



## STAFF REPORT CITY COUNCIL

DATE: March 7, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Annual Progress Report on the Status of the General Plan and Housing Element for the Calendar Year 2022  
*Prepared by: Linda Ajello, AICP, Senior Planner*

### EXECUTIVE SUMMARY:

State planning law (Government Code Section 65400) requires local jurisdictions to provide an Annual Progress Report (APR) on the implementation of the General Plan Housing Element as well as General Plan activities each year to the Governor's Office of Planning and Research and the California Department of Housing and Community Development (HCD). This Staff Report, including Attachment 1, serves as the City of Dublin's APR for calendar year 2022.

### STAFF RECOMMENDATION:

Receive the Annual Progress Report and direct Staff to forward it to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

### FINANCIAL IMPACT:

None.

### DESCRIPTION:

This Staff Report is organized into the following sections: a) Background; b) Status of General Plan activities; c) Progress towards meeting City's Regional Housing Needs Allocation (RHNA); and d) Status of Housing Element actions and programs.

#### Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. The City Council adopted the General Plan in 1985 and has periodically adopted amendments to it.

The Dublin General Plan groups the seven State-mandated elements and five optional elements into the following five sections:

- 1) Land Use and Circulation Section
  - Land Use Element (State-mandated)
  - Parks and Open Space Element (State-mandated)
  - Schools, Public Lands, and Utilities Element (Optional)
  - Circulation and Scenic Highways Element (State-mandated)
- 2) Housing Section
  - Housing Element (State-mandated)
- 3) Environmental Resources Management Section
  - Conservation Element (State-mandated)
  - Seismic Safety and Safety Element (State-mandated)
  - Noise Element (State-mandated)
  - Water Resources Element (Optional)
  - Energy Conservation Element (Optional)
- 4) Community Design and Sustainability Section
  - Community Design and Sustainability Element (Optional)
- 5) Economic Development Section
  - Economic Development Element (Optional)

A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments to update their Housing Element every eight years to demonstrate how they have adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the RHNA process. The City's 2015-2023 Housing Element covers the current reporting period. On November 15, 2022, the City Council adopted an updated Housing Element which is applicable to the 2023-2031 planning period.

Local governments are required to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD), on the status of the General Plan implementation as well as progress made toward meeting its RHNA (Government Code Section 65400(a)(2)). This Staff Report, including Attachment 1, serves as the City of Dublin's Annual Progress Report (APR) for calendar year 2022, concluding the 2015-2022 Housing Element cycle.

### Status of General Plan Activities

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1 to December 31, 2022. Under Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per year, although each amendment may include more than one change to the General Plan. The following GPAs were approved in 2022.

- **Fallon East (Alameda & GH PacVest).** On February 15, 2022, the City Council adopted Resolution No. 14-22, approving amendments to the General Plan and Eastern Dublin Specific Plan for 72.1 acres of the GH PacVest property and 1.25-acres of the Alameda property to change the land use designations from General Commercial to General Commercial/Campus Office.
- **SCS Dublin.** On November 15, 2022, the City Council adopted Resolution No. 136-22, approving General Plan and Eastern Dublin Specific Plan Amendments in conjunction with the approval of the SCS Dublin Development Project to construct up to 500 market rate units and up to 100 affordable units, up to 100 ADUs, and up to 265,000 square feet of retail commercial development on approximately 76.2 acres of land. The amendments modified the land use designations from Neighborhood Commercial, General Commercial, Medium Density Residential, Medium-High Density Residential, High Density Residential and Public/Semi-public to General Commercial, Medium Density Residential, Medium-High Density Residential, Parks/Public Recreation and Public/Semi-Public.
- **2023-2031 Housing Element.** In conjunction with the adoption of the 2023-2031 Draft Housing Element on November 15, 2022, the City Council approved GPA's that included amending the Land Use Element and Land Use Map, the Seismic Safety and Safety Element, and amendments to the Eastern Dublin Specific Plan and Downtown Dublin Specific Plan. The City Council also approved rezoning the northern portion of Site D-2 and all of Site E-2 at the Dublin Transit Center, and two parcels at the Hacienda Crossings shopping center to accommodate lower-income units to meet the 2023-2031 RHNA allocation. In addition, the Downtown Dublin Specific Plan was amended to exempt three non-vacant sites, that are identified to provide 416 units affordable to lower-income households, from the Development Pool and the Community Benefit Program Agreement requirements.

### Progress Towards Meeting City's RHNA

The State of California periodically provides population growth and housing need estimates to each regional Council of Government. The Association of Bay Area Governments (ABAG), which is the regional Council of Government in the Bay Area, is then charged with distributing, based on projected local job and household growth, the regional housing need to counties and cities within the ABAG region. Each local jurisdiction's need is further categorized by income category. The goal of the RHNA process is to ensure that local General Plans can accommodate projected future household growth for all income levels in each jurisdiction. Housing production across all income levels is needed to address the State's existing challenges regarding housing supply and affordability.

Table 1 identifies the City's RHNA for the 2015-2023 period. The City's Housing Element is required to demonstrate an ability to accommodate the City's RHNA at the various income levels through vacant or underutilized land designated to allow residential development and housing production.

**Table 1. Dublin's Current RHNA by Income Category**

Income Category	% of Area Median Income (AMI)	RHNA
Extremely-Low- and Very-Low-Income	0 – 50% of AMI	796 (34.8%)
Low-Income	51 – 80% of AMI	446 (19.5%)
Moderate-Income	81 – 120% of AMI	425 (18.6%)
Above-Moderate -Income	120%+ of AMI	618 (27%)
<b>TOTAL</b>		<b>2,285</b>

Source: Regional Housing Need Plan-San Francisco Bay Area 2015-2023, ABAG.

Table 2 illustrates the number of building permits that the City issued for new housing during the current RHNA cycle.

