



DUBLIN
CALIFORNIA

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

**Reporting Period:
Calendar Year 2019**

INTRODUCTION

Government Code Section 65400(a)(2) requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD) on the status of their General Plan and 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 Progress Report was presented to the City Council on **March 17, 2020**.

The purpose for the Annual Progress Report is to: 1) assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; 2) identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; 3) 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 4) provide information regarding local agency progress in meeting its share of the regional housing need.

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 12 elements:

- ✿ Land Use Element
- ✿ Parks and Open Space Element
- ✿ Schools, Public Lands, and Utilities Element
- ✿ Circulation and Scenic Highways Element
- ✿ Housing Element
- ✿ Conservation Element
- ✿ Seismic Safety and Safety Element
- ✿ Noise Element
- ✿ Community Design & Sustainability Element
- ✿ Economic Development Element
- ✿ Water Resources 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 HCD 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 (CY) 2019** 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 each mandatory element of the General Plan, such as the Land Use Element, can be amended to a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended during CY 2019 as follows:

- ✿ **Downtown Dublin Specific Plan:** In December 2019, the City Council approved amendments to the Downtown Dublin Specific Plan (DDSP) and related General Plan Amendments. Approved DDSP amendments include increasing the allowable commercial floor area ratio in the Transit-Oriented and Retail Districts, combining the allowable residential dwelling unit allocation into one pool for all three downtown zoning districts, and amending the parking standards for the Village Parkway and Transit-Oriented Districts. Additionally, General Plan Table 2.1 (Land Use Development Potential: Primary Planning Area) was updated to reflect the increase in floor area ratio. The new maximum floor area ratio does not increase the total amount of non-residential development within the DDSP area but provides greater development potential on individual parcels. The amendment does not change the base floor area ratio.

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

Residential Land Use

During the CY 2019, 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:

- ✿ **Boulevard (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. In June 2015, the City Council approved a General Plan Amendment and Dublin Crossing Specific Plan Amendment for the project. The project entitlements allow for development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a public school site, 30+ acres of public park land, and associated infrastructure to serve the community.

Phase 1 – In June 2016, the Planning Commission approved a Vesting Tentative Map and Site Development Review Permit for construction of 453 townhomes, condominiums, and detached small-lot single-family homes for Phases 1A and 1B as described below. Construction began in 2016.

- **Union (Neighborhood 1):** Lennar is developing 62 condominium homes. Construction of this neighborhood was completed in 2019.
- **Madison (Neighborhood 2):** Lennar is developing 107 townhomes. Construction of this neighborhood was completed in 2019.
- **Wilshire (Neighborhood 3):** Brookfield Homes is developing 75 condominium homes. Construction of this neighborhood was completed in 2019.
- **Huntington (Neighborhood 4):** Brookfield Homes is developing 69 single-family residential homes. The project is currently under construction.

- **Fillmore (Neighborhood 5):** Brookfield Homes is developing 80 townhomes. The project is currently under construction.
- **Sunset (Neighborhood 6):** Lennar is developing 60 single-family residential homes. The project is currently under construction.

Phases 2 and 3 – In May 2017, the Planning Commission approved a Vesting Tentative Map and Site Development Review Permit for construction of 791 townhomes, condominiums, and detached small-lot single-family homes for Phases 2 and 3 as described below. Construction began in 2017.

- **Broadway (Neighborhood 7):** Brookfield Homes is developing 110 condominium homes. The project is currently under construction.
- **Skyline (Neighborhood 8):** Lennar is developing 114 condominium homes. The project is currently under construction.
- **Downing (Neighborhood 9):** Lennar is developing 48 townhomes. The project is currently under construction.
- **Hyde Park (Neighborhood 10):** Brookfield Homes is developing 102 condominium homes. The project is currently under construction.
- **Mulholland (Neighborhoods 11 and 18):** Brookfield Homes is developing 80 single-family homes. The project is currently under construction.
- **Newbury (Neighborhood 12):** Lennar is developing 49 single-family homes. The project is currently under construction.
- **Lincoln (Neighborhood 13):** Lennar is developing 45 single-family homes. The project is currently under construction.
- **Gramercy (Neighborhood 14):** Lennar is developing 102 townhomes. The project is currently under construction.
- **Abbey (Neighborhood 15):** Brookfield Homes is developing 60 townhomes. The project is currently under construction.
- **Downing (Neighborhood 16):** Lennar is developing 48 townhomes. The project is currently under construction.
- **Huntington (Neighborhood 17):** Brookfield Homes is developing 37 single-family residential homes. The project is currently under construction.

Phases 4 and 5 – In May 2018, the Planning Commission approved a Vesting Tentative Map and Site Development Review Permit for construction of 510 townhomes, condominiums, and attached single-family homes for Phases 4 and 5 as described below. Construction has not yet begun and is anticipated in 2020.

- **Venice (Neighborhood 19):** Lennar is developing 91 attached single-family homes (duets).
- **Melrose (Neighborhood 20):** Brookfield Homes is developing 75 single-family homes.
- **Ivy (Neighborhood 21):** Brookfield Homes is developing 62 single-family homes.
- **Vine (Neighborhood 22):** Brookfield Homes is developing 92 townhomes.
- **Avalon (Neighborhood 23):** Lennar is developing 90 townhomes.
- **Lombard (Neighborhood 24):** Lennar is developing 100 single-family 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. Thus far, 1,556 units have been constructed or approved including the following project:
 - **Ashton at Dublin Station (Site A-3)** In July 2018, the City Council approved a Planned Development Rezoning with a related Stage 2 Development Plan, a Site Development Review Permit, Condominium Map and a Development Agreement for Site A-3 of the Dublin Transit Center. The project includes 220 apartment units, residential amenities and 331 structure parking spaces. The project is in building permit plan check and is expected to begin construction in the first quarter of 2020.

