adequate sites remain available to meet the RHNA obligation.</p>																																																						

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Program 16: Fee Deferment or Amortization	Continue to offer the deferment or amortization of fees as an option to interested parties.	2015-2023	The City continues to offer deferment or amortization of fees as an option to interested parties.
Program 17: Universal Design Ordinance	Provide information on the City's affordable housing incentives, such as density bonus and fee deferment or amortization, on the City's website by mid-2015.	mid-2015	http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Information
Program 18: Emergency Shelters and Supportive and Transitional Housing	Continue to make the brochure and other related information available on the City's website and at the public counter.	2015-2023	Information regarding the City's Universal Design Ordinance is available on the City's website and in printed materials at the Civic Center.
Program 19: Equal Housing Opportunity	Review and amend, if necessary, the Emergency Shelters Ordinance within two years of the adoption of the 2015-2023 Housing Element.	November 2016	In progress.
Program 20: Equal Housing Opportunity	Review and amend, if necessary, the transitional and supportive housing provisions of the Zoning Ordinance within two years of adoption of the 2015-2023 Housing Element.	November 2016	In progress.
Program 21: Green Building Guidelines	Provide referrals to appropriate agencies for services.	2015-2023	The City provides referrals to appropriate agencies through direct communication with residents (in person at the counter, via email, and over the phone) and information on the City website. The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents.
Program 22: Green Building Guidelines	Distribute fair housing information to public locations.	2015-2023	Fair housing information, in the form of brochures and pamphlets, is available at the City's public counter.
Program 23: Green Building Guidelines	Post information on the City website.	2015-2023	Fair housing information is available to the public on the City's website. The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."
Program 24: Green Building Guidelines	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2015-2013	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for information or are referred to outside agencies, as appropriate. 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 211 County-wide social services hotline and ECHO's services. In addition, information is distributed to property managers during the annual rental monitoring site visits.
Program 25: Green Building Guidelines	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2015-2023	The City participated in the preparation of the most recent version of Alameda County's Impediments to Fair Housing Study through the urban county HOME Consortium, completed and published in February 2015. City staff provided notes and comments, attended review sessions, and posted draft and final versions of the Analysis on the City's website.
Program 26: Green Building Guidelines	Continue to implement the provisions of the Green Building Ordinance.	2015-2023	The City continues to implement the Green Building Ordinance.
Program 27: Green Building Guidelines	Continue to update brochures that describe program requirements and make them available to any interested parties and continue to provide Green Building resources on the City's website.	2015-2023	The City continues to update brochures as needed and make them available on the City's website.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 22: 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.	2015-2023	<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>