**Table 2. Building Permits Issued During Current RHNA Cycle**

Income Category	RHNA	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Remaining RHNA
Very-Low	796	26	0	0	0	0	0	0	0	-	26	770
Low	446	39	0	0	0	0	0	0	0	-	39	407
Moderate	425	4	2	8	17	8	27	13	0	-	79	346
Above-Moderate	618	839	612	1,187	770	233	473	764	97	-	5,593	(4,975)
<b>Total</b>	<b>2,285</b>	<b>908</b>	<b>614</b>	<b>1,195</b>	<b>787</b>	<b>241</b>	<b>500</b>	<b>777</b>	<b>97</b>	<b>-</b>	<b>5,119</b>	<b>1,523</b>

### Total Housing Production

Most notably in 2022, the City issued Planning entitlements for the SCS Dublin Project, including up to 500 market rate units and up to 100 affordable units. Additionally, the City issued building permits for 97 new dwelling units in 2022, including permits for the final 55 units to complete the Tassajara Hills project and the remaining 37 units at the Boulevard project.

### Affordable Housing Production

In 2022, the City continued to issue building permits for the Tassajara Hills project and issued certificates of occupancy for 147 single-family units, including seven deed-restricted moderate-income units.

### Accessory Dwelling Unit Production

Although accessory dwelling units (ADUs) are often considered “affordable by design,” HCD only allows ADUs to count towards the affordable categories if the affordability can be demonstrated through either a deed restriction guaranteeing affordable rents, documentation of proposed rental rates, or through a survey of rental rates of comparable units. In 2022, the City issued building permits for five ADUs, none of which were deed-restricted.

The City continued its efforts to further incentivize and streamline the construction of ADUs in 2022. The City developed eight different ADU prototype plans, including five ADUs designed to be either attached or detached, and three plans for converting a garage to an ADU. The plans include studios, one-, and two-bedrooms ranging in size from 224-909 square feet. The City also prepared an ADU manual to help guide homeowners who are not familiar with the development process. The ADU plans and manual are available to the public on the City's website.

### **Conformance with SB 35**

In 2017, Governor Brown signed Senate Bill (SB) 35 into law, which established a streamlined approval process for new housing applications that meet certain criteria. Local jurisdictions are subject to SB 35 when the number of units that have been issued building permits is less than the locality's share of the regional housing need, by income category, for that RHNA reporting period. Based on housing production during the current RHNA period, HCD has determined that the City of Dublin is subject to SB 35. Developers in Dublin may request a streamlined approval process under SB 35 if their project has a minimum of 50% affordable units. On March 1, 2022, the City Council adopted the Citywide Multi-Family Objective Design Standards to address streamlined approval under SB 35 and ensure that new multi-family development in Dublin continues to provide high quality architecture, appropriately connect to its surroundings, include well-designed amenities and open spaces, promote sustainability, and contribute to walkable and safe environments.

### **Conformance with SB 166**

The City's 2015-2023 Housing Element is required to demonstrate an ability to accommodate the RHNA at various income levels through vacant or underutilized land designated to allow residential development. In 2017, Governor Brown signed into law SB 166, which requires cities to continually ensure that their Housing Element land inventories can accommodate the unmet housing need. Under SB 166, a city must demonstrate that there is sufficient land identified to meet the unmet housing need at each income level prior to approving any project with fewer units by income category than identified in the Housing Element land inventory. If there is not sufficient land identified, then a city must identify additional sites within 180 days of approving a reduced-density project. AB 879 requires that jurisdictions report any sites that have been rezoned in order to comply with SB 166 as a component of their APR. The City did not identify or rezone any additional land in 2022 to accommodate unmet housing need during the 2015-2023 Housing Element cycle.

### **Conformance with SB 9**

On September 16, 2021, Governor Newsom signed into law SB 9, entitled the California Housing Opportunity and More Efficiency (HOME) Act, which went into effect on January 1, 2022. SB 9 intends to minimize the restrictions and limitations of traditional single-family zoning by allowing additional housing units on single-family lots and/or allowing for single-family lots to be split into two parcels with additional residential units constructed on each lot. This law allows by right, two residential units per lot of at least 800 square feet that could be conveyed (sold separately) and additional ADU's. The new law effectively limits the City's ability to regulate SB 9 developments and prohibits a discretionary review process for qualified projects. However, the City does have the ability to apply certain objective standards to development and subdivisions allowed by SB 9. On April 5, 2022, the City Council adopted Ordinance 03-22 approving amendments to the Dublin

Municipal Code to regulate the development of new residential housing units in a manner that is comparable to single-family residential uses, and establish objective design and development standards for SB 9 projects. The City did not receive any SB 9 development applications in 2022.

#### Status of Housing Element Actions and Programs

The 2015-2023 Housing Element identifies 22 housing programs. Table D in Attachment 1 lists in detail the various programs implementing the Housing Element goals and policies with their current statuses using the format required by OPR and HCD. A summary of notable accomplishments in 2022 toward implementation of Housing Element programs is provided below.

- **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.

**Status:** Minor home rehabilitation grants and home improvement loan assistance are available to low-income households through existing Alameda County programs. Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants of up to \$3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more. Renew Alameda County (AC) is a home improvement loan assistance program for low-income homeowners throughout the County. Renew AC aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, livable condition.

In 2022, three Minor Home Repair Grants totaling \$8,794.59 were issued to Dublin residents. The goal was to provide six grants totaling \$15,231.55 in project funds.

- **Program 2: Housing Choice Voucher Rental Assistance.** Continue to support the assistance of 350 lower income households each year throughout the planning period.

**Status:** In 2022, the Alameda County Housing Authority provided Housing Choice Vouchers to 421 households who rented in Dublin. Additionally, the City funded 29 individuals with a total of \$139,319 through the Residential Rental Assistance Program (RRAP) which is administrated by the City.

- **Program 5: Mixed-Use Development.** Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.

**Status:** In 2022, the City approved the SCS Dublin Project, which includes up to 500 market rate units, up to 100 affordable units, and up to 100 ADUs. No building permits or certificates of occupancy were issued for high-density residential units within mixed-use developments in 2022.