- ✿ **Enclave at Tassajara Highlands** (Tim Lewis Communities): In August 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Planned Development Rezoning with a related Stage 1 and Stage 2 Development Plan, a Site Development Review Permit 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 currently under construction.

- ✿ **APEX at Grafton Plaza:** In April 2016, the City Council adopted Resolution No. 46-16 approving a Site Development Review Permit and Vesting Tentative Map for a 115-unit townhome condominium development on a 6.55-acre site. The project is currently under construction and is largely built out.

- ✿ **Jordan Ranch:** In June 2010, the City Council adopted Ordinance No. 13-10 to rezone approximately 189-acre area known as Jordan Ranch to a Planned Development Zoning District and adopted a Stage 2 Development Plan for the area. The project was amended on June 19, 2012, and October 6, 2015, which included a revised school site that was provided to the Dublin Unified School District at no charge. The project will provide up to 899 residential units. Residential product types include single-family detached, cluster homes, small-lot alley homes, and townhomes. The project is largely built out with the following neighborhoods still under construction:
 - **Slate (Neighborhood 5):** Tri-Pointe is developing 56 single-family detached homes on approximately 7.3 acres. The project is currently under construction.
 - **Onyx (Neighborhood 7):** Tri-Pointe is developing 105 single-family detached homes on approximately 9.3 acres. The project is currently under construction.
 - **Quartz (Neighborhood 8):** Tri-Pointe is developing 45 single-family duets on approximately 4.6 acres. The project is currently under construction.

- ✿ **Schaefer Ranch:** The project includes 418 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 project is largely built out and only the following neighborhood remains to be completed:
 - **Schaefer Ranch Unit 3 (including Lot 70):** Discovery Builders is developing 19 single-family detached homes on approximately seven acres; 10.26 acres have

been designated as open space. The architecture of the homes was approved in 2017. Construction is anticipated to begin in 2020.

✿ **Tassajara Hills/Moller Ranch:** In December 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development rezone with a related Stage 1 and Stage 2 Development Plan for the 226.3-acre Moller Ranch project. The project will provide 370 single-family detached homes (with an option to add an accessory dwelling unit on the lots that are large enough to accommodate the unit) on 80 acres; 137 acres have been designated Rural Residential/Agricultural. Site Development Review approval for the architecture of the homes and private clubhouse was granted by the Planning Commission on August 9, 2016. Improvements to Tassajara Road, including replacement of the culvert under Tassajara Road, was completed in December 2016. The Master Plan Check has been approved for all of the homes. Construction began in 2017 and it is expected to continue through 2020. The 370 homes are divided into three different neighborhoods as described below, which are dispersed throughout the development area.

- **The Glen @ Tassajara Hills:** 107 single-family detached units on minimum 4,500-square-foot lots.
- **The Knolls @ Tassajara Hills:** 179 single-family detached units on minimum 5,000-square-foot lots.
- **The Bluffs @ Tassajara Hills:** 84 single-family detached units on minimum 5,500-square-foot lots.

✿ **Wallis Ranch/Dublin Ranch West:** The Wallis Ranch 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 806 housing units on approximately 85.6 acres of the site. There will be a future community park of approximately 10 acres and a private community center that has been constructed. The remaining site area is devoted to permanent open space. There are eight individual residential neighborhoods (Neighborhood 4 is split into two phases built by different builders): six for single-family detached living and two for townhomes. The following residential neighborhoods were complete in 2019 or are under construction.

- **Bridgcroft (Neighborhood 1):** DR Horton is developing 92 single-family detached units. The project is currently under construction.
- **Ivy Oak (Neighborhood 3):** by Taylor Morrison is developing 74 single-family detached alley loaded units. Project construction was completed in 2019.
- **Haven (Neighborhood 4, Phase 2):** Meritage Homes is developing 75 single-family detached 6-pack garden court units. This project is currently under construction.
- **Riverton (Neighborhood 6):** KB Homes is developing 125 townhomes. Project construction was completed in 2019.
- **Fielding (Neighborhood 8):** Trumark Homes is developing 139 single-family detached six-pack court units. Project construction was completed in 2019.

Residential Land Use: Downtown Dublin

✿ **Avesta:** In March 2016, the Planning Commission approved a Site Development Review Permit and Conditional Use Permit for the construction of 35 senior apartments, 13 high-

acuity assisted living units, and 32 memory care units on a one-acre site, located along Amador Valley Boulevard, Starward Drive, and Donohue Drive. Construction is anticipated to be complete in spring 2020.

- ✿ **St. Patrick Way:** In May 2018, the City Council approved a Site Development Review Permit and Vesting Tentative Map for the demolition of an existing warehouse and construction of a building with 499 residential apartment units on an 8.53-acre site, located at 6700 Golden Gate Drive. The project is in building permit plan check.

Accessory Dwelling Units

During the CY 2019 reporting period, the City issued building permits for 10 accessory dwelling units, including eight units associated with the Tassajara Hills development. Additionally, project construction was completed for 18 accessory dwelling units within the Tassajara Hills development. The accessory dwelling units associated with Tassajara Hills are deed restricted as moderate income units.