- **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. Facilitate the construction of 30 second dwelling units within the planning period.

**Status:** A summary of the City's progress toward implementing this program is provided above under ADU Production.

- **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 services needs as part of the Community Support Grants program, with the objective of assisting an average of 30 persons each year. Continue to participate in regional collaborations to address homelessness.

**Status:** The City continues to provide financial support to a number of local organizations that provide services and assistance to homeless people through the Community Support Grants program and other funding sources, including:

- Tri-Valley Haven's Homeless and Family Support Services program assists Dublin residents through Sojourner House (a family homeless shelter) and their Food Pantry. In Fiscal Year 2022-23, the City contributed more than \$200,000 from the Housing and General Plan funds to Tri-Valley Haven.
- Eden Information and Referral's 2-1-1 service acts as Alameda County's first point of contact of Coordinated Entry System screenings and referrals.
- CityServe of the Tri-Valley assists with crisis intervention and homelessness prevention. In Fiscal Year 2022-23, the City contributed \$25,000 to CityServe from the General Plan funds.
- Goodness Village which is a tiny house community that provides affordable and permanent housing options in a supportive community for people transitioning out of chronic homelessness. During Fiscal Year 2022-23, the City contributed \$8,460 to Goodness Village from the Homeless Housing, Assistance, and Prevention (HHAP) Grant.
- Axis Community Health is a comprehensive health center that provides care from five sites located throughout the Tri-Valley area. Services include pediatrics, adult health, and women's health care. Axis also provides mental health services, dental care, acupuncture, and chiropractic care. In Fiscal Year 2022-23, Axis received more than \$200,000 through CDBG funding.
- Centro Legal de la Raza is a legal services agency that provides legal representation in Northern and Central California for the low-income, Black, and Latinx communities through bilingual representation, education and advocacy. Legal services provided include tenant rights and unlawful evictions. In Fiscal Year 2022-23, Centro Legal de la Gaza received more than \$20,000 in CDBG funds.
- Open Heart Kitchen is a program that provides hot meals to those in need within the Tri-Valley area. The City provided \$25,000 in funding to Open Heart Kitchen from the American Rescue Plan Act (ARPA) Funds in Fiscal Year 2022-23. In addition, the Program received \$300,000 in CDBG Funds for the purchase of kitchen equipment.

- **Program 20: Equal Housing Opportunity.** Provide referrals to appropriate agencies for services. Distribute fair housing information to public locations. Post information on the City's website. Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin. Participate in Alameda County's Impediments to Fair Housing Study through the Community Development Block Grant (CDBG) program.

**Status:** The City continues to provide referrals to appropriate agencies for fair housing services through direct communication with residents (in person at the counter, via email, and over the phone) and the City website. The City's website includes links to Eden Council for Hope and Opportunity (ECHO), the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities," and the "Tri-Valley Human Services Pocket Guide." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents.

- **Program 22: Energy Conservation.** Implement applicable Waste Management and Building Code regulations, provide Green Building training to Staff, and distribute energy conservation information to the public.

**Status:** In September 2020, the City Council adopted the Climate Action Plan 2030 and Beyond (CAP 2030), establishing the next phase of climate action planning and implementation. Strategies of CAP 2030 include 100% renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2030 establishes the City's commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045, resulting in cleaner air, more versatile and flexible transportation, new opportunities for economic growth, reductions in localized flooding risks, and greater energy independence from fossil fuels.

In November 2022, the City Council adopted the 2022 Building Code, which included amendments to adopt the latest California Green Building Standards Code along with local amendments that went into effect on January 1, 2023. The local amendments included requirements for all new buildings to be all-electric with exceptions. The exceptions include: 1) multi-family and commercial buildings where the design team provides evidence that an all-electric building is unable to meet established requirements under the California Building Energy Efficiency Standards; and 2) commercial buildings containing kitchens or having the potential to contain kitchens, upon application, may install gas to the building for use in the kitchen areas. These modifications are intended to limit the GHG emissions from natural gas. Coupled with the communitywide 100% carbon-free energy of Measure CF-1 in CAP 2030, new building electrification will result in homes and businesses that emit no GHGs. In addition, this amendment will meet the requirements of measure EE-1 of CAP 2030.

The City continues to require covered projects (including construction, demolition, and renovation projects with total costs of \$100,000 or greater) to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance, which was adopted in 2008 and

amended in 2014. The regulations require the diversion of at least 65% for remodels and 75% for new construction of construction waste away from landfills.

Additionally, the City continues to work with StopWaste, the Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch to provide energy conservation to the public via workshops and direct outreach. The City also promoted the new SB 1383 requirements to divert 75% of solid waste from the landfill by 2025 (based on 2014 levels) and 25% of food waste from the landfill.

Finally, the City continues to offer subsidized permit fees for the installation of solar roof panels for a variety of projects throughout the City of Dublin.

#### STRATEGIC PLAN INITIATIVE:

##### Strategy 2: Housing Affordability

Objective A: Develop a Certified Housing Element that balances the location of housing options for all income types.

#### NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of this Staff Report has been posted to the City's website and the City Council Agenda was posted. Additionally, the Annual Progress Report will be posted on the City's website once accepted by the City Council.

#### ATTACHMENTS:

- 1) 2022 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Dublin
Reporting Calendar Year	2022
Contact Information	
First Name	Linda
Last Name	Ajello
Title	Senior Planner
Email	linda.ajello@dublin.ca.gov
Phone	9258336610
Mailing Address	
Street Address	100 Civic Center Plaza
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. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Jurisdiction	Dublin	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

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Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4							5	6	
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	100	0	56	0	544		700	
	986-0060-059-00	5677 MULHOLLAND AVE	MULHOLLAND 1 @ BLVD N11	BLDG-2020-00680	SFD	O									0	
	986-0060-060-00	5671 MULHOLLAND AVE	MULHOLLAND 1 @ BLVD N11	BLDG-2020-00739	SFD	O									0	
	986-0071-033-00	5626 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01002	SFD	O									0	
	986-0071-045-00	5645 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01006	SFD	O									0	
	986-0071-046-00	5653 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01008	SFD	O									0	
	986-0071-036-00	5600 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01412	SFD	O									0	
	986-0071-037-00	5605 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01414	SFD	O									0	
	986-0071-038-00	5609 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01415	SFD	O									0	
	986-0071-039-00	5613 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18	BLDG-2020-01416	SFD	O									0	
	985-0130-068-00	7179 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2020-01936	SFD	O									0	
	985-0130-069-00	7187 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2020-01937	SFD	O									0	
	985-0130-086-00	7305 COLTON HILLS DR	TASSAJARA HILLS	BLDG-2021-00060	SFD	O									0	
	985-013-004-00	7311 COLTON HILLS DR	TASSAJARA HILLS	BLDG-2021-00062	SFD	O									0	
	985-0130-090-00	7126 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00068	SFD	O									0	
	985-0130-091-00	7130 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00072	SFD	O									0	
	985-0130-094-00	7123 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00073	SFD	O									0	
	985-0130-095-00	7131 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00074	SFD	O									0	
	985-0130-096-00	7139 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00075	SFD	O									0	
	980-0125-033-00	7316 LEMBERT HILLS CT	TASSAJARA HILLS	BLDG-2021-00155	SFD	O									0	
	980-0125-034-00	7328 LEMBERT HILLS CT	TASSAJARA HILLS	BLDG-2021-00156	SFD	O									0	
	985-0125-049-00	7323 LEMBERT HILLS CT	TASSAJARA HILLS	BLDG-2021-00157	SFD	O									0	
	985-0125-050-00	7315 LEMBERT HILLS CT	TASSAJARA HILLS	BLDG-2021-00159	SFD	O									0	
	985-0125-051-00	7299 LEMBERT HILLS DR	TASSAJARA HILLS	BLDG-2021-00160	SFD	O									0	

[illegible]

	986-064-020-00	6013 BASALTINA PL	MELROSE @ BOULEVARD N20	BLDG-2021-01693	SFD	O										0
	986-064-	6011 BASALTINA PL	MELROSE @ BOULEVARD N20	BLDG-2021-01694	SFD	O										0
	986-0064-022-00	6126 AMETHYST ST	MELROSE @ BOULEVARD N20	BLDG-2021-01695	SFD	O										0
	986-073	6118 ROMEO ST	LOMBARD @ BOULEVARD N24	BLDG-2021-01826	SFD	O										0
	986-073	6112 ROMEO ST	LOMBARD @ BOULEVARD N24	BLDG-2021-01827	SFD	O										0
	986-068-	6005 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-01872	SFD	O										0
	986-068-	6001 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-01873	SFD	O										0
	986-0068-	5589 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-01876	SFD	O										0
	986-073	5771 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02029	SFD	O										0
	986-073-	5765 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02031	SFD	O										0
	986-073-	5759 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02032	SFD	O										0
	986-073-	5753 SILHOUETTE CT	LOMBARD @ BOULEVARD N24	BLDG-2021-02033	SFD	O										0
	986-0064-023-00	6152 AMETHYST ST	MELROSE @ BOULEVARD N20	BLDG-2021-02094	SFD	O										0
	986-064-	6030 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02095	SFD	O										0
	986-064-	6032 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02096	SFD	O										0
	986-064-	6036 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02097	SFD	O										0
	986-064-	6039 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02098	SFD	O										0
	986-064-	6037 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02099	SFD	O										0
	986-064-	6035 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02100	SFD	O										0
	986-064-	6031 GRAPHITE PL	MELROSE @ BOULEVARD N20	BLDG-2021-02101	SFD	O										0
	986-064	6178 AMETHYST ST	MELROSE @ BOULEVARD N20	BLDG-2021-02105	SFD	O										0
	986-0068-024-00	5607 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02166	SFD	O										0
	986-0068-025-00	6002 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-02167	SFD	O										0
	986-068-	6006 MARBLE ST	VENICE @ BOULEVARD N19	BLDG-2021-02168	SFD	O										0
	986-	5622 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02170	SFD	O										0
	986-	5628 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02171	SFD	O										0
	986-	5623 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02173	SFD	O										0
	986-	5635 HORIZON PKWY	VENICE @ BOULEVARD N19	BLDG-2021-02174	SFD	O										0
	986-	5630 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02175	SFD	O										0
	986-	5638 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02177	SFD	O										0
	986-	5652 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02355	SFD	O										0
	986-	5656 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02356	SFD	O										0
	986-	5660 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02357	SFD	O										0
	986-	5651 METROPOLITAN WAY	VENICE @ BOULEVARD N19	BLDG-2021-02362	SFD	O										0





[illegible]