Commercial and Industrial Land Use

During the CY 2019 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:

- ✿ **IKEA Retail Center:** In November 2018, the City Council approved a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, a Site Development Review Permit, and a Vesting Tentative Map for the IKEA Retail Center project (branded as “The Glen at Dublin”), a 412,099-square-foot development, consisting of a 317,000-square-foot IKEA store and 95,099-square-foot retail center on the 27.45-acre parcel, located at 5144 Martinelli Way. In November 2019, the City granted a one-year extension for the Site Development Review Permit. The applicant has not applied for a building permit at this time.
- ✿ **Kaiser:** In October 2016, the City Council approved a General Plan Amendment and Eastern Dublin Specific Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, and a Site Development Review Permit for the first phase of the Kaiser Dublin Medical Center project located on an approximately 58-acre parcel, located at 3100 Dublin Boulevard. The project allows up to 950,000 square feet of medical campus uses in three main buildings in addition to 250,000 square feet of commercial uses. The project will be developed in three phases over the course of up to 25 years. Phase 1A (220,000-square-foot medical office building) opened to the public in May 2019.
- ✿ **Quarry Lane Preschool:** In August 2019, the Planning Commission approved a Site Development Review Permit to construct a new 26,000-square-foot building for the Quarry Lane Preschool, located adjacent to 6085 Scarlett Drive. The facility will include 15 classrooms, activity rooms, and related site improvements. The project is in building permit plan check.
- ✿ **Safari Kid Daycare and Community Center:** In June 2018, the City Council approved a Site Development Review Permit, Conditional Use Permit, and Minor Use Permit to build a new daycare facility and community room on approximately 2.1 acres at the southwest

corner of Positano Parkway and West Cantara Drive. The project includes the construction of a 14,936-square-foot building comprised of a 10,667-square-foot childcare center to be operated by Safari Kid and a 4,269-square-foot multipurpose room that will be open for rent to the community. The project is currently under construction.

- ✿ **Westin Hotel:** In October 2019, the City Council approved a Stage 2 Development Plan, Site Development Review Permit and Tentative Parcel Map for a 163,133-square-foot, six-story hotel with a 198-room hotel, 9,762 square feet of assembly space and a restaurant, on a 5.88-acre site located on the southern portion of site D-2 in the Dublin Transit Center. The project is in building permit plan check.
- ✿ **Zeiss Innovation Center:** In March 2018, the City Council approved a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, and a Site Development Review Permit for Phase 1, which includes a 208,650-square-foot research and development building, surface parking, and related site improvements. The Zeiss Innovation Center project is located on an approximately 11.36 acres on the northeast corner of Dublin Boulevard and Arnold Road. The project allows a 433,090-square-foot research and development campus, comprised of two buildings, a parking structure, and associated site, frontage, and landscape improvements. The project will be developed in two phases over the course of approximately 10 years. Phase I is currently under construction.

Commercial and Industrial Land Use: Downtown Dublin

- ✿ **Dublin Place:** In January 2018, the Planning Commission approved a Site Development Review Permit to demolish a vacant 5,442-square-foot restaurant building and construct a new 9,383-square-foot multi-tenant commercial building located within the Dublin Place Shopping Center, located at the corner of Dublin Boulevard and Amador Plaza Road. The project also includes two new outdoor dining patios, landscaping, and parking improvements. Tenants have not been identified for the buildings; however, it is anticipated to include four tenant spaces with a mix of retail and restaurant uses. The project is in building permit plan check.

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was not amended during CY 2019.

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

- ✿ **Clover Ranch and Sunrise Park:** Design for the two-acre neighborhood park, Clover Park, and the 10.75-acre community nature park, Sunrise Park, began in 2016. The park amenities will include a playground area, picnic area, restroom, bike and walking trail, landscaping, and turf area. Construction started in 2019 and is anticipated to be completed in summer 2020.
- ✿ **Butterfly Knoll Neighborhood Square:** The 1.08-acre neighborhood square will be designed and constructed by the developer of Tassajara Hills. The park amenities will

include a playground, picnic area, trellis, landscaping, and turf space. Construction is anticipated to be completed in spring 2020.

- ✿ **Fallon Sports Park, Phase III:** This project provides for the design and construction of the remaining 14 acres of Fallon Sports Park, referred to as the Upper Terrace. The City Council approved the Phase III concept design in December 2019. The Phase III park amenities include a cricket field, batting cages, two Little League fields, a play area, and sand volleyball courts. Construction is anticipated to start in 2020.
- ✿ **Dublin Sports Grounds Rehabilitation:** This project provides for the rehabilitation of the playground and restroom facilities at the Dublin Sports Grounds located at Dublin Boulevard and Civic Plaza. The rehabilitation will include the design and construction of Imagine Playground (an all-abilities, all-inclusive playground), a new restroom and concession facility, covered group picnic area, and pathways to provide improved accessibility from the parking lot area to the playground and other park features and fields. Construction began in 2019 and will be completed in 2020.

SCHOOLS, PUBLIC LANDS, AND UTILITIES ELEMENT

AMENDMENTS

The Schools, Public Lands, and Utilities Element was not amended during CY 2019.

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

Schools

- ✿ In 2019, 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 Dublin Crossing Specific Plan Area, a school site has been reserved for future development by the Dublin Unified School District. The City has an agreement with the Developer to acquire the site, and ownership of the site will be transferred to the City in the future.
- ✿ During the December 17, 2019 Board Meeting, the Dublin Unified School District Board of Trustees unanimously approved a settlement agreement in the eminent domain action initiated by the District to acquire the land for a future comprehensive high school. This is a significant milestone that brings the Dublin community one step closer to the realization of a dream - a comprehensive high school on the east side of town. Additionally, throughout 2019, City Staff met with the District to review the preliminary designs. The District, serving as the lead agency, is preparing environmental documents for the proposed high school.
- ✿ In 2019, 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

- ✿ **Public Safety Complex – Police Services:** On March 1, 2016, the City Council approved a new Capital Improvement Project, the Public Safety Complex – Police Services project, to relocate Police Services from the Civic Center to a new facility. On May 3, 2016, the City Council approved the Public Safety Complex Master Plan to renovate the building façade and core building, demolish the attached Butler building and tower building, and improve site parking and landscaping. The Complex will also include the existing Alameda County Fire Department administrative offices and relocate the Emergency Operations Center to the Public Safety Complex. Construction started in 2018 and opened in February 2020.
- ✿ **Federal and Military Communities Committee:** On September 3, 2013, the City Council established the Federal and Military Communities Committee (FMCC) on which two Councilmembers serve and which is staffed by the City Manager’s Office. The FMCC provides information and updates on programs and services related to federal agencies and military installations operating in Dublin.