	986-0060-232-00	5695 VANGUARD WAY	5695 Vanguard Wy (units 201, 202, 301, 302, 401, 402) Multi-Family Building Hyde Park NH-10 at Boulevard. Building 13 (lots 73-78) building with 3 plans (1, 2, 3)	BLDG-2021-01031	5+	O									0
	986-0070-017-00	5463 MELISSA LN	5463, 5465, 5467, 5469 Melissa Ln., Multi-Family Building, Broadway NH-7 at Boulevard (4 Plex) - Building 8 - (lots 63-66) - Building with 2 plans (1, 2) - Brookfield Broadway LLC	BLDG-2021-01177	5+	O									0
	986-0070-062-00	5473 MELISSA LN	5473, 5475, 5477, 5479, 5481, 5483, 5485, 5487 Melissa Ln., Multi-Family Building, Broadway NH-7 at Boulevard (8 Plex) AR - Building 12 - (lots 89-96) - Building with 2 plans (1, 2)	BLDG-2021-01178	5+	O									0
	986-0070-018-00	5451 MELISSA LN	5451, 5453, 5455, 5457 Melissa Ln., Multi-Family Building, Broadway NH-7 at Boulevard, (4 plex) - Building 9 - (lots 67-70) - building with 2 plans (1, 2) - Brookfield Broadway LLC	BLDG-2021-01339	5+	O									0
	986-0070-016-00	5450 MELISSA LN	5450, 5452, 5456, 5458, 5460, 5462, 5466, 5468 Melissa Lane, Multi-Family Building, Broadway NH-7 at Boulevard, (8 plex), Building 7, building with 2 plans (1, 2) - Brookfield Boardway LLC	BLDG-2021-01761	5+	O									0
	941-0185-012-00	8529 LONGFORD WAY	739 SF detached ADU, 1 Bedroom, 1.5 bath (main residence 8527 Longford Way)	BLDG-2022-00029	ADU	R									0
	941-0176-091-00	7765 CARDIGAN ST	Detached ADU, 749 Sq Ft, 1 bath, 2 bedrooms	BLDG-2022-00083	ADU	R									0
	941-0177-019-00	7954 TAMARACK DR	Detached ADU, 233 Sq Ft	BLDG-2022-00259	ADU	R									0
	941-0113-021-00	11627 CIRCLE WAY	Addition of a new construction ADU to rear of property, 748 square feet. ADU will comprised of 2 bedrooms and 2 bathrooms.	BLDG-2022-00962	ADU	R									0
	941-0170-056-00	7628 IRONWOOD DR	Detached ADU, 678 Sq Ft, 6.80kW solar	BLDG-2022-01171	ADU	R									0
	985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025	76.9-acre site primarily bound by Tassajara Road, Interstate 580, Brannigan Street and Gleason Drive	SCS Dublin	PLPA-2022-00005	5+	O			50		50			11/15/2022	100
	985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025	76.9-acre site primarily bound by Tassajara Road, Interstate 580, Brannigan Street and Gleason Drive	SCS Dublin	PLPA-2022-00005	SFA	O					6		344	11/15/2022	350

[illegible]

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name <sup>+</sup>	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	97		97
986-0060-059-00	5677 MULHOLLAND AVE	MULHOLLAND 1 @ BLVD N11							1	6/11/2020	1
986-0060-060-00	5671 MULHOLLAND AVE	MULHOLLAND 1 @ BLVD N11							1	7/9/2020	1
986-0071-033-00	5626 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	10/22/2020	1
986-0071-045-00	5645 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	10/22/2020	1
986-0071-046-00	5653 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	10/22/2020	1
986-0071-036-00	5600 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	11/4/2020	1
986-0071-037-00	5605 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	11/4/2020	1
986-0071-038-00	5609 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	11/4/2020	1
986-0071-039-00	5613 FALLBROOK CT	MULHOLLAND 2 @ BLVD N18							1	11/4/2020	1
985-0130-068-00	7179 LEMBERT HILLS DR	TASSAJARA HILLS							1	1/12/2021	1
985-0130-069-00	7187 LEMBERT HILLS DR	TASSAJARA HILLS							1	1/12/2021	1
985-0130-086-00	7305 COLTON HILLS DR	TASSAJARA HILLS					1			2/3/2021	1
985-013-004-00	7311 COLTON HILLS DR	TASSAJARA HILLS							1	2/3/2021	1
985-0130-090-00	7126 LEMBERT HILLS DR	TASSAJARA HILLS							1	2/3/2021	1
985-0130-091-00	7130 LEMBERT HILLS DR	TASSAJARA HILLS							1	2/3/2021	1
985-0130-094-00	7123 LEMBERT HILLS DR	TASSAJARA HILLS							1	2/3/2021	1
985-0130-095-00	7131 LEMBERT HILLS DR	TASSAJARA HILLS							1	2/3/2021	1

Jurisdiction	Dublin	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

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	27	13	-	-	79	346
	Non-Deed Restricted		-	4	2	8	-	-	-	-	-	-		
Above Moderate		618	-	839	612	1,187	770	233	473	764	97	-	4,975	-
Total RHNA		2,285												
Total Units			-	908	614	1,195	787	241	500	777	97	-	5,119	1,523
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		398		-	-	-	-	-	-	-	-	-	-	398

\*Extremely low-income housing need determined pursuant to Governmet Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Dublin	
Reporting Year		2022 (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	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Assistance	Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs (including accessibility grants) with the goal of assisting 32 households over eight years.	2015-2023	<p>Minor home rehabilitation grants and home improvement loan assistance are available to low-income households through existing Alameda County programs. Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants up to \$3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more. Renew Alameda County is a home improvement loan assistance program for low-income homeowners, which aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, liveable condition.</p> <p>On November 7, 2020, the City Council approved the Dublin Home Rehabilitation Program to provide supplemental assistance to homeowners that may have received a grant or loan through the County’s programs and need additional funding assistance or were turned down because they were not able to meet all of the County’s criteria. No grants were approved in 2021.</p> <p>Following is a summary of grants and loans that were provided throughout the current Housing Element cycle:</p> <p>2022: Minor Home Repair Grants- 3 Renew Alameda County- 0</p> <p>Minor Home Repair Grants- 25 (\$51,502.35) Accessibility Improvement Grants-2 (\$9,301.50) Exterior Paint Grants-0 Housing Rehabilitation Loans-1 (\$39,500) Renew Alameda County- \$0 Total-24 (\$100,303.85) 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 Vouchers to 421 households who rented in Dublin in 2022.

Program 2: Housing Choice Voucher Rental Assistance	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2015-2023	<p>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 Flyer listing Dublin rental communities. 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.</p> <p>In Fiscal Year 2021, the City was allocated \$176,277 in CDBG CARES Act funds for rental assistance to 40 households, which was administered by the City.</p> <p>In 2022, the City funded 29 individuals a total of \$139,319 through the Residential Rental Assistance Program (RRAP) which is administrated by the City.</p>
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	<p>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.</p>
Program 3: Code Enforcement	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>2022: Planning CE-186 Building CE-95 Total-281</p> <p>Total: Planning CE-1,554 Building CE-512 Total-2,066</p> <p>Objective: 2,000</p> <p>Remaining: 0</p>
Program 3: Code Enforcement	Perform annual review of City ordinances.	Annual	The 2022 annual review of City ordinances did not result in and changes pertaining to property maintenance and substandard housing.
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	There were no residential condominium conversions during Calendar Year 2022.

Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2015-2023	In 2022, the City approved the SCS Dublin project, which consists of up to 500 market rate units, up to 100 affordable units, up to 100 ADU's and up to 265,000 square feet of retail commercial development.
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>In 2021, the City approved two affordable housing project in Downtown Dublin. On August 10, 2021 the Planning Commission approved a Site Development Review (SDR) application for Bridge Housing to construct 300 residential units and 2,200 square feet of retail on Golden Gate Drive in two phases. Since that time, Bridge Housing with another developer and proposed to change the phasing of the project to four phase. as follows: Phase A1 includes 80-90 units and 60% AMI; Phase A2 includes 76-86 units affordable to households earning an average of no greater than 60% of the area median income (AMI); Phase A3 includes 52-62 units at 80% AMI; and Phase A4 includes 74-84 units at 80% AMI.</p> <p>On November 23, 2021, the Planning Commission approved a SDR for Eden Housing to the develop a 113-unit affordable senior housing development on a 1.33 acre site located at acre site located at 6541-6543 Regional Street. The City facilitated the aquisition of the site and allocated \$5M from the Alameda County A-1 Bond Fund and applied for and received a \$3.3M LHTF Grant from HCD. With exception to the manager's units, 100 percent of the project units will be made affordable to households earning no more than 60 percent of the AMI, with 30 percent of the project units affordable to to households earing no more than 30 percent of AMI.</p>
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	<p>The City joined California Community Housing Agency (CalCHA) and California Statewide Community Development Authority (CSCDA). These joint powers authorities issue bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through this program in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park. At the end of 2022, there were 142 units converted and now affordable to households earning no more than 80 percent AMI, 100 units affordable to households earning no more than 100 percent AMI, and 98 units affordable to households earning no more than 120 percent AMI. Additionally, the City facilitated the acquisition of the Eden St. Patrick Way Senior Affordable site. To facilitate affordable housing, the City allocated the following to the Amador Station project: \$7.1 M of Housing Funds and allocated \$2.9 M of Alameda County Measure A-1 Bond Funds, and applied and received a \$3.3M Local Housing Trust Fund Grant from HCD for the project. For the Eden St. Patrick Way Senior Affordable project we allocated: \$5M from the Alameda County A-1 Bond Fund and applied for and received a \$3.3M LHTF Grant from HCD.</p>

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	On December 1, 2020, the City Council authorized the City Manager to negotiate and prepare a Purchase and Sale Agreement for the transfer of approximately one-acre of property in the East Dublin Transit Center, located at the southeast corner of Iron Horse Parkway and Martinelli Drive, commonly known as Site D-1, from the Surplus Property Authority of Alameda County to the City of Dublin, or its designee, for as an affordable housing development. Once the property transfer is complete, Staff will work with an affordable housing developer to facilitate development of the site. The City will continue to discuss opportunities on Site D-1 and other possible locations throughout the City.
Program 6: Affordable Housing Developers	Annually contact developers to discuss affordable housing opportunities.	2015-2023	In 2021, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin on both publicly and privately-owned properties. In addition, the City approved two multi-family projects with affordable housing, as discussed above.
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. No further amendments in 2020 - 2022.
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 deferment or amortization, on the City's website by mid-2015.	mid-2015	The City provides information on the City's affordable housing incentives at:  <a href="http://www.dublin.ca.gov">http://www.dublin.ca.gov</a> > Government > Departments > Community Development > Housing > Affordable Housing Development Information
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	As noted above, in 2021 the City approved the 300-unit Amador Station project, which will be built in four phases. Phase A1 will include 80-90 units at 60% AMI; Phase A2 will include 78-86 units at 60% AMI; Phase B1 will include 74-84 units at 80% AMI; and Phase B2 will include 74-84 units at 80% AMI. In addition, the City approved the Regional Street Senior Affordable project, which will include 113 units affordable to households earning no more than 60 percent AMI, with 30 percent of the units affordable to households earning no more than 30 percent AMI (excluding one manager's unit). Both projects are receiving financial support from the City. On April 20, 2021, the City committed \$7.1 million from the City's Housing Fund and \$2.9 million in Alameda County Measure A-1 Bond funds to Phase 1 of the Amador Station project, and the City committed \$5 million in Measure A-1 bond funds and facilitated the site acquisition at low cost (valued at \$5 million) for the Regional Street Senior Affordable project. On May 17, 2022, the Dublin City Council adopted Resolution No.47-22 authorizing the application for and receipt of the LHTF program funds. The City received the award letter from HCD on October 11, 2022 for \$3,333,333 from the LHTF program. The City is currently waiting to receive the executed LHTF program Standard Agreement from HCD.  Additionally, the City issued building permits for 5 ADUs in 2022. The City has exceeded the goal of 100 affordable units.