Utilities

- ✿ In 2019, 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 CY 2019 as follows:

- ✿ **Dublin Boulevard Extension:** In August 2019, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, and established a Precise Alignment of Dublin Boulevard Right-Of-Way Lines, as part of a proposal to extend Dublin Boulevard approximately 1.5 miles eastward through Dublin and unincorporated Alameda County, and to connect to North Canyons Parkway in Livermore from its current terminus at Fallon Road. The roadway extension will provide four to six travel lanes and bicycle and pedestrian facilities.

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 to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from projects.

- ✿ **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. In 2019, the City initiated an update to the Bicycle and Pedestrian Master Plan.
- ✿ **Amador Plaza Road Project:** The first phase of this project was completed in 2016. It included 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. The second phase of the project includes construction of a right-turn lane from southbound Amador Plaza Road onto Dublin Boulevard. Design of the right turn lane is complete and right-of-way for the right-turn lane is currently being acquired.
- ✿ **Dublin Boulevard Improvements:** The project will widen Dublin Boulevard to six lanes with bicycle lanes between Sierra Court and Dublin Court and includes undergrounding of existing overhead utilities. The utility undergrounding started in summer 2017 and was completed in 2018. Project construction was completed in 2019.
- ✿ **Iron Horse Trail Connectivity to BART:** The City approved the Iron Horse Trail Feasibility Study in November 2017. One of the key improvements identified in the study was a bicycle and pedestrian bridge at Dublin Boulevard. In February 2017, the City Council approved a Capital Improvement Program project for the design of the bridge. The final bridge design is underway and will be completed in summer 2020. The City received grant funding from the Alameda County Transportation Commission for both the feasibility study and bridge design. The City has now received construction funding and the County is expected to begin construction in 2020/2021.
- ✿ **Amador Valley Blvd – Wildwood Road and Stagecoach Intersections Improvements:** This project includes safety improvements for vehicle, bicycle, and pedestrian traffic on Amador Valley Boulevard at the intersections of Wildwood Road and Stagecoach Road. The project will facilitate safe merging of two vehicle lanes into one lane on westbound Amador Valley Boulevard at Wildwood Road and will enhance traffic signal timing at Stagecoach Road for safer pedestrian crossings and improved signal coordination. Improvements at Wildwood Road include a curb extension and a rectangular rapid flashing beacon to augment the existing lighted crosswalk. Improvements at Stagecoach Road include a median and signal modifications. Other improvements will include roadway striping modifications, sign modifications, and curb ramp upgrades. The project construction was completed in 2019.
- ✿ **Bicycle Workshops and Events:** The City of Dublin promotes several efforts to encourage residents to reduce vehicle miles. Bike valet was offered at the City's two largest events, St. Patrick's Day and Splatter, to encourage residents to bike instead of drive. The City partnered with the City of Pleasanton to host a community bike ride in the summer. The City Council proclaimed September 30, 2019, through October 4, 2019 as "Walk and Roll to School Week" and provided giveaways to students who walked, biked, or carpooled to school. The City partnered with Bike East Bay to host two well-attended workshops on bicycle safety in the fall.

- ✿ **Bike Month and Bike to Work Day:** The City proclaimed the month of May “Bike Month” and May 9, 2019, as “Bike to Work Day.” Businesses were challenged to encourage their employees to bike to work all month long by competing against other local businesses for the most miles commuted by bike. On May 9, 2019, bicycle commuters visited energizer stations at the Dublin/Pleasanton and the West Dublin/Pleasanton BART Station and received refreshments and goodies. The City also hosted a bicycle commuting lunch and learn, a family cycling workshop, and a Bike to Market Day.

HOUSING ELEMENT

AMENDMENTS

The Dublin Housing Element was last updated and certified by HCD on January 21, 2015, for the 2015-2023 planning period. The Housing Element was not amended during CY 2019.

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 HCD. The completed forms for CY 2019 are attached as **Exhibit A** to this report.

As shown in Table 1, the City of Dublin’s RHNA for the current planning period is 2,285 residential units, broken down by income category. HCD regulations require that excess units in one income category cannot be used to reduce the unaccommodated need from the other categories.

Table 1: Regional Housing Needs Allocation 2014- 2023

2014-2023	Income Category
796	Very Low Income
446	Low Income
425	Moderate Income
618	Above Moderate Income
2,285	Total

In 2019, the City issued building permits for 241 dwelling units, including 233 above moderate income units and eight deed-restricted moderate-income units, as shown in Table 2 below.

Table 2: Dublin’s Progress in Meeting Regional Housing Needs

Income Category	Total RHNA (2014- 2023)	Net Units Created (2015- 2019)	Balance Remaining	Percent of RHNA Achieved
Very Low Income	796	26	770	3.26%
Low Income	446	39	407	8.74%
Moderate Income	425	39	386	9.17%
Above Moderate Income	618	3,641	0	589.15%
Total	2,285	3,745	1,563	163.89%

As required by State law, the City must zone land to accommodate the RHNA and develop programs and policies that promote an environment where housing construction is encouraged at all income levels.

Additionally, in 2019, the City implemented the following notable goals and guiding principles from the Housing Element:

- ✿ **Density Bonuses:** The City Council adopted an Ordinance amending Chapter 8.52 (Density Bonus Regulations) of the Dublin Municipal Code to comply with State law.
- ✿ **Housing Rehabilitation Assistance:** The Alameda County Community Development Agency issued seven minor home repair grants.
- ✿ **Rental Assistance:** The Alameda County Housing Authority provided 404 households with Housing Choice Vouchers.
- ✿ **First-Time Homebuyer:** The City issued two first-time homebuyer loans to moderate income households.

For a complete list of Housing Element Implementation items, please refer to Table D, which is attached as **Exhibit A** to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during CY 2019.

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 CY 2019.

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

- ✿ The City maintained MOU's with American Red Cross, effective through December 19, 2022, and with Parks RFTA, effective through December 17, 2020.
- ✿ The City broke ground on a new Emergency Operations Center (EOC) in conjunction with a Public Safety Complex facility capital project with occupancy planned in 2020.
- ✿ Alameda County Fire Department hosted a series of trainings on Personal Emergency Preparedness for City Staff and the general public.
- ✿ 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.
- ✿ The City's review and update of its Comprehensive Emergency Management Plan (EOP) is anticipated to be completed by summer 2020.

NOISE ELEMENT

AMENDMENTS

The Noise Element was not amended during CY 2019.

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

- ✿ The City continues to review projects 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 CY 2019.

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

- ✿ The City continues to review projects on a case-by-case basis for conformance with the principles, policies, and implementation measures of the Community Design and Sustainability Element to ensure that they are designed to enhance the livability of Dublin and encourage a high level of quality design while encouraging well-designed sustainability measures.

ECONOMIC DEVELOPMENT ELEMENT

AMENDMENTS

The Economic Development Element was adopted in April 2013. The Economic Development Element was not amended during CY 2019.

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 Division 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.
- ✿ **Focus Business Visitation Program on High-Growth Companies:** The Economic Development Division continues to advance the objectives of the Business Visitation Program through meetings with potential 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.
 - Key firms visited in 2019 included Advantec, Amber Solutions, SunRun, Kensington Laboratories, Vagaro, and TriNet.
- ✿ **Participate in Regional Economic Development Efforts:** During CY 2019, the Economic Development Division continued to partner with regional organizations such as the East Bay Economic Development Alliance (East Bay EDA), Visit Tri-Valley, Innovation TRIVALLEY, and i-Gate.
- ✿ **Maintain Small-Business-Friendly Development Services:** The City of Dublin continues to encourage the development of small businesses through the following:
 - A step-by-step “How to Start a Business—Your Guide to Growing a Business in Dublin, California” has been made available online. In addition to the guide, information on business incentive programs, financing and support services are posted on the City website. Additionally, two fact sheets, the “Business Incentives Fact Sheet” and the “Hotel Incentive Program Fact Sheet” are available in Mandarin.

- The City has provided individualized assistance for new and expanding businesses, including permitting, site selection searches and marketing. The City has also provided leasing assistance and business recruitment efforts for vacant spaces.
 - The City has 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 continues to work closely with the Alameda County Surplus Property Authority (ACSPA) and their undeveloped land parcels at the East Dublin BART Station.
- ✿ **Support Downtown Business Attraction and Development Efforts:** During CY 2019, the City continued working with individual property owners to consider improvements, joint activities, and other potential events.
- ✿ **Achieve the Downtown Vision:** During CY 2019, 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:
- The City continues to work with Greensfelder Commercial Real Estate, the City's Retail Real Estate consultant, to coordinate revisions to the Covenants, Conditions and Restrictions for certain property owners in the Retail District of the Downtown Dublin Specific Plan area.
 - The City continues to work with Urban Field Studio (UFS), the City's Architectural Design Services consultant on improvements to the downtown retail district. In 2019, UFS helped to create a Downtown Dublin Preferred Vision, which was unanimously approved by the City Council on November 5, 2019. The Downtown Dublin Preferred Vision provides a roadmap to improving the retail district of Downtown Dublin over the next 30-50 years and includes three main principles:
 - Siting of the town square, an approximately one-acre park envisioned to become Dublin's social center;
 - Establishing a new street grid network; and
 - Reinforcing and enhancing the Downtown character.
 - The City has provided 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, Hotel Incentive Program, and PACE Financing for Energy Upgrades.

WATER RESOURCES ELEMENT

AMENDMENTS

The Water Resources Element was adopted in June 2013. The Water Resources Element was not amended during CY 2019. 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 Dublin San Ramon Services District (DSRSD) and Zone 7 Water Agency to ensure that existing and new development is served with adequate water resources.
- ✿ Staff coordinated creek cleanup events as part of Dublin Pride Week and Creek Cleanup Day. Over 24 cubic yards of trash and recyclables were removed from local creeks.
- ✿ As part of the development review process, the City continued to require installation of full trash capture devices at public and private development projects. Through these efforts, and source controls, such as participation in the Alameda County Waste Management Authority's Reusable Bag Ordinance, the City has achieved a stormwater trash load reduction of nearly 82% since the first Municipal Regional Stormwater National Pollutant Discharge Elimination System Permit was issued in 2009.
- ✿ On June 18, 2019, the City Council opted into participation in the Alameda County Waste Management Authority (ACWMA) Mandatory Recycling Ordinance (MRO) Phase II, effective January 1, 2020, with enforcement beginning July 1, 2020. Participation in MRO Phase II will require all businesses to separate recyclable material covered by the MRO, regardless of the quantity of waste generated. All multifamily property owners will be required to provide collection containers for recycling and compostable waste (food scraps and compostable paper). All food-generating businesses will be required to sort compostable waste from their garbage. The MRO will reduce potential impacts on our stormwater trash load.
- ✿ On September 3, 2019, the City Council adopted Ordinance No. 09-19, adding Chapter 5.34 (Disposable Food Serviceware) to the Dublin Municipal Code. The regulations mandate that food vendors and City facility users use only readily recyclable or compostable disposable food serviceware for prepared food. The regulations will further reduce potential impacts on our stormwater trash load. Enforcement will begin in March 2020.
- ✿ 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 adopted in July 2014. The Energy Conservation Element was not amended during CY 2019.