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.</p> <p>Program 9: Commercial Linkage Fees</p> <p>2015: \$45,830.00  2016: \$3,462.00  2017: \$359,928.47  2018: \$11,878.78  2019: \$191,696.96  2020: 0  2021: \$71,467.83  2022: \$39,847.40  Total: \$39,847.40</p> <p>Total 2015-2022:  Commercial Linkage Fees Collected-\$724,111.44</p>
Program 9: Commercial Linkage Fee	Assist 5 moderate income households with first-time homebuyer loans.	2015-2023	<p>In 2021, the City issued one new First Time Homebuyer Loan Program loan for \$40,000 to a special education teacher who purchased a moderate-income condominium. The loan has a 30-year term. There were no First Time Homebuyer Loans in 2022.</p>
Program 9: Commercial Linkage Fee	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs, and the Alameda County Homeless Management Information System.	2015-2023	<p>Homeowner education for Dublin residents is available with periodic free trainings from ECHO Housing, serving Alameda County with a grant from the US Department of Housing and Urban Development. Foreclosure prevention services are available from Alameda County's AC Secure Program, funded by Measure A-1. The City 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. First Time Homebuyer Loans:</p> <p>2015:  Moderate Income Loans-0  2016:  Moderate Income Loans-1  2017:  Moderate Income Loans-0  2018:  Moderate Income Loans-1  2019:  Moderate Income Loans-2  2020:  Moderate Income Loans-0  2021:  Moderate Income Loans-1  2022:  Moderate Income Loans-0</p> <p>Total:  Moderate Income Loans-5</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	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.
Program 11: First-Time Homebuyer Programs	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.	2015-2023	<p>The City issued the following First-Time Homebuyer Loans:</p> <p>2021: Moderate-1 Above Moderate-0 Total: 1</p> <p>2022: Moderate-0 Above Moderate-0 Total: 0</p> <p>2015-2022 Housing Element Cycle Objective: Moderate-10 Above Moderate- 10</p> <p>Total - 2015-2022 Housing Element Cycle: Moderate = 5 Above Moderate = 0</p> <p>Remaining: Moderate-5 Above Moderate-10 Total-15</p>
Program 11: First-Time Homebuyer Programs	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><a href="http://www.dublin.ca.gov">http://www.dublin.ca.gov</a> &gt; Government &gt; Departments &gt; Community Development &gt; Housing &gt; 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><a href="http://www.dublin.ca.gov">http://www.dublin.ca.gov</a> &gt; Government &gt; Departments &gt; Community Development &gt; 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>In 2022, the City issued building permits for 5 ADUs.</p> <p>The City Council took a number of actions to address barriers to development of ADUs and junior ADUs (JADUs) and to facilitate their production in 2021. On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permitting fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years.</p> <p>In 2022, the City contracted with RRM Design Group to develop an ADU Prototype Plans to help facilitate the construction of ADUs by reducing costs for homeowners in the City. The City is currently working with RRM Design Group to update the 2022 ADU Prototype Plans to incorporate changes to comply with the recently adopted building code amendments that went into effect on January 1, 2023. In addition, an ADU Manual was developed in conjunction with the ADU Prototype Plans to guide applicants through the process of constructing an ADU. All of this information is available to the public on the City's ADU website at:</p> <p><a href="https://dublin.ca.gov/2428/Accessory-Dwelling-Units">https://dublin.ca.gov/2428/Accessory-Dwelling-Units</a></p>
Program 12: Second Dwelling Units	Facilitate the construction of 30 second dwelling units within the planning period.	2015-2023	<p>Following is a summary of building permits issued for affordable ADUs during the current Housing Element cycle:</p> <p>2015: Affordable ADUs-0</p> <p>2016: Affordable ADUs-12</p> <p>2017: ADUs-22</p> <p>2018: Affordable ADUs-18</p> <p>2019: Affordable ADUs-8</p> <p>2020: Affordable ADUs-5</p> <p>2021: Affordable ADUs-13</p> <p>2022: ADUs- 5 Affordable ADUs - 0</p> <p>Total ADUs: 83 Total Affordable ADUs- 56 Objective: 30</p>

Program 13: Homeless Assistance	<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> <p>Continue to participate in regional collaborations to address homelessness.</p>	2015-2023	<p>The City continues to provide financial support to a number of local organizations that provide services and assistance to homeless people through the Community Support Grants program and other funding sources, including:</p> <ul style="list-style-type: none"> <li>- 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 fiscal year 2022/2023, the City contributed more than \$200,000 from the Housing and General Plan funds to Tri-Valley Haven.</li> <li>- Eden Information and Referral'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.</li> <li>- CityServe of the Tri-Valley offers assistance for crisis-intervention and homelessness prevention. In fiscal year 2022/2023, the City contributed \$25,000 to CityServe from the General Plan funds.</li> <li>- Goodness Village is a tiny home community that provides affordable and permanent housing options in a supportive community for people transitioning out of chronic homelessness. During Fiscal Year 2022/2023, the City contributed \$8,460 to Goodness Village from the Homeless Housing, Assistance, and Prevention (HHAP) Grant.</li> <li>-Axis Community Health is a comprehensive health center that provides care from five sites located throughout the Tri-Valley area. Services include pediatrics, adult health, and women's health care. Axis also provides mental health services, dental care, acupuncture, and chiropractic care. In fiscal year 2022/2023, Axis received more than \$200,000 through CDBG funding.</li> <li>-Centro Legal de la Raza is a legal services agency that provides legal representation in Northern and Central California for the low-income, Black, and Latinx communities through bilingual representation, education and advocacy. Legal services provided include tenant rights and unlawful evictions. In fiscal year 2022/2023, Centro Legal de la Gaza received more than \$20,000 in CDBG funds.</li> <li>-Open Heart Kitchen is a program that provides hot meals to those in need within the Tri-Valley area. In 2022, Open Heart Kitchen received \$300,000 in CDBG Funds for the purchase of kitchen equipment. In addition, the City provided \$25,000 in funding to Open Heart Kitchen from the American Rescue Plan Act (ARPA) General Funds in Fiscal Year 2022/2023.</li> </ul>
Program 13: Homeless Assistance	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 Couty to pool Homeless Emergency Aid Program (HEAP) funds in order for CityServe to enhance their homeless outreach and services throughout the region. For the 2020-2021 contract, the City of Dublin contributed \$34,976.50. No contribution was made in 2022.</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. The City is also a member of the East Bay Housing Organization and promotes Affordable Housing Week activities in April. The City also participates with the Tri-Valley Anti-Poverty Collaborative.</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>

Program 15: Residential Sites Inventory	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).	Annual	The City evaluates land availability annually to ensure adequate sites remain available to meet the RHNA obligation. The City has met its above market rate RHNA requirements as of 2017.
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 16: Fee Deferment or Amortization	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	Information regarding the City's affordable housing incentives is available on the City's website at:  <a href="http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Informati">http://www.dublin.ca.gov/1798/Affordable-Housing-Development-Informati</a>
Program 17: Universal Design Ordinance	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 at:  <a href="https://dublin.ca.gov/DocumentCenter/View/59/Universal-Design-Check-List?bidId=">https://dublin.ca.gov/DocumentCenter/View/59/Universal-Design-Check-List?bidId=</a>
Program 18: Emergency Shelters and Supportive and Transitional Housing	Review and amend, if necessary, the Emergency Shelters Ordinance within two years of the adoption of the 2015-2023 Housing Element.	11/1/2016	Completed. In 2019, Planning Division staff reviewed the emergency shelters provisions of the Zoning Ordinance to ensure compliance with State law and determined no amendments were necessary.
Program 18: Emergency Shelters and Supportive and Transitional Housing	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.	11/1/2016	Completed. In 2019, Planning Division staff reviewed the transitional and supportive housing provisions of the Zoning Ordinance to ensure compliance with State law and determined no amendments were necessary.
Program 19: Monitor Development Fees	Monitor development fees to ensure they are reasonable and do not unduly constrain development, while protecting the quality, health, and public safety of the community.	2015-2023	On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permit fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years.  On December 21, 2021, the City Council adopted Resolution No. 144-21, revising the Eastern Dublin Traffic Impact Fee for future development within the Eastern Dublin Area, renaming the program as the Eastern Dublin Transportation Impact Fee, and updating the Consolidated Impact Fee Administrative Guidelines.
Program 20: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2015-2023	The City continues to provide referrals to appropriate agencies for fair housing services through direct communication with residents (in person at the counter, via email, and over the phone) and information on the City website. The City's website includes links to Eden Council for Hope and Opportunity (ECHO), the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities," and the "Tri-Valley Human Services Pocket Guide." The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents. The City refers residents to Housing and Economic Rights Advocates (HERA) for legal assistance for evictions and emergency mortgage assistance programs.
Program 20: Equal Housing Opportunity	Distribute fair housing information to public locations.	2015-2023	Fair housing information continues to be available to the public on the City's website, and in the form of pamphlets and brochures at the public counter.

Program 20: Equal Housing Opportunity	Post information on the City website.	2015-2023	Fair housing information is available to the public on the City's website ( <a href="http://www.dublin.ca.gov/216/Resources-Reference-Materials">http://www.dublin.ca.gov/216/Resources-Reference-Materials</a> ). 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 20: Equal Housing Opportunity	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 fair housing 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 20: Equal Housing Opportunity	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2015-2023	The City participated in the update of Alameda County's Impediments to Fair Housing Study through the Urban County HOME Consortium, which was adopted in January 2020.
Program 21: Green Building Guidelines	Continue to implement the provisions of the Green Building Ordinance.	2015-2023	In November 2022, the City Council adopted the 2022 Building Code, which included amendments to adopt the latest California Green Building Standards Code along with local amendments that went into effect on January 1, 2023. The local amendments included requirements for all new buildings to be all-electric with exceptions to certain multi-family and commercial buildings where the design team has provided evidence that an all-electric building is unable to meet established requirements under the California Building Energy Efficiency Standards; and b) commercial buildings containing kitchens or having the potential to contain kitchens, upon application, may install gas to the building for use in the kitchen areas. These modifications were necessary to limit the greenhouse gas (GHG) emissions from natural gas. It is estimated that without the requirement for all-electric buildings, new construction will add over three million therms of natural gas use in Dublin by 2045. In addition, all-electric buildings have been found to be less expensive to construct and operate in Dublin's climate zone compared to constructing buildings with both gas and electric utilities, especially when paired with solar photovoltaic (PV) installations. Coupled with the communitywide 100% carbon-free energy of Measure CF-1 in the Climate Action Plan (CAP), new building electrification will result in homes and businesses that emit no GHGs. In addition, this amendment will meet the requirements of measure EE-1 of the CAP.
Program 21: 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.



General Comments			



Jurisdiction	Dublin	City of Dublin
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk			142	142					The City joined California Community Housing Agency (CalCHA) and California Statewide Community Development Authority (CSCDA). These joint powers authorities issue bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through this program in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park. At the end of 2022, there were 142 units converted and now affordable to households earning no more than 80 percent AMI, 100 units affordable to households earning no more than 100 percent AMI, and 98 units affordable to households earning no more than 120 percent AMI.
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income			142	142					



[illegible]





Jurisdiction	Dublin	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	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
Summary Row: Start Data Entry Below												

Jurisdiction	Dublin	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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	0
	Non-Deed Restricted	0
Above Moderate		97
Total Units		97

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	350	0	0
SFD	150	55	147
2 to 4	0	0	0
5+	100	37	166
ADU	100	5	0
MH	0	0	0
Total	700	97	313

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	700
Total Housing Units Approved:	700
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

Jurisdiction	Dublin	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 300,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	\$15,000.00	\$0.00	Completed	None	
Analyze Regional Housing Needs Assessment	\$60,000.00	\$0.00	Completed	Other	SB 2, REAP
Community Engagement	\$47,500.00	\$0.00	Completed	Other	SB 2
Draft Housing Element	\$52,500.00	\$0.00	Completed	None	
General Plan Amendments	\$50,000.00	\$0.00	Completed	Other	SB 2
CEQA Compliance	\$35,000.00	\$0.00	Completed	None	
Public Hearings	\$25,000.00	\$0.00	Completed	None	
Final Housing Element	\$15,000.00	\$0.00	Completed	None	HCD Certification Pending

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	100
	Non-Deed Restricted	0
Moderate	Deed Restricted	56
	Non-Deed Restricted	0
Above Moderate		544
Total Units		700

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0

Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		97
Total Units		97

Certificate of Occupancy 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	7
	Non-Deed Restricted	0
Above Moderate		306
Total Units		313