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

- ✿ **East Bay Community Energy:** The City participates on the Joint Powers Agency Board of Directors for the community choice aggregation (CCA) program in Alameda County called the East Bay Community Energy Authority (EBCE). EBCE began providing electrical account holders with electricity generated with a higher renewable portfolio standard than mandated by the State with services beginning in June 2018 for commercial, industrial, and municipal customers, and to residential customers in November 2018. Starting in July 2019, the City's electrical power is generated from 100% renewable sources. Authorized by California law in 2002, CCA enables city and county governments to pool the electricity demand within their jurisdictions in order to procure or generate electrical power supplies on behalf of the residents and businesses in their communities.
- ✿ **Cal Green Code:** The Building Division ensures the continued implementation of Chapter 7.94 of the Municipal Code (Dublin Green Building Code) and the 2016 California Green Building Standards Code, also known as the "Cal Green" Code.
 - During CY 2019, the Building Division issued 561 residential and two commercial photovoltaic permits, totaling 3,439.23 kW hours; and 48 residential and 18 commercial electrical vehicle charger ports.
 - In November 2019, the City Council adopted Ordinance No. 15-19, repealing and replacing Chapter 7.94 (Green Building Code). Notable new local amendments, effective January 1, 2020, include requiring new private garages to be pre-wired for electrical vehicle charging equipment and increasing the number of electrical vehicle charging stations that must be designed into a project from 6% to 10%.
- ✿ **PG&E and StopWaste Programs:** Environmental Services Staff continue to 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 and StopWaste.
- ✿ **Home Energy Upgrade:** City Staff partnered with StopWaste to host two Home Energy Upgrade workshops in May and September 2019. Residents were informed about the Home Energy Score, a rating system which grades a home's energy efficiency. They also learned about the Energy Upgrade California's Home Upgrade Program which provides rebates for energy efficient upgrades. Several service providers, contractors, and loan providers affiliated with the Home Energy Upgrade Program met before and after the presentation to provide one-on-one information to residents on what services might best match their home upgrade needs.
- ✿ **Energy Upgrade California - Home Upgrade Program:** This program provides rebates and loans to homeowners completing energy efficiency upgrades in their home. At the end of 2019, 59 Dublin homeowners have participated in the program since its inception.
- ✿ **Energy Upgrade California - Home Energy Score:** This program provides a professional home energy assessment to thoroughly evaluate a home's energy use and potential upgrades in increase energy efficiency. In 2019, 28 residences received an evaluation and home energy score.

- ✿ **Bay Area SunShares Program:** The City partnered with the Bay Area SunShares Program to provide an annual, limited-time program that offers discounts on residential solar and electric vehicles. In 2019, one resident signed an agreement to install a 7.68 kW solar system.
- ✿ **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 2019, 34 businesses have enrolled in the program.
- ✿ **BayRen Multifamily Homeowner Programs:** City Staff promoted Energy Upgrade California's Bay Area Multifamily Building Enhancements which offers cash rebates and no-cost energy consulting for multifamily properties that undertake energy and water upgrades. The program assists in planning energy saving improvements designed to save 15% or more of a building's energy and water usage and provides \$750 per unit in rebates to help pay for the upgrades. As of 2019, 176 units have completed upgrades as part of the program.

Please Start Here

General Information	
Jurisdiction Name	Dublin
Reporting Calendar Year	2019
Contact Information	
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Title	Principal Planner
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Phone	9258336610
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City	Dublin
Zipcode	94568

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Dublin	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2		3	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	941-0185-095	8552 Bandon Drive, Unit A	Stickler Detached ADU	BLDG-2019-00614	ADU	O	4/17/2019								1	1	1	0	No
	941-0172-041	7972 Oxbow Court, Unit A	Laverne Attached ADU	BLDG-2019-00094	ADU	O	1/22/2019								1	1	1	0	No
	985-127-002	7287 Lembert Hills Drive	The Knolls @ Tassajara Hills	BLDG-2019-00303	ADU	O	2/26/2019					1			1	1	1	0	No
	985-127-002	2986 Delamar Drive	The Bluffs @ Tassajara Hills	BLDG-2019-00643	ADU	O	4/23/2019					1			1	1	1	0	No
	985-127-002	7267 Lembert Hill Drive	The Knolls @ Tassajara Hills	BLDG-2019-00792	ADU	O	5/15/2019					1			1	1	1	0	No
	985-127-002	7283 Lembert Hills Drive	The Knolls @ Tassajara Hills	BLDG-2019-01486	ADU	O	9/9/2019					1			1	1	1	0	No
	985-127-002	2977 Delamar Drive	The Bluffs @ Tassajara Hills	BLDG-2019-01583	ADU	O	9/24/2019					1			1	1	1	0	No
	985-127-002	7235 Lembert Hills Drive	The Knolls @ Tassajara Hills	BLDG-2019-01593	ADU	O	9/24/2019					1			1	1	1	0	No
	985-127-002	7243 Lembert Hills Drive	The Knolls @ Tassajara Hills	BLDG-2019-01596	ADU	O	9/24/2019					1			1	1	1	0	No
	985-127-002	7232 Lembert Hills Drive	The Knolls @ Tassajara Hills	BLDG-2019-01592	ADU	O	9/24/2016					1			1	1	1	0	No
	941-0171-070	7698 Sunwood Drive	Eldson ADU	BLDG-2019-01249	ADU	O	8/1/2019								1	1	1	0	No
															0	0	0	0	
															0	0	0	0	
															0	0	0	0	
															0	0	0	0	
															0	0	0	0	
															0	0	0	0	
															0	0	0	0	

Jurisdiction	Dublin	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	796	26									26	770
	Non-Deed Restricted												
Low	Deed Restricted	446	39									39	407
	Non-Deed Restricted												
Moderate	Deed Restricted	425			17	8							
	Non-Deed Restricted		4	2	8							39	386
Above Moderate		618	839	612	1187	770	233					3641	
Total RHNA		2285											
Total Units			908	614	1195	787	241					3745	1563

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Dublin	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1 Name of Program	2 Objective	3 Timeframe in H.E	4 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 (including accessibility grants) with the goal of assisting 32 households over eight years.	2015-2023	<p>The Alameda County Community Development Agency administers the Minor Home Repair Grants program for the City of Dublin. Historically, the County also implemented the Accessibility Improvement Grants, Exterior Paint Grants, and Housing Rehabilitation Loans programs, which were discontinued in 2018.</p> <p>In July 2018, Alameda County and Habitat for Humanity East Bay/Silicon Valley launched Renew Alameda County, a home improvement loan assistance program designed to allow low-income homeowners to remain safely in their homes by providing rehabilitation and accessibility improvement services and loan financing to cover the associated costs. Renew Alameda County provides 1% deferred interest loans of up to \$150,000 for eligible home improvement projects that maintain the health, safety and liability of an owner-occupied home in Alameda County. Program information is available online at: https://www.renewac.org/.</p> <p>2015: Minor Home Repair Grants-4 (\$3,160) Accessibility Improvement Grants-1 (\$4,301.50) Exterior Paint Grants-0 Housing Rehabilitation Loans-0 Total-5 (\$7,461.50)</p> <p>2016: Minor Home Repair Grants-1 Accessibility Improvement Grants-1 (\$5,000) Exterior Paint Grants-0 Housing Rehabilitation Loans-0 Total-2 (\$5,000)</p>
			<p>2017: Minor Home Repair Grants-0 Accessibility Improvement Grants-0 Exterior Paint Grants-0 Housing Rehabilitation Loans-1 (\$39,500) Total-1 (\$39,500)</p> <p>2018: Minor Home Repair Grants-6 (\$12,697.76) Accessibility Improvement Grants-0 Exterior Paint Grants-0 Housing Rehabilitation Loans-0 Renew Alameda County-0 Total-6 (\$12,697.76)</p> <p>2019: Minor Home Repair Grants-7 (\$26,850) Renew Alameda County-0</p> <p>Total: Minor Home Repair Grants-18 (\$42,707.76) Accessibility Improvement Grants-2 (\$9,301.50) Exterior Paint Grants-0 Housing Rehabilitation Loans-1 (\$39,500) Renew Alameda County-0 Total-21 (\$91,509.26)</p> <p>Objective: 32</p>
Program 2: Housing Choice Voucher Rental Assistance	Continue to support the assistance of 350 lower income households each year throughout the planning period.	2015-2023	The Alameda County Housing Authority provided Housing Choice Voucher to 404 households who rented in Dublin in 2019.
	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2015-2023	The City continues to refer interested households and homeowners to the Alameda County Housing Authority for program information and application procedures. In addition, the City provided information on developments within the City that accept Housing Choice Vouchers 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, at the City Offices, and frequently distributed to interested parties via email by City Housing Division staff). With the new requirements under AB 1482, the City has posted notices at City Offices and updated contact information on its website for tenants' rental assistance resources.
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	2015-2023	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 and debris, deteriorated paint, dilapidated fences, overgrown/dead vegetation, attractive nuisances, 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.

	Conduct approximately 2,000 residential inspections during the planning period.	2015-2023	<p>The following residential inspections were conducted (these numbers are based on the number of new open residential code enforcement cases):</p> <p>2015: Planning CE-320 Building CE-115 Total-435</p> <p>2016: Planning CE-232 Building CE-54 Total-286</p> <p>2017: Planning CE-231 Building CE-57 Total-288</p> <p>2018: Planning CE-201 Building CE-60 Total-261</p> <p>2019: Planning CE-188 Building CE-43 Total-231</p> <p>Total: Planning CE-1,172 Building CE-329 Total-1,501</p> <p>Objective: 2,000</p> <p>Remaining: 499</p>
	Perform annual review of City ordinances.	Annual	The 2019 annual review of City ordinances did not result in any changes pertaining to property maintenance and substandard housing.
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	There were no condominium conversions during Calendar Year 2019.
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2015-2023	The City issued a building permit in 2015 for the Aster project, which consisted of 314 residential units with 17,000 square feet of commercial/retail space.
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	<p>The City worked closely with Eden Housing on the development of Dublin Family Apartments, now known as Valor Crossing, 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.</p> <p>The City is also in conversations with Eden Housing for an additional affordable housing development in Dublin.</p>
	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, now known as Valor Crossing, a 66-unit affordable rental development. The project broke ground in November 2015 and was fully occupied by 2017.
	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	<p>The City worked closely with Eden Housing to secure a site and funding for Dublin Family Apartments, now known as Valor Crossing, a 66-unit affordable housing development for lower-income households. The development include 20 units for extremely low-income veterans, with support from the Veterans Affairs Supportive Housing (VASH) program.</p> <p>In 2019, the City received an Award of Merit from the California Association for Local Economic Development and a Helen Putnam Award from the League of California Cities.</p> <p>The City is also in conversations with Eden Housing for an additional new affordable housing development in Dublin.</p>
	Annually contact developers to discuss affordable housing opportunities.	2015-2023	In 2019, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin on both publically and privately-owned properties.
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.	11/1/2016	Completed. In November 2019, the City Council adopted Ordinance No. 14-19, amending the Density Bonus Regulations (Chapter 8.52) of the Dublin Municipal Code to comply with State law.
	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.
	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	The City provides information on the City's affordable housing incentives at: http://www.dublin.ca.gov > Government > Departments > Community Development > Housing > Affordable Housing Development Information

<p>Program 8: Inclusionary Zoning</p>	<p>Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.</p>	<p>2015-2023</p>	<p>2015: Affordable Units-69</p> <p>2016: Affordable Units-2</p> <p>2017: Affordable Units-8</p> <p>2018: Affordable Units-17</p> <p>2019: Affordable Units-8</p> <p>Total: Affordable Units-96</p> <p>Objective: 104</p>
<p>Program 9: Commercial Linkage Fee</p>	<p>Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units).</p>	<p>2015-2023</p>	<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.</p> <p>Program 9: Commercial Linkage Fees</p> <p>2015: Commercial Linkage-\$45,830.00</p> <p>2016: Commercial Linkage-\$3,462.00</p> <p>2017: Commercial Linkage-\$359,928.47</p> <p>2018: Commercial Linkage-\$11,878.78</p> <p>2019: Commercial Linkage-\$191,696.96</p> <p>Total: Commercial Linkage-\$612,796.21</p>
	<p>Assist 5 moderate income households with first-time homebuyer loans.</p>	<p>2015-2023</p>	<p>The City issued two new first-time homebuyer loans during the 2019 calendar year. In addition, the City continued to offer Mortgage Credit Certificates through Alameda County.</p>
	<p>Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs, and the Alameda County Homeless Management Information System.</p>	<p>2015-2023</p>	<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> <p>First Time Homebuyer Loans:</p> <p>2015: Moderate Income Loans-0</p> <p>2016: Moderate Income Loans-1</p> <p>2017: Moderate Income Loans-0</p> <p>2018: Moderate Income Loans-1</p> <p>2019 Moderate Income Loans-2</p> <p>Total: Moderate Income Loans-4</p>
<p>Program 10: Housing Type and Size Variations</p>	<p>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.</p>	<p>2015-2023</p>	<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>
<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>2015-2023</p>	<p>The City issued the following First-Time Homebuyer Loans:</p> <p>2015: Moderate-0 Above Moderate-0 Total-0</p> <p>2016: Moderate-1 Above Moderate-0 Total-1</p> <p>2017: Moderate-0 Above Moderate-0 Total-0</p> <p>2018: Moderate-1 Above Moderate-0 Total-1</p> <p>2019: Moderate-2 Above Moderate-0 Total-2</p>

			<p>Total: Moderate-4 Above Moderate-0 Total-4</p> <p>Objective: Moderate-10 Above Moderate-10 Total-20</p> <p>Remaining: Moderate-6 Above Moderate-10 Total-16</p>
	Continue to distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.	2015-2023	<p>Information regarding the City's First-Time Homebuyer Loan Program is available at the Civic Center and through local housing service organizations. The City also provides information on the FTHLP on the City's website at:</p> <p>http://www.dublin.ca.gov > Government > Departments > Community Development > Housing > First Time Homebuyer Loan Program</p> <p>Additionally, the City website provides information on other homebuyer assistance programs, such as the City's below market rate (BMR) homeownership program, Mortgage Credit Certificates (administered for the City of Dublin by Alameda County), and California Housing Finance Agency (CalHFA) loan programs. Information on these programs is available at:</p> <p>http://www.dublin.ca.gov > Government > Departments > Community Development > Housing</p>
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.	2015-2023	<p>Information regarding the City's second unit regulations is available at the Civic Center and on the City's website at:</p> <p>http://www.dublin.ca.gov > Government > Departments > Community Development > Planning > Documents, Forms & Resources > Brochures > Second Unit Regulations</p> <p>In 2019, the City submitted (and obtained approval) for Senate Bill 2 funding to streamline accessory dwelling units (ADU). To facilitate ADUs and comply with most recent legislation, the City will develop prototype plans (minimum of three designs); update the Zoning Ordinance to amend development standards; and develop an ADU Manual to guide applicants through the entitlement and construction process. The streamlining enhancements will tentatively be completed in 2020.</p>
	Facilitate the construction of 30 second dwelling units within the planning period.	2015-2023	<p>2015: Affordable Units-0</p> <p>2016: Affordable Units-12</p> <p>2017: Affordable Units-22</p> <p>2018: Affordable Units-18</p> <p>2019: Affordable Units-8</p> <p>Total: Affordable Units-60</p> <p>Objective: 30</p>
Program 13: Homeless Assistance	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.	2015-2023	<p>The City of Dublin continues to support a number of local organizations that provide services and assistance to homeless people through the Community Support Grants program:</p> <p>Tri-Valley Haven's Homeless and Family Support Services program offers assistance to Dublin residents through Sojourner House (a family homeless shelter) and their Food Pantry. In FY17-18, they received a \$11,400 grant and served 499 Dublin residents. In FY18-19, they received a \$10,625 grant.</p> <p>Eden I&R's 2-1-1 service provides information and referrals. They also serve as the Alameda County first point of contact of Coordinated Entry System (CES) screenings and referrals. In FY17-18, they received a \$9,400 grant and served 145 Dublin residents. In FY18-19, they received a \$10,000 grant.</p> <p>CityServe of the Tri-Valley's offers assistance to people in crisis. In FY17-18, they received a \$14,400 grant and served 804 Dublin residents. In FY18-19, they received a \$14,360 grant.</p>
	Continue to participate in regional collaborations to address homelessness.	2015-2023	<p>The City continues to participate in regional efforts to address homelessness. In 2019, the City signed agreements with the cities of Livermore and Pleasanton and Alameda County to pool Homeless Emergency Aid Program (HEAP) funds in order for CityServe to enhance their homeless outreach and services throughout the region. For the 2019-2020 contract, the City of Dublin contributed \$107,620.</p>
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2015-2023	<p>The City participates 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>
Program 15: Residential Sites Inventory	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.	Annual	<p>The City monitors housing development annually to ensure adequate sites remain available to meet the RHNA obligation.</p>

Jurisdiction	Dublin	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Dublin	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	8
	Non-Deed Restricted	0
Above Moderate		233
Total Units		241

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	10
Total Housing Units Approved:	10
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas