City of Dublin
HOUSING ELEMENT

2015 - 2023

CITY OF
DUBLIN

CITY OF DUBLIN

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City of Dublin
2015-2023 Housing Element

Adopted November 18, 2014

City of Dublin
Community Development Department
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Introduction

This document constitutes the fifth revision to the City of Dublin Housing Element, pursuant to State law. This Housing Element covers a planning period from January 31, 2015 through January 31, 2023. The previous Housing Element was adopted by the Dublin City Council in March 2010.

1. Contents of the Housing Element

The Housing Element of the General Plan is a comprehensive statement by the City of Dublin of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Although, by nature of the State mandate, the Housing Element has a strong focus on the affordability and availability of housing for low and moderate income households, the Element must also address the housing needs and related policy issues for the entire community and be consistent with the adopted policies of the General Plan. For these reasons, the updated Housing Element strives to balance the desire of residents to maintain the character of existing residential neighborhoods, manage traffic and congestion, and minimize visual and other impacts of new development, while addressing the needs of low and moderate income households and special needs groups (such as seniors and persons with disabilities). This balance will require the City to examine strategies to accommodate higher density housing, mixed-use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

2. Consistency with General Plan

The Dublin General Plan consists of the following elements: 1) Land Use; 2) Parks and Open Space; 3) Schools, Public Lands, and Utilities; 4) Circulation and Scenic Highways; 5) Housing; 6) Conservation; 7) Seismic Safety and Safety; 8) Noise; 9) Community Design and Sustainability; 10) Economic Development; and, 11) Water Resources. The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Seismic Safety and Safety Element are also recognized in the Housing Element.

When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. The Safety and Conservation Elements of the General Plan include an analysis and policies regarding flood hazard and management information. The City will ensure that updates to these Elements achieve internal consistency with the Housing Element as well.

3. Data Sources

In preparing the Housing Element, various sources of information are consulted. The 2010 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. In addition, the 2010 Census must be used in the Housing Element to ensure consistency with other Regional, State, and Federal housing plans. However, several sources are used to provide reliable updates of the 2010 Census including the following:

- Population and housing estimates by the State Department of Finance;
- Labor market statistics by the State Employment Development Department;
- Housing market information (including www.realtor.com, www.dqnews.com, www.rents.com, www.zillow.com);
- Special studies and reports on housing issues and market conditions, e.g. Continuum of Care Strategy for the Homeless and Ten-Year Plan to End Homelessness; and
- Lending patterns for home purchase and home improvement loans from the Home Mortgage Disclosure Act (HMDA) data.

Evaluation of Accomplishments

In order to craft an effective strategy to address the housing needs of the community, the City must evaluate the effectiveness and appropriateness of existing housing programs and actions. Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

Table 1 summarizes the City's quantified accomplishments under the 2009-2014 Housing Element. A program-level review is included in the Technical Report.

Overall, the City has been effective in implementing the goals and objectives in the previous Housing Element. Through planned development, and master and specific planning processes, the City was able to achieve a significant portion of its Regional Housing Needs Allocation (RHNA) for the planning period.

In November 2007, Windstar Communities was approved to construct 309 high density residential units located adjacent to the West Dublin Bay Area Rapid Transit (BART) Station. The project was subsequently purchased by Essex and the project completed construction in March 2014.

In August 2008, Avalon Bay Communities completed construction of a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial at the Dublin Transit Center. The project, now known as Eclipse at Dublin Station, is an apartment community with 10 percent of the units set aside for moderate income households.

In March 2011, Avalon Bay Communities was approved to construct an additional 505 high density residential apartment units at the Dublin Transit Center. 10 percent of the units will be set aside for moderate income households. The project is currently under construction, with half of the units already completed.

In April 2012, Signature Properties completed construction of the Tralee mixed-use project which includes 130 apartment units over 34,950 square feet of ground floor commercial. Shea Homes is currently constructing the remainder of the 103 townhouse units which are also a part of the Tralee project.

The City also worked with Eden Housing, KB Homes and the Dublin Housing Authority on the development of the Arroyo Vista mixed-income redevelopment project. The City provided application/technical assistance, as well as financial assistance, as needed by the developer in order to secure financing and other sources of funding to support the

development of the project. The project was approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes 194 (180 rental units and 14 for-sale units) affordable units in various income categories. The project was completed in May 2013; all 180 of the affordable rental units have been leased and all 14 affordable for-sale units have been sold.

In addition, the City continues to implement its Density Bonus, Inclusionary Zoning Regulations, and Commercial Linkage Fee programs, which have been instrumental in the creation of affordable housing in Dublin. Between 2007 and 2013, the City issued 332 permits for construction of affordable housing units, including: 189 very low income units, 99 low income units, and 44 moderate income units.

Since 2007, the Alameda County Community Development Agency has assisted 36 Dublin households through the Minor and Major Home Improvement Programs. In addition, as of February 2014, a total of 365 Dublin households were receiving rental assistance through the Housing Choice Voucher Program. A total of 26 Dublin households were on the waiting list for rental assistance. In addition, between 2007 and 2013, the City assisted a total of 54 households with first-time homebuyer loans, including: 2 very low income, 1 low income, 44 moderate income, and 7 market households.

The City also adopted amendments to the Zoning Ordinance to include provisions for emergency shelters, transitional housing, supportive housing and SROs in April 2011. The City will continue to facilitate the development of housing for persons with disabilities and extremely low income households using in-lieu fees.

Table 1: Summary of Quantified Accomplishments Since 2007

Housing Assistance Type	Housing Element Goals	RHNA	Accomplishments*
Housing Units to be Constructed			
Very Low Income (0-50% AMI)	400	1,092	189
Low Income (51-80% AMI)		661	85
Moderate Income (81-120% AMI)	410	653	44
Upper Income (>120% AMI)	800	924	2,326
Total	1,610	3,330	2,644
Housing Rehabilitation			
Very Low Income (0-50% AMI)	20	---	17
Low Income (51-80% AMI)	25	---	12
Total	45	---	36

Source: City of Dublin, 2014.
Note:
* New construction units based on building permits issued.

Goals and Policies

This section of the Housing Element contains the goals and policies the City of Dublin intends to implement to meet its quantified objectives and address a number of important housing-related issues. The following major issue areas are addressed by the goals and policies of this Element:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Encourage and facilitate the development of lower and moderate income housing;
- Maintain and enhance the quality of residential neighborhoods in Dublin;
- Promote equal opportunity for all residents to reside in housing of their choice; and
- Increase energy efficiency and conservation in residential developments.

1. Range of Housing Types

Continuing to provide a balanced inventory of housing in terms of types (e.g., single-family, duplexes, apartments, condominiums, and mixed-use), cost, and style will allow the City to fulfill a variety of housing needs. In addition, providing regulatory and financial assistance as available will be essential to support the production of affordable housing.

GOAL A: **Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents.**

Policy A.1: Ensure the provision of a variety of housing types to fulfill regional housing needs.

Policy A.2: Facilitate development of affordable housing through use of financial and/or regulatory incentives, where appropriate and subject to funding availability.

Policy A.3: Maintain streamlined procedures for processing new residential development applications.

Policy A.4: Encourage the development of residential units intended for the special groups, including seniors, large households, persons with disabilities (including persons with developmental disabilities), and the homeless.

Policy A.5: Promote affordable housing opportunities within Mixed-Use areas adjacent to public transportation and within walking or cycling distance to places of employment, commerce, recreation and near services.

Policy A.6: Support existing emergency shelter programs in the Tri-Valley area.

Policy A.7: Encourage greater access to housing for persons with disabilities (including persons with developmental disabilities).

2. Housing Opportunities for Segments of the Population

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, especially extremely low income households. A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development. The following goals and policies support the expansion of housing opportunities in Dublin.

GOAL B: Expand housing opportunities for all segments of Dublin's population.

Policy B.1: Encourage development of affordable housing by non-profit organizations primarily engaged in housing construction or management.

Policy B.2: Provide ongoing support to affordable housing developers.

Policy B.3: Negotiate with developers to encourage the provision of housing that is affordable to extremely low income households.

Policy B.4: Continue to allow second dwelling units on single-family parcels as a means of expanding rental housing opportunities.

Policy B.5: Continue to support the development of affordable homeownership housing for first-time homebuyers.

3. Maintain and Enhance Residential Neighborhoods

In general, housing over 30 years old may be in need of major rehabilitation, such as a new roof, repair of termite damage, foundation work, and plumbing, etc. With approximately 29 percent of Dublin's housing stock built prior to 1980, preventive maintenance is essential to avoid housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford repairs or monthly payments for rehabilitation loans; however, others, especially lower income homeowners, may have difficulty maintaining their homes. Assisting these households will help preserve and improve the City's existing housing stock.

GOAL C: Use public and private resources to maintain and enhance existing residential neighborhood characteristics.

Policy C.1: Continue to provide assistance for the rehabilitation of substandard and deteriorating units.

Policy C.2: Encourage the preservation, rehabilitation or, if necessary, replacement of single-family units in order to maintain and enhance the established characteristics of City neighborhoods.

4. Promote Equal Housing Opportunities

The City seeks to expand the range of housing opportunities in Dublin, including housing for seniors on fixed incomes, lower and moderate income residents, persons with disabilities (including persons with developmental disabilities), large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

GOAL D: **Provide housing opportunities for all Dublin residents, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor.**

Policy D.1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.

Policy D.2: Promote housing along with supportive services, including child care, to meet the special housing needs of seniors, persons with disabilities, single-parents and the homeless.

Policy D.3: Encourage the provision of housing to meet the needs of families of all sizes.

5. Promote Energy Efficiency and Conservation

Energy conservation can be achieved through environmentally sensitive site planning techniques and implementing building codes that require use of construction materials that maximize energy efficiency. Conserving energy has the dual benefit of reducing housing costs and improving environmental quality.

GOAL E: **Promote energy efficiency and conservation throughout Dublin.**

Policy E.1: Promote the use of Green Building techniques in all residential development.

Policy E.2: Ensure all new residential development complies with the California Green Building Code and City of Dublin Green Building Ordinance.

Policy E.3: Continue to require the recycling of construction waste.

Policy E.4: Utilize site planning techniques to allow passive energy efficiencies through solar access, landscaping, and building orientation.

Policy E.5: Seek opportunities to educate the public about energy conservation.

Housing Programs

The goals and policies outlined in the prior section address Dublin's identified housing needs, and are implemented through a series of housing programs offered primarily through the Planning and Housing Divisions of the City's Community Development Department. Dublin residents may also be eligible for assistance under programs administered by the County of Alameda. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs are described according to the following issue areas:

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity
- Green Building Programs

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs and to respond to new State laws.

1. Conservation of the Existing Supply of Housing

Conserving and improving the housing stock is an important goal for the City of Dublin. Approximately 29 percent of housing units in Dublin were constructed prior to 1980 and are therefore likely to have rehabilitation needs, including new plumbing, roof repairs, foundation work and other repairs. The City supports neighborhood preservation and improvement through housing rehabilitation programs and code enforcement. Other housing conservation needs of the City include existing multi-family rental apartments at-risk of converting to condominiums.

Program 1: Housing Rehabilitation Assistance

Alameda County administers the Community Development Block Grant (CDBG) funds on behalf of the City. Using CDBG funds, the Alameda County Community Development Agency administers the Minor and Major Home Improvement Programs for the City. Low-interest loans up to $1,500 are available to lower income households through the Minor Home Improvement Program. The Major Home Improvement Program makes available loans up to $60,000 at a three-percent annual interest rate for qualified lower income households. Between 2007 and 2013, the Alameda County Community Development Agency has facilitated 12 minor home repair projects, eight paint grants, 11 major rehabilitation projects, and five accessibility grants in Dublin. Accessibility grants benefit persons with disabilities.

Financing:	CDBG
Implementation Responsibility:	Alameda County Community Development Agency
Timeframe and Objectives:	• Continue to support the Alameda County Community Development Agency to implement the Minor and Major Home Improvement Programs (including accessibility grants) with the goal of assisting 32 households over eight years.
Relevant Policies:	Policy C.1; Policy C.2

Program 2: Housing Choice Voucher Rental Assistance

The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Housing Authority of the County of Alameda administers the program in Dublin. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Financing:	HUD Section 8
Implementation Responsibility:	Housing Authority of the County of Alameda
Timeframe and Objectives:	• Continue to support the assistance of 350 lower income households each year throughout the planning period. • Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.
Relevant Policies:	Policy A.1; Policy D.2; Policy D.3

Program 3: Code Enforcement

The Planning and Building Divisions of the Community Development Department carry out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through available housing rehabilitation programs.

The City will continue to enforce property maintenance standards and abate substandard structures through Code Enforcement. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes.

Financing:	General fund
Implementation Responsibility:	Community Development Department, Planning & Building Divisions
Timeframe and Objectives:	• Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis. • Conduct approximately 2,000 residential inspections during the planning period. • Perform annual review of City ordinances.
Relevant Policies:	Policy C.1; Policy C.2

Program 4: Condominium Conversion Ordinance

The City values its rental housing stock as an important means of meeting the housing needs of all income segments of the community. In 2005, the City Council passed a Condominium Conversion Ordinance to preserve the existing rental housing stock. The ordinance establishes an annual maximum number of rental apartment units that can be converted to seven percent of the total number of multi-family units in developments of 21 or more rental units. The Ordinance also establishes tenant notification and relocation assistance requirements, limits rent increases once a notice of intent to convert has been filed, and gives tenants the right to purchase units. New condominium conversions are also subject to the City's Inclusionary Zoning Regulations. The City will continue to implement the Condominium Conversion Ordinance to preserve the existing multi-family rental housing stock in Dublin.

Financing:	Permit processing fees
Implementation Responsibility:	Community Development Department, Planning Division
Timeframe and Objectives:	Monitor conversion activities annually.
Relevant Policies:	Policy A.1; Policy B.5

2. Production of Housing

The City of Dublin implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in Dublin.

Program 5: Mixed Use Development

Locating high density residential uses in compact mixed-use areas where residents have convenient access to jobs, shopping, services, recreation, and multi-modal transportation options can produce a number of community benefits. For example, traditionally non-residential areas may be suitable to provide additional capacity for higher density housing. Many residents within these areas are also less dependent upon private automobile travel, often resulting in positive environmental effects and more money for other necessary expenses.

The City will continue to promote high-density residential mixed-use projects in the Downtown Dublin Specific Plan area and adjacent to or in close proximity to the City's two Bay Area Rapid Transit (BART) Stations provided that infrastructure can support higher densities. The City will undertake the following actions to promote mixed-use:

- Promote mixed-use opportunity sites;
- Continue to implement the Downtown Dublin Specific Plan;
- Use the Planned Development process to allow flexible development standards such as alternatives for parking, building height, floor-area ratio, lot-coverage limits, and residential density, to promote mixed-use developments; and
- Provide incentives for affordable housing in mixed-use projects, including reduced parking requirements, use of Inclusionary Zoning In-Lieu Fee Fund, assistance in accessing state and federal subsidies, and density bonuses.

Financing:	Inclusionary Zoning In-Lieu Fee Fund; minor administrative cost to the City
Implementation Responsibility:	Community Development Department, Planning Division
Timeframe and Objectives:	• Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.
Relevant Policies:	Policy A.1; Policy A.2; Policy A.5; Policy B.2; Policy B.5

Program 6: Affordable Housing Developers

Recognizing that an adequate supply of affordable housing cannot be supplied by the market, the City will cooperate with developers that specialize in below market rate housing to expand the supply of units affordable to lower income households, including extremely low income households. The City has an excellent track record in facilitating the development of affordable housing. Camellia Place, the Groves at Dublin Ranch, Wicklow Square, and the new Emerald Vista (formerly Arroyo Vista) projects all include a range of affordable units, including units for extremely low households.

The City will offer assistance in accessing local, state, and federal funding for affordable housing by: 1) applying for such funding on behalf of affordable housing developers when eligible applicants are limited to public agencies; or 2) providing technical assistance or documentation necessary to support applications for funding by affordable housing developers upon request.

The City can help locate potential sources of matching funds and provide other technical assistance. Technical assistance will include, but not be limited to the provision of data or documents within the City's possession that will contain necessary information or assist in the preparation of a successful grant application. The City can also write letters of support (for projects that have received permit approvals by the City).

Financing:	Inclusionary Zoning In-Lieu Fee Fund; minor administrative cost to the City
Implementation Responsibility:	Community Development Department
Timeframe and Objectives	• Negotiate specific incentives package for each project, with increased incentives for projects that include units for extremely low income households and persons with disabilities. • Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources. • Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units within the planning period, with the goal of achieving 20 affordable units for extremely low income households and/or persons with special needs (including persons with disabilities/development disabilities). • Annually contact developers to discuss affordable housing opportunities.
Relevant Policies:	Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

Program 7: Density Bonuses

The City adopted a Density Bonus Ordinance in March 2007 to comply with State law (SB 1818 enacted 2005 and SB 435 enacted 2006). Only one developer has applied for and received a density bonus since adoption of the City's Density Bonus Ordinance. Density bonuses are infrequently used in Dublin because the City's High Density Residential land use designation allows 25 units per acre and up, without a maximum upper density limit. In addition to density increases, the Density Bonus Ordinance has other provisions that could facilitate the expansion of housing opportunities.

The City will review its local Density Bonus Ordinance, and, as necessary, revise the Density Bonus Ordinance to ensure the benefits of the Density Bonus Ordinance when the inclusionary requirement triggers units that meet eligibility criteria for the Density Bonus Ordinance, in compliance with State law.

The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing. In a relatively small city like Dublin, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, reductions in the amount of required on-site parking, and modified or waived development standards.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council
Timeframe and Objectives:	• Review and, as necessary, revise the Density Bonus Ordinance to ensure compliance with State Law within two years of adoption 2015-2023 Housing Element. • Continue to implement the Density Bonus Ordinance and provide information on the Ordinance to developers and other interested parties. • 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.
Relevant Policies:	Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

Program 8: Inclusionary Zoning

Under the City's Inclusionary Zoning program, all new residential development projects of 20 units or more designed and intended for permanent occupancy must construct 12.5 percent of the total number of dwelling units within the development as affordable units. Of the affordable rental units, 30 percent must be set aside for very low income households, 20 percent for low income households, and 50 percent for moderate income households; of the owner occupied affordable units, 40 percent must be set aside for low income households and 60 percent for moderate income households. Upon request, the City Council can allow the applicant to pay a fee in-lieu of constructing up to 40 percent of the affordable units that the developer would otherwise be required to construct. In certain instances, the City Council may allow a developer to construct the affordable units "off-site" and an applicant may dedicate land to the City or City-designated local non-profit housing developer in-lieu of construction of some or all of the required affordable units. In-lieu fees will be placed into an Inclusionary Zoning In-Lieu Fee Fund.

The Ordinance provides for five exceptions to the 12.5 percent affordability requirement (Section 8.68.040):

- Payment of in-lieu fees;
- Off-site projects;
- Land dedication;
- Credit transfers; and
- Waiver of requirements.

This last exception, waiver of requirements, gives the City Council flexibility to make exceptions to the Ordinance. Also, Section 8.68.070 provides incentives to make the construction of affordable units more feasible, including:

- Fee Deferral – processing and impact fees
- Design Modifications –
  - Reduced lot size
  - Reduced setback requirements
  - Reduced open space requirements
  - Reduced landscaping requirements
  - Reduced interior or exterior amenities
  - Reduction in parking requirements
  - Height restriction waivers

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council.
Timeframe and Objectives:	• Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.
Relevant Policies:	Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

Program 9: Commercial Linkage Fee

The City approved a Commercial Linkage Fee on May 3, 2005. Fees are charged to non-residential developments, based on the square footage and type of commercial building space and placed into an Inclusionary Zoning In-Lieu Fee Fund. Since 2007, the City has collected a total of $418,145 in Commercial Linkage Fees. The In-Lieu Fee Fund has a balance of $7,013,816 as of April 1, 2014. The funds are to be used in accordance with Section 8.68.080 of the Zoning Ordinance, summarized as follows:

- Affordable housing construction loans;
- First Time Homebuyer Loan Program;
- Homeownership training and foreclosure prevention services;
- Housing Division's administrative costs; and
- Alameda County Homeless Management Information System.

Financing:	Inclusionary In-Lieu Fee Fund; Minor administrative cost to the City
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council
Timeframe and Objectives:	• Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units). • Assist five moderate income households with first-time homebuyer loans. • Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.
Relevant Policies:	Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

Program 10: Housing Type and Size Variations

A diverse housing stock in terms of type and size is necessary to meet the needs of all community residents. As a means of achieving housing diversity, the City will continue to require diversity of housing type and size as part of its negotiated process through specific plans, planned developments, and development agreements.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council
Timeframe and Objectives:	• 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.
Relevant Policies:	Policy A.1; Policy A.4; Policy A.6; Policy A.7; Policy B.1; Policy B.3; Policy B.4; Policy B.5; Policy D.2; Policy D.3

Program 11: First-Time Homebuyer Programs

In 2006, the City initiated a First Time Homebuyer Loan Program (FTHLP) to assist households with financing towards the purchase of a home. The FTHLP program provides 30-year deferred loans for households earning up to 120 percent of the County median income. The FTHLP program may be used in conjunction with the Alameda County Mortgage Credit Certificates (MCC) program and assistance from the City's Inclusionary Zoning In-Lieu Fee Fund and other state or federal home ownership programs.

Financing:	MCC; HOME; Inclusionary Housing In-Lieu Fund
Implementation Responsibility:	Community Development Department
Timeframe and Objectives	• 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. • Continue to distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.
Relevant Policies:	Policy B.5; Policy B.6

Program 12: Second Dwelling Units

Second dwelling units can be a source of affordable housing with limited impacts on existing neighborhoods and public infrastructure. The City will promote the development of second units on lots with existing single-family homes as well as in new construction.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department; Planning Commission
Timeframe and Objectives:	• Market this program through an informational brochure. The brochure will be available on the City web site and at the Civic Center, library, senior center, and other public locations. • Facilitate the construction of 30 second dwelling units within the planning period.
Relevant Policies:	Policy B.4

Program 13: Homeless Assistance

The City will continue to support the Alameda County Homeless Continuum of Care Council (HCCC) and support agencies and organizations that seek to address the problem of homelessness throughout the region. Dublin provided funding to the Alameda Countywide HCCC for development of a Homeless Management Information System (HMIS). The HMIS is intended to collect and report information about the homeless population and its patterns of service utilization. The City also provides Community Development Block Grant (CDBG) funds to the Tri-Valley Haven to assist a domestic violence shelter (Shiloh) and a homeless shelter (Sojourner House), both located in Livermore.

Financing:	CDBG; Inclusionary Zoning In-Lieu Fee Fund
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council
Timeframe and Objectives:	• 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 each year. • Continue to participate in regional collaborations to address homelessness.
Relevant Policies:	Policy A.4; Policy A.6; Policy D.2

Program 14: Tri-Valley Affordable Housing Committee

The City is an active partner with the Tri-Valley Affordable Housing Committee and assists with organization of the Affordable Housing Fair. The purpose of the Affordable Housing Fair is to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. The City will continue to seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray costs associated with this fair.

The City will also continue to support local housing service providers which are coordinated by the Tri-Valley Affordable Housing Committee.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department
Timeframe and Objectives:	• Participate in at least one affordable housing fair annually throughout the planning period.
Relevant Policies:	Policy D.1; Policy D.2; Policy D.3

3. Provision of Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Program 15: Residential Sites Inventory and RHNA Monitoring

The City will continue to use specific plans, planned development, and zoning to ensure that adequate sites are available (as defined by state housing element law, Government Code section 65583) to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income groups.

The City will monitor housing development citywide on an ongoing basis to ensure that the sites identified in the Residential Sites Inventory are developed at densities appropriate for fulfilling its RHNA requirement for the 2015-2023 Housing Element. Should a project be approved on a site with a lower density than that identified in the Residential Sites Inventory, the City will assess its continued ability to accommodate the RHNA. Should the project result in a shortfall in sites, the City will identify additional sites to replenish the sites inventory.

Each year, as part of the City's annual evaluation of its implementation of the General Plan, the City will compare the remaining supply of land by zoning, specific plan, or planned development in relation to the City's remaining unmet RHNA. Should the City identify a potential shortage of sites with appropriate densities, it will use the specific plan and planned development process to provide adequate sites for future residential developments.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department
Timeframe and Objectives:	• 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. • 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 income units).
Relevant Policies:	Policy A.1; Policy A.5; Policy B.6

4. Removal of Governmental Constraints

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower and moderate income households, including families, seniors, and persons with special needs.

Program 16: Fee Deferment or Amortization

The City will continue to offer deferment or amortization of planning/development fees for senior housing units and affordable units for lower and moderate income households to reduce the initial cost impact on an affordable housing project. The City will determine on a case-by-case basis the financial need of the project and the most appropriate type of assistance based on the City's Inclusionary Zoning Ordinance.

Financing:	Inclusionary Zoning In-Lieu Fee Fund
Implementation Responsibility:	Community Development Department; Planning Commission; and City Council
Timeframe and Objectives:	• Continue to offer the deferment or amortization of fees as an option to interested parties. • 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.
Relevant Policies:	Policy A.2

Program 17: Universal Design Ordinance

In 2007, the City adopted a Universal Design Ordinance that requires new single-family home developers to install base universal design features in all single-family developments of 20 or more homes. In 2010, the Ordinance was amended to meet the current building code and took effect January 1, 2011. The Universal Design Ordinance is substantially the same as the Model Universal Design Local Ordinance adopted by the California Department of Housing and Community Development. The City has developed a brochure on the Universal Design Ordinance and updates it periodically to ensure that current information regarding the Ordinance is distributed. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter.

Financing:	Permit processing fees
Implementation Responsibility:	Community Development Department
Timeframe and Objectives:	• Continue to make the brochure and other related information available on the City's website and at the public counter.
Relevant Policies:	Policy A.4; Policy A.7

Program 18: Emergency Shelters and Supportive and Transitional Housing

Pursuant to the provisions of SB 2, the City will continue to facilitate the establishment of emergency shelters, transitional housing and supportive housing. With approximately 180 acres of land in the M-1 (Light Industrial) and similar PD (Planned Development) zoning districts, there is sufficient land available for at least one emergency shelter. The City will review, and revise as appropriate, zoning, development standards, and procedures for consistency with GC Section 65583(a)(4). Specifically, the City will review the distance requirements from public transit and noise provisions for emergency shelters to ensure compliance with SB 2.

In order to clarify that transitional and supportive housing are residential uses subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, the City will review the Zoning Ordinance and if necessary amend the Zoning Ordinance within two years of adoption of the 2015-2023 Housing Element to ensure that City regulations are in conformance with state law.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department
Timeframe and Objectives:	• Review and amend, if necessary, the Emergency Shelters Ordinance within two years of adoption of the 2015-2023 Housing Element. • 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.
Relevant Policies:	Policy A.1; Policy A.4; Policy A.6; Policy A.7; Policy D.2

Program 19: Monitoring of Development Fees

The City of Dublin facilitates and encourages the development of a variety of housing in the community. On a regular basis, the City monitors its development fees to ensure they are reasonable and do not unduly constraining development, while protecting the quality, health, and public safety of the community.

Financing:	Minor administrative cost to the City
Implementation Responsibility:	Community Development Department
Timeframe and Objectives:	• As changes are made to the development fees, the City will evaluate their impact on housing development and make adjustments or mitigation as appropriate (such as continuing to offer fee deferral and amortization (Program 16).
Relevant Policies:	Policy A.1; Policy A.2; Policy A.3

5. Promotion of Equal Housing Opportunity

To adequately meet the housing needs of all segments of the community, the Housing Plan must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family status, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor.

Program 20: Equal Housing Opportunity

The City of Dublin contracts through Alameda County with ECHO Housing to investigate fair housing complaints and provide fair housing counseling and mediation services. The City is the point-of-contact for fair housing complaints, information requests, and referrals to ECHO housing.

Financing:	CDBG; minor administrative cost to the City
Implementation Responsibility:	Community Development Department; ECHO Housing; and Alameda County Community Development Agency
Timeframe and Objectives:	• Provide referrals to appropriate agencies for services. • Distribute fair housing information to public locations. • Post information on the City 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 CDBG program.
Relevant Policies:	Policy D.1; Policy D.2; Policy D.3

6. Green Building Programs

Green building refers to the use of environmentally preferable practices and materials in the design, location, construction, operation, and disposal of buildings. It applies to both renovation and retrofitting of existing buildings and construction of new buildings, whether residential or commercial, public or private. By continually improving how to locate, design, build, operate, and retrofit buildings, the City of Dublin can contribute to the improvement of the environment and quality of life. Advanced energy-saving technologies applied in buildings can result in enormous reductions in demand for fossil fuels and emissions of greenhouse gases (GHG). Better design and building practices can also help address environmental challenges such as natural resource depletion; waste disposal; and air, water, and soil pollution. Green building can also help achieve gains in human health and prosperity.

Program 21: Green Building Guidelines

The City Council has established as a high priority to enhance residential green building requirements to create a mandatory Green Building self-certification program as part of the permitting process. The City adopted a Green Building Ordinance in April 2009. The Ordinance applies to all residential projects over 20 units. In November 2010, the Ordinance was updated and the changes went into effect January 1, 2012. A brochure was developed in 2009 at the time of the original adoption and the City continues to update the brochure as revisions are made to the Ordinance.

Financing:	Permit processing fees; minor administrative cost to the City
Implementation Responsibility:	Community Development Department, Building Division
Timeframe and Objectives:	• Continue to implement the provisions of the Green Building Ordinance. • 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.
Relevant Policies:	Policy E.1; Policy E.2; Policy E.3; Policy E.4

Program 22: Energy Conservation

The City will promote energy conservation through the following actions:

- Continue to implement the Waste Management Authority's model ordinance on recycling of construction waste.
- Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
- Continue to provide on-site training for City Building and Planning Staff on Green building techniques.
- Continue to review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.

Financing:	Permit processing fees; minor administrative cost to the City
Implementation Responsibility:	Community Development Department, Building Division
Timeframe and Objectives:	• Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.
Relevant Policies:	Policy E.1; Policy E.2; Policy E.3; Policy E.4; Policy E.5

7. Quantified Objectives

The City of Dublin summarizes the program objectives for the 2015-2023 Housing Element.

Quantified Housing Objectives: 2015-2023

Income Category	RHNA (Construction)	Home Repair/ Rehabilitation	Rental Assistance	Home Purchase Assistance	At-Risk Housing
Extremely Low Income	398	0	350	0	0
Very Low Income	398	16		0	0
Low Income	446	16		0	0
Moderate Income	425	0	0	10	0
Above Moderate Income	618	0	0	10	0
Total	2,285	32	350	20	0

Public Participation

Section 65583 (c)(6)(B) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element and the program shall describe this effort." The City of Dublin undertook a comprehensive public participation program in the development of the 2015-2023 Housing Element.

1. Service Provider Interviews

As part of this Housing Element update, the City of Dublin consulted with affordable housing developers and nonprofit service providers to obtain input on housing needs and suggestions for housing programs. Fifteen agencies and developers that serve lower and moderate income households, as well as those with special housing needs, were contacted. Seven agencies participated in the telephone interviews and these are: Abode Services/Allied Housing; Community Resources for Independent Living; Eden I & R; Habitat for Humanity East Bay/Silicon Valley; Satellite Affordable Housing Associates; Tri-Valley Haven; and Tri-Valley Reach. Their comments are summarized below:

- **Affordable Housing:** There is significant demand for additional affordable rental and ownership housing to accommodate the housing needs of low-income residents and those with special needs.
    - In general, affordable housing developers need assistance in identification of sites and funding.
    - Easing development standards can also increase the feasibility of sites.
    - Creative thinking is needed from City staff in order to avoid common development constraints.
    - Housing Element policies and programs should prioritize the creation of extremely low-income (ELI) units and provide incentives for developers.

- **Homeless:** There is a lack of emergency shelter and support services for Tri-Valley area homeless.
    - Specifically, there is a large need for shelter and housing programs for single men.
    - Supportive housing is also needed to transition homeless persons from transitional housing and emergency shelters.

- **Section 8:** The demand for Section 8 housing has increased over the last few years.
    - There has been a decline in the number of properties accepting Section 8 Vouchers in the Tri-valley area.

- **Supportive Services**: Increased availability and funding of supportive services that can aid with living expenses are needed.
    - There needs to be additional support from city staff to direct residents to services and coordinate with providers about program changes.

Appendix A summarizes the agencies consulted, the services they provide, and housing needs identified.

2. Public Meetings

The City conducted public meetings before the Planning Commission and City Council to discuss housing needs and to review and adopt the Draft Housing Element:

- February 25, 2014 – Planning Commission
- May 13, 2014 – Planning Commission
- June 17, 2014 – City Council
- October 28, 2014 – Planning Commission
- November 18, 2014 – City Council

Comments received during these meetings are summarized in Appendix A.

3. Public Comments Received

The City received a letter from the Building Industry Association (BIA) of Bay Area regarding Housing Element updates in the Bay Area. The letter is not specific to the City of Dublin. It contains a general overview of the Housing Element statutory provisions and requests specific areas of focus. The City's response to this letter is included in Appendix A.

Appendix A: Public Participation

1. Interviews with Service Providers

Abode Services/Allied Housing
40849 Fremont Boulevard
Fremont, CA 94538
Louis Chicoine, Executive Director

Services Provided: The focus of Abode Services is on ending homelessness and to ensure that those in need are able to obtain and retain housing. They offer housing programs linked to support services for low-income and homeless families and individuals in Alameda and Santa Clara Counties. Each Abode program integrates these two components to help people establish permanent stability and return to independent lives. Housing options include emergency shelter, rental subsidies, transitional housing and permanent supportive housing. Support services include case management, primary and mental health care, substance recovery services, job counseling and placement, life skills classes, financial literacy training, practical tenancy training, parenting classes, and children's programs.

Abode Services and Allied housing merged as an effort to consolidate their service capacity. As an affordable housing developer they specialize in developing small-scale housing developments that are affordable to families and households with special needs, such as persons with disabilities or households moving out of homelessness. Their housing development work also focuses on providing affordable housing that is linked with supportive services to assist low-income and special needs households to achieve and maintain housing stability and self-sufficiency.

Population Served: A wide-range of vulnerable groups benefit from their services including children, emancipated foster youth, adults and transition-age youth living with severe mental illness, low-income families in vocational training, dually-diagnosed heads of households, single mothers, victims/survivors of domestic violence, seniors and people living with HIV/AIDS.

Housing Needs: As one of the fastest growing services providers in the Bay Area, there has been a large increase in the demand for their services and programs. Over the last few years, within the Tri-Valley area, Abode Services has worked with the cities of Pleasanton and Livermore to run programs that provide rental assistance. They have not done any projects in the City of Dublin. Chicoine noted that its organization focuses on housing that may not be appropriate in suburban communities such as Dublin where costs and neighborhood acceptance may be barriers. He suggested that their Rapid Re-Housing program, which provides for quick housing placement within communities, has been an effective program that is easy for cities to use. Lastly, he suggested that Housing Elements need to prioritize the creation of extremely-low income units. Policies and programs which reward developers that create housing units and services for lower income households are needed. This can serve to incentivize and kick start the creation of the types of housing that lacks in the region.

Community Resources for Independent Living (CRIL)
3311 Pacific Avenue
Livermore, CA 94550
Alejandra Hernandez, Employment Benefits Coordinator

Services Provided: CRIL is a peer-based disability resource organization that advocates and provides resources for people with disabilities to improve lives and make communities fully accessible. CRIL is also a resource for disability awareness education and training, advocacy and technical advice. Among its many programs, CRIL's housing assistance services help people with disabilities and seniors with functional limitations with understanding the process in obtaining accessible, low income housing, primarily within Alameda County. CRIL keeps a current list of local rentals and reaches out to landlords to encourage renting to individuals with disabilities; however, they do not own housing or run their own residential facility. Their Livermore office offers Housing Workshops twice monthly where they share information on how to seek and apply for affordable and/or accessible housing in Alameda County, or in some cases outside of the County.

Population Served: CRIL offers its services at no charge to persons with disabilities living in southern and eastern Alameda County. In order to become a CRIL consumer, an individual must have a disability or functional limitation and be able to benefit from independent living services. Everyone is welcome regardless of race, ethnicity, the nature of the disability or limitation, age, socioeconomic status, sexual orientation, gender identity and expression, immigration status, health condition or any other characteristics. Staff at the CRIL's Livermore office estimate 10 to 20 Dublin residents utilize their services a month.

Housing Needs: Above all else, there is a high demand for more low-income affordable housing and housing for persons with specials needs in the Tri-Valley area. Demand for their housing assistance services, and affordable housing in general, has increased over the last few years. Most significantly, there has been an increase in the need for section 8 housing. However, there has been a decline in properties who participate in the program. This is a problem that they have noticed in Alameda County overall, but especially within the Tri-Valley area. CRIL has benefitted from the Season of Sharing's provision of one-time crisis-based assistance in coordination with their housing location services. This working relationship recently proved successful in assisting a client with funding to place a rental deposit and obtain housing. Further funding and support of these types of coordinated efforts would greatly aid the CRIL in assisting their clients.

Eden I & R, Inc.
570 B. Street
Hayward, CA 94541
Barbara Bernstein, Executive Director and Alison DeJung, Deputy Director

Services Provided: Eden I&R's mission of "linking people and resources" and services offered are the result of collaborations that depend on the work of hundreds of community-based organizations. They offer a range of housing and service related programs, including: the AIDS Housing and Information Project (AHIP); Roving Veterans Affairs Supportive Housing; After-Hours Emergency Phone Services for Alameda County's Child and Adult Protective Services, Foster Care Placement Line, and the Public Guardians Office; Disaster Recovery Services; Housing Database; Social Services Database; Big Blue Book; and various seasonal programs. Over half of all calls they receive are related to housing, with callers needing assistance finding emergency shelter, transitional and supportive housing,

mental health housing, and more permanent types of housing. Overall, the issues they deal with have a lot of components to them. Eden I&R also encounters callers with housing sustainability problems, including issues such as, utility assistance, rental assistance, transportation, tenant rights, employment, childcare. One of the keys to the success of their services is their approach in which staff gathers specific household information from callers with housing needs. This allows them to identify potential assistance opportunities that they may be able to utilize to reduce other living expenses, and can leave these households with more money for housing.

They are the only agency in Alameda County to offer a comprehensive housing database listing of over 80,000 affordable housing units, including subsidized, low-income, and shared units. The housing database is effective through its two-pronged approach, giving those in need of housing access to a listing of affordable properties and connecting landlords/owners to potential tenants. The database offers free listing services to landlords/owners who qualify. In order to expand the listing, Eden I&R conducts outreach to landlords/owners through a lot of different ways, the most effective of which has simply been word of mouth. Their goal is to work with them to list their units as affordable through methods such as lowering their rates, renting out a room, or agreeing to accept Section 8 vouchers.

Population Served: Since no other centralized source for health, housing, and human services information exists anywhere else in Alameda County, Eden I & R has become a critical resource for thousands of at-risk individuals, such as youth, non-English speakers, the economically disadvantaged, people living with HIV/AIDS, domestic violence survivors, the elderly, disabled, the homeless, and human service agencies seeking services or housing for their clients. Eden I&R serves over 100,000 Alameda County residents a year.

Housing Needs: Countywide there are not enough affordable housing opportunities to meet the needs of their callers. The issue is only becoming more challenging as federal funding available in support of affordable housing continues to decrease. Although resources are not always available to directly connect callers to housing, Eden I & R's approach to connect callers with other resources to cut other living expensive often proves effective in increasing a caller's ability to pay for housing. However, they estimate that they miss approximately 19,000 calls a year due to a shortage in staff. Funding to expand their 2-1-1 special resource specialist staff would greatly impact their capability to link these missed callers with resources that can spare them money for housing.

As one of the top service providers in the County for low-income individuals, Eden I & R would greatly benefit from additional support for its programs. In particular, additional assistance with expanding its housing database would be impactful. Mom-and-pop landlords can serve as one of the biggest resources to expanding affordable housing opportunities in the County. More importantly, these types of housing opportunities can serve as a way to distribute the stigma often associated with public or low-income housing. This can also lead to the integration of low-income residents into communities that may appear uninviting to them. They need additional support from housing department staff from cities throughout the County and Tri-Valley area to conduct outreach to these mom-and-pop landlords to list with Eden I & R. With increased efforts from city staff they estimate they could more than expand their housing database and thus expand access tp affordable housing opportunities. An increase in Eden I & R staff capacity for this program would also be beneficial and allow them conduct more of the outreach that is crucial to the expansion of their housing database.

There is need for more people to become aware of the 2-1-1 services and other programs offered. They have benefited greatly from partnering with cities throughout the County, including the City of Dublin, and rely on city staff to refer residents to their services. Eden I & R can benefit from increased communication from staff of expected changes in services, programs, and affordable housing opportunities.

Habitat for Humanity East Bay/Silicon Valley
2619 Broadway
Oakland, CA 94612
David Pitson, Controller

Services Provided: Habitat's overall focus is on developing affordable ownership housing through new construction, home renovation, and home repair. The program provides first time affordable homeownership opportunities for low and very low income families with children. In addition to working on their homes through the sweat equity or self-help program, families also attend workshops on budgeting, credit repairs, conflict resolution and home maintenance, repair and landscaping.

Population Served: They primarily serve families who make 40 to 80 percent of the AMI. Sometimes they aid families who make 80 to 120 percent of the AMI, but never over 120 percent. Habitat aims to provide housing opportunities not for engineers or executives at large companies, but for the workforce who are janitors, teachers, and servers. Within the Tri-Valley area they are currently working mostly in the cities of Pleasanton and Livermore to purchase homes to rehabilitate.

Housing Needs: Overall there is a huge need for affordable housing within the East Bay region, including the Tri-Valley. There are a lot of jobs being created in the Silicon Valley area, of which Dublin is on the periphery, but the housing opportunities to match this growth are not being developed at the same pace. Habitat has worked with the City of Dublin in the past, but land in the City is very expensive and hard to develop. Cities often employ a philosophy that they must utilize government funding for affordable rental housing development in order to maximize the number of units. However, the ownership housing model that Habitat uses is also effective in producing large number of units for those most in need. Habitat is interested in working with the City of Dublin in the future and is also open to partnering with market-rate developers to create affordable housing components of future developments.

Satellite Affordable Housing Associates (SAHA)
1521 University Avenue
Berkeley, CA 94703
Eve Stewart, Director of Housing Development

Services Provided: SAHA develops and manages affordable, service-enriched housing that promotes healthy and dignified living for people with limited options. Residents at nearly every SAHA community have access to a wide variety of supportive services, activities, and civic engagement programs. Resident services offered at their communities that house elderly individuals are especially helpful in providing for residents to live as independently as possible.

Population Served: The population served is low income families, seniors and special needs (disabled and developmentally disabled). All have incomes of 60 percent or below

AMI, with the average income being 30 to 50 percent AMI. They are able to aid those who fall below 30 percent in circumstances where they are additional subsidy assistance is available. Within the last few years they've started developing housing for people who are currently homeless, instead of only focusing on those who are at-risk. They serve a wide geographic area, including properties in Sacramento, but are currently most active within their core area of focus in Alameda and Contra Costa counties. Within the Tri-Valley area they completed a project in Livermore a couple of years ago, but have not done any projects in Dublin, nor in neighboring Pleasanton.

Housing Needs: There is a large need to make housing that is accessible for populations of all incomes and those with special needs. There are no specific reasons SAHA has not worked with the City of Dublin; however, Eve noted that some of the more suburban locations can prove more difficult for them to develop in. They often encounter issues with site zoning. Of the projects they've most recently completed, the lowest density they successfully developed at allowed about 25 units per acre. Zoning that accommodates 25 units per acre is a minimum for their developments, but 30 units per acre would be preferred. Finding appropriate sites can also be a problem, as most of their projects require about two acres of land. Local funding is an essential component of their developments, especially when tax credits are involved. City staff need to be able to think creatively about development standards (e.g. setbacks, easements and parking) that constrain development, in order to make a project happen. In general, working with cities that have high response and turn-around standards, and good city council and planning commission leadership can make all the difference for the success of a project.

Tri-Valley Haven
3663 Pacific Avenue
Livermore, CA 94550
Ann King, Executive Director

Services Provided: Provides shelter and counseling for survivors of sexual assault, battered women and their children in the Tri-Valley area. They operate the County's only 24-hour rape crisis center and have homeless services and shelters. With 30 beds, Tri-Valley Haven's Shiloh Domestic Violence Shelter houses and supports women and their children who are victims of domestic violence. The Haven's 16-bed Sojourner House, located in the City of Livermore, provides temporary shelter for homeless families in a safe, supportive environment. With separate bedrooms for family units, a stocked kitchen, three full baths, and laundry facilities, Sojourner House is the only homeless shelter in the Tri-Valley Area that accepts two-parent families, single fathers with children, and families with teenage boys. Supportive services, including counseling, housing assistance, long-term support, legal clinic, employment assistance, seasonal provisions, and educational support are offered through its shelters and other programs. Tri-Valley Haven also operates a food pantry based in Livermore that serves over 4,000 low-income Tri-Valley residents a month. The food pantry program offers mobile services at two additional locations in the City of Pleasanton.

Population Served: Their programs serve Tri-Valley residents from cross all income groups, who are adults and children who have experienced domestic violence, sexual assault, or homelessness. Most of their clients are usually very low income. They also operate *the only homeless shelter in the Tri-Valley Area that accepts single fathers accompanied by their children, and boys over the age of 10.*

Housing Needs: Low-income affordable housing is a significantly pressing need for the Tri-Valley area. They struggle to graduate people from their shelter programs into more permanent housing due to the lack of availability in the area. There is also a large need for shelter and housing programs for single men. Homelessness in the Tri-Valley area has worsened over the last few years, to the extent that King described it as almost becoming a part of common life and accepted by the community. Many Tri-Valley residents become homeless due to the unstable housing market, and other issues such as medical bankruptcy and drug/alcohol reliance. Homelessness mostly goes unseen in the area but this may change. The Tri-Valley area has the opportunity and needs to respond now to prevent homelessness from becoming an issue that is seen everywhere within its local communities.

There is a general lack of support for homeless programs and services at the federal level. The expectation has been for churches and non-profit organizations to pick up the slack with no funding support. Available funding is nowhere near the level needed to match current demand in the area. Current activities undertaken by Tri-Valley Haven include attempting to coordinate with both the Cities of Livermore and Pleasanton to convert the Livermore emergency shelter for families into a shelter for single men, and to open a new family shelter in Pleasanton. Past support provided by the City of Dublin has been very helpful, including the City's assistance with efforts made to renovate the Haven's facilities. They're looking into opening a one-stop shop day center for Tri-Valley area homeless that will provide comprehensive shelter and supportive services. The City of Dublin can aid the Haven's efforts through providing capital funding for the project early on, and by also helping to achieve the political will in the Tri-Valley area necessary to make such a project happen.

Tri-Valley Reach
P.O. Box 5564
Pleasanton, CA 94566
Judy Butterly, Co-Chair

Services Provided: Their mission is to provide resources, education, activities, community participation and housing opportunities that will enable adults with developmental challenges to live full and independent lives. Their housing assistance program offers eligible clients the opportunity to live independently. Currently they own a total of nine properties in Livermore and Pleasanton—ranging from duplexes to condo's to single family residences. They modify their homes to suit each residents' special needs and work in close collaboration with the Regional Center of the East Bay to provide supportive services.

Population Served: Currently, their homes support 21 tenants in Livermore and Pleasanton. To be eligible for residency, tenants must be a client of the Regional Center and either live in the Tri-Valley area or have family members who live in the Tri-Valley. Given that all of the properties they currently own are in Livermore and Pleasanton, the majority of their clients are from these areas. They serve adults of any age, with most tenants ranging in age from 30 to 60 years old. Judy noted that adults with special needs who are younger than 30 tend to live at home with their families for as long as possible.

Housing Needs: Demand for their services has been fairly stable over the last few years. They have a small waitlist, but quite often when vacancies do become available the potential tenants are not fully prepared or ready to live independently. Potential expansion of their housing placement program would be dependent on an increase in demand for their housing, of which they currently are not experiencing. Butterly added that this lack in demand for housing is not representative of other independent living programs in the area,

such as group homes, which may be experiencing an increase in housing needs. With staff knowledge and experience, they have the capabilities to be able to effectively respond to future increases in demand for their housing. They do not own properties in the City of Dublin as there has not been demand for their housing in the area. For this reason they have not recently pursued housing in the Dublin as an option, but they are aware that the City would be welcoming to such possibilities in the future.

2. Housing Element Outreach List

Standard Pacific Homes
Attn: Doug Batson
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588

Charter Properties
Attn: Jim Tong
4080 Grafton Street, Suite 200
Dublin, CA 94568

Braddock & Logan
Attn: Jeff Lawrence
4155 Blackhawk Plaza Circle, #201
Danville, CA 94506

Avalon Bay Communities, Inc.
Attn: Jeff White
400 Race Street, Suite 200
San Jose, CA 95123

Blake Hunt Ventures
Attn: Jerry Hunt
500 La Gonda Way, Suite 295
Danville, CA 94526

D.R. HORTON
Attn: Dean Mills
5050 Hopyard Road, #180
Pleasanton, CA 94588

Toll Brothers
2000 Crow Canyon Place, Suite 200
San Ramon, CA 94583

Discovery Homes
Attn: Albert Seeno III
4061 Port Chicago Highway, #H
Concord, CA 94520

Dublin Land Company
Attn: John DiManto
1210 Coleman Avenue
Santa Clara, CA 95050

Alameda County SPA
Attn: Stuart Cook
224 W. Winton Avenue, Room 110
Hayward, CA 94544

Kaiway Investments 10
c/o Mr. Michael Tseng
1499 Bayshore, #132
Burlingame, CA 94010

Milton & Gloria Righetti et al
3088 Massachusetts Avenue
Castro Valley, CA 94546-2964

Anderson Second Family LP
P.O. Box 910371
St. George, UT 84791-0371

Collier Canyon Properties
c/o Bob Branaugh
19077 Madison Avenue
Castro Valley, CA 94546

Pat Croak
4617 James Avenue
Castro Valley, CA 94546

Jordan Charitable Trust
c/o Tony Varni
Varni, Fraiser, Hartwell & Rodgers
650 “A” Street
Hayward, CA 94543

Monte Vista Entitlement, Inc.
c/o T. W. Starkweather
1501 N. Broadway, #320
Walnut Creek, CA 94596

Robert & Shirley Branaugh
900 E. Stanley Blvd., Unit 290
Livermore CA 94550-4097

Martin W. Inderbitzen
Attorney at Law
P.O. Box 1537
Pleasanton, CA 94566

Prologis, Inc.
Attn: Mark Hansen, Sr. VP
Pier 1, Bay 1
San Francisco, CA 94111

SCS Development Company
Attn: Mike Sullivan
404 Saratoga Avenue, #100
Santa Clara, CA 95050

KB HOME Nor. California/Bay Area
Attn: Ray Panek, Sr. VP
5000 Executive Parkway, Suite 125
San Ramon, CA 94583

Righetti Partners
c/o Milt Righetti
1900 Embarcadero, #301
Oakland, CA 94606

Kaiser Foundation Hospitals
1950 Franklin, #6
Oakland, CA 94612-5103

Regent Properties
Attn: Pat Costanza
3526 Villero Court
Pleasanton, CA 94566

Eden Housing, Inc.
Attn: Faye Blackman
22645 Grand Street
Hayward, CA 94541

Mission Valley Homes
Attn: Kevin Fryer
5000 Hopyard Road, #170
Pleasanton, CA 94588

Essex Property Trust, Inc.
Attn: Josh Corzine
925 E. Meadow Drive
Tracy, CA 94303

EBJ Partners, LP
112 Washington Avenue, #250
Richmond, CA 94801-3990

Argent Management
Attn: Joe Guerra
97 S. 2nd Street, Suite 300
San Jose, CA 95113

Mr. Robert Chen
160 Tobin Clark Drive
Hillsborough, CA 94010-7444

BJP ROF Jordan Ranch LLC
5000 Hopyard Road, #170
Pleasanton, CA 94588-3349

Dublin Corporate Center LLC
400 S. Hope Street, #200
Los Angeles, CA 90071-2805

Thomas A & Lelene Fredrich
6960 Tassajara Road
Dublin, CA 94568

Jose and Violeta Vargas
7020 Tassajara Road
Dublin, CA 94568

Apostolic Church of Fremont
14850 Highway 4, Box 268A
Discovery Bay, CA 94505

Carolyn Adams
5374 Tassajara Road
Dublin, CA 94568

Valley Christian Center
Attn: Real Estate Dept.
7500 Inspiration Circle
Dublin, CA 94568

Pacific Union Holdings, Inc.
Attn: Bruce Myers
675 Hartz Avenue, # 300
Danville, CA 94526

Alameda Cty Surplus Prop. Authority
Attn: Stuart Cook
224 W. Winton Avenue, Room 110
Hayward, CA 94544

SummerHill Homes
Attn: Wendi Baker
3000 Executive Parkway
San Ramon, CA 94583

Kingsmill Group
Attn: Marshall Torre
P.O. Box 2445
San Ramon, CA 94583

Phil Kerr
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444 Spear Street, Suite 105
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2551 San Ramon Valley Blvd, Suite 224
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1375 Exposition Blvd., # 300
Sacramento, CA 95815

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San Jose, CA 95112

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Danville, CA 94526

K Hovnanian Homes
Attn: Scott Montgomery
1375 Exposition Blvd., # 300
Sacramento, CA 95815

Harry Crosby
834 Fifth Avenue, #1C
New York, NY 10065

Westgate Ventures
Attn: Jon Revells
2551 San Ramon Valley Blvd, Suite 224
San Ramon, CA 94583

Trumark Homes
Attn: Chris Davenport
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506

TAYLOR MORRISON
81 Blue Ravine Road, #220
Folsom, CA 95630

Advocates							
Contact		**Company Name**	**Address**		**City**	**State**	**ZIP**
Susan	Friedland	Affordable Housing Associates	1521 University Ave		Berkeley	CA	94703
Robert	Ratner	Alameda Country Behavioral Health Care Services	2000 Embarcadero Cove	Suite 400	Oakland	CA	94606
Michael T.	Pucci	Alameda Housing Authority	701 Atlantic Avenue		Alameda	CA	94501
Louis	Chicoine	Allied Housing/Abode Services	40849 Fremont Blvd		Fremont	CA	94538
Kent	Elisworth	Bay Area Community Services	1814 Franklin Street	Fourth Floor	Oakland	CA	94612
James	Hamill	California Communities	2999 Oak Road	Suite 710	Walnut Creek	CA	94597
		California Home Source	1714 Franklin Street	#100-175	Oakland	CA	94612
Sheri	Burns	Community Resources for Independent Living (CRIL) Main Office	439 A Street		Hayward	CA	94541
		Community Resources for Independent Living (CRIL) Tri-Valley Office	3311 Pacific Avenue		Livermore	CA	94550
David	Stark	Bay East Association of Realtors	7901 Stoneridge Drive	Suite 150	Pleasanton	CA	94588
Patricia M.	Jones	East Bay Community Foundation	200 Frank H. Ogawa Plaza		Oakland	CA	94612
Joel	Tena	East Bay Housing Organizations (EBHO)	538 9th Street	Suite 200	Oakland	CA	94607
Marjorie A.	Rocha	ECHO Housing-Administrative Office	770 A Street		Hayward	CA	94541
		ECHO Housing-Livermore Office	3311 Pacific Avenue		Livermore	CA	94550
Linda	Mandolini	Eden Housing, Inc.	22645 Grand Street		Hayward	CA	94541
Surlene	Grant	Envirocom Communications Strategies, LLC	13804 Bancroft Avenue		San Leandro	CA	94578
Elaine	De Coligney	EveryOne Home	224 W. Winton Ave	Room 108	Hayward	CA	94544
Darin R.	Lounds	Housing Consortium of the East Bay (HCEB)	1440 Broadway	Suite 700	Oakland	CA	94612
Terry A.	Freeman	Klein Financial Corporation	550 S. California Avenue	Suite 330	Palo Alto	CA	94306
Patty	Revell	Lawrence Livermore National Laboratory	PO Box 808		Livermore	CA	94551
Cristian	Martinez	Northern California Community Loan Fund	870 Market Street	Suite 677	San Francisco	CA	94102
Geeta	Rau	Non-Profit Housing Association of Northern California (NPH)	369 Pine Street	Suite 350	San Francisco	CA	94104

Advocates							
Contact		**Company Name**	**Address**		**City**	**State**	**ZIP**
Steven	Edrington	Rental Housing Association	1264 A Street		Hayward	CA	94541
Lisa	Montoyama	Resources for Community Development	2220 Oxford Street		Berkeley	CA	94704
Marlene	Peterson	Senior Support Services	5353 Sunol Blvd		Pleasanton	CA	94566
Ann	King, MSW	Tri-Valley Haven	3663 Pacific Avenue	PO Box 2190	Livermore	CA	94551
Jacki	Rickman	Tri-Valley Housing Opportunity Center	20 South L Street		Livermore	CA	94550
Maurine	Behrend	Tri-Valley Interfaith Poverty Forum	3311 Pacific Avenue		Livermore	CA	94550
		Xenergy	492 Ninth Street	Suite 220	Oakland	CA	94607

Human Services Task Force							
Contact		**Company**	**Address**	**City**	**State**	**Zip**	**Email**
Uma	Bird	Dublin Resident	4673 Pheasant Court	Dublin	CA	94568	uma.bird@gmail.com
Marilyn	Briones	Dublin Resident	7703 Chantilly Drive	Dublin	CA	94568	marilynbriones@yahoo.com
Sue	Compton	Axis Community Health	4361 Railroad	Pleasanton	CA	94566	scompton@axishealth.org
Albert	Edge	Dublin Senior Foundation	7088 Amador Valley	Dublin	CA	94568	atedge@comcast.net
Gloria	Gregory	Valley Christian Center	3115 Gulfstream Street	Pleasanton	CA	94566	gigregory@comcast.net
Lee	Jouthas	Dublin Library	3690 Mosswood Drive	Lafayette	CA	94549	ljouthas@aclibrary.org
Kimberly	Kemp Brown	Dublin Resident	6379 Sussex Court	Dublin	CA	94568	kimlkemp@yahoo.com
Ann	King	Tri-Valley Haven	3663 Pacific Avenue	Livermore	CA	94550	ann@trivalleyhaven.org
Rameet	Kohli	Dublin Resident	2387 W. Cantara Drive	Dublin	CA	94568	rameet.kohli@gmail.com
Terry	Lacey	St. Raymond's Church	7045 Prince Drive	Dublin	CA	94568	tjlacey_us@yahoo.com
John	Ledahl	Dublin Resident	11823 Kilcullin Court	Dublin	CA	94568	johnledahl@gmail.com
Janet	Lockhart	Dublin Partners in Education	8051 Brittany Drive	Dublin	CA	94568	janetindublin@yahoo.com
Claudia	McCormick	Dublin Resident	7170 Emerald Avenue	Dublin	CA	94568	chindidub@aol.com
Mary	McHugh	Dublin Resident	7767 Canterbury Lane	Dublin	CA	94568	mimibrew@yahoo.com
Amy	Miller	Dublin Resident	7402 Hansen Drive	Dublin	CA	94568	amymiller55@yahoo.com
Bidi	Millet	Dublin Resident	8730 Putname Court	Dublin	CA	94568	bidieyes@comcast.net
Don	Mutch	Dublin Resident	4107 Clarinbridge Circle	Dublin	CA	94568	dhm@email4us.net
Milly	Seibel	TVHOC	141 N. Livermore Ave	Livermore	CA	94550	mlseibel@tvhoc.org

Human Services Task Force							
Contact		**Company**	**Address**	**City**	**State**	**Zip**	**Email**
Melissa	Sladden	Dublin Resident	7771 Ridgeline Drive	Dublin	CA	94568	melissa.sladden@hotmail.com
Sue	Wakamoto	Valley Christian Center	6500 King Way	Dublin	CA	94568	suew@comcast.net
Michele	Wayland	Dublin Resident	3115 Finnian Way, #243	Dublin	CA	94568	waylandmichele@yahoo.com
Alan	Brown						alan.brown10@gmail.com
Angela	Muetterties						amuetteries@kw.com

Housing Organizations							
Contact		**Organization**	**Address**		**City**	**State**	**Zip**
Susan	Friedland	Affordable Housing Associates	1521 University Avenue		Berkeley	CA	94703
Kelly	Thiemann	Alameda County Housing & Community Development	224 W. Winton	Suite 108	Hayward	CA	94544
Rick	Cristino	Bonita House, Inc.	6333 Telegraph Ave	Suite 102	Oakland	CA	94609
Mike	Rawson	California Affordable Housing Law Project	449 15th Street	Suite 301	Oakland	CA	94612
Matt	Schwartz	California Housing Partnership Corporation	369 Pine Street	Suite 300	San Francisco	CA	94104
Joel	Rubenzahl	Community Economics, Inc	538 9th Street	Suite 200	Oakland	CA	94607
John	Baumann	Congregations Organizing for Renewal (COR)	22634 2nd Street	Suite 209	Hayward	CA	94541
Louise	Bourassa	Contra Costa Interfaith Housing	3164 Putnam Blvd	Suite C	Walnut Creek	CA	94597
Jonathan	Hunter	Corporation for Supportive Housing	800 S Figueroa St	Suite 810	Los Angeles	CA	90017
Lynette	Jung Lee	East Bay Asian Local Development Corporation (EBALDC)	310 8th Street	Suite 200	Oakland	CA	94607
Janice	Jensen	East Bay Habitat for Humanity	2619 Broadway	Suite 205	Oakland	CA	94612
Richard	Gross	Enterprise Community Investments, Inc.	100 Bush Street	Suite 600	San Francisco	CA	94104
Robert	Mills	Goldfarb & Lipman LLP	1300 Clay Street	9th Floor	Oakland	CA	94612
Aki	Nakao	Green Building in Alameda County	1537 Webster Street		Oakland	CA	94612
Darin	Lounds	Housing Consortium of the East Bay	1440 Broadway	Suite 700	Oakland	CA	94612
		Land is Development, LLC	1714 Franklin Street	Suite 100-240	Oakland	CA	94612
Stephaine	Forbes	Local Initiatives Support Corporation (LISC), Bay Area	369 Pine Street	Suite 350	San Francisco	CA	94104

Housing Organizations							
Contact		**Organization**	**Address**		**City**	**State**	**Zip**
Nancy	Andrews	Low Income Investment Fund	100 Pine Street	Suite 1800	San Francisco	CA	94111
Barney	Deasy	Merritt Community Capital Corporation	1970 Broadway	Suite 250	Oakland	CA	94612
Matt	Franklin	Mid-Peninsula Housing Coalition	303 Vintage Park Dr	Suite 250	Foster City	CA	94404
Mary	Rogier	Northern California Community Loan Fund	870 Market Street	Suite 677	San Francisco	CA	94102
Ryan	Chao	Satellite Housing, Inc.	1521 University Avenue		Berkeley	CA	94704
Jack	Gardner	The John Stewart Company	1388 Sutter Street	11th Floor	San Francisco	CA	94109
Louis	Chicoine	Tri-City Homeless Coalition	40849 Fremont Blvd		Fremont	CA	94538

Other						
Contact		**Organization**	**Address**	**City**	**State**	**Zip**
Jaime	Castro		7813 Shady Creek Road	Dublin	CA	94568
Steve	Schultz	Cypress Group	20640 3rd St. Suite 600	Saratoga	CA	95070
Tim	Henderson	Cypress Group	20640 3rd St. Suite 600	Saratoga	CA	95070
Hamid	Taeb	Habitat for Humanity	htaeb@habitatebsv.org			

3. Public Meetings

February 25, 2014 – Planning Commission Meeting

No public comments were received.

May 13, 2014 – Planning Commission Meeting

No public comments were received.

June 17, 2014 – City Council Meeting

One resident addressed the City Council and spoke about the consequences of not having a certified Housing Element.

October 28, 2014 – Planning Commission Meeting

No public comments received.

November 18, 2014 – City Council Meeting

No public comments received.

4. Public Comments Received

The BIA letter is attached on the following pages, along with the City's response.

November 26, 2013

Housing/Planning Director
Jurisdiction
Via email

Re: Housing Element Update

The undersigned members of the Bay Area Business Coalition advocate for a vibrant regional economy and outstanding quality of life for existing and future residents of the San Francisco Bay Area. A necessary—though by no means sufficient—condition to achieve these goals is for the region to provide an adequate supply of housing within the region. State housing element law generally—and the governmental constraints component in particular—can be important tools to advance these goals. With Bay Area cities and counties currently updating their housing elements, our organizations respectfully request that your jurisdiction consider and address the following comments as part of the public review process.

We recognize that the housing element process can be resource intensive and sometimes difficult. We hope that by identifying certain priority issues and questions, this letter will assist in focusing resources on policies and practices that are of significant and recurring interest to the regulated community. We also would support incorporating these standardized issues into the framework for local jurisdictions to be able to take advantage of the housing element certification streamlining developed by the California Department of Housing and Community Development (HCD).

I. Overview of the statutory provisions.
The California Department of Housing and Community Development (HCD) has prepared formal guidance interpreting the constraints analysis portion of housing element law (http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php.

HCD's overview of the requirements and their purpose provides: *The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts*

to remove constraints that hinder a jurisdiction from meeting its housing needs.... The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints. Where the analyses identifies that constraints exist, the element should include program responses to mitigate the effects of the constraint. Each analysis should use specific objective data, quantified where possible. A determination should be made for each potential constraint as to whether it poses as an actual constraint. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing.

II. Requested specific areas of focus

We have identified certain policies that generally represent significant potential constraints in the Bay Area and we request that as you conduct the constraints portion of your housing element review, these issues in particular be addressed:

- **Did your jurisdiction commit to addressing specific constraints as a condition of HCD certification of the existing housing element?** If so, what was the constraint and what has been done to address it?

- **Does your jurisdiction have a mandatory inclusionary zoning policy?** If so, has an analysis been done that measures the economic impact? Does it contain meaningful and regularly available incentives, and is its implementation flexible so that there are alternatives to a "like for like must build requirement" such as payment of reasonable in lieu fees, land dedication, or acquisition and rehabilitation of existing units with provision affordability covenants? Are such alternatives available at the developer's option or with staff approval—but without need for Council or Board approval on a project-by-project basis?

- **Has your jurisdiction adopted a density bonus ordinance consistent with governing state law (Gov't Code Section 65915)?** Does the density bonus ordinance count mandatory inclusionary zoning units toward the density bonus threshold as required by the recent court of appeal decision in *Latinos Unidos del Valle de Napa y Solano v. County of Napa*, 217 Cal. App. 4th 1160 (2013)?

- **What is the cumulative fee and exaction burden on new housing in your jurisdiction?** This analysis should include not only development fees that are "formally" reflected in published fee schedules, but also include exactions imposed via housing allocation program/ "beauty contests," community benefits/amenities agreements, CFD annexation requirements, and the like. The analysis should also include fees imposed by other agencies, for example school fees, sewer and water fees, and fees imposed pursuant to an applicable regional Habitat Conservation Plan. The analysis should determine the % of the sales of price of new housing in the jurisdiction is represented by the cumulative fee/exaction burden, as well as the % of costs for rental housing units represented by the cumulative fee/exaction burden.

- **Does your jurisdiction have any recently adopted, proposed, or under consideration new or increased fee or exaction, such as an affordable housing impact fee?**

- **Has your jurisdiction required new housing projects, including multifamily/attached projects, to pay a fee or special tax for ongoing general governmental services?**

- **Does your jurisdiction have a designated Priority Development Area (PDA)? Is it a "planned" or "potential" PDA?** Have the number of residential units and densities shown in the PDA application been incorporated into the General Plan? Has the CEQA process been completed for the PDA so that no additional CEQA review is necessary for a proposed project consistent with the PDA? Have development restrictions and processes been streamlined in the area covered by the PDA?

- **What were the sites relied on for the adequate sites compliance of the existing housing element?** What has been the entitlement/development activity for these sites during the prior planning period? Were any of the sites subject to "by right" development procedures?

- **Does your jurisdiction have any type of cap or limitation on the number or type of housing units that may be permitted or constructed jurisdiction wide or in specific areas of the jurisdiction—including a cap or limitation tied to a specified level of new job creation in the jurisdiction?**

- **Has your jurisdiction provided for "by right" housing development in any areas?**

- **Are there zoning or other development restrictions (such as voter approval requirements, density limits or building height restrictions) that have impeded infill and/or transit oriented development?**

- **Has your jurisdiction consistently demonstrated compliance with both the letter and spirit of the Permit Streamlining Act?**

- **What are your jurisdiction's historic preservation policies and review procedures and have they had a significant impact on the permit and entitlement processes for new development projects?**

- **Has your jurisdiction adopted an ordinance pursuant to the Quimby Act that gives developers credit for private open space?**

- **In implementing the Quimby Act, does your jurisdiction provide for consistency between the calculation of the existing neighborhood and community park inventory, and the criteria and procedures for determining whether to accept land offered for parkland dedication or to give credit for private open space?** For example, has your jurisdiction refused to accept an area in whole or in partial satisfaction of the parkland dedication ordinance on the basis that it is unsuitable for park and recreational uses even though the area is substantially similar to areas included in the overall parkland inventory used to calculate the parkland dedication requirement and fee?

- **In the project review process, has your jurisdiction required developers to use the Bay Area Air Quality Management District's CEQA Thresholds of Significance for Toxic Air Contaminants (TAC Receptor Thresholds)?** Has your jurisdiction explored alternative procedures for addressing project siting and air quality concerns, such as in the general plan or zoning code?

- **Has your jurisdiction adopted a Climate Adaptation Plan that is more stringent with respect to the per capita GHG reductions for the land use sector/transportation sector than the equivalent per capita targets established for the region by CARB pursuant to SB 375?**

Our organizations intend to monitor housing element updates throughout the region, and we respectfully request that your jurisdiction formally respond to these questions early in the update process. We also ask that you send a paper or electronic copy of the responses to:

BIA of the Bay Area
Attn: Paul Campos
101 Ygnacio Valley Road, Suite 210
Walnut Creek, CA 94596
pcampos@biabayarea.org
415-223-3775

Yours very truly,

John Coleman
Bay Planning Coalition Council

Paul Campos
BIA Bay Area

Tom Terrill
East Bay Leadership

Gregory McConnell
Jobs & Housing Coalition

Cynthia Murray
North Bay Leadership Council

Rosanne Foust
SAMCEDA

Jim Wunderman
Bay Area Council

Joshua Howard
California Apartment Association

CITY OF DUBLIN

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Paul Campos
BIA of the Bay Area
101 Ygnacio Valley Road, Suite 210
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Subject: Letter Regarding Housing Element Update, Dated November 26, 2013

Dear Mr. Campos:

The City of Dublin is in receipt of BIA's letter sent to all jurisdictions in the ABAG region regarding the fifth cycle Housing Element Update. The letter is not specific to the City of Dublin, but offers suggestions to Bay Area jurisdictions when updating their Housing Elements.

The City's previous Housing Element was certified by the State Department of Housing and Community Development (HCD) for compliance with State law. The 2015-2023 Housing Element is a technical update given no significant changes to State law have occurred. In the 2015-2023 Housing Element, the City reviewed its development policies and regulations, including density bonus, inclusionary housing policy, planning and development fees, and parks and open space requirements.

The City also recently amended its Downtown Dublin Specific Plan to provide an increased potential for residential and mixed use development in the area. This amendment ensures the City with adequate sites to accommodate its Regional Housing Needs Allocation (RHNA). With the Specific Plan Amendment, the City is able to facilitate development in the area in a streamlined manner. The City of Dublin has been diligently monitoring its RHNA and sites obligations. The new Housing Element includes a program to continue this practice.

The Draft Housing Element Update has already been sent to the State HCD for review. Staff has been working diligently with HCD to address their comments and fully expects "certification" from HCD.

Based on our past development trend, except when impacted by the regional and statewide recession, the City has been successful in expanding its housing stock, including affordable housing. With the current economic recovery, the City expects residential development activities to continue, aiding in the City's implementation of its Housing Plan over the next eight years.

Sincerely,

Luke Sims, AICP
Community Development Director

CC: Chris Foss, City Manager
Linda Smith, Assistant City Manager
Jeff Baker, Assistant Community Development Director
Marnie R. Delgado, Senior Planner

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Appendix B: Review of Accomplishments

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
1. Conservation of the Existing Supply of Housing		
Program 1: Housing Rehabilitation Assistance Using CDBG funds, the Alameda County Community Development Agency administers the Minor and Major Home Improvement Programs for the City.	• Continue to support the Alameda County Community Development Agency to implement the Minor and Major Home Improvement Programs. • Facilitate 25 minor home repairs, 10 paint grants, 10 major home improvements during the planning period.	**Accomplishments**: Between 2007 and 2013, the Alameda County Community Development Agency has facilitated 12 minor home repair projects, 8 paint grants, 11 major rehabilitation projects, and five accessibility grants in Dublin. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 2: Housing Choice Voucher Rental Assistance The Housing Authority of the County of Alameda administers the program in Dublin. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.	• Continue to support the assistance of 150 very low and extremely low income households each year throughout the planning period. • Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	**Accomplishments**: As of February 2014, a total of 365 Dublin households were receiving rental assistance through the Housing Choice Voucher Program. A total of 26 Dublin households were on the waiting list for rental assistance. Emerald Vista, formally known as Arroyo Vista, has historically been supported by the Housing Choice Voucher Program. Emerald Vista has been redeveloped to include 378 units of which 194 will be affordable (180 rental units and 14 for-sale units). The redeveloped project will continue to be supported by the Housing Choice Voucher Program. In addition, the Housing Choice Voucher Program supports the following projects: Avalon at Dublin Station (now Eclipse at Dublin Station); Camellia Place; Oak Groves at Dublin Ranch; Park Sierra Apartments; Pine & Cedar Groves at Dublin Ranch; and, Wicklow Square, a senior complex. The City of Dublin continues to refer interested households and homeowners to the Alameda County Housing Authority to be placed on a list for qualification. In addition, information on developments within the City that accept Section 8 vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory which is available on-line; hard copies of the Directory can also be obtained at the City's public counter.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
		Continued Appropriateness: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 3: Code Enforcement The City will continue to enforce property maintenance standards and abate substandard structures through Code Enforcement.	• Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis. • Conduct approximately 1,700 residential inspections during the planning period. • Perform annual review of City ordinances.	**Accomplishments**: Between 2008 and 2013, the City's Planning and Building Code Enforcement Divisions opened 3,104 residential cases for potential code violations. In 2008, the City reviewed the Dublin Municipal Code (DMC) and updated the following Ordinances: • DMC 5.70 Weeds and Refuse (Ord. 29-08) • DMC 5.72 Rodents and Fly Control (Ord. 30-08) • DMC 5.64 Property Maintenance (Ord. 31-08) • DMC 5.68 Graffiti (Ord. 32-08) Also in 2008, the following new Ordinance was added to the Dublin Municipal Code to address residential foreclosures: • DMC 5.66 Maintenance of Foreclosed Residential Properties (Ord. 44-08) In 2009, the City updated the following Ordinance: • DMC 5.64 State of Partial Construction (Ord. 02-09) In 2011, the City updated the following Ordinance: • Chapter 5.56 Smoking Pollution Control (Ord. 10-11) **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 4: Condominium Conversion Ordinance The City will continue to implement the Condominium Conversion Ordinance to preserve the existing multi-family rental housing stock in Dublin.	• Monitor conversion activities annually.	**Accomplishments**: The City continues to monitor conversion activities annually. There were no condominium conversions between Calendar Years 2007 and 2013. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
2. Production of Housing		
Program 5: Mixed Use Development The City will undertake the following actions to promote mixed-use: • Promote mixed-use opportunity sites; • Use the specific planning process to allow for, and provide regulatory incentives for, mixed-use development, such as the specific plan that was adopted for the West Dublin BART Station area; • Use the Planned Development process to allow flexible development standards such as alternatives for parking, building height, floor-area ratio, lot-coverage limits, and residential density, to promote mixed-use developments; and • Provide incentives for affordable housing in mixed-use projects, including reduced parking requirements, use of Inclusionary Zoning In-Lieu Fee Fund, assistance in accessing state and federal subsidies, and density bonuses.	• Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	**Accomplishments**: In November 2007, Windstar Communities was approved to construct 309 high density residential units located adjacent to the West Dublin Bay Area Rapid Transit (BART) Station. The project was subsequently purchased by Essex and the project completed construction in March 2014. In August 2008, Avalon Bay Communities completed construction of a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial at the Dublin Transit Center. The project, now known as Eclipse at Dublin Station, is an apartment community with 10% of the units set aside for moderate income households. In March 2011, Avalon Bay Communities was approved to construct an additional 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction. In April 2012, Signature Properties completed construction of the Tralee mixed-use project which includes 130 apartment units over 34,950 square feet of ground floor commercial. Shea Homes is currently constructing the remainder of the 103 townhouse units which are also a part of the Tralee project. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 6: Affordable Housing Developers Recognizing that an adequate supply of affordable housing cannot be supplied by the market, the City will cooperate with developers that specialize in below market rate housing to expand the supply of units affordable to lower income households, including extremely low income households.	• Negotiate specific incentives package for each project. • Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources. • Provide assistance to affordable housing developers within the	**Accomplishments**: During the planning period, the City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the Emerald Vista Project (formally known as Arroyo Vista). This public/private partnership has involved various agreements between the entities including vouchers, land and other incentives to facilitate the development of the project. In addition, the City expedited the processing of the entitlements to the greatest extent possible. The City also provided application/technical assistance as needed by the developer in order to secure financing and other sources of funding to support the development of the project. The project was

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
	planning period to facilitate the construction of 100 affordable housing units within the planning period (5 extremely low, 20 very low, 35 low, and 40 moderate income units).	approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes 194 (180 rental units and 14 for-sale units) affordable units in various income categories. The project was completed in May 2013; all 180 of the affordable rental units have been leased and all 14 affordable for-sale units have been sold. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 7: Density Bonuses The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing.	• Facilitate the construction of 50 affordable units during the planning period (10 very low, 20 low, and 20 moderate income units).	**Accomplishments**: The City of Dublin continues to encourage developers to provide affordable housing by awarding qualifying developments with additional market rate units. The City did not receive any requests for a density bonus between Calendar Years 2007 and 2013. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 8: Inclusionary Zoning The City completed major revisions to their Inclusionary Zoning Regulations in 2002 and 2008 in order to assure that housing development continues to contribute to the attainment of the City's housing goals by increasing the production of residential units affordable by households of very low, low, and moderate incomes.	• Facilitate the construction of 1,000 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period. Specific construction targets include 300 very low, 200 low, and 500 moderate income units. • Work with the stakeholders, review and consider modification of the Inclusionary Zoning Regulations to enhance feasibility as needed within two years of the adoption of the Housing Element.	**Accomplishments**: Between 2007 and 2013, the City has issued 332 permits for construction of affordable housing units, including: 189 very low income units, 99 low income units, and 44 moderate income units. In December 2008, the City Council approved an amendment to the Inclusionary Zoning Ordinance to eliminate the requirement to construct owner-occupied very low income units. This modification was in response to feedback the City was receiving from the development community on the feasibility of constructing owner occupied very low income units. During Calendar Year 2009, the City was in the process of updating the Housing Element. The updated Housing Element was adopted on March 2, 2010. In April 2013, City Staff met with stakeholders to review and consider modifications to the Inclusionary Zoning Regulations to enhance the feasibility of the Regulations. No significant changes to the Ordinance were recommended. **Continued Appropriateness:** This program continues to be

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
		appropriate and is included in the 2015-2023 Housing Element.
Program 9: Commercial Linkage Fee The funds are to be used in accordance with Section 8.68.080 of the Zoning Ordinance, summarized as follows: • Affordable housing construction loans; • First Time Homebuyer Loan Program; • Homeownership training and foreclosure prevention services; • Rental assistance programs; • Housing Division's administrative costs; and • Alameda County Homeless Management Information System.	• Facilitate the construction of 50 affordable housing units within the planning period (10 very low, 15 low, and 25 moderate income units). • Assist five moderate income households with first-time homebuyer loans. • Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.	**Accomplishments:** Since 2007, the City has collected a total of $418,143 in commercial linkage fees. Between 2007 and 2013, the City has assisted 45 moderate income households with first-time homebuyer loans. The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) through a $25,000 community grant. The TVHOC is designed to serve as a one-stop center for affordable homeownership in the Tri-Valley and offers foreclosure prevention services, rental assistance and pre- and post-purchase counseling to clients. In addition to the grant amount, in 2012, the City of Dublin, awarded the TVHOC $56,667 for on-going operating expenses and financial obligations and to assist with the delivery of services. Partnerships were formed with the cities of Dublin, Livermore and Pleasanton and the TVHOC to assist with future operations. Details are still in the negotiation stage. In addition, the City continues to support the Alameda County Homeless Management Information System through the Housing In-Lieu Fund. The Alameda County Homeless Management Information System (HMIS) is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 10: Housing Type and Size Variations As a means of achieving housing diversity, the City will continue to require diversity of housing type and size as part of its negotiated process through specific plans, planned developments, and development agreements.	• 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.	**Accomplishments**: In January 2007, the Planning Commission approved the Wallis Ranch project, a 935 unit residential development. The project has 6 distinct neighborhoods of varying densities including low, medium and medium high. Residential units include, single family detached with a granny flat option (Neighborhood 1); 5-unit detached cluster homes around a motor court (Neighborhood 2); row houses and condominiums; (Neighborhood 3); multi-family stacked flats (Neighborhood 4); single family detached with alley garages and a granny flat option

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
		(Neighborhood 5); and, multi-family stacked flats and walk up townhomes (Neighborhood 6). In April 2007, the City Council approved the Sycamore Grove project, a 304 unit high density residential condominium project with 22 live/work units. The live/work units have been designed as 3-story townhomes; 278 units are condominium flats; and the remaining 4 units are also 3-story townhomes (but not live/work units). In September 2007, the Planning Commission approved Phase I of the Positano project, a 247 unit single family detached residential development in two distinct neighborhoods, Solerno and Cantara. Solerno provides 175 units and 4 different floor plans; Cantera provides 72 units and 5 different floor plans. Six additional neighborhoods have since been approved at Positano: Cortona (August 2010) for the development of 68 single family detached homes with 4 different floor plans; Livorno (September 2010) for the development of 69 single family detached homes with 3 different floor plans; Biella (October 2010) for the development of 101 single family detached homes with 4 different floor plans; Calabria (October 2011) for the development of 88 single family detached homes with 3 different floor plans; Cortona II (October 2011) for the development of 70 single family detached homes on 6,000 square foot lots with 5 different floor plans; and, Calarosa (November 2011) for the development of 71 single family detached homes on 4,000 square foot lots with 3 different floor plans. The Positano project will also provide 19 second units. In November 2007, the Planning Commission approved the Fallon Crossing project, a 106 unit single family residential development including 8 duets, and 3 private motor courts. The first neighborhood at Fallon Crossing, Chateau, will provide 98 homes with 3 different floor plans. In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to convert 12 estate residential lots to up to 104 single family detached homes. In September 2009, the City Council approved the Emerald Vista project (formerly Arroyo Vista) for the construction of 378 residential units. The project includes both detached and attached housing,

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
		market-rate and affordable for-sale units, and affordable senior rental and family rental housing. The project was completed in May 2013. In June 2010, the City Council approved 781 residential units at Jordan Ranch: 235 single family detached units, 111 cluster homes, 94 small lot alley homes, 218 townhomes and 105 mixed use units. In December 2011, the Planning Commission approved the first two neighborhoods in Jordan Ranch: Winwood will provide 85 single family homes on 5,200 square foot lots with 3 different floor plans; Mariposa will provide 81 single family homes on approximately 4,000 square foot lots with 3 different floor plans. Phase 4 of Silvera Ranch will provide 44 single family homes with up to 4 floor plans. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 11: First-Time Homebuyer Programs In 2006, the City initiated a First Time Homebuyer Loan Program (FTHLP) to assist households with financing towards the purchase of a home.	• Assist 75 income-qualified first time homebuyers during the planning period. Strive to provide assistance to approximately 15 above moderate income, 50 moderate income households and 10 low income households. • Distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services	**Accomplishments:** Between 2007 and 2013, the City assisted a total of 54 households with first-time homebuyer loans, including: two very low income, one low income, 44 moderate income, and seven market households. The City provides information on its website to First Time Homebuyers wishing to receive assistance with the purchase of their first home. The website is routinely updated to provide current information on various housing opportunities in Dublin and the region. Included on the website are the Inclusionary Zoning Regulations and adopted Inclusionary Zoning Guidelines to assist developers with the requirements related to the development of affordable housing units. In calendar year 2011, one particular development, The Terraces, excelled in their marketing of the City's First time Homebuyers Loan Program in which 5 of the 7 loans were to purchasers at the Terraces. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 12: Second Dwelling Units The City will promote the development of second units on lots with existing single-family homes as well as in new construction.	• Market this program through an informational brochure. The brochure will be available on the City web site and at the Civic Center, library, senior center, and	**Accomplishments**: In September 2009, the City updated its Second Unit brochure. The brochure explains the purpose and intent of a second unit as well as the permitting procedures and development standards. The brochure is made available to the public on the City's website and at the public counter. The City of Dublin also publishes a

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
	other public locations. • Facilitate the construction of 15 second dwelling units within the planning period.	quarterly Housing Newsletter which is provided to the City Council, posted on the City's website and made available to the public at the Civic Center, library and senior center. Articles, including information about Second Dwelling units, are routinely included in the Newsletter. Since 2003, a total of 89 second units have been constructed in the City; 88 of which were constructed during the last planning period. Positano's Fallon Village development introduced second dwelling units as an additional housing opportunity. A second dwelling unit (also commonly referred to as an "in-law or granny unit") is a self-contained residential dwelling located on the same lot as an existing primary residential dwelling. Within Positano, there are several neighborhoods that include second dwelling units which are outlined below. In addition, in 2012, Schaefer Ranch (Discovery Builders) incorporated 6 secondary dwelling units into their project. Also in 2012, the first permits were issued for Standard Pacific's first duet concept in the City of Dublin in their Chateau at Fallon Crossings project. The project contains 106 units of which 8 are three and four bedroom duets. The homes are located on corner lots and have separate entries and garages. There are five homes for moderate income families and three homes for low income families. Throughout the planning period, building permits have been issued for the following second dwelling units: • Livorna C-1 = 8 • Cortona C-2 = 6 • Calabria - D-2 = 2 • Schaefer Ranch = 4 • Chateau = 4 The City expects an additional 30 second units to be constructed during the current Housing Element planning period (2015-2023). **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
Program 13: Homeless Assistance The City will continue to support the Alameda County Homeless Continuum of Care Council (HCCC) and support agencies and organizations that seek to address the problem of homelessness throughout the region.	• Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. • Continue to participate in regional collaborations to address homelessness.	**Accomplishments**: Funds for Dublin residents for this program were exhausted in 2010, therefore, no new Dublin residents received assistance during the 2011, 2012 or 2013 reporting periods; however, the City of Dublin continues to support the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Support Grant funds. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 14: Tri-Valley Affordable Housing Committee The City will continue to seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray costs associated with this fair. The City will also continue to support local housing service providers which are coordinated by the Tri-Valley Affordable Housing Committee.	• Participate in at least one affordable housing fair annually throughout the planning period.	**Accomplishments**: In March 2011, the City participated in the Better Homes & Gardens Tri-Valley Realty's Housing Assistance Forum which highlighted various affordable housing programs throughout the Tri-Valley. In addition, in June 2011, the City, in conjunction with Tri-Valley Affordable Housing Committee, coordinated and hosted a Symposium – "Is the Real Estate Market Meeting the Needs for First Time Homebuyers?" – Real estate and mortgage professionals gathered to discuss this interesting topic. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007		
Program	**Timeframe and Objectives**	**Evaluation**
3. Provision of Adequate Housing Sites		
Program 15: Residential Sites Inventory The City will continue to use specific plans, planned development, and zoning to ensure that adequate sites are available (as defined by state housing element law, Government Code section 65583) to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income groups. Each year, as part of the City's annual evaluation of its implementation of the General Plan, the City will compare the remaining supply of land by zoning, specific plan, or planned development in relation to the City's remaining unmet RHNA. Should the City identify a potential shortage of sites with appropriate densities, it will use the specific plan and planned development process to provide adequate sites for future residential developments.	• Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the remaining RHNA of 1,730 units (879 very low, 519 low, and 332 moderate income units). • Propose modifications to be implemented as needed as part of the City's ongoing planning efforts or at the time development proposals are submitted to the City.	**Accomplishments**: The City annually evaluates land availability to meet its remaining RHNA. Table C-35 in Appendix C of the updated Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units. Table C-35 in Appendix C of the update Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units. The City will continue to monitor projects to ensure that development proposals are consistent with the updated Housing Element. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 16: Arroyo Vista Site In the summer of 2006, the Dublin Housing Authority reviewed proposals for the reconstruction of the Arroyo Vista project. The Housing Authority selected a conceptual development plan and authorized staff to begin negotiations with a development team of Eden Housing and Citation Homes to redevelop the existing site with approximately 378 housing units, in a combination of affordable and market rate, rental and ownership units. HUD has approved the disposition of the site, and City staff and the developer are proceeding with the project.	• Strive to achieve 180 affordable housing units on the site, including 20 extremely low, 40 very low, 50 low, and 70 moderate income units. • Ensure compliance with all applicable relocation, displacement, and replacement housing requirements.	**Accomplishments**: The Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for the Arroyo Vista project in September 2009. The project includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 194 affordable units in various income categories. The Dublin Housing Authority adopted a Relocation Plan for the relocation of Arroyo Vista tenants and relocations were complete in July of 2010. The Plan provided for relocation benefits that meet or exceed the requirements of applicable law. These included counseling and advisory services, help with packing for disabled and senior residents if requested, security deposits, credit check fees, comparable replacement housing in the form of a Section 8 voucher

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
		or, if ineligible, a replacement housing payment, and a 150-day notice to move (upon notice). The Relocation Plan demonstrates that there are adequate available housing resources for the displaced households and that the Dublin Housing Authority provided advisory assistance and relocation benefits necessary to ensure that all households are adequately housed in the event of displacement. The Relocation Plan also demonstrated that the impacts of displacement was mitigated by the provision of relocation benefits. As the new redeveloped project progressed, former tenants were sent notices to keep them abreast of the status of the project. Former tenants were given contact information regarding the purchase of a home or future rental opportunities. The project was completed in May 2013. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
Program 17: Dublin Transit Center In December 2002, a Master Development Plan for the Dublin Transit Center was approved by the City Council. The Transit Center is located adjacent to the existing Dublin/Pleasanton BART Station. Up to 1,800 units of high density residential housing is allowed within the Dublin Transit Center area. The City will continue to implement the Master Development Plan as a means of expanding housing opportunities for housing needs of all segments of the community.	• Facilitate the review, approval and/or construction of 900 housing units during the planning period.	**Accomplishments**: In June 2008, construction was completed on the Élan at Dublin Station project, a 257 unit condominium complex at the Dublin Transit Center. In September 2008, construction was completed on the Avalon at Dublin Station project, a 305-unit apartment community at the Dublin Transit Center. In March 2011, Avalon Bay Communities was approved to construct 505 high-density residential apartment units at the Dublin Transit Center. 10% of the units will be set-aside for moderate income households. The project is currently under construction. To date, a total of 1,067 units have been constructed or are under construction at the Dublin Transit Center. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
4. Removal of Governmental Constraints		
Program 18: Fee Deferment or Amortization The City will continue to offer deferment or amortization of planning/development fees for senior housing units and affordable units for lower and moderate income households to reduce the initial cost impact on an affordable housing project. The City will determine on a case-by-case basis the financial need of the	• Assist 100 units through the deferment or amortization of fees, subject to funding availability (15 extremely low, 25 very low, 35 low, and 25 moderate income units).	**Accomplishments**: The City currently participates in the Statewide Community Infrastructure Program (SCIP). In 2010, the City expanded their participation to include multi-family and mixed use residential projects. Due to lack of affordable housing construction (other than Arroyo Vista project), no affordable housing projects requested deferred fees. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
project and the most appropriate type of assistance based on the City's Inclusionary Zoning Ordinance.		
Program 19: Universal Design Ordinance In 2007, the City adopted a Universal Design Ordinance that requires new single-family home developers to install base universal design features in all single-family developments of 20 or more homes. The Universal Design Ordinance is substantially the same as the Model Universal Design Local Ordinance adopted by the California Department of Housing and Community Development.	• Produce a brochure on universal design, resources for design approaches, and compliance with City requirements in 2009. Brochure and other related information will be posted at the City website and distributed at public counters.	**Accomplishments**: The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007. The brochure was updated in September 2009 to include more current information on useful websites relating to Universal Design. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter. In 2010, there was an update to the Ordinance to meet the current building code. This update took effect January 1, 2011. In November 2012, the brochure was reviewed and minor updates were made. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 20: Reasonable Accommodation The City will adopt a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in Dublin, and to grant accommodations for new development of housing for persons with disabilities. Dublin's Zoning Ordinance defines a "family" as one or more persons occupying a dwelling and living as a single, non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family includes any servants and four or fewer boarders. Based on court decisions, the definition of family should not distinguish between related and unrelated persons and should not impose limitations on the number of persons that may constitute a family. Because six or fewer disabled persons could be considered "boarders" of a licensed community care facility, the City's current definition of family	• Revise Zoning Ordinance to amend definition of "family" and to prepare a formal reasonable accommodation procedure within one year of the adoption of the Housing Element.	**Accomplishments**: Zoning Ordinance Amendments were adopted by the City Council in April 2011. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
can be viewed as a potential constraint on housing for persons with disabilities. The City will revise its definition to eliminate references to the number of individuals that can comprise a single housekeeping unit.		
Program 21: Emergency Shelters The Zoning Ordinance will be amended to permit emergency shelters with a ministerial permit within the M-1 zone district pursuant to SB 2 enacted in 2007. The M-1 zone district covers approximately 180 acres on 67 parcels in Dublin. The parcels are located along transportation routes and are developed with a mix of light industrial, office, and warehousing uses. Adequate capacity exists either through redevelopment of older uses or through adaptive reuse of older structures to accommodate at least one year-round emergency shelter to accommodate the City's estimated homeless population of 39.	• Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Emergency Shelters consistent with SB 2.	**Accomplishments**: Zoning Ordinance Amendments were adopted by the City Council in April 2011. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
Program 22: Transitional Housing The Zoning Ordinance will be amended to clarify the permitting requirements for transitional housing facilities. For transitional housing that operates as group housing, the City's permitting requirements for community care facilities apply, consistent with the Lanterman Developmental Disabilities Services Act. For transitional housing that is regular housing, such housing will be permitted where similar housing is otherwise permitted.	• Revise the Zoning Ordinance to accommodate transitional housing consistent with SB 2 within one year of the adoption of the Housing Element. • Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	**Accomplishments**: Zoning Ordinance Amendments were adopted by the City Council in April 2011. The City will facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
Program 23: Supportive Housing To facilitate and encourage the provision of supportive housing in Dublin, the Zoning Ordinance will be amended to clarify the	• Revise the Zoning Ordinance to accommodate supportive housing consistent with SB 2 within one year of the adoption of the Housing Element.	**Accomplishments**: Zoning Ordinance Amendments were adopted by the City Council in April 2011. The City will facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
permitting requirements for supportive housing facilities. For supportive housing that operates as group housing, the City's permitting requirements for community care facilities apply, consistent with the Lanterman Developmental Disabilities Services Act. For supportive housing that is regular housing, such housing will be permitted where similar housing is otherwise permitted.	• Facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.	**Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
Program 24: Single Room Occupancy (SRO) Units The Zoning Ordinance will be amended to facilitate and encourage the provision of SROs consistent with AB 2634 enacted in 2007. SROs will be conditionally permitted in the C-2 (General Commercial) zone. Criteria that would be used to review Conditional Use Permit (CUP) applications for SROs pertain to performance standards. Potential conditions for approval of these facilities may include hours of operation, parking, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones. The required findings for approval of a CUP are stated in Section 8.100.060 of the Zoning Ordinance and are the same findings currently required for approval of large community care facilities.	• Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Single Room Occupancy units consistent with AB 2634. • Encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.	**Accomplishments**: Zoning Ordinance Amendments were adopted by the City Council in April 2011. The City will encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices. **Continued Appropriateness**: This program is completed and is no longer included in the 2015-2023 Housing Element.
5. Promotion of Equal Housing Opportunity		
Program 25: Equal Housing Opportunity The City of Dublin contracts through Alameda County with ECHO Housing to investigate fair housing complaints and provide fair housing counseling and mediation services. The City's Housing Coordinator/Specialist is the point-of-contact for fair housing complaints, information	• Provide referrals to appropriate agencies for services. • Distribute fair housing information to public locations. • Post information on the City website.	**Accomplishments**: The City of Dublin website provides a link for fair housing issues which directs interested readers to the Eden Council for Hope and Opportunity (ECHO) Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." In addition, the City contributes Community Support Grant funding to ECHO housing.

Table B-1: Summary of Program Accomplishments Since 2007

Program	Timeframe and Objectives	Evaluation
requests, and referrals to ECHO housing.	• 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 CDBG program.	Fair housing information, in the form of brochures and pamphlets, has been made available at the City's public counter as well as links on the City's web site to appropriate agencies. In addition, the City hosts a booth at the City's annual St. Patrick's Day Festival where Eden Council for Hope and Opportunity (ECHO) Housing distributes information to the public about the services they offer including tenant/landlord mediation. Fair housing information is made available to the public on the City's website. Through Alameda County, the City contracts with ECHO Housing to mediate fair housing issues for Dublin residents. Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for information or are mailed information via the United States Postal Service. Throughout the year, Housing Staff meets with developers, real estate agents and landlords to discuss the City's housing programs, which may include information on the 211 County-wide social services hotline and ECHO Housing's services. In addition, during the annual rental monitoring site visits to properties with below market rate units, information is distributed to the property managers. In 2011, with the cities of Livermore and Pleasanton, the City of Dublin participated in the Human Services Needs Assessment Study, which identifies social service gaps in the Tri-Valley including housing issues. Dublin provided a representative on the consultant selection committee for the Study as well as participated in the community focus groups and gathering of information for the Study. In addition, information was provided to the consultants regarding the City of Dublin housing accomplishments in order to complete the Study. Several community events were held and a copy of the draft Study was placed on the City's website to solicit comments from service organizations, service consumers and the public at large in order to incorporate public feedback in the Study. The final draft was completed in January 2012 and the document has been posted on the City's website. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007		
Program	**Timeframe and Objectives**	**Evaluation**
6. Green Building Guidelines		
Program 26: Green Building Guidelines The City Council has established as a high priority to enhance residential green building requirements to create a mandatory Green Building self-certification program as part of the permitting process.	• Develop green building guidelines or ordinance within one year of certification of the Housing Element. • Create brochures to describe program requirements and methods of compliance within six months of the adoption of the guidelines/ordinance.	**Accomplishments**: The City of Dublin adopted a Green Building Ordinance in April 2009. The Ordinance applies to all residential projects over 20 units. In November 2010, the City adopted a new Green Building Code. The Ordinance went into effect January 1, 2012. A brochure was developed in April 2009 at the time the Green Building Ordinance was adopted. The brochure was revised in September 2009 to include various examples of Green Building. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Program 27: Energy Conservation The City will promote energy conservation through the following actions: • Continue to implement the Waste Management Authority's model ordinance on recycling of construction waste. • Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. • Continue to provide on-site training for City Building and Planning Staff on Green building techniques. • Continue to review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.	• Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	**Accomplishments**: The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance, which was adopted in January 2008. The Ordinance requires the diversion of at least 50% of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. Informational brochures and pamphlets are available on the City's website and at the public counter. The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin. The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table B-1: Summary of Program Accomplishments Since 2007		
Program	**Timeframe and Objectives**	**Evaluation**
• Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.		

Appendix C: Technical Background Report

1. Housing Needs Assessment

The Housing Needs Assessment begins with a brief history of Dublin, which is intended to provide community context and a foundation for the analysis of demographic and housing stock characteristics as well as various constraints to the provision of housing during the 2015-2023 Housing Element Cycle. The needs assessment identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs of the Housing Element to meet the needs of current and future Dublin residents.

Brief History of Dublin

Dublin has long been known as the "crossroads" of the Bay Area.[1] The City now sits at the crossroads of two major highways: Interstate 580 and Interstate-680. However, the significance of the "crossroads" dates back almost two hundred years when Dublin was the junction of two important stage routes - one from the Bay Area to Stockton and the other from Martinez to San Jose. The Alamilla Spring, located in the Dublin area, provided a place for travelers to change horses and freshen up before continuing their journey.

Development of the Dublin area began in approximately 1822. Jose Maria Amador had been paid in land for his years of service as a Mexican soldier and as administrator of Mission San Jose. He received a land grant of 16,517 acres in the Amador- Livermore Valley and built several adobe homes and many small buildings used as shops. In 1852 Michael Murray and Jeremiah Fallon came to the area from Ireland and purchased 1,000 acres from Jose Amador. Shortly thereafter, the area began to grow; Alameda County was created from parts of Contra Costa and Santa Clara counties in 1853. Both Murray and Fallon served on the Alameda County Board of Supervisors. Townships were established the next year and Murray's name was chosen for the Dublin area.

By 1877 the first schoolhouse in the Amador-Livermore Valley, along with a church, two hotels, Green's Store, a wagon and blacksmith shop, and a shoemaker's shop were constructed in Dublin. Mail was delivered to the Dougherty Station Hotel; thus, the area became known as Dougherty's Station. Dougherty Station grew slowly during the first half of the 20th Century with the first housing tracts built in the Dublin area in 1960, transforming the formerly rural community into a suburb. Dublin grew steadily from the early 1960s as both a residential and retail center and incorporated in 1982.

[1] Much of the historical information is derived from Virginia Bennett's book, "Dublin Reflections and Bits of Valley History" (1991). Copies of this book and other historical information can be found at the Dublin Library.

A. Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Dublin that affect housing needs.

Population Growth

Dublin's population has grown steadily and dramatically over the past two decades. The number of residents in the City increased 29 percent between 1990 and 2000 (Table C-1) and grew by another 54 percent between 2000 and 2010. This growth has far outpaced the County's growth rate and that of most nearby jurisdictions. The Association of Bay Area Governments (ABAG) projects continued population growth in Dublin and surrounding communities through 2020. Most of the projected population growth in Alameda County is expected to occur through annexation and development of city spheres of influence and areas around unincorporated communities such as Castro Valley.

Table C-1: Population Growth

Jurisdiction	Population				% Change		
	1990	2000	2010	2020	1990-2000	2000-2010	2010-2020
Castro Valley	48,619	57,292	61,388	N/A	18%	7%	N/A
Dublin	23,229	29,973	46,036	54,200	29%	54%	18%
Livermore	56,741	73,345	80,968	88,000	29%	10%	9%
Pleasanton	50,553	63,654	70,285	76,800	16%	10%	9%
San Ramon	35,303	44,722	72,148	76,800	27%	61%	6%
Alameda County	1,279,182	1,443,741	1,510,271	1,654,200	13%	5%	10%

Source: Census, 1990, 2000, & 2010;
Association of Bay Area Governments (ABAG) – Projections, 2013.
Note: ABAG data not available for the unincorporated community of Castro Valley.

Age Composition

A population's age characteristics are also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences accompany different age groups. As people move through each stage of life, housing needs and preferences change. For example, young householders without children usually have different housing preferences than middle-age householders with children or senior householders living alone.

Dublin's population is, as measured by the median age of its residents, slightly younger than most neighboring communities and the County as a whole. In 2010, Dublin's median age was 35.3 years, while the County's median age was 36.6. The City's proportion of young residents (22 percent) and seniors (seven percent) has remained fairly stable since 2000 and was the lowest among its neighbors in 2010, suggesting that a significant proportion of Dublin's population is of workforce age (Table C-2).

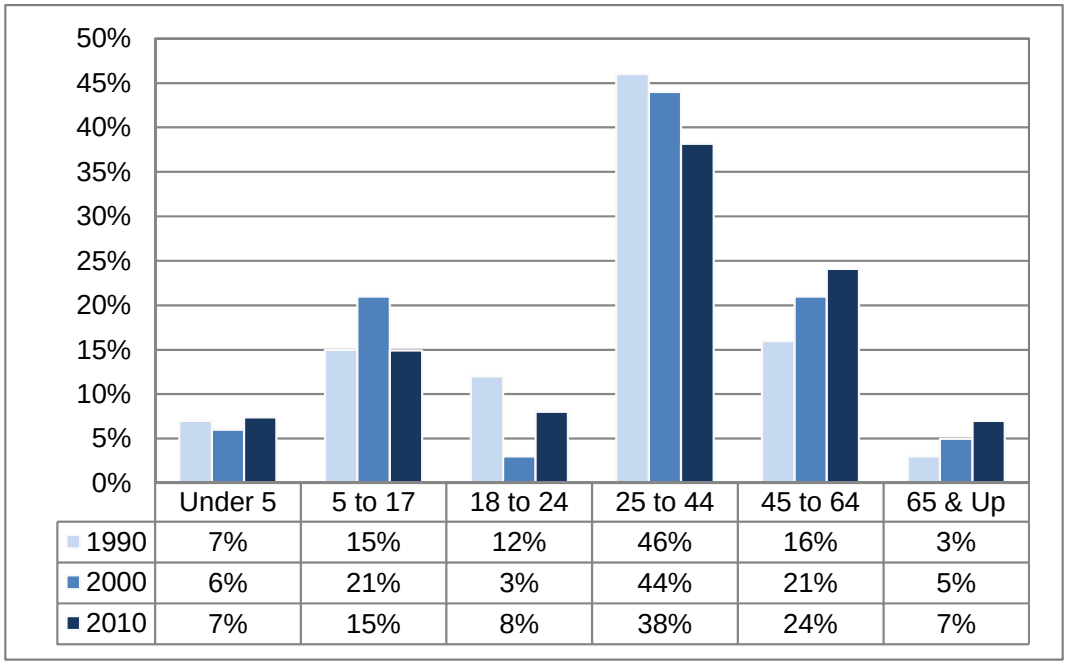
Table C-2: Age Characteristics

Jurisdiction	Under 18 years			Over 65 years			Median Age 2010
	1990	2000	2010	1990	2000	2010	
Castro Valley	22%	24%	23%	15%	15%	13%	41.2
Dublin	23%	21%	22%	3%	5%	7%	35.3
Livermore	27%	28%	26%	7%	8%	10%	38.3
Pleasanton	26%	28%	27%	5%	8%	11%	40.5
San Ramon	27%	26%	30%	4%	6%	8%	37.1
Alameda County	24%	25%	23%	11%	10%	11%	36.6

Source: Census, 1990, 2000, & 2010.

The most noticeable shift in the City's age distribution was among working age residents (Figure C-1). Dublin's workforce is beginning to age. Since 1990, the proportion of 25 to 44 year olds dropped by eight percentage points, while the proportion of 45 to 64 year olds increased by eight percentage points. This could be an indication of the City's residents aging in place. Should this trend continue, Dublin's senior population could see a significant increase in the coming years.

Figure C-1: Age Distribution, 1990-2010



	Under 5	5 to 17	18 to 24	25 to 44	45 to 64	65 & Up
1990	7%	15%	12%	46%	16%	3%
2000	6%	21%	3%	44%	21%	5%
2010	7%	15%	8%	38%	24%	7%

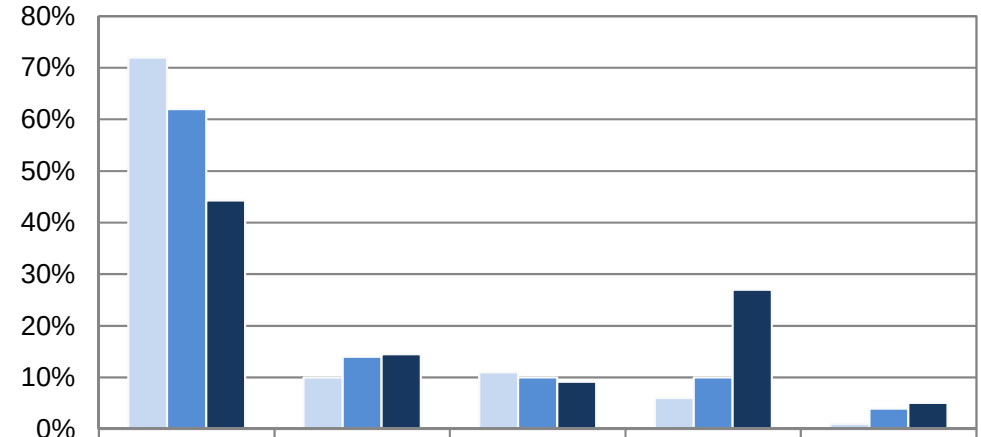
Source: Census, 1990, 2000, & 2010.

Race and Ethnicity

Household characteristics, income levels, and cultural backgrounds tend to vary by race and ethnicity, often affecting housing needs and preferences. Studies have suggested that different racial and ethnic groups also differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.[2] According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than the White households for living in extended families.

Since 1990, the City's population has grown significantly more diverse. Dublin's White population, which made up the majority of the City's residents in 1990, has decreased by 28 percent, while the Asian population has increased by 21 percent. As of 2010, approximately 44 percent of Dublin residents were White/Caucasian, 27 percent Asian/Pacific Islander, 15 percent Hispanic/Latino, nine percent Black/African-American, and five percent were identified as belonging to two or more or other races (Figure C-2). The 2000 Census allowed respondents to classify themselves as belonging to "Two or More" races for the first time. This change in methodology may explain most of the increase between 1990 and 2000 among residents who classified themselves as belonging to "Other" races.

Figure C-2: Race and Ethnicity, 1990-2010



	White/ Caucasion	Hispanic/ Latino	Black/African American	Asian/Pacific Islander	Other
1990	72%	10%	11%	6%	1%
2000	62%	14%	10%	10%	4%
2010	44%	15%	9%	27%	5%

Source: Census, 1990, 2000, & 2010.

[2] Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

Dublin's population is more diverse compared to most nearby jurisdictions, with the exception of San Ramon, but not as diverse as Alameda County overall (Table C-3).

Table C-3: Race/Ethnicity 2010

Jurisdiction	White/ Caucasian	Hispanic/ Latino	Black/ African American	Asian/ Pacific Islander	Other
Castro Valley	50%	17%	7%	22%	5%
Dublin	44%	15%	9%	27%	5%
Livermore	65%	21%	2%	9%	4%
Pleasanton	61%	10%	2%	23%	4%
San Ramon	49%	9%	3%	36%	5%
Alameda County	34%	23%	12%	27%	5%

Source: Census, 2010.

B. Employment Profile

An assessment of community needs must consider the occupational profile of City residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs held by residents can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture).

Occupation and Labor Participation

The American Community Survey (ACS) provides information about employment in the City. As of 2011, Management, Business, Science, and Arts and Sales and Office occupations were the two largest occupational categories in Dublin (Table C-4). These categories accounted for 79 percent of the jobs held by the City's residents. By comparison, these occupations comprised approximately 68 percent of the jobs held by Alameda County residents.

Table C-4: Employment Profile

Occupations of Residents	Dublin		Alameda County	
Management, Business, Science, and Arts	10,935	51%	320,025	45%
Service	2,444	11%	110,213	15%
Sales and Office	6,050	28%	166,801	23%
Natural Resources, Construction, and Maintenance	1,002	5%	52,037	7%
Production, Transportation, and Material Moving	1,088	5%	68,959	10%

Source: American Community Survey (ACS), 2007-2011.

Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts. The City adopted a Commercial Linkage Fee in 2005. The Commercial Linkage Fee is collected and deposited into the Inclusionary Zoning In-lieu Fee fund for the funding of affordable housing programs. As of April 1, 2014, the In-Lieu Fee fund has a balance of $7,013,816. The City will continue to implement its Commercial Linkage Fee program as a means of generating revenue to increase the supply of affordable housing in Dublin.

Income by Occupation

Management occupations were the highest paid occupations in the Alameda County region in the first quarter of 2013, while food preparation, service-related, and sales occupations were among the lowest paid occupations (Table C-5). In 2011, a larger proportion of Dublin residents were employed in higher paying occupations compared to the employed residents of Alameda County as a whole. This pattern would explain the City's higher median income (see Figure C-4 later).

Table C-5: Average Salary by Occupation, Alameda County (Part of Oakland-Fremont-Hayward MD) – 2013

Occupations	Average Salary
Management	$128,829
Legal	$114,903
Healthcare Practitioners and Technical	$104,128
Architecture and Engineering	$98,276
Computer and Mathematical	$96,170
Life, Physical and Social Science	$82,507
Business and Financial Operations	$82,609
Construction and Extraction	$62,371
Education, Training and Library	$61,125
Arts, Design, Entertainment, Sports and Media	$59,691
All Occupations	**$59,886**
Protective Services	$58,723
Community and Social Service	$56,123
Installation, Maintenance and Repair	$54,576
Sales and Related	$45,801
Office and Administrative Support	$43,231
Production	$40,896
Transportation and Material Moving	$40,687
Healthcare Support	$37,118
Buildings and Grounds Cleaning and Maintenance	$33,095
Personal Care and Service	$28,138
Farming, Fishing and Forestry	$26,854
Food Preparation and Serving Related	$22,940

Source: State Employment Development Department, 2013.

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit. This definition includes single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

Household Type

According to the Census, Dublin was home to 14,913 households in 2010. Of these households, 28 percent were single-person households and 11 percent were headed by seniors (Table C-6). Dublin's household characteristics were in many ways similar to characteristics of households in nearby jurisdictions. However, the City does have the lowest proportion of senior-headed households in the region.

Table C-6: Household Characteristics

Jurisdiction	Single-Person Households	Senior-Headed Households	Families with Children	Single-Parent Households	Large Households
Castro Valley	28%	22%	33%	9%	11%
Dublin	21%	11%	37%	7%	10%
Livermore	21%	18%	36%	8%	12%
Pleasanton	19%	18%	41%	36%	10%
San Ramon	19%	12%	46%	6%	11%
Alameda County	26%	18%	31%	9%	13%

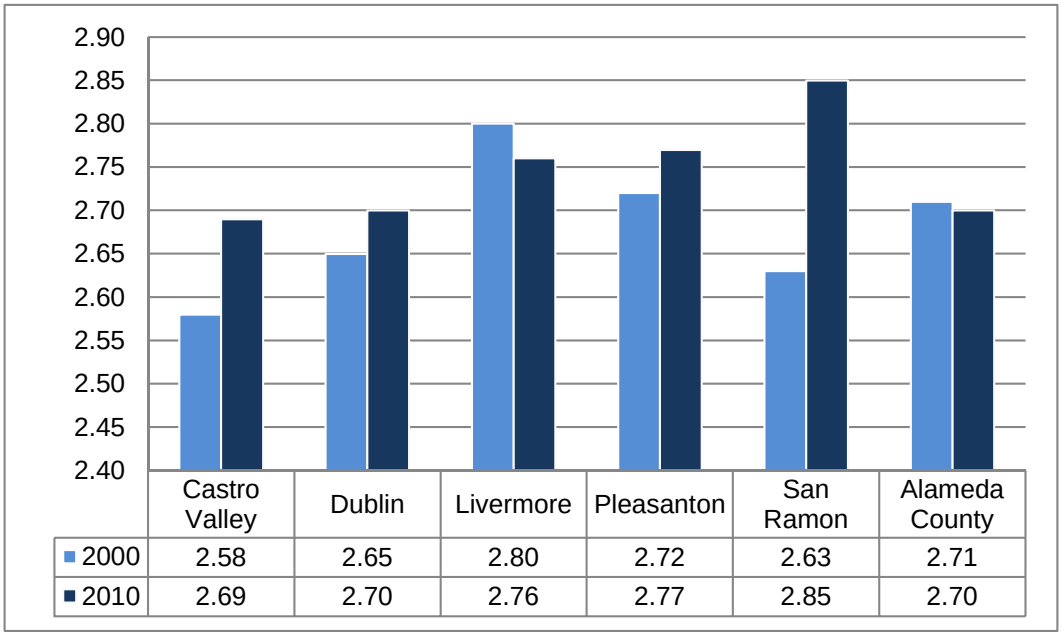
Source: Census, 2010.

Different household types generally have different housing needs. Seniors or young adults often comprise the majority of the single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer larger single-family homes. Dublin's housing stock provides a range of unit types to meet the needs of all of its residents. Roughly, 54 percent of the City's housing stock is comprised of detached single-family units and approximately 33 percent are multi-family units, which include apartments and condominiums.

Household Size

Household size identifies sources of population growth and household overcrowding. A community's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may decline. Dublin's average household size in 2010 (2.70) was equal to the average household size in the County (2.70) but less than most neighboring cities, with the exception of Castro Valley (2.69) (Figure C-3). Dublin's average household size has increased since the 2000 Census, as did the average household size in most neighboring jurisdictions.

Figure C-3: Average Household Size – 2000-2010



Source: Census, 2000 & 2010.

Household Income

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning *versus* renting) and location of residences, are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

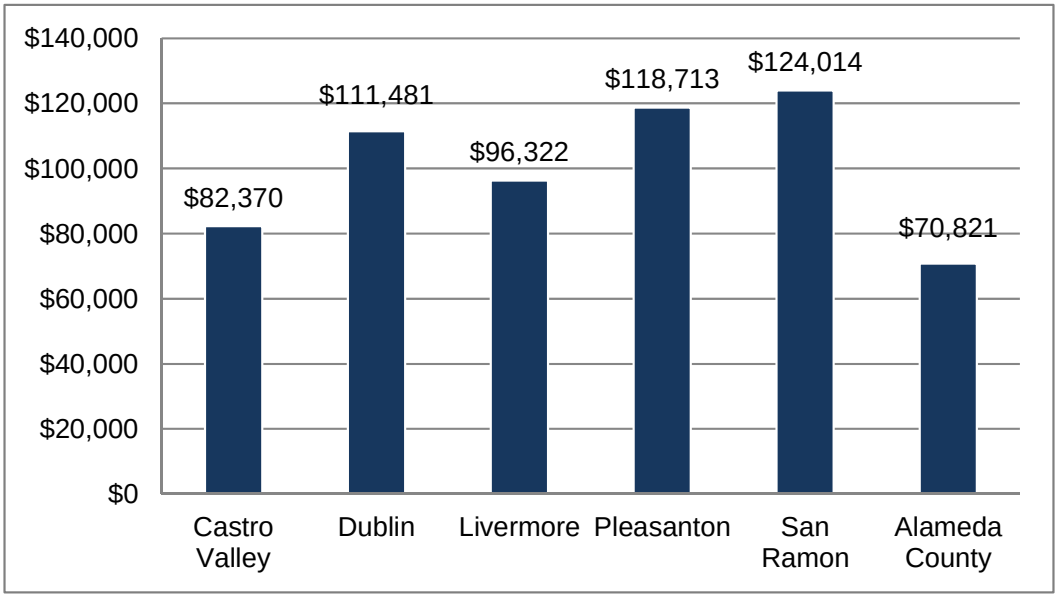
Table C-7: Household Income Distribution

Household Income	Dublin	County
Less than $15,000	4%	10%
$15,000 - $24,999	3%	8%
$25,000 - $34,999	4%	7%
$35,000 - $49,999	6%	11%
$50,000 - $74,999	14%	16%
$75,000 - $99,999	12%	12%
$100,000 - $149,999	28%	17%
$150,000 or more	29%	18%
Total	100%	100%

Source: American Community Survey (ACS), 2007-2011.

According to the 2007-2011 ACS, just four percent of Dublin households earned incomes less than $15,000 in 2011, while three percent of households earned incomes between $15,000 and $24,999 (Table C-7). Approximately 10 percent of City households earned incomes between $25,000 and $49,999, while roughly 26 percent had incomes between $50,000 and $99,999. More than 57 percent of Dublin households earned $100,000 or more. Generally, Dublin households earned higher incomes than households countywide. The ACS estimated that the median household income in Dublin was $111,481 in 2011, while the median income for the County was estimated at $70,821 (Figure C-4).

Figure C-4: Median Household Income - 2011



Source: American Community Survey (ACS), 2007-2011.

The State and Federal government classify household income into various groups based upon its relationship to the County Area Median Income (AMI) and adjusted for household size. In 2010, approximately 83 percent of Dublin households earned moderate or above moderate incomes and only 17 percent of households earned lower incomes (Table C-8).[4]

Table C-8: Households by Income Category - 2010

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% or less)	750	6%
Very Low (31 to 50%)	695	5%
Low (51 to 80%)	850	6%
Moderate or Above (over 80%)	10,975	83%
Total	13,270	100%

Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), based on American Community Survey (ACS), 2006-2010.

[4] Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2006-2010 American Community Survey (ACS) data.

Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room.[5] Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are important City goals to enhance quality of life for residents and aesthetic quality of neighborhoods.

In 2011, overcrowding affected only two percent of Dublin households. By comparison, six percent of Alameda County households were living in overcrowded conditions. The incidence of overcrowding was equal among both renter- and owner-households (two percent each). Although these estimates show overcrowding by tenure to be near equal, proportions of housing units with more than three bedrooms by tenure suggests an inadequate supply of larger rental units. While 64 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 13 percent of these units were occupied by renters.

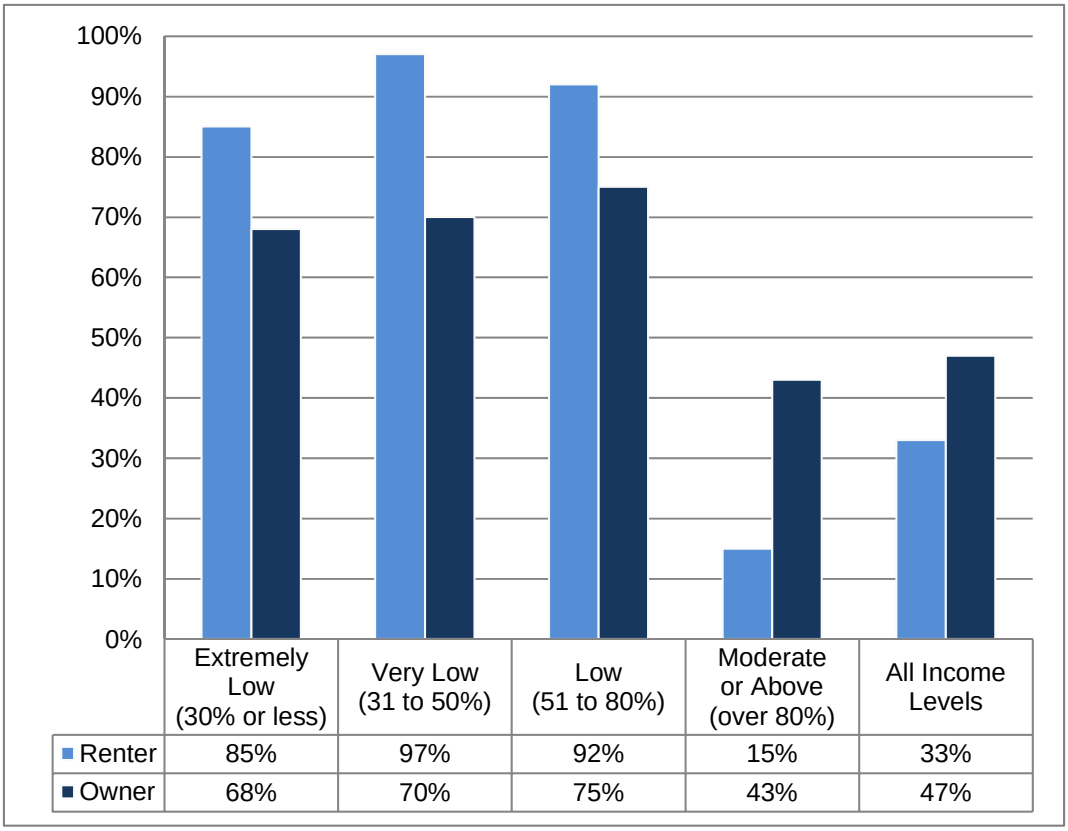
Although a portion of overcrowding problems is likely attributable to a lack of larger housing units available for rent, the incidence of overcrowding is also influenced by other housing problems, such as overpayment. When faced with high housing, many families opt to take on additional roommates in order to share the cost burden or choose to reside in smaller units to save on costs.

Overpayment (Cost Burden)

State and federal standards for housing overpayment (cost burden) are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Above moderate income households generally are capable of paying a larger proportion of income for housing; therefore, estimates of housing overpayment generally focus on lower and moderate income households. In 2010, 42 percent of all Dublin households overpaid for housing. Furthermore, overpayment was more likely to affect homeowners rather than renters (47 percent *versus* 33 percent, respectively). Overpayment was generally concentrated among households at the lower income ranges and affected a larger proportion of renter-households with lower incomes than owner-households. For households earning moderate incomes or above, overpayment affected a larger percentage of homeowners than renters, which indicates that rental housing in Dublin is typically affordable to moderate income households (Figure C-5).

[5] Based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. See 2000 Census Long Form, question #37.

Figure C-5: Overpayment by Household Income



	Extremely Low (30% or less)	Very Low (31 to 50%)	Low (51 to 80%)	Moderate or Above (over 80%)	All Income Levels
Renter	85%	97%	92%	15%	33%
Owner	68%	70%	75%	43%	47%

Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), based on American Community Survey (ACS), 2006-2010.

D. Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, some Dublin residents may experience a higher prevalence of housing overpayment, overcrowding, or other housing problems than other community members.

"Special needs" groups include the following: senior households, single-parent households, large households, persons with disabilities (including persons with developmental disabilities), agricultural workers, military personnel, and homeless (Table C-9). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Table C-9: Special Needs Groups

Special Needs Group	Number of Households or Persons	Owners		Renters		Percent of Total Households/ Person
		#	%	#	%	
Households that Include at Least One Senior (Age 65+)	2,239	--	--	--	--	15%
Senior-Headed Households	1,680	1,258	75%	422	25%	11%
Seniors Living Alone	578	362	63%	216	37%	4%
Single-Parent Households	1,011	1,011	7%	46,476	9%	7%
Female-Headed Households with Children	697	--	--	--	--	5%
Large Households	1,550	1,078	70%	472	30%	10%
Persons with Disabilities (Age 5+)**	2,104	--	--	--	--	5%
Agricultural Workers	47	--	--	--	--	<1%
Military Personnel	236	--	--	--	--	<1%
Homeless	14	--	--	--	--	<1%

Source: Census, 2010; American Community Survey (ACS), 2009-2011 and 2007-2011; and Alameda County Housing and Community Development.
Notes:
*=2010 Census data not available. Estimate is from the 2007-2011 ACS.
**=2010 Census data not available. Estimate is from the 2007-2011 ACS. Estimate is for persons 5 years of age and over.
***=2013 Alameda Countywide Homeless Count and Survey Report, 2013.

Senior Households

The population over 65 years of age is considered senior. Many senior households have special housing needs due to their limited and/or fixed incomes, health care costs, and disabilities. In 2010, seniors comprised seven percent of all Dublin residents and approximately 11 percent of Dublin households were headed by seniors. Of these senior-headed households, the majority (75 percent) owned their homes, while the remainder (25 percent) rented their homes. Approximately 47 percent of senior-headed households overpaid for their housing. Generally, this overpayment was more likely to affect senior renters rather than senior homeowners. Specifically, 42 percent of senior homeowners overpaid, while 58 percent of senior renters overpaid.[6]

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 31 percent of Dublin's senior population was listed as having one or more disabilities in 2011 by the ACS. Among these disabilities, the most common were ambulatory, hearing, and independent living difficulties.

[6] This figure represents a noticeable increase from the 2000 Census. The increase may be due to a range of factors, including increases in mortgages and rents, increases in utility costs, and large sampling errors due to the small sample size used by the American Community Survey.

According to 2-1-1 Alameda County client statistics, householders age 62 and older represented approximately 14 percent of all Dublin callers during Fiscal Year 2012-2013.[7] Requests for housing and shelter referrals were the most prevalent among all callers, including assistance with senior housing information and referral. Amon other top requests were for information on public assistance programs and legal services, including Medicaid and elder law.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, nine community care facilities for the elderly are located in Dublin with a total capacity to serve 54 persons.

Affordable housing opportunities located in the City to meet the housing needs of the elderly include:

- Carlow Court Senior Apartments at Emerald Vista – 49 below market units
- Pine and Cedar Groves at Dublin Ranch Senior Apartments – 292 below market units
- Wicklow Square Senior Apartments – 53 below market units

Senior residents can benefit from various classes, activities, and programs offered at the Dublin Senior Center. The Senior Center also provides a variety of free health and informational services, including health management classes, health and memory screenings, and health insurance counseling and advocacy.

In 2007, the City adopted a Universal Design Ordinance that requires new single-family home developers to install base universal design features in all single-family developments of 20 or more homes. The Universal Design Ordinance is substantially the same as the Model Universal Design Local Ordinance adopted by the California Department of Housing and Community Development. The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007 and has updated it periodically to ensure that current information regarding the Ordinance is distributed. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter. In 2010, there was an update to the Ordinance to meet the current building code and which took effect January 1, 2011.

Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed single-parent households face greater financial difficulties because they often do not have the same earning power as their male counterparts, thus limiting housing availability for this group. Approximately seven percent of Dublin households were headed by single parents in 2010; the large majority of which were headed by females (69 percent). According to the 2007-2011 ACS, 16 percent of female headed single-parent households in Dublin had incomes below the poverty level.

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[7] Fiscal Year 2012-2013 client statistics provided by Eden Information and Referral, Inc. (Eden I & R), April 2014. The 2-1-1 Alameda County program is a free, non-emergency, confidential, 3-digit phone number and service that provides easy access to housing information, and critical health and human services. The program is operated 24 hours a day, 7 days a week with multi-lingual capabilities.

Single mother with minor children households represented nearly 29 percent of all Dublin callers to 2-1-1 Alameda County during Fiscal Year 2012-2013.[7] Among top caller needs were referral requests for low income/subsidized rental housing, public assistance program, legal services, information services, and individual and family support services.

Resources

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. While the City has no specific housing programs targeted at single-parent households, the City's overall efforts to expand affordable housing opportunities will help meet the needs of single-parent households. The City also offers a Youth Fee Assistance Program to enable households with limited income to participate in City-sponsored recreation programs that may be beneficial to single-parent households. Youth programs that are offered include various preschool, elementary and middle school after school programs, and children and teen recreation and educational classes.

In February 2010, the City amended the Zoning Ordinance to streamline the approval of Large Family Day Care Homes and in February 2014 amended the Zoning Ordinance to streamline the approval of Day Care Centers. Both Zoning Ordinance amendments reduce the cost and time associated with establishing child care facilities in the City.

Large Households

Large households (households with five or more members) are identified as a group with special housing needs because of the limited availability of adequately sized, affordable housing units. Large households with lower incomes frequently occupy smaller and more affordable dwelling units to offset potential cost burden, which in turn can accelerate unit deterioration.

Approximately 10 percent of Dublin households could be classified as large households in 2010. Over 30 percent of these households rented their homes. As previously discussed, the availability of adequately sized, affordable rental units in Dublin is limited. About 64 percent of occupied housing units in the City had more than three bedrooms (adequate size for larger households) in 2011; however, only a small portion of these units (13 percent) were occupied by renters.

2-11 Alameda County client statistics indicate that approximately seven percent of Dublin callers during Fiscal Year 2012-2013 were large households.[7] Referral requests for rental and utility payment assistance, food stamps, and eviction prevention assistance were highly prevalent among all callers.

Resources

The City's large households can benefit from the housing programs and services that are available to all of the City's lower and moderate income households, such as the Housing Choice Voucher program, Commercial Linkage Fee Program, Inclusionary Zoning Program, and Housing Rehabilitation Assistance Program. Such efforts help reduce overcrowding and overpayment among lower and moderate income households, and help reduce the number of large households formed by families or individuals sharing housing arrangements.

Persons with Disabilities

Disability is a physical or mental condition that substantially limits one or more major life activities. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn incomes sufficient to avoid housing cost burden. The ACS estimates that five percent of Dublin residents over five years of age had a disability in 2011. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were the most prevalent, especially among the City's senior residents. Hearing, cognitive, and independent living difficulties were also common (Table C-10).

Table C-10: Disability Status

Disability by Age and Type	Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	13%	32%	48%	38%
With a vision difficulty	24%	18%	21%	20%
With a cognitive difficulty	88%	31%	27%	34%
With an ambulatory difficulty	13%	39%	57%	45%
With a self-care difficulty	36%	19%	17%	19%
With an independent living difficulty	--	37%	30%	31%
Total Persons with Disabilities	164	949	991	2,104

Source: American Community Survey (ACS), 2009-2011.
Notes:
1. Tallied only for persons five years and over.
2. Persons may have multiple disabilities.

Four factors – affordability, design, location and discrimination – can limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is or can be adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often makes homeownership cost-prohibitive, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic homebuying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments.

Households that had a household member with a disability represented nearly 34 percent of all Dublin callers to 2-1-1 Alameda County during Fiscal Year 2012-2013.[7] Referral requests for help with Medicaid and other medical information, and in home assistance were among the top needs of all callers.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of

Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCEB is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The RCEB is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from Area Board 5 of the State Council on Developmental Disabilities provides a closer look at the disabled population. Data shown in Table C-11 estimates the number of Dublin individuals with developmental disabilities, including both RCEB consumers and those unaffiliated with the RCEB.

Table C-11: Developmentally Disabled Residents, by Age, for Dublin, 2014

	0-14 Years	**15-22 Years**	**23-54 Years**	**55-65 Years**	**65+ Years**	**Total**
Dublin Total	188	128	174	28	2	520

Source: State Council on Developmental Disabilities, Area Board 5, 2014.

According to the State's Department of Developmental Services, as of January 2014, about 15 percent of developmentally disabled persons (approximately 78 persons) in Dublin were residing in community care facilities, eight percent were residing in intermediate care facilities (approximately 41 persons), and an additional eight percent (approximately 41 persons) were living with the assistance of Independent Living (IL) services or Supervised Living Services (SLS). The majority of these individuals (63 percent or about 328 persons) were residing in their own home with a parent or guardian. Approximately three percent (about 16 persons) were in foster care and another three percent (about 16 persons) had other living arrangements. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

Services for persons with disabilities are typically provided by both public and private agencies. State and Federal legislation regulate the accessibility and adaptability of new or rehabilitated multi-family apartment complexes to ensure accommodation for individuals with limited physical mobility. As mentioned previously, in 2007, the City adopted a Universal Design Ordinance that requires new single-family home developers to install base universal design features in all single-family developments of 20 or more homes. The City developed a brochure on the Universal Design Ordinance and has updated it periodically to ensure that current information regarding the Ordinance is distributed. The brochure and other related information has been posted to the City's website and is also available at the public counter.

Housing options for persons with disabilities also include various community care facilities. Combined, these facilities offer a capacity of 88 beds. These include:

- Six Adult Residential Care facilities – 34 beds total
- Nine Residential Care for the Elderly facilities – 54 beds total

Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, government agencies that track farm labor do not consistently define farm-workers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Further limiting the ability to ascertain the number of agricultural workers within Dublin is the limited data available on the City due to its relatively small size. Therefore, the 2007-2011 ACS is the sole source of information that can be referenced. According to the ACS, only 47 Dublin residents (less than one percent of the City's residents) were employed in the agriculture, forestry, fishing and hunting, and mining industry.

Resources

Dublin is an urbanized community with no undeveloped parcels zoned for agricultural use. Because a negligible portion of community residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Dublin, no housing programs or policies specifically targeted at farm-workers are needed.

Military Personnel

The Camp Parks Reserve Forces Training Area is located in Dublin. Camp Parks supports some 20,000 northern California Army Reserve and California National Guard Soldiers from an estimated 250 reserve component units. Many of these units, however, train at Camp Parks for just two weeks each summer and very few reside in the City. According to the 2007-2011, only 236 Dublin residents (0.7 percent) served in the Armed Forces full-time.

Resources

Because most of the military personnel that use Camp Parks are reservists, few live in Dublin. In 2005, the military constructed 114 homes on the base for military personnel. Because a negligible portion of community residents serve in the Armed Forces full-time, no housing programs or policies specifically targeted at military personnel are needed.

Homeless

The Alameda Countywide Homeless Continuum of Care Council (HCCC) relies on a "community-defined" definition of homeless; one that includes the HUD-defined chronic homeless population as a subset of the County's overall homeless population. Community-defined homelessness includes people staying in emergency shelters or transitional housing, living on the street or in a car, and people who will lose their housing within a month and have nowhere to go.

Assessing a region's homeless population is difficult because of the transient nature of the population. As many as 16,000 people are estimated to be homeless during the course of a year in Alameda County, and more than 5,000 are homeless on any given night. According to the 2013 count, 4,264 people were homeless in Alameda County on January 29, 2013. The homeless population in Dublin was estimated at 14 persons.

Based on informal interviews with patrol personnel, the Police estimated that depending on the time of year and weather, the City has a very small amount of homeless persons at a given time. During the winter months the homeless population ranges from one to two persons, if any at all. While during the summer months the homeless population may increase slightly to between two and three persons. Police typically make every effort possible to redirect homeless persons they encounter to shelters, VA sponsored counseling, or various other resources in the County.

Over three-quarters (78 percent) of Dublin callers to 2-1-1 Alameda County during Fiscal Year 2012-2013 were extremely low income households.[7] Referral requests for housing and shelter were highly prevalent among all callers. Specifically, there were a high number of requests for emergency shelter, transitional housing/shelter, and homeless permanent supportive housing. Requests were also highly prevalent for homeless prevention referrals, including access to low income/subsidized rental housing, rental and utility payment assistance, and eviction prevention assistance.

Resources

Emergency, transitional, and permanent supportive housing is available in Alameda County for people who are homeless, living with HIV/AIDS, and/or mentally ill. Unlike affordable housing in general, housing that is dedicated to one of these populations typically connects with services. The service connection may range from a service coordinator, who can make referrals to services off-site, up to more intensive on-site services. The following provides an overview of Countywide housing resources available to serve the County's homeless population:

- **Emergency Shelters:** An emergency shelter provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on site or through off-site services. The permitted length of stay can vary from one day at a time to three months.

- **Transitional Housing:** This type of facility provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.

- **Supportive Housing:** Permanent supportive housing is service-enriched and linked with on-going supportive services (on-site or off-site) allowing formerly homeless clients to live at the facility on an indefinite basis. Support services can encompass a wide range of activities, such as case management, service coordination (assessing needs and coordinating services), health and mental health care, substance abuse treatment, employment counseling and training, and money management. Services are usually tailored to the needs of the housed individuals, and may be delivered on-site or through linkages to community-based agencies.

Approximately 40 agencies throughout the County provide emergency shelter or transitional housing services for both individuals and families. There are no emergency shelters or transitional housing providers located in Dublin. Service agencies located in the nearby City of Livermore, including Shepherd's Gate, Tri-Valley Haven and Livermore Homeless Refuge, provide emergency shelter and transitional housing services for homeless in need. Approximately 26 supportive housing facilities serving both individuals and families are available throughout the County. Supportive housing services are not available in Dublin. The Tri-City Health Center provides Shelter Plus Care supportive housing services to its clients and has a location in nearby Livermore.[9]

Homelessness is a regional issue that requires the coordination among regional agencies. "EveryOne Home" is Alameda County's road map for ending homelessness. It represents an opportunity to participate in a model of long-term solutions and innovative countywide strategies. Emphasizing a coordinated, efficient regional response to a regional problem will make the best use of the county's resources while building capacity to attract funding from federal, state and philanthropic sources. EveryOne Home envisions the creation of a housing-and-services system that partners with consumers, families and advocates; provides appropriate services in a timely fashion to all in need; and ensures that individuals and families are safely, supportively and permanently housed. The City adopted EveryOne Home in August 2008.

The City will continue to support the Alameda County HCCC and agencies and organizations that address the problem of homelessness throughout the region. Dublin provided funding to the Alameda Countywide HCCC for development of a Homeless Management Information System (HMIS). The HMIS is intended to collect and report information about the homeless population and its patterns of service utilization. In addition, the City of Dublin continues to support the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Development Block Grant funds.

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[9] 2-1-1 Alameda County Online Services Directory, Eden I & R, Inc., January 2014.

The City will continue to analyze and address impediments to the provision of housing for the homeless and near homeless by facilitating and encouraging the development of affordable housing and facilities for the homeless, including emergency shelters, transitional housing, single room occupancy units, and permanent supportive housing. In April 2011, the Dublin Zoning Ordinance was amended to include provisions for emergency shelters, transitional housing, supportive housing, single room occupancy housing.

E. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details Dublin's housing stock characteristics in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

Housing Unit Growth and Type

Dublin has experienced relatively strong housing growth since 1990. The City's housing stock grew from 6,992 units in 1990 to an estimated 15,782 units in 2010, an increase of approximately 126 percent (Table C-12). Dublin's growth since 1990 has far outpaced the growth observed in all other nearby communities and the County.

Table C-12: Housing Stock Growth

Jurisdiction	# of Units in 1990	# of Units in 2000	# of Units in 2010	% Increase 1990-2000	% Increase 2000-10
Castro Valley	19,682	22,003	23,392	12%	6%
Dublin	6,992	9,872	15,782	41%	60%
Livermore	21,489	26,610	30,342	24%	14%
Pleasanton	19,356	23,968	26,053	24%	9%
San Ramon	13,531	17,552	26,222	30%	49%
Alameda County	504,109	540,183	582,549	7%	8%

Source: Census 1990, 2000, & 2010.

Dublin maintains a diverse housing stock. In 2013, single-family homes comprised 66 percent of the housing stock, while multi-family units comprised 33 percent. Less than one percent of the City's housing was comprised of mobile homes (Table C-13). Compared to the County, Dublin's housing stock has a larger proportion of single-family housing and a smaller proportion of multi-family structures.

Table C-13: Housing Stock Composition: 2013

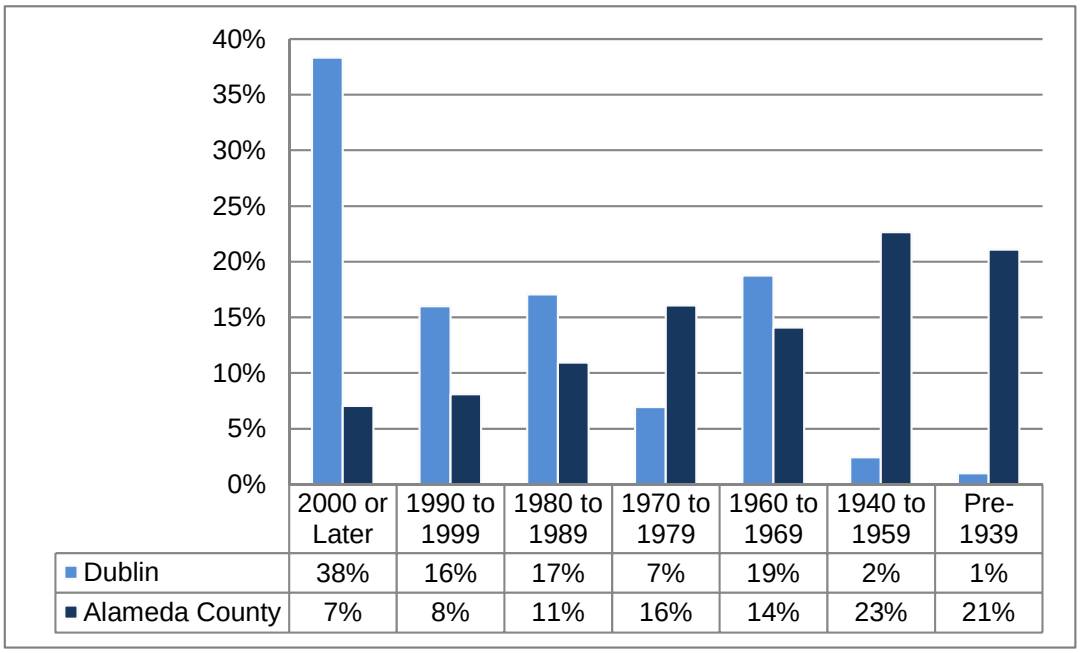
Housing Type	Dublin		County	
	# of Units	% of Total	# of Units	% of Total
Single-Family Detached	9,472	54%	311,246	53%
Single-Family Attached	2,070	12%	44,965	8%
Multifamily 2-4 Units	596	3%	65,581	11%
Multifamily 5+ Units	5,324	30%	156,845	27%
Mobile Homes/Other	54	<1%	7,837	1%
Total Units	17,516	100%	586,474	100%

Source: California Department of Finance, 2013.

Housing Age and Condition

Housing that is 30 years or older is assumed to require some rehabilitation. Electrical capacity, kitchen features, and roofs usually need updating if no prior replacement work has occurred. Dublin's housing stock is younger than the County's overall, with just 29 percent of the City's housing constructed prior to 1980. By contrast, about 74 percent of the County's housing stock is more than 30 years old (constructed prior to 1980) (Figure C-6).

Figure C-6: Year Structure Built



	2000 or Later	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1940 to 1959	Pre-1939
Dublin	38%	16%	17%	7%	19%	2%	1%
Alameda County	7%	8%	11%	16%	14%	23%	21%

Source: American Community Survey (ACS), 2007-2011.

Based on the age of the structure alone, it is estimated that approximately one in four housing units in the City may require maintenance or rehabilitation within the Housing Element planning period. However, the actual proportion of Dublin housing units in need of rehabilitation or replacement is likely much lower as high property values in Dublin, even for older homes,

creates a market incentive for most property owners to diligently maintain their dwelling units. From 2007-2013, 838 residential re-roof permits were issued by the Building Division, which reflects a high rate of on-going maintenance and repair by homeowners. For these reasons, the City estimates that less than two percent of the housing stock (<400 units) is in need of rehabilitation and less than one percent is in need of replacement (<150 units). Even this estimate may be high as substandard housing or paint issues led to only 21 code violations of the 3,104 residential code enforcement cases opened since 2008.

The Alameda County Community Development Agency administers the Minor and Major Home Improvement Programs for the City of Dublin. Low-interest loans up to $1,500 are available to lower income households through the Minor Home Improvement Program. While the Major Home Improvement Program provides loans up to $60,000 at a three percent annual percentage rate for qualified lower income households. Since 2007, on behalf of the City, Alameda County administered Community Development Block Grant (CDBG) funds and provided 12 minor home repairs, eight paint grants, 11 rehabilitation grants, and five accessibility grants in Dublin. The City will continue to support the Alameda County Community Development Agency to implement the Minor and Major Home Improvement Program.

Housing Tenure

The tenure distribution of a community's housing stock (owner-occupied *versus* renter-occupied) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. In addition, housing problems, such as overpayment (cost burden), while faced by many households, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder. In 2010, 63 percent of Dublin households (9,425 households) owned the housing units they occupied, while 37 percent (5,488 households) rented their homes (Table C-14). This rate of homeownership is the lowest among neighboring communities, but still noticeably higher than the County's homeownership rate.

Table C-14: Housing Tenure

Jurisdiction	% Owner-Occupied	% Renter-Occupied
Castro Valley	69%	31%
Dublin	63%	37%
Livermore	70%	30%
Pleasanton	71%	29%
San Ramon	71%	29%
Alameda County	53%	47%

Source: Census, 2010.

On average, owner-households were larger than renter-households in 2010 (Table C-15). Among those who owned their homes, 52 percent were households with more than three persons, while just 38 percent of renter-households were comprised of three or more persons.

Table C-15: Tenure by Household Size

Households	Owner-Occupied	Renter-Occupied
1 person	17%	30%
2 person	31%	33%
3 person	20%	17%
4 person	21%	12%
5+ person	11%	9%
Average household size	2.86	2.42

Source: Census, 2010.

The City values its rental housing stock and recognizes its importance for meeting the diverse housing needs of the community. In 2005, the City Council passed a Condominium Conversion Ordinance to preserve the existing rental housing stock. The Ordinance establishes an annual maximum number of rental apartment units that can be converted to seven percent of the total number of multi-family units in developments of 21 or more rental units. The Ordinance also establishes tenant notification and relocation assistance requirements, limits rent increases once a notice of intent to convert has been filed, and gives tenants the right to purchase units. New condominium conversions are also subject to the City's Inclusionary Zoning Regulations. The City continues to monitor conversion activities annually. There have been no condominium conversions in the City since 2007.

Housing Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of approximately two percent for ownership housing and five to six percent for rental housing are generally considered optimal by housing professionals to balance demand and supply for housing.

According to the Census, the overall vacancy rate in Dublin was 5.5 percent in 2010. Specifically, the vacancy rate for ownership housing was 2.5 percent in 2010, while the rental vacancy rate was five percent. Both the ownership and rental vacancy rates for the City were well within the optimal ranges, indicating that the City's housing stock is adequately meeting overall demand. However, affordable housing options in the City may still be in short supply.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Dublin residents.

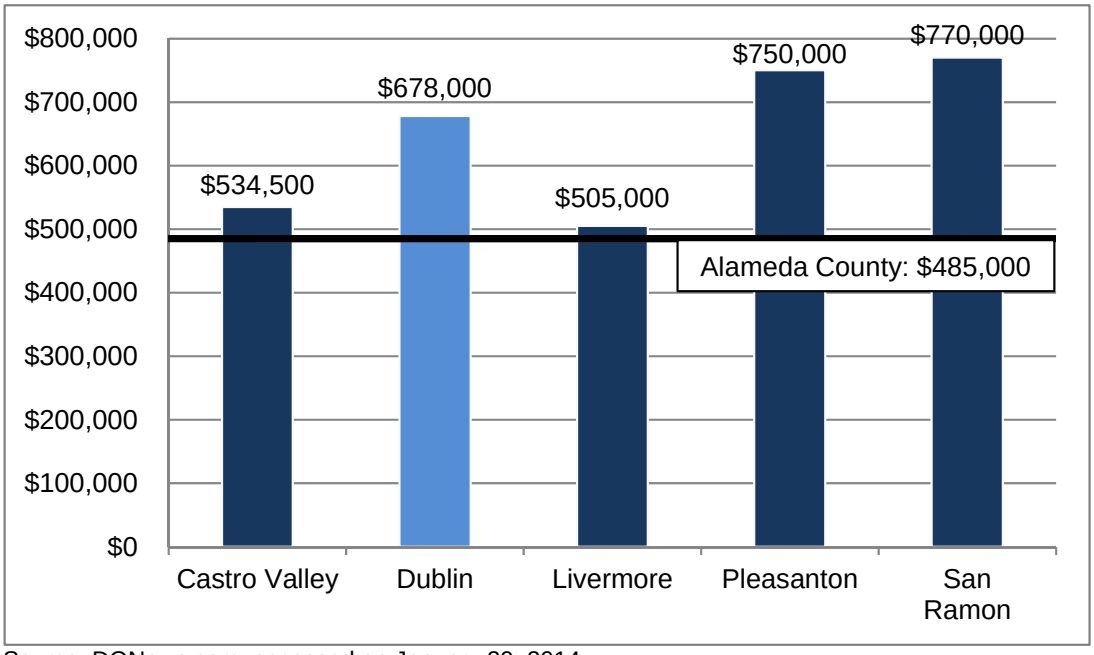
Homeownership Market

According to DataQuick, a company that collects real estate data nationwide, median home prices in Dublin and nearby communities were well above the countywide median price of $485,000 (Figure C-7). Dublin's median sales price during 2013 was $678,000, approximately 28 percent higher than the County's. Home prices in the City have continued to rise steadily in

recent years. Median sales prices have increased over 20 percent annually since 2011 (Table C-16). Most neighboring jurisdictions experienced similar increases in home prices, including Livermore, San Ramon, and Pleasanton. Castro Valley experienced the largest change in median sales price (28 percent) of neighboring jurisdictions between 2012 and 2013, but all were outpaced by the increase that occurred in the County as a whole (33 percent).

Asking prices for single-family homes and condominiums in Dublin were also collected from the Zillow online real estate database in an effort to understand Dublin's recent real estate market. The Zillow database listed 31 single-family detached homes and 21 attached homes for sale in February 2014 (Table C-17). The median asking price for a unit was $569,000, with an overall range of $245,000 to $1,737,736. Detached units were priced higher ($709,450 median) than attached units ($419,000 median).

Figure C-7: Median Home Sales Price (2013)



Source: DQNews.com, accessed on January 29, 2014.

Table C-16: Median Home Sales Prices: 2011-2013

Jurisdiction	2011	2012	2013	% Change 2011-2012	% Change 2012-2013
Castro Valley	$390,000	$418,000	$534,500	7%	28%
Dublin	$440,000	$549,000	$678,000	25%	23%
Livermore	$378,000	$415,000	$505,000	10%	22%
Pleasanton	$637,000	$635,000	$750,000	< -1%	18%
San Ramon	$593,000	$623,000	$770,000	5%	24%
Alameda County	$338,000	$365,000	$485,000	8%	33%

Source: DQNews.com, accessed on February 2014.

Table C-17: Home Asking Prices: February 2014

Unit Type	Number for Sale	Asking Price Range	Median Asking Price
Detached Homes	31	$415,000 to $1,737,736	$709,450
2-Bedroom	4	$415,000 to $469,000	$453,500
3-Bedroom	6	$549,900 to $830,000	$652,500
4-Bedroom	10	$455,000 to $819,000	$643,750
5+ Bedroom	11	$689,900 to $1,737,736	$1,184,526
Attached Homes	21	$245,000 to $790,000	$419,000
1-Bedroom	8	$245,000 to $368,000	$301,295
2-Bedroom	8	$289,500 to $549,000	$449,450
3+-Bedroom	5	$475,000 to $790,000	$692,000
All Listings	52	$245,000 to $1,737,736	$569,000

Source: Zillow.com, February, 2014.

Rental Market

The website www.rent.com reported rental price information for 13 apartment complexes within the City of Dublin (Table C-18). In February 2014, only one community offered studio apartments, where available units rented for $1,692 to $1,722. One-bedroom units rented for $1,285 to $2,315 and, as expected, larger units were more expensive. Two-bedroom units were offered from $1,675 to $2,877, while three-bedroom units ranged from $2,165 to $ 3,743 per month.

Table C-18: Apartment Rental Rates: February 2014

Apartment Complex	Rental Price Range
Archstone Emerald Park	
One-Bedroom	$1,745 to $1,930
Two-Bedroom	$2,210 to $2,437
Three-Bedroom	$2,520 to $2,685
Avalon/Eclipse Dublin Station	
Studio	$1,692 to $1,722
One-Bedroom	$1,818 to $2,300
Two-Bedroom	$2,363 to $2,877
Three-Bedroom	$3,227 to $3,743
Connolly Station	
One-Bedroom	$1,738 to $1,838
Two-Bedroom	$2,317 to $2,452
Cotton Wood Apartments	
One-Bedroom	$1,470 to $1,560
Two-Bedroom	$1,775 to $1,950

Table C-18: Apartment Rental Rates: February 2014

Apartment Complex	Rental Price Range
Dublin Ranch Senior Community	
One-Bedroom	$1,425 to $1,625
Two-Bedroom	$1,675 to $1,825
Eaves Dublin (formerly Avalon Dublin)	
Studio	$1,285 to $1,760
One-Bedroom	$1,815 to $2,720
Two-Bedroom	$2,165 to $2,265
Emerald Park	
One-Bedroom	$1,705 to $2,110
Two-Bedroom	$2,185 to $2,590
Three-Bedroom	$2,845
Ironhorse Trail	
One-Bedroom	$1,641 to $1,841
Two-Bedroom	$2,083 to $2,323
Three-Bedroom	$2,761 to $2,776
Oak Grove at Dublin Ranch	
One-Bedroom	$1,525 to $1,725
Two-Bedroom	$1,920 to $2,025
Three-Bedroom	$2,270
Park Sierra	
One-Bedroom	$1,674 to $2,081
Two-Bedroom	$2,014 to $2,399
The Springs	
One-Bedroom	$1620 to $1,699
Two-Bedroom	$1,899 to $2,099
Tralee Apartments	
One-Bedroom	$1,925 to $2,300
Two-Bedroom	$2,425 to $2,800
Three-Bedroom	$3,350 to $3,450
Waterford Place	
One-Bedroom	$1,930 to $2,315
Two-Bedroom	$2,335 to $2,635

Source: www.rent.com, accessed on January 20, 2014.
Note: This table does not reflect a comprehensive listing of apartment communities in Dublin.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents of Alameda County are shown in Table C-19. The market-affordability of Dublin's housing stock for each income group is discussed below.

Extremely Low and Very Low Income Households

Extremely low income households earn 30 percent or less of the Area Median Income (AMI). Generally, the maximum affordable rental payment ranges from $373 per month for a one-person household to $522 per month for a family of five (Table C-19). The maximum affordable home purchase price for extremely low income households ranges from $63,071 for a one-person household to $78,664 for a five-person household.

Very low-income households are classified as those earning 50 percent or less of the AMI. The maximum affordable rental payment ranges from $701 per month for a one-person household to $1,027 per month for a family of five (Table C-19). The maximum affordable home purchase price for very low income households ranges from $124,048 for a one-person household to $172,689 for a five person household.

Based on the rental data presented in Table C-18, extremely low and very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Dublin. In addition, according to the Zillow real estate database, no houses of adequate size were listed for sale at prices affordable to these households in February 2014 (Table C-17).

Low Income Households

Low income households earn 51 to 80 percent of the County AMI. The maximum home price a low income household can afford ranges from $192,006 for a one-person household to $277,653 for a five-person family. Affordable rental rates for low-income households would range from $1,066 for a one-person household to $1,590 for a five-person household.

Based upon a review of homes listed for sale in February 2014, low-income households would have great difficulty purchasing an adequately sized home at an affordable price (Table C-17). However, these households do stand a better chance of securing an adequately sized affordable rental unit (Table C-18). Because the City has a limited number of apartment complexes offering three-bedroom units, though, larger low income households will still likely find it hard to find affordable housing options that can comfortably accommodate them.

Moderate Income Households

Moderate income households earn up to 120 percent of the County AMI. The maximum affordable home price for moderate income households ranges from $398,170 for a one-person household to $595,801 for a family of five. A moderate income household can afford rental rates of $1,846 to $2,794 per month depending on household size.

Based on these figures and the real estate data presented in Table C-18, moderate income households could afford many of the attached homes and a limited number of the detached homes listed for sale in February 2014. These households would also be able to afford a wide range of the available rental units in Dublin.

Table C-19: Housing Affordability Matrix Alameda County

Annual Income Limits		Affordable Housing Cost (Including Utilities, Taxes & Insurance)		Utilities, Taxes & Insurance			Maximum Affordable Price	
		Renters	Owners	Renters	Owners	Taxes & Ins.	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	$19,650	$491	$491	$118	$122	$98	$373	$63,071
2-Person	$22,450	$561	$561	$135	$143	$112	$426	$71,217
3-Person	$25,250	$631	$631	$165	$179	$126	$466	$75,872
4 Person	$28,050	$701	$701	$211	$227	$140	$490	$77,733
5 Person	$30,300	$758	$758	$236	$268	$152	$522	$78,664
Very Low Income (31-50% AMI)								
1-Person	$32,750	$819	$819	$118	$122	$164	$1,066	$124,048
2-Person	$37,400	$935	$935	$135	$143	$187	$1,218	$140,805
3-Person	$42,100	$1,053	$1,053	$165	$179	$211	$1,356	$154,303
4-Person	$46,750	$1,169	$1,169	$211	$227	$234	$1,479	$164,776
5-Person	$50,500	$1,263	$1,263	$236	$268	$253	$1,590	$172,689
Low Income (51-80% AMI)								
1-Person	$47,350	$1,184	$1,184	$118	$122	$237	$1,041	$192,006
2-Person	$54,100	$1,353	$1,353	$135	$143	$271	$1,190	$218,538
3-Person	$60,850	$1,521	$1,521	$165	$179	$304	$1,325	$241,579
4-Person	$67,600	$1,690	$1,690	$211	$227	$338	$1,445	$261,827
5-Person	$73,050	$1,826	$1,826	$236	$268	$365	$1,553	$277,653
Median Income (81-100% AMI)								
1-Person	$65,450	$1,636	$1,909	$118	$122	$382	$1,518	$327,031
2-Person	$74,800	$1,870	$2,182	$135	$143	$436	$1,735	$372,919
3-Person	$84,150	$2,104	$2,454	$165	$179	$491	$1,939	$415,315
4-Person	$93,500	$2,338	$2,727	$211	$227	$545	$2,127	$454,919
5-Person	$101,000	$2,525	$2,946	$236	$268	$589	$2,289	$486,105
Moderate Income (101-120% AMI)								
1-Person	$78,550	$1,964	$2,291	$118	$122	$458	$1,846	$398,170
2-Person	$89,750	$2,244	$2,618	$135	$143	$524	$2,109	$454,104
3-Person	$101,000	$2,525	$2,946	$165	$179	$589	$2,360	$506,819
4-Person	$112,200	$2,805	$3,273	$211	$227	$655	$2,594	$556,469
5-Person	$121,200	$3,030	$3,535	$236	$268	$707	$2,794	$595,801

Assumptions: 2014 HCD income limits30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Alameda County Utility Allowance. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources:

1. State Department of Housing and Community Development 2014 Income Limits
2. Housing Authority of the County of Alameda, Utility Allowances - 7/1/13.
3. Veronica Tam and Associates

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing in Dublin and to assist renters and homeowners who cannot afford housing (see Housing Programs).

As of February 2014, a total of 365 Dublin households were receiving rental assistance through the Housing Choice Voucher Program. A total of 26 Dublin households were on the waiting list for rental assistance. The Housing Authority of the County of Alameda administers the program in Dublin. Given the continued need for rental assistance, the City supports and encourages the provision of subsidies through the Housing Choice Voucher Program.

The City has also promoted the development of affordable housing units as part of various mixed-use and housing projects and initiatives. In August 2008, a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial completed construction at the Dublin Transit Center. The project, Avalon at Dublin Station (now known as Eclipse at Dublin Station), is an apartment community with 10 percent of the units set aside for moderate income households. In March 2011, Avalon Bay Communities was approved to construct an additional 505 high density residential apartment units at the Dublin Transit Center. 10 percent of the units will be set aside for moderate income households. The project is currently under construction.

In addition, the City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the development of the Emerald Vista mixed-income development project. The City provided application/technical assistance as needed by the developer in order to securing financing and other sources of funding to support the development of the project. The project was approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes 194 (180 rental units and 14 for-sale units) affordable units in various income categories. The project was completed in May 2013 and all 180 of the affordable rental units have been leased. The City of Dublin continues to encourage developers to provide affordable housing by awarding qualifying developments with additional market rate units.

In 2006, the City initiated a First Time Homebuyer Loan Program (FTHLP) to assist lower and moderate income households with financing towards the purchase of a home. The City provides information on this program on the City website. The website is routinely updated to provide current information on various housing opportunities in Dublin and the region. Since 2007, the City has assisted a total of 54 households with first-time homebuyer loans.

The City adopted an Inclusionary Zoning Ordinance in 2002 to assure that housing development contributes to the attainment of the City's housing goals by increasing the production of residential units affordable by households of very low, low, and moderate income. In December 2008, the City Council approved an amendment to the Inclusionary Zoning Ordinance to eliminate the requirement to construct owner-occupied very low income units. This modification was in response to feedback the City was receiving from the development community on the feasibility of constructing owner- occupied very low income units. Since 2007, the City has issued 332 permits for the construction of affordable housing units. Furthermore, the City currently has a balance of $7,013,816 in its Inclusionary Zoning In-Lieu Fee fund. The City will continue to enforce the provisions of its Inclusionary Zoning Ordinance to further Housing

Element goals and policies related to meeting the housing needs of all income segments of the community.

F. Affordable Housing Inventory

Ten assisted rental housing developments in Dublin provide 982 affordable rental units (Table C-20). This inventory of assisted units includes a review of all multi-family rental units under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs).

All of these projects are recent developments with the most recent being Emerald Vista. Emerald Vista, formally known as Arroyo Vista, has historically been supported by the Housing Choice Voucher Program. Emerald Vista was redeveloped in 2013 to include 378 units, of which 194 are reserved as affordable units (180 rental units and 14 for-sale units). The City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the development of this project, which includes market rate units, affordable senior housing, affordable family housing, a child care center and a community building. The project was completed in May 2013; all 180 of the affordable rental units have been leased and all 14 affordable for-sale units have been sold.

Generally, deed restrictions ensure the long-term affordability of below market rate units. No project is at risk of converting to market rate within the planning period (July 1, 2015 to June 30, 2025) due to expiration of deed restrictions or subsidy contracts.

Table C-20: Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion	# Units At Risk
Iron Horse Trails	177	2	Senior/ Disabled	Private	2032	0
Park Sierra	283	57	Senior	Tax Credits Bonds	2055	0
Pine Groves/Cedar Groves	322	292	Senior	Tax Credits Bonds City Loan	2062	0
Wicklow Square	54	53	Senior/ Disabled	Tax Credits City Loan	2059	0
Oak Groves	304	243	Family	Tax Credits Bonds City Loan	2061	0
Camellia Place	112	111	Senior/ Disabled/ Family	HCD MHP Grant Tax Credits CalHFA Bonds HOME	2062	0
Eclipse at Dublin Station	305	30	Family	Private	2062	0
Carlow Court Senior Apartments at Emerald Vista	50	49	Senior/ Disabled	City Loan Private	2067	0
Wexford Way Apartments at Emerald Vista	130	129	Family/ Disabled	City Loan Private	2067	0
Total	1,867	982				0

Source: Alameda/Contra Costa Tri-Valley Affordable Housing Opportunities Guide, February 2013; California Housing Partnership Coalition, 2008; City of Dublin, 2014.

G. Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Dublin. Detailed CHAS data based on the 2006-2010 American Community Survey is displayed in Table C-21. Based on CHAS, housing problems in Dublin include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, owner-households were more likely to experience housing problems (48 percent) than renter-households (35 percent).

- Large family renter-households, though, had the highest level of housing problems regardless of income level (71 percent). All very low and low income large family renter households experienced a housing problem between 2006 and 2010.

- Very low income households were the most likely to be affected by a housing problem (84 percent). Extremely low (78 percent) and low income (82 percent) households were also significantly affected by these issues.

- Of the 754 extremely low income Dublin households identified by the 2006-2010 ACS, approximately 77 percent spent more than 30 percent of their monthly income on housing and 65 percent spent more than 50 percent.

Table C-21: Housing Assistance Needs

Household by Type, Income & Housing Problem	Renters				Owners			Total HH
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low (0-30% MFI)	120	135	0	425	90	4	329	754
% with any housing problem	92%	70%	--	85%	100%	100%	70%	78%
% with cost burden >30%	92%	70%	--	85%	100%	100%	68%	77%
% with cost burden >50%	42%	70%	--	68%	89%	100%	60%	65%
Very Low (31-50% MFI)	40	115	35	325	145	30	365	690
% with any housing problem	100%	91%	100%	97%	52%	100%	73%	84%
% with cost burden >30%	100%	91%	100%	97%	52%	67%	70%	82%
% with cost burden >50%	50%	78%	100%	83%	24%	67%	52%	67%
Low (51-80% MFI)	45	150	35	310	155	95	540	850
% with any housing problem	100%	90%	100%	94%	32%	95%	75%	82%
% with cost burden >30%	100%	87%	100%	92%	35%	95%	75%	81%
% with cost burden >50%	100%	43%	29%	53%	19%	95%	55%	54%
Moderate/Above Moderate (>80% MFI)	335	1,550	185	3,410	670	814	7,559	10,969
% with any housing problem	39%	15%	59%	17%	32%	36%	44%	35%
% with cost burden >30%	37%	15%	16%	15%	32%	34%	43%	34%
% with cost burden >50%	9%	1%	0%	1%	10%	12%	11%	8%
Total Households	540	1,950	255	4,470	1,060	943	8,793	13,263
% with any housing problem	60%	29%	71%	35%	41%	44%	48%	43%
% with cost burden >30%	59%	29%	39%	33%	41%	42%	47%	42%
% with cost burden >50%	27%	13%	18%	17%	20%	22%	17%	17%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 ACS data.
Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

2. Housing Constraints

Although the City of Dublin strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations, and physical as well as environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in Dublin.

A. Market Constraints

Several local and regional constraints hinder the ability to accommodate Dublin's demand for affordable housing. The high cost of land, rising development costs, and neighborhood opposition can make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render some potential residential projects economically infeasible for developers.

Land and Construction Costs

High development costs in the region stifle potential affordable housing developments. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2013 are as follows:

- Type I or II, Multi-Family: $131.94 to $150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: $100.18 to $104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: $110.29 to $117.71 per sq. ft.

Because of higher land values in the Bay Area, however, overall development costs per square foot in Dublin may be higher. Furthermore, neighborhood resistance to projects can draw out the entitlement process and drive up costs. The difficulty of developing awkward infill sites can also add to the cost of housing.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. In general, high density residential land in the City costs approximately $1.7 million per acre, according to a Keyser Marston 2014 analysis. Residential land for townhomes is estimated at approximately $2.1 million per acre.

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive as established in the Zoning Ordinance. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit, thereby making the provision of affordable housing more feasible. The City regularly updates its Density Bonus Ordinance to reflect changes in State law.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table C-22, a total of 1,726 households applied for loans, either conventional or government-backed, to purchase homes in Dublin in 2012. Approval rates were higher for conventional home purchase loans with an approval rate of 78 percent, in comparison to 74 percent of government loan applications being approved. The approval rate for home improvement loans was 65 percent. Given the high rates of approval for home purchase and improvement loans, financing was generally available to Dublin residents. Overall, the majority of loan applications submitted in Dublin during 2012 were for home refinancing (4,142 applications), 76 percent of which were approved.

Table C-22: Disposition of Home Purchase and Improvement Loan Applications - 2012

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	288	74%	13%	13%
Conventional Purchase Loans	1,438	78%	10%	12%
Refinance	4,142	76%	10%	14%
Home Improvement Loans	65	65%	28%	8%
Total	5,933	76%	11%	13%

Source: www.LendingPatterns.com™, 2013.
Notes:
1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Foreclosures

Foreclosure may occur when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth

less than the total amount owed on the mortgage loan, a deficiency judgment could, under some circumstances, be pursued. The homeowner would lose their home and might also owe the home lender an additional amount.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender may take title to the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of December 2013, 23 properties in Dublin were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 20 properties in Dublin were in the auction stage of the foreclosure process as of December 2013.

Construction Financing

Prior to the recession of the early 1990s, and significant changes in lending practices following the savings and loan scandal of the late 1980s, developers could receive loans for 100 percent or more of a project's estimated future value. Now, construction and permanent loans are rarely available for over 75 percent of the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value.

The financing of a residential project, particularly affordable housing is quite complex. No firm threshold determines an acceptable 'return' on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Dublin.

B. Governmental Constraints

City ordinances, policies, and other regulations can impact the price and availability of housing in Dublin. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

The General Plan includes policies for all three of the City's Planning Areas: the Primary Planning Area, Eastern Extended Planning Area, and Western Extended Planning Area. The Primary Planning Area consists of the original 1982 City boundaries and those annexations occurring to the west between 1985 and 1991. This area encompasses roughly 3,100 acres.

The Eastern Extended Planning Area is located east of the Primary Planning Area, while the Western Extended Planning Area is located west of the Primary Planning Area.

Primary Planning Area
The General Plan Land Use Element and Downtown Dublin Specific Plan establish land use controls within the Primary Planning Area.

General Plan Land Use Element: The majority of the Primary Planning Area has been developed since the 1960s; therefore, the Land Use Element of the General Plan focuses on the remaining uncommitted sites and on the potential for more intensive use of existing sites.

Table C-23: General Plan Land Use Element

Classification	Density	Dwelling Units
Low Density Single Family	3.8	167
Single Family	6.0	5,411
Medium Density	14.0	2,668
Medium-High Density	25.0	1,960
Medium-High and Retail/Office	25.0	280
Mixed Use	25.0	382
Total		10,868

Downtown Dublin Specific Plan: This new Specific Plan was adopted in 2010 and combines the areas of the previous Downtown Core Specific Plan, Dublin Downtown Specific Plan, San Ramon Road Specific Plan, Village Parkway Specific Plan, and West Dublin BART Specific Plan into one comprehensive plan. Downtown Dublin is largely built out, which means that new development projects will primarily replace (or expand upon) existing developments and land uses. This Specific Plan allows for the future construction of approximately 1,300 residential dwelling units as follows:

Table C-24: Downtown Dublin Specific Plan

District	Density	Dwelling Units
Retail	0.35 FAR	100
Transit-Oriented	85.0 du/acre	1,100
Village Parkway	15.0 du/acre	100
Total		1,300

By April 2014, only 291 units were not entitled and developer interest in constructing additional residential units Downtown exceeded the number of units remaining to be built. As a result, the City amended the Downtown Dublin Specific Plan on July 15, 2014 to increase residential development opportunities in the three districts (see also discussions under the Housing Resources section of this Technical Background Report.)

Eastern Extended Planning Area
The Eastern Extended Planning Area is located east of Dublin's older urbanized area and consists of 3,454 acres, of which 1,657 acres is designated for residential uses. Residential designations for this planning area are outlined in the Eastern Dublin Specific Plan. The Specific

Plan includes seven land use classifications that allow for residential development: High Density (HDR), Medium-High Density (MHDR), Medium Density (MDR), Single Family (SF), Estate Residential (ER), Rural Residential/Agricultural (RRA). Taken together, the Specific Plan projects a total of 14,619 housing units upon buildout at the following densities:

Table C-25: Eastern Dublin Specific Plan

Classification	Density (du/acre)	Dwelling Units
Rural Residential/Agricultural	0.01	3
Estate Residential	0.80	24
Single Family	6.00	4,350
Medium Density	14.00	5,293
Medium High Density	25.00	3,302
High Density	25.10+	1,647
Total		14,619

Western Extended Planning Area

Located along the north side of I-580, west of the City's older urbanized area, the Western Extended Planning Area covers approximately 3,255 acres. The Single-Family designation of the Primary Planning Area and the Rural Residential/Agriculture designation of the Eastern Extended Planning Area are applicable in the Western Extended Planning Area. An additional residential designation unique to this planning area is the Estate designation. The Estate designation is intended for typical ranchettes and estate homes at 0.01 to 0.8 units per gross acre.

An Urban Limit Line was adopted by initiative on November 7, 2000 for the Western Extended Planning Area. The Urban Limit Line is located along the City limit line as of the initiative's effective date. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the General Plan Land Use Map and are within the City's Sphere of Influence. Approximately 2,647 acres lies west of the Urban Limit Line and has been designated Rural Residential/Agriculture. The Initiative is effective for a period of 30 years from the effective date of City Council Resolution 209-00 (November 7, 2000), and the Line's location may be changed only with voter approval during the effective period, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation. The Urban Limit Line is established to discourage urban sprawl. The City has adequate capacity within the Urban Limit Line to meet its housing needs and therefore, this Line does not present an actual constraint to housing development.

Approximately 485 acres lie east of the Urban Limit Line, of which 365 acres are Open Space. The remainder of the Western Extended Planning Area is comprised of the Schaefer Ranch residential development which has been approved for up to 406 residential units. The following table sets forth the development potential of the Western Extended Planning Area.

Table C-26: Western Extended Planning Area

Classification	Density (du/acre)	Dwelling Units
Rural Residential/Agricultural	0.01	26
Estate Residential	0.80	30
Single Family	6.00	400
Total		456

Livermore Airport Influence Area (AIA)
The Livermore Municipal Airport is owned and operated by the City of Livermore. The Airport is a General Aviation Airport which serves private, business, and corporate tenants and customers. The airport is situated on 643 acres of land within the City of Livermore and is located adjacent to the Las Positas Golf Course and the Water Reclamation Plant.

Parts of eastern Dublin fall within the Livermore Airport Influence Area and projects that propose to amend the General Plan and/or Eastern Dublin Specific Plan or propose to rezone property within this area are subject to review by the Alameda County Airport Land Use Commission for consistency with the Alameda County Airport Land Use Compatibility Plan (ALUCP). The Airport Land Use Commission has 60 days to review and issue a determination on a project. However, the City Council has the authority to override the Commission's determination with a two-thirds vote.

Within the Livermore Airport Influence Area (AIA) is a more restrictive Airport Protection Area (APA). The APA prohibits the establishment of new residential uses or the intensification of existing residential uses. The City currently does not have any residential uses within the APA. The APA could be considered a constraint on housing development in Dublin as it prohibits residential uses along Dublin Boulevard where the City has historically planned higher density residential. However, in balancing the housing needs of the community with safety and exposure to excessive aircraft noise, the prohibition of residential uses within the APA is reasonable.

Conclusion
The City's residential land use designations facilitate and encourage the provision of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, second dwelling units, and multi-family units at various densities. Therefore, Dublin's land use regulations are not a constraint to residential development.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The following zoning districts allow residential uses:

- **Agricultural (A):** The A zoning district is intended, in part, to preserve and protect agricultural lands that are being used for the commercial production of agricultural commodities consistent with the General Plan and applicable Specific Plans and appropriate standards of public health, safety, welfare, and aesthetics. Agricultural

housing, mobile homes and single-family homes on large rural lots are permitted in the A district.

- **Single-Family Residential (R-1*)*:** The R-1 district is intended to provide for and protect neighborhoods comprised of detached, single-family homes and residential use types compatible with a quiet, family-living environment. The district is consistent with the Low-Density Single-Family Residential, Single Family-Residential, and Medium Density Residential designations of the General Plan depending on the lot square footage per dwelling unit of an area. The lot square footage per dwelling unit of an area in the R-1 district is expressed as a suffix to the R-1 Zoning Map symbol (e.g., R-1-5,000, R-1-10,000, etc.).

- **Two-Family Residential (R-2):** The R-2 district is intended to provide for two-family dwellings that have characteristics similar to single-family neighborhoods, duplexes, and residential use types compatible with a quiet living environment. The R-2 district is consistent with the Medium Density Residential, and Medium-High Density Residential designations of the General Plan depending on the lot square footage per dwelling unit of an area. The lot square footage per dwelling unit of an area in the R-2 district is expressed as a suffix to the R-2 Zoning Map symbol.

- **Multi-Family Residential (R-M):** The R-M district is intended to provide for and protect neighborhoods comprised of single family residences, two family residences, and multi-family residences that are clustered to provide generous open space areas for common use, and that are generally close to transit, shopping, and public facilities. The R-M district is consistent with the Medium Density Residential, Medium-High Density Residential, and High-Density Residential designations of the General Plan depending on the lot square footage per dwelling unit of an area. The lot square footage per dwelling unit of an area in the R-M district is expressed as a suffix to the R-M Zoning Map symbol.

Dublin's Zoning Ordinance establishes residential development standards for each zone to ensure quality of development in the community (Table C-27). Characteristic standards applicable to residential development in the City include standards for lot area, lot width and frontage, lot coverage, setbacks, height limits, and parking. Developers of certain affordable and senior housing may request a variety of incentives, including concessions, modifications, or waivers of otherwise applicable development standards set forth in Chapter 8.36 of the Zoning Ordinance. Reduced setbacks, reduced parking, concentration of affordable units, and reduced bedroom sizes were granted in 2003 to facilitate the development of 596 affordable housing units at the Oak Groves and Pine Groves/Cedar Groves projects within The Groves at Dublin Ranch (formerly known as Fairway Ranch). In 2009, the City approved the Emerald Vista project (formerly Arroyo Vista) and granted reduced parking requirements for the affordable units. Additionally, in 2013 the City approved an affordable housing project geared towards veterans and granted reduced parking requirements as well as relaxed design standards.

For properties within Specific Plan areas, development standards are provided within the respective Specific Plan. In the Eastern Dublin Specific Plan area, development standards are further tailored to individual projects through the Planned Development Zoning and site plan review process. This provides developers with a basic set of development standards and guidelines as well as flexibility to enhance project feasibility and deviate from traditional

development standards contained in the Zoning Ordinance. Flexible development standards include parking requirements, lot coverage, setbacks, and landscaping among other standards.

Table C-27: Residential Development Standards

Standard	A	R-1	R-2	R-M
Lot Area				
Interior Lot	100 acres	4,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.
Corner Lot	100 acres	5,000 sq. ft.	9,000 sq. ft.	6,000 sq. ft.
Min. Lot Size	NA	4,000 sq. ft. and larger as consistent w/ General Plan	4,000 sq. ft. and larger as consistent w/ General Plan	750 sq. ft. and larger as consistent w/ General Plan
Lot Width and Frontage				
Interior Lot	300 ft.	50 ft.	80 ft.	50 ft.
Corner Lot	300 ft.	60 ft.	90 ft.	60 ft.
Lot Depth	NA	100 ft.	100 ft.	100 ft.
Residential Use (Max. Per Lot)	1 dwelling unit 1 Second Unit	1 dwelling unit 1 Second Unit	2 dwelling units	1 dwelling unit per full 750 sq. ft. and larger as consistent w/ General Plan
Setbacks				
Front	50 ft.	20 ft. average 18 ft. minimum to garage (2)	20 ft. average 18 ft. minimum	20 ft.
Side	30 ft.	(3)	10 ft.	10 ft. (4)
Street Side	50 ft.	10 ft.	10 ft.	10 ft.
Rear	50 ft.	20 ft.	20 ft.	30 ft.
Other				
Distance between Residences	100 ft.	10 ft.	20 ft.	20 ft.
Max. Lot Coverage	NA	40% 1 story, 35% 2 stories	40% 1 story, 35% 2 stories	40% 1 story, 35% 2 stories
Common Useable Outdoor Space	NA	NA	NA	30% of net site area
Accessory Storage (Multi-Family)[6]	NA	NA	200 cubic feet min. per unit	200 cubic feet min. per unit
Height Limits	(1)	(1)	(1)	(5)

Source: City of Dublin Zoning Ordinance, 2013.
Notes:

1. West of Dougherty Road, 25 ft. and 2 stories; may be increased to 35 ft. and 2 stories pursuant to a Site Development Review approval by the Zoning Administrator. East of Dougherty Road, 35 ft. and 2 stories.
2. Living spaces may encroach to 15 ft. from Front Lot Line with Site Development Review on lots up to 6,000 sq. ft. in size.
3. Side Yard setbacks in the R-1 zoning district shall be a minimum of 5 ft. plus one foot for each full 10 ft. by which lot width exceeds minimum lot width up to a maximum of 10 ft.
4. Buildings with four or more residences in the R-M zoning district must have a 15-ft. Side Yard on one side.
5. 35 ft. if four or fewer dwelling units; 45 ft. if five or more dwelling units; 75 ft. if five or more dwelling units and lot coverage does not exceed 35 percent.
6. Multifamily accessory storage shall be provided for each unit in a multifamily project that has a private, enclosed garage attached or assigned to the unit. In addition to the R-2 and R-M Zoning Districts, multifamily accessory storage shall also be provided in comparable PD (Planned Development) Zoning Districts and the Downtown Dublin Zoning District.

The City's height limits are set with respect to neighborhood character and allowable densities. Building height limits in the R-M zone are permitted up to 75-feet for projects with five or more dwelling units and therefore have not constrained residential development. Additionally, residential development in Planned Development Zoning Districts around the Dublin/Pleasanton BART Station is allowed to be constructed with up to five stories of residential uses over parking, recognizing the advantages of compact transit-oriented development in providing affordable housing opportunities. Similarly, residential development in the Downtown Dublin Specific Plan area around the West Dublin/Pleasanton BART Station is allowed to be constructed with up to eight stories and a maximum building height of 90 feet.

Parking requirements for different types of residential uses in Dublin are summarized in Table C-28. Dublin's parking requirements for a prototypical 100-unit multi-family residential development are comparable to requirements of nearby cities (Table C-29). Additionally, the City has approved reduced parking standards through the Planned Development Zoning process for multi-family residential and mixed use developments adjacent to the Dublin/Pleasanton BART Station; residential uses adjacent to the West Dublin/Pleasanton BART Station also benefit from reduced parking standards contained in the Downtown Dublin Specific Plan.

Table C-28: Dublin Parking Requirements for Residential Uses

Residential Use Types	Number of Parking Spaces Required
Apartments	
Studio	1 covered or garaged space per dwelling plus 1 parking space for unreserved and guest parking.
1 Bedroom	
2+ Bedrooms	
Condominiums	
Studio	1 covered or garaged space per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space.
1 Bedroom	
2+ Bedrooms	2 covered or garaged spaces per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space.
Single-Family/Duplex	
Lots < 4,000 sq. ft.	2 in enclosed garage per dwelling* plus one on-street parking space per dwelling unit within 150 feet of that dwelling unit.
Lots > 4,000 sq. ft.	2 in enclosed garage per dwelling.*
Other Parking Requirements	
Senior Citizen Housing	1 covered or garaged space per dwelling plus one guest parking space for every three dwelling units.
Second Unit	1 parking space per unit. The space may be compact, uncovered, and in tandem with the required parking of the principal dwelling unit.
Agricultural Housing	2 per dwelling
Community Care Facility, Small	
Mobile Home	
Residential Use Secondary to Commercial Use	2 per residence
Mobile Home Park	2 per dwelling, plus 1 guest space for every 2 dwellings
Emergency Shelter	1 parking space for every 20 beds plus 1 parking space for each employee on the largest shift plus 1 parking space for each company vehicle
Transitional Housing (Small)	2 per dwelling
Supportive Housing (Small)	
Transitional Housing (Large)	1 per 3 employees on largest shift, plus 1 per 3 beds
Supportive Housing (Large)	
Single Room Occupancy (SRO)	1 per unit plus 1 guest parking space for every 3 units

Source: City of Dublin, Zoning Ordinance, 2014.
Notes: *Except if two, full-size, unenclosed parking spaces are provided elsewhere on a lot for the purposes of converting a residential garage to living space.

Table C-29: Comparison of Parking Requirements for Residential Uses

Unit Type	Dublin	San Ramon	Livermore	Pleasanton
Single-Family	2.0/unit	2.0-4.0/unit	1.0-2.0/unit	2.0/unit
Multi-Family				
Studio unit	1.0/unit	1.0/unit	1.0/unit	1.5 - 2.0/unit[3]
1-Bedroom unit	1.0/unit	1.0/unit	1.0/unit	1.5 - 2.0/unit[3]
2-Bedroom unit	1.0/unit	2.0/unit	2.0/unit	1.5 - 2.0/unit[3]
3-Bedroom unit	1.0/unit	2.0/unit	2.0/unit	2.0/unit
4-Bedroom+ unit	1.0/unit	3.0/unit	2.0/unit	2.0/unit
Guest Spaces	Varies[2]	25%	25%	14%
Prototypical Multi-Family Rental Project[1]	200 spaces	200 spaces	200 spaces	181 spaces

Sources: City of Dublin Municipal Code, 2014; City of San Ramon Municipal Code, 2014; City of Livermore Municipal Code, 2014; and City of Pleasanton Municipal Code, 2008.
Notes:
1. Prototypical project assumes: 25% 1-bedroom units; 50% 2-bedroom units; and 25% 3-bedroom units
2. Requirement ranges from 33% for senior projects to 100% for condominium projects and for apartments.
3. Requirement for first 4 units; 1.5 spaces per unit required for each unit thereafter.

Although the provision of off-street parking can increase the cost of housing, Dublin's standards are reasonable as requirements for multi-family developments are less than requirements for single-family detached dwellings and comparable to or lower than parking requirements of nearby jurisdictions. Guest space requirements for multi-family developments are also reasonable because these types of developments do not have private driveways for each unit to accommodate parking for guests as is required for new single-family homes on lots larger than 4,000 square feet. Nevertheless, because the increased cost of off-street parking can impact the financing of housing affordability, reduced parking and other incentives, concessions, or waivers and modifications of development standards are available for affordable projects that are eligible for a density bonus pursuant to Chapter 8.52 of the Zoning Ordinance. Additionally, as mentioned previously, the City has granted reduced parking standards for numerous affordable housing projects including Wicklow Square, The Groves at Dublin Ranch, Emerald Vista and the veterans housing project in the Downtown Dublin Specific Plan area. Reduced parking standards are also available for transit-oriented development projects that are proposed adjacent to both BART stations in the City.

Provision for a Variety of Housing

State Housing Element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, mobile homes, agricultural housing, emergency shelters, and transitional housing, among others. Table C-30 summarizes the various housing types permitted and conditionally permitted under the Zoning Ordinance.

Table C-30: Residential Uses by District

Uses	A	R-1	R-2	RM	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Single-family Residence	P	P	P	P	--	--	--	--	--	--	--
Agricultural Housing	C/ZA	--	--	--	--	--	--	--	--	--	--
Second Unit	--	P	--	--	--	--	--	--	--	--	--
Mobile Home	P	P	P	--	--	--	--	--	--	--	--
Mobile Home Parks	--	C/PC	C/PC	--	--	--	--	--	--	--	--
Multifamily Dwellings	--	--	P	P	--	--	--	--	--	--	--
Community Care Facility, Small	P	P	P	P	--	--	--	--	--	--	--
Community Care Facility, Large	--	C/PC	C/PC	C/PC	--	--	C/PC	C/PC	C/PC	C/PC	--
Transitional Housing (Small)	P	P	P	P	--	--	--	--	--	--	--
Transitional Housing (Large)	--	C/PC	C/PC	C/PC	--	--	C/PC	C/PC	C/PC	C/PC	--
Supportive Housing (Small)	P	P	P	P	--	--	--	--	--	--	--
Supportive Housing (Large)	--	C/PC	C/PC	C/PC	--	--	C/PC	C/PC	C/PC	C/PC	--
Emergency Shelters	--	--	--	--	--	--	--	--	--	P	--
Single Room Occupancy Unit	--	--	--	--	--	--	--	C/PC	--	--	--
Mixed Use*	--	C/PC	--	--	--	--	C/PC	--	--	--	--

Source: City of Dublin Zoning Ordinance, 2014.
Notes: P – Permitted Use; C/ZA – Conditional Use Permit/Zoning Administrator; C/PC Conditional Use Permit Planning Commission; --Not Permitted;
*"Residential Use Secondary to Commercial Use" is defined as a residence located above the ground floor commercial uses and is referred to herein as "Mixed Use."

Single-Family Residence
The term "Single-Family Residence" is defined in the Zoning Ordinance as a building designed for and/or occupied exclusively by one family. The definition also includes factory-built housing, modular housing, manufactured housing, mobile homes, and the rental of bedrooms within a single-family dwelling to no more than four borders. Single-family residences are permitted in all residential zoning districts.

Agricultural Housing
Agricultural housing is defined as dwellings and/or living quarters for farm laborers, or other types of dwellings determined to be substantially similar to the above by the Director of Community Development. Agricultural Housing shall not be in addition to a Caretaker Residence or a Farm Mobile Home. The 2007-2011 found that only 47 Dublin residents (less than one percent of the City's residents) were employed the in agriculture, forestry, fishing and hunting, and mining industry. Despite the limited number of agricultural workers in the City, Agricultural Housing is permitted in the A district with approval of a Conditional Use Permit (CUP) by the Zoning Administrator. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The Zoning Administrator must make the following findings established in Section 8.100.060 of the Zoning Ordinance prior to approval of a CUP for agricultural housing:

- The proposed use and related structures is compatible with other land uses, transportation and service facilities in the vicinity.
- It will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to the public health, safety and welfare.
- It will not be injurious to property or improvements in the neighborhood.
- There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use and related structures would not be detrimental to the public health, safety, and welfare.
- The subject site is physically suitable for the type, density and intensity of the use and related structures being proposed.
- It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located.
- It is consistent with the Dublin General Plan and with any applicable Specific Plans.

However, pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance is required. The City requires a CUP for all agricultural uses. Similarly, employee housing on agriculturally designated land requires the approval of a CUP.

Second Units

A Second Unit is a residential unit with separate kitchen, sleeping, and bathroom facilities that is a part of, an extension to, or detached from, a detached single-family residence, and is subordinate to the principal residence. Second units may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit the housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second unit law in September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without conditions or a public hearing).

The City adopted a Second Unit Ordinance in 2003 to allow second dwelling units in the R-1 zoning district with a ministerial permit. The Community Development Department will issue a building permit for a second unit if all building permit submittal requirements are met, and if it conforms to the specific standards contained in Section 8.80.040 of the Zoning Ordinance, including but not limited to:

- The lot is occupied by a legal existing, detached single-family unit.
- The total floor area is not less than 275 square feet or more than 1,000 square feet. In no case shall a second unit exceed 35 percent of the total floor area of the existing single-family residence.
- The second unit shall conform to the development standards of the R-1 district.
- One off-street parking space is required but may be uncovered and in tandem with the parking of the principal unit.
- The principal residence and the second unit combined shall not cover more than 60 percent of the lot.

These development standards are typical and consistent with State law. Since adoption of the Ordinance in 2003, 89 second units have been constructed. Nearly all of these second units (88 units) were constructed during the last Housing Element planning period. An additional 44 second units are expected to be constructed during the current Housing Element planning period.

Multi-Family Housing

Multi-Family housing includes duplexes, apartments, condominiums, or townhomes. As of 2013, multi-family housing units constituted approximately 33 percent of Dublin's housing stock. The Zoning Ordinance provides for multi-family developments by-right in the R-2 and R-M zoning districts. The R-2 zoning district is consistent with the Medium Density and Medium-High Density Residential land use designations of the General Plan which allow for 6.1 – 25.0 dwelling units per acre. The R-M zoning district is consistent with the Medium, Medium-High and High Density Residential land use designations of the General Plan which allow for 6.1 – 25.0+ dwelling units per acre. The General Plan does not place an upper limit on High Density Residential land uses. Furthermore, the Eastern Dublin Specific Plan allows for the development of High Density Residential at 25 units per acre or greater, while the Downtown Dublin Specific Plan allows for Transit Oriented Development at a density of 85 units per acre.

Mobile Homes and Mobile Home Parks

Mobile homes offer an affordable housing option to many lower and moderate income households. The City permits mobile homes constructed after September 15, 1971 and issued an insignia of approval by the California Department of Housing and Community Development (HCD) and permanently located on a permanent foundation system by right in the A, R-1, and R-2 districts. Mobile Home Parks require approval of a CUP by the Planning Commission within the R-1 and R-2 zoning districts. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The required findings for approval of a CUP are stated in Section 8.100.060 of the Zoning Ordinance and are the same as described above for agricultural housing.

Community Care Facilities

Community care facilities are defined as residential facilities that provide 24-hour care for individuals, including the elderly, persons in an alcoholism or drug abuse recovery or treatment facility, persons in a facility for mentally disordered, handicapped persons or dependent and

neglected children, persons in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/ developmentally disabled-nursing, and congregate living health facilities. A community care facility may be located in any type of residence.

Consistent with the State Lanterman Developmental Disabilities Services Act, small community care facilities serving six or fewer persons are permitted within all residential zones. Large community care facilities serving seven or more persons require approval of a Conditional Use Permit (CUP) by the Planning Commission within the R-1, R-2, R-M, C-1, C-2, M-P, and M-1 zoning districts. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The required findings for approval of a CUP are stated in Section 8.100.060 of the Zoning Ordinance and are the same as described above for agricultural housing. As of January 2013, a number of community care facilities are operating in the City of Dublin:[16]

- Six adult residential facilities with a total capacity of 34 beds;
- Two group homes for children with a total capacity of 12 beds; and
- Nine residential care facilities for the elderly with a total capacity of 54 beds.

Transitional Housing

Transitional Housing units or facilities provide a residence for homeless individuals or families for an extended period of time, usually six months or longer, which also offers other social services and counseling to assist residents in achieving self-sufficiency. Transitional Housing may be accessory to a public or civic type use.

The City amended the Zoning Ordinance in 2004, and in 2011, to facilitate and encourage the provision of transitional housing. Transitional housing that operates as group housing is subject to the same permitting requirements as community care facilities consistent with the Lanterman Developmental Disabilities Services Act. Transitional housing that is regular housing is permitted where similar housing is otherwise permitted. The City will review and revise, as necessary, the Zoning Ordinance to clarify transitional housing as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Emergency Shelters

The term “Emergency Shelter” means a housing facility that provides temporary, short-term housing, with minimal supportive services, for homeless individuals or families, provided that no facility shall be used as temporary, short-term housing by any individual or family for more than 30 consecutive days. The City amended the Municipal Code to permit emergency shelters in the M-1 (Light Industrial) Zoning District and similar PD (Planned Development) Zoning Districts, if the project site has an Industrial Park or Business Park/Industrial General Plan land use designation. Approximately 67 parcels in the City meet these requirements with a combined acreage of 180 acres. Many of these properties are located near public transit with access to various supportive services and are currently developed with aging, distressed, and/or vacant structures ripe for redevelopment.

Applicable development and performance standards are set forth in Section 8.45 of the Municipal Code and are as follows:

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[16] State Department of Social Services, Licensing Division. http://www.ccld.ca.gov/docs/ccld_search/ccld_search.aspx.

- **Off Street Parking:** 1 parking space for every 20 beds plus 1 parking space for each employee on the largest shift plus 1 parking space for each company vehicle.
- **On-Site Management and Security:** On-site management and on-site security shall be provided during the hours when the Emergency Shelter is in operation.
- **External Lighting**: The Emergency Shelter shall provide external lighting in accordance with building security requirements contained in Chapter 7.32 to maintain a safe and secure environment.
- **Emergency Shelter Management Plan:** The operator of an Emergency Shelter shall prepare and submit a management plan to the Community Development Director.
- **Length of Stay:** No individual or family shall reside in an Emergency Shelter for more than 30 consecutive days.
- **Proximity to Public Transit and Services:** An Emergency Shelter shall be located near public transportation, supportive services and/or commercial services to meet the daily needs of shelter residents. If necessary, an Emergency Shelter shall ensure a means of transportation for shelter residents to travel to and from related supportive services provided off-site.
- **Noise/Nuisances:** All activities associated with an Emergency Shelter shall be conducted entirely within the building. Noise shall be limited so as not to create an adverse impact on surrounding uses. No loudspeakers or amplified sound shall be placed or project outside of the shelter.
- **City, County and State Requirements**: An Emergency Shelter shall obtain and maintain in good standing all required licenses, permits, and approvals from City, County and State agencies or departments. An Emergency Shelter shall comply with all County and State health and safety requirements for food, medical and other supportive services provided on-site.

The City's off street parking requirement for emergency shelters is less restrictive than the parking requirements for other uses in the same districts. For example, a 10,000 square foot light industrial building that has 2,000 square feet of office space and 8,000 square feet of warehouse, distribution or production space would require 16 parking spaces. A 100-bed emergency shelter in the same building would require 5 parking spaces plus 1 parking space for each employee and company vehicle, if applicable.

State law (SB 2 – Housing for the Homeless) specifies standards that can be regulated by the local ordinance. The City's zoning provisions for emergency shelters include proximity to public transit or noise provisions, which are not specified in SB 2. The only distance requirement permissible under SB 2 is the 300-foot distance from another emergency shelter. SB 2 allows the regulating of other standards only if other uses in the same zone are subject to the same standards. The City will review and revise as necessary the proximity to public transit and noise provisions of the Emergency Shelters Ordinance to comply with State law.

Mixed Use

Residential uses located above the ground floor of a commercial use are conditionally permitted in the R-1 and C-1 zoning districts and require approval of a Conditional Use Permit (CUP) by the Planning Commission. The City has had much success in promoting and attracting new mixed use development throughout the City, particularly in recent years. These mixed-use projects include:

- AMB/Prologis: 308 multi-family apartment units and 150,000 square feet of office space adjacent to the West Dublin/Pleasanton BART Station
- Tralee Village: 233 multi-family units include 130 apartment units over 33,500 square feet of ground floor commercial and 103 townhouse units
- Eclipse at Dublin Station: formerly Avalon at Dublin Station, 305 multi-family apartment units over 15,000 square feet of ground floor commercial
- Essex/Connolly Station: 309 multi-family apartment units adjacent to the West Dublin/Pleasanton BART Station; future phases include 150-room hotel and 7,500 square feet of commercial
- Crown Chevy Redevelopment Site: 314 multi-family apartment units over 17,000 square feet of ground floor commercial and 72 affordable rental units for veterans

Single Room Occupancy Units (SROs)
SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. In April 2011, the Dublin Municipal Code was amended to conditionally permit SROs in the C-2 district, or comparable PD Zoning District, as long as the following development standards and regulations are met:

- All required findings in Chapter 8.100 (Conditional Use Permit) can be made.
- Common bathroom facilities are provided on-site if individual units do not contain a bathroom.
- Common kitchen facilities are provided on-site if individual units do not contain a kitchen.
- Individual Single Room Occupancy Units may contain either kitchen or bathroom facilities, but shall not contain both.
- Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).
- All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).
- All other applicable provisions of the Zoning Ordinance are met.

Supportive Housing
California Government Code Section 65582 (f) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Government Code Section 65582 (g) further defines “target population” as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The City amended the Zoning Ordinance in 2011 to facilitate and encourage the provision of supportive housing. Supportive housing that operates as group housing is subject to the same permitting requirements as community care facilities consistent with the Lanterman Developmental Disabilities Services Act. Supportive housing that is regular housing is permitted

where similar housing is otherwise permitted. The City will review and revise, as necessary, the Zoning Ordinance to clarify supportive housing as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Site Improvements, Exactions, and Development Fees

Site Improvements

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, street name signs and necessary barricades and safety devices;
- Storm drainage and flood control facilities within and outside of when necessary the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision;
- Debris basins and erosion and siltation control measures to control erosion and siltation;
- A sewage system that meets public sewer system standards;
- A water distribution system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision;
- Fire hydrants and connections shall be of the type and at locations specified by the fire marshal; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

The City also requires dedication of land intended for public use. Dedicated streets, easements, rights-of-way, etc., must be designed, developed, and improved according to City of Dublin Public Works standards. Street design criteria are summarized in Table C-31**.**

Table C-31: Street Design Criteria

Design Criteria	Right of Way	Curb to Curb	Minimum Curve Radius	Service and Landscape Easement
Arterials				
4-lane	104’	80’	1,200’	10’/side
6-lane	128’	104’	1,200’	10’/side
8-lane	152’	128’	1,200’	10’/side
Collectors				
Class I	92’	76’	1,100’	10’/side
Class II	68’	52’	450’	10’/side
Residential	56’	40’	450’	5’/side
Residential	46’	36’	200’	5’/side
Cul-de-Sacs	46’	36’	200[	5’/side

Source: City of Dublin, 2014.

Residential development projects with more than 20 residential units must comply with the City's Public Art Program pursuant to Chapter 8.58 of the Zoning Ordinance. Under the Program, developers are required to acquire and install a public art project on or in the vicinity of the development site, or make a monetary contribution in-lieu. The value of the public art project or in-lieu monetary contribution shall equal or exceed 0.5 percent of the development project's building valuation (excluding land). The purpose of the City's Public Art Program is, in part, to promote the public interest and general welfare through the acquisition and installation of public art works. Participation in the program by residential projects with more than 20 units is not an undue constraint on housing development in the City because: 1) the requirement applies to single-family homes, townhomes, condominiums, and apartments alike; and 2) housing projects that set-aside 100 percent of units for lower income households are exempt from the public art requirement.

The City often requires dedication of bicycle paths for the use and safety of residents of large residential subdivisions. Schools, fire stations, libraries, or other public facilities may also be required. Park dedication or fee in-lieu of dedication required according to the standard of five acres per one thousand persons, consistent with the Quimby Act. This ratio amounts to 740.5 square feet per single-family unit, 675.2 square feet per multi-family unit, and 370.3 square feet per mobile home unit proposed. Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the Zoning Ordinance, the General Plan, the Subdivision Ordinance, any specific plans adopted by the City, and requirements established by the City Engineer. Improvement and dedication requirements are important to maintaining the quality of life in Dublin and to ensuring public health and safety. These standards are typical in the region.

Development Fees and Exactions

In addition to improvements and dedication of public land, land developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise project feasibility because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. The City's Planning Division fee schedule is summarized in Table C-32 and current development impact fees are provided in Table C-33. Reduced, waived, or reimbursed fees are possible incentives that can be requested under the City's Density Bonus Ordinance. The City has demonstrated a commitment to providing concessions that facilitate the construction of affordable housing by waiving future commercial linkage fees on commercially-zoned property within the Dublin Ranch community as an incentive for a developer to provide additional affordable units as part of the Oak Groves and Pine Groves/Cedar Groves apartment communities. A total of 626 rental units have been constructed within the Oak Groves and Pine Groves/Cedar Groves communities of which 535 units are affordable to very low, low and moderate income households, for both families and seniors.

Table C-32: Planning Division Fee Schedule

Services Performed	Fee	Typical Deposit*
Residential CUP	$1,939	N/A
Time Extension Request (PC)	$1,125	N/A
Time Extension Request (Admin)	$225	N/A
Zoning Clearance	$50	N/A
Residential Variance	T&M	Varies
Site Development Review	T&M	Varies
Planned Development	T&M	$10,000
Tentative Subdivision Map	T&M	$10,000
Tentative Parcel Map	T&M	$10,000
CEQA Initial Study and Negative Declaration	T&M	$25,000+
CEQA Initial Study and Mitigated Negative Declaration	T&M	$25,000+
CEQA Initial Study and Environmental Impact Report	T&M	$50,000+
General Plan Amendment	T&M	$10,000
Specific Plan Amendment	T&M	$10,000
Rezone	T&M	$10,000

Source: City of Dublin, 2014.
Note: *Deposits are based on the City Planner's estimate of hours necessary to complete review of the project. Additional deposits may be required at a later date. Any remaining funds are refunded after the completion of the project.

Table C-33: Development Impact Fees

Fee Type	Amount	Fee Type	Amount
Water System Connection Fee		**Freeway Interchange Reimbursement Traffic Impact Fees**	
Single-Family	$11,931/du	Low/Medium Density[4]	$333.72/du
Multi-Family	Varies[1]	Medium/High Density[5]	$233.60/du
Water Meter Assembly Fee		High Density[6]	$200.22/du
Single-Family	$587/du	**Tri-Valley Transportation Development Fee**	
Multi-Family	Varies[1]	Attached Units	$2,313/du
Regional Sewer Connection Fee		Detached Units	$1,472/du
Single-Family	$14,383/du	**Downtown Traffic Impact Fee**	
Multi-Family	Apt: $9,479/du Condo: $10,788/du	Low/Medium Density[4]	$2,378
Local Sewer Connection Fee		Medium/High Density[5]	$1,666
Single-Family	$1,746/du	High Density[6]	$1,426
Multi-Family	Apt: $1,151/du Condo: $1,309/du	**Noise Mitigation Fee (East Dublin Only)**	
Public Facilities Fee		Single-Family/ Medium Density	$4.74/du
Single-Family Total *Parks, Land* *Parks, Improvements*	$22,070/du[2] *$11,863/du* *$5,116/du*	Medium High Density	$3.32/du
Multi-Family *Parks, Land* *Parks, Improvements*	$13,794/du[2] *$7,413/du* *$3,199/du*	High Density	$2.85/du
School Impact Fees		**Eastern Dublin Traffic Impact Fees[3]**	
Citywide	$4.97/sf	Low/Medium Density[4]	$8,686 - $9,476/du
Fire Impact Fee		Medium/High Density[5]	$6,081 - $6,634/du
Single-Family	$870/du	High Density[6]	$3,954 - $5,685/du
Multi-Family	$544/du	**Drainage Fee**	
		All Units	$1.00/sf[13]

Source: City of Dublin, January 1, 2014.
Notes:
[1] Varies, depending on size of the water meter.
[2] Additional fees for East Dublin and Schaefer Ranch
[3] Varies by category and location inside or outside of Transit Center Area.
[4] <14 units per acre.
[5] 14 to 25 units per acre.
[6] >25 units per acre.

Total fees average about $68,418 per single-family unit and about $41,398 per multi-family unit. Based on the median asking prices of homes summarized in Table C-17, total fees comprise approximately ten percent of sales costs for single-family and multi-family units. These figures include school, water, and sewer fees that are imposed by outside agencies over which the City has no control. The City's Public Facilities fee includes park land and improvement fees (which make up the bulk of the total Public Facilities Fee), as well as additional fees for community buildings, libraries and the Civic Center. To provide flexibility in meeting these parks and recreation requirements, the City allows developers to dedicate or reserve lands, pay fees in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes. The City complies with the Quimby Act with regard to parks and open space fees.

Other significant impact fees (such as water and sewer connection fees and regional transportation improvement fees) are set by regional agencies/service providers.

Furthermore, land in the City is fairly expensive. According to a Keyser Marston 2014 analysis, the cost of high density residential land in Dublin is estimated at approximately $1.7 million per acre. Residential land for townhomes is estimated to be over $2 million per acre. Given the high land cost and construction costs, planning and development fees for residential development in Dublin constitute less than ten percent of the overall development costs. Fees are not considered a constraint to housing development in Dublin.

Nevertheless, the City recognizes the impact of fees on affordable housing development. Therefore, the City offers deferment or amortization of fees for senior housing and housing for lower income households. In addition to deferment or amortization of fees, and as noted above, the City has demonstrated a commitment to providing concessions that facilitate the construction of affordable housing by waiving commercial linkage fees on commercially-zoned property within the Dublin Ranch community in order to facilitate the development of affordable housing within the Oak Groves and Pine Groves/Cedar Groves apartment communities

Inclusionary Housing

The City adopted an Inclusionary Housing Ordinance in 2002. Under the Regulations, all new residential development projects of 20 units or more designed and intended for permanent occupancy must construct 12.5 percent of the total number of dwelling units within the development as affordable units. Of the affordable rental units, 30 percent must be set aside for very low income households, 20 percent for low income households, and 50 percent for moderate income households; of the owner occupied affordable units, 40 percent must be set aside for low income households and 60 percent for moderate income households. (The City amended the Ordinance in December 2008 to remove the requirement of very low income units for for-sale housing to recognize that requirement's cost impact on feasibility.) The City will continue to work with stakeholders to review and consider modifications to the Inclusionary Zoning Regulations to enhance their feasibility.

The Ordinance provides for five exceptions to the 12.5 percent affordability requirement (Section 8.68.040):

- Payment of in-lieu fees;
- Off-site projects;
- Land dedication;
- Credit transfers; and
- Waiver of requirements.

Pursuant to the Ordinance, developers can pay as an in-lieu fee up to five percent of the inclusionary housing requirement, with the remaining 7.5 percent of the requirement as must-build units. Any request for payment of in-lieu fee above the five percent requires City Council approval. The amount of in-lieu fee is adjusted annually based on real estate indicators. Therefore, the fee is sensitive to the fluctuation in market conditions. Currently, the in-lieu fee is set at $96,000 per affordable unit required. The fee has remained fairly level during the last two years.

The last exception, waiver of requirements, gives the City Council flexibility to make exceptions to the Ordinance. Also, Section 8.68.070 provides incentives to make the construction of affordable units more feasible, including:

- Fee Deferral – processing and impact fees
- Design Modifications –
  - Reduced lot size
  - Reduced setback requirements
  - Reduced open space requirements
  - Reduced landscaping requirements
  - Reduced interior or exterior amenities
  - Reduction in parking requirements
  - Height restriction waivers

For example, the Positano project is a single-family detached residential product that is subject to the Inclusionary Ordinance. In order to assist the developer in making the provision of affordable housing more feasible, the City Council granted the developer's request that a portion of the affordable units be provided off-site or through the payment of in-lieu fees. The City has also granted the developer's request to provide affordable housing in the form of second dwelling units.

Since adoption of the Inclusionary Housing Ordinance in 2002, the City has approved more than 8,000 housing units by private developers. Given the flexibility and incentives offered by the City's Inclusionary Housing program, and as demonstrated by the significant housing development entitled after the adoption of the Inclusionary Housing Ordinance, the City's affordable housing requirements are not constraining residential development. Furthermore, the City's High Density Residential zone offers a density of over 25 units per acre. Since there is no established maximum density and the City offers flexibility through its PD process, a project can be tailored to ensure feasibility.

Development Permit Procedures

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

Single-Family
All new single family dwellings are subject to Site Development Review approval by either the Director of Community Development or the Planning Commission. The Building and Safety Division of the Community Development Department also reviews building permit applications for conformity to adopted building codes. Approval of a building permit for a single-family dwelling is ministerial and processing time is highly dependent on the quality of the initial submittal.

Multi-Family Housing
All multi-family housing projects are subject to Site Development Review by the Planning Commission. If the multi-family housing is proposed as a condominium, the approval process also includes a subdivision map. The tentative subdivision map and Site Development Review

are processed concurrently. The application procedure is established in Chapter 8.104 of the Zoning Ordinance. The purpose of the review is to:

A. To preserve the architectural character and scale of neighborhoods and the community.

B. To ensure that development is well designed in relation to surrounding properties, including that the design, character, height, façade length, roof forms, colors, materials, roof mounted equipment and architectural details of a proposed structure or remodeled structure are compatible with the design, character, height, façade length, roof form, colors, materials and architectural details of structures in the vicinity.

C. To ensure that projects enhance their sites and are harmonious with high standards of improvements in the surrounding area.

D. To enhance the residential and business property values within the City.

E. To ensure compliance with development regulations and the requirements of zoning districts, including but not limited to, setbacks, height, parking, landscaping, public art, fences, accessory structures and signage.

F. To ensure that each project is designed to comply with the intent and purpose of the zoning district in which it is located and with the General Plan and applicable Specific Plan.

G. To promote the health, safety and general welfare.

H. To ensure that projects provide adequate circulation for automobiles as well as pedestrians and bicyclists to create a pedestrian friendly environment.

The following findings must be made prior to the approval of a Site Development Review application:

A. The proposal is consistent with the purposes of this Chapter, with the General Plan and with any applicable Specific Plans and design guidelines.

B. The proposal is consistent with the provisions of Title 8, Zoning Ordinance.

C. The design of the project is appropriate to the City, the vicinity, surrounding properties and the lot in which the project is proposed.

D. The subject site is physically suitable for the type and intensity of the approved development.

E. Impacts to existing slopes and topographic features are addressed.

F. Architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other development in the vicinity.

G. Landscape considerations, including the location, type, size, color, texture and coverage of plant materials, and similar elements have been incorporated into the project to ensure visual relief, adequate screening and an attractive environment for the public.

H. The site has been adequately designed to ensure proper circulation for bicyclists, pedestrians and automobiles.

As the Site Development Review is required for residential and non-residential uses alike and the findings are the same for all uses subject to the requirement, the Site Development Review process is not a constraint on the provision of multi-family housing in Dublin.

Processing Timeframes

Processing time frames for single-family and multi-family subdivisions vary depending on a number of factors, including size, location, environmental constraints, and developer responsiveness. Much of the newer residential development (single-family and multi-family) is located within the Eastern Dublin Specific Plan Area and is governed by the Eastern Dublin Specific Plan and associated Environmental Impact Report. The Specific Plan establishes land use designations for all property within the Specific Plan area and contains development standards such as dwelling units per acre and floor area ratio. The Specific Plan also includes design guidelines and resource management. These standards and guidelines coupled with the Planned Development Zoning process provide the developer with a framework for development as well as flexibility to design a project without being limited by traditional setbacks and lot coverage restrictions. Planned Development Zoning is processed concurrently with site plan review and therefore does not increase the processing timeline. Additionally, the certification of an Environmental Impact Report (EIR) for the Specific Plan area reduces the processing timelines for development projects that are consistent with the Specific Plan. For example, all of the high-density residential projects at the Dublin Transit Center as well as the Dublin Ranch communities of Oak Groves and Pine Groves/Cedar Groves were deemed categorically exempt from further environmental review because they were consistent with the Specific Plan. The one factor that contributes to increased processing timelines is the lack of responsiveness by developers to public agency comments. This lack of response often results in additional review time that increases the processing timeline and costs associated with the project. However, since adoption of the Eastern Dublin Specific Plan and Planned Development Zoning in 1994 the City has been able to work successfully with the development community resulting in the approval of over 13,000 residential units.

Building Codes and Enforcement

The City of Dublin currently uses the following Codes: 2012 Edition of the International Building Code (2013 CA Building Code); 2012 Edition of the International Fire Code (2013 CA Fire Code); 2012 Edition of the Uniform Mechanical Code (2013 CA Mechanical Code); 2012 Edition of the Uniform Plumbing Code (2013 CA Plumbing Code); 2012 Edition of the National Electrical Code (2013 CA Electrical Code); and 1997 Uniform Housing Code.

The Planning and Building Divisions of the Community Development Department carry out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through available housing rehabilitation programs. Although current building codes may be a barrier to the rehabilitation of

older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City of Dublin proactively enforces property maintenance, graffiti and substandard housing ordinances throughout the City. Between 2007 and 2012, Code Enforcement officials documented 3,104 residential code violations. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes. Since 2007, no residential building-related cases were referred to the City Attorney's office. The City will continue to enforce property maintenance standards and abate substandard structures through Code Enforcement.

Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City assessed its zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small community care facilities for six or fewer persons must be treated as regular residential uses and be permitted by right in all residential districts; Dublin is compliant with the Lanterman Act. Large community care facilities for more than six persons are conditionally permitted within the R-1, R-2, R-M, C-1, C-2, M-P, and M-1 zoning districts. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. The City has not adopted a spacing requirement for community care facilities.

The Land Use Element and Zoning Ordinance provide for the development of multi-family housing in the R-2 and R-M zoning districts. Regular multi-family housing for persons with special needs, such as apartments for seniors and the disabled are considered regular residential uses permitted by right in these zones. The Zoning Ordinance has a provision to allow exceptions to development standards for accessory structures (Section 8.40.020.F.2.a). Similarly, the Development Regulations section of the Zoning Ordinance has provisions that allow for encroachments into required setbacks (Section 8.36.050.B.2 & 3). These exceptions/encroachments are allowed citywide and could accommodate a wide range of needs for persons with disabilities.

However, circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. In April 2011, the City adopted a formal ministerial process for persons with

disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in Dublin.

The City has not established any special distance requirements for the housing for persons with disabilities. Therefore, the State distance standard of 300 feet applies. In order to facilitate housing for persons with disabilities, the City offers fee deferment or amortization for senior housing (which often includes accessible units and is occupied by many seniors with disabilities.)

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. In 2007, the City adopted a Universal Design Ordinance that requires new single-family home developers to install base Universal Design features in all single-family developments of 20 or more homes. The Universal Design Ordinance is substantially the same as the Model Universal Design Local Ordinance adopted by the California Department of Housing and Community Development. The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007 and has updated it periodically to ensure that current information regarding the Ordinance is distributed. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter. In 2010, there was an update to the Ordinance to meet the current building code and which took effect January 1, 2011. The City will continue to enforce the provisions of this ordinance.

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units be subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals

living together may impermissibly limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.[18]

In April 2011, the City of Dublin amended its definition of "family." The Zoning Ordinance now defines a "family" as one or more persons occupying a dwelling and living as a single, non-profit housekeeping unit, including any servants. This is distinguished from a group occupying a boarding house, community care facility, supportive or transitional housing when configured as group housing, hotel or motel, club, fraternity or sorority house.

Conclusion
After the extensive Zoning Ordinance revisions completed in 2011, there are no longer any City policies or regulations that serve to constrain housing for persons with disabilities. However, the City will continue to monitor the Zoning Ordinance for potential constraints and make amendments as needed.

C. Public Policy Constraints

State and Federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements, Article 34 of the State Constitution and environmental review requirements.

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over $1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for, in part, out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are exempt from the prevailing wage requirement:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

[18] California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Article 34 of the California Constitution

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any “low rent housing project” within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as “Article 34 authority” to authorize that number of units.

Dublin has not sought voter approval to grant “Article 34 authority.” In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34. Although Dublin does not have Article 34 authority, the City does not view this as a significant constraint to the development of affordable housing since the City does not typically function as a developer.

Environmental Protection

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer to the extent that the market can bear. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Dublin residents.

D. Utility and Public Service Constraints

The provision of utilities such as water and sewer as well as public services including police, fire, and schools is costly to local governments and special districts providing municipal services. New development must pay for much of these costs thereby increasing the overall cost of housing. This section provides an overview of potential utility and public service constraints in Dublin.

Water Supply and Distribution

Dublin's water is distributed by Dublin San Ramon Services District (DSRSD), which purchases water from Zone 7 of the Alameda County Flood Control and Water Conservation District, which, in turn, imports it from three sources: State water project, local runoff from the Arroyo Del Valle watershed (stored in Lake Del Valle) and from natural recharge of the groundwater basin.

A recent United States District Court decision mandated a 35 percent reduction in pumping from the Sacramento Delta to protect the endangered Delta Smelt. As a result of this mandated reduction, alternative measures to conserve existing and secure additional water supply will be necessary. The largest categorical consumer of water is residential users, and more specifically, single-family residential users. Although the total water demand over the past 10 years has increased for the single-family residential category, the total number of single-family households

has increased at a greater rate than the total water demand rate. Therefore, the average annual consumption of a single family household has decreased from 140,700 gallons per year in 2002 to 117,200 gallons per year in 2012, according to the DSRSD. This 16-percent decrease in the average household consumption is due to many factors, including a greater use of water efficient features, installation of more water-efficient landscapes, and greater public education regarding the importance of water conservation.

DSRSD has a comprehensive Water Conservation Program in place that includes both supply- and demand-side measures, including audits, incentives, optimal management practices, enforcing wastewater and landscape regulations, education programs, support activities, metering, and pipe replacement. The City of Dublin also currently utilizes several means to promote water conservation and efficiency in new development:

- Implementation of Chapter 8.88 of the Municipal Code (Water Efficient Landscape Regulations) which requires that development projects of a certain size and scope be designed with landscape materials and maintenance that is sensitive to reducing water use. Chapter 8.88 conforms to the state mandate to either have a local Water Efficient Landscape Ordinance or require that new projects conform to the statewide Water Efficient Landscape requirements.
- Implementation of Chapter 7.94 of the Municipal Code (Dublin Green Building Code), with the purpose of enhancing the design and construction of buildings and encouraging sustainable construction practices in several categories including water efficiency and conservation.
- Participation and collaboration with outside organizations and agencies on programs to educate the public and provide hands-on assistance to increase water conservation efforts.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted 2015-2023 Housing Element to DSRSD within 30 days of adoption. The City will also continue to coordinate with the DSRSD to ensure affordable housing developments receive priority water service provision.

Sewage Collection and Treatment

The Dublin San Ramon Services District (DSRSD) is the purveyor of wastewater collection and treatment services in the City of Dublin. The wastewater collection system includes over 170 miles of sanitary sewers ranging from six to forty-two inches in diameter that are from five to over forty years old. Disposal of treated wastewater is under the jurisdiction of the Livermore-Amador Valley Water Management Authority (LAVWMA). Wastewater collected from the DSRSD service area travels by gravity to the DSRSD wastewater treatment plant which is located in the City of Pleasanton. The plant has a rated dry-weather capacity of 17.0 million gallons per day (mgd). Disposal of treated effluent from the treatment plant in Pleasanton is provided by the Livermore-Amador Valley Water Management Agency (LAVWMA) who exports secondary treated wastewater to the East Bay Dischargers Authority interceptor pipeline for ultimate discharge to the San Francisco Bay via a deep-water outfall. LAVWMA facilities are designed to export a maximum flow of 41.2 mgd during wet weather events.

Senate Bill 1087 described above also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will continue to coordinate with DSRSD to ensure priority service provision to affordable housing developments.

Fire Protection

The Alameda County Fire Department (ACFD) serves as the fire department for the City of Dublin and provides all fire prevention, fire protection and First Responder Emergency Medical Services, including advanced life support (paramedics), within the City. The ACFD has identified the need to modernize its fleet and make staffing adjustments to adequately serve future development while maintaining current service levels to existing development.

Schools

The Dublin Unified School District (DUSD) provides public education in the City of Dublin. DUSD currently operates elementary, middle and high schools in the Primary and Eastern Extended Planning Areas. At build-out of the General Plan, which is expected to occur in 2035, DUSD estimates a student enrollment of 9,755 students.

E. Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the conservation of biological resources to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. This section summarizes these potential constraints in Dublin. (Refer to the Conservation Element, Seismic Safety and Safety Element, and the Schools, Public Lands, and Utilities Element of the General Plan for more detailed analyses and mitigating policies that address environmental issues or hazards within the Dublin planning area.)

Biological Resources

Dublin's Primary and Eastern Extended Planning Areas are located within Livermore Drainage Unit which is one of two major drainage basins in the Alameda Creek Watershed. Of the many streams in the Livermore Drainage Unit, two flow through Dublin's Primary and Eastern Extended Planning Areas – Alamo Creek and Tassajara Creek, respectively. Portions of these creeks have been channelized and remaining sections are being improved as a result of subdivision developments. The Western Extended Planning Area lies within the San Lorenzo Creek Watershed and includes the Palomares Creek and Dublin Creek sub-watersheds. Several significant streams traverse the Western Extended Planning Area including Hollis Canyon and Martin Canyon Creeks in the western hills. Extensive areas of riparian vegetation are located along stream courses in the Western Extended Planning Area. This riparian woodland has importance to wildlife in the area. Considerable damage to riparian areas has resulted from intensive grazing.

Oak woodland is another sensitive habitat community located in Dublin. Most of the oak woodland that can be found in Dublin is concentrated in the Western Extended Planning Area. In addition to California live oaks, other species such as bay, laurel and California buckeye are a vital part of this plant community. The City emphasizes preservation of oak woodland in the Western Extended Planning Area. Development should be clustered in grassland areas

wherever possible to protect existing trees. However, as part of comprehensive planning for development in this area, some oak woodland may need to be removed. Removal of oaks is allowed only after all feasible site planning efforts have been made to preserve trees.

Heritage Tree Preservation

Heritage trees, defined as any oak, bay, cypress, maple, redwood, buckeye, and sycamore tree having a trunk or main stem of 24 inches or more in diameter or any other tree required to be preserved as part of a discretionary entitlement, are protected by City ordinance. Removal of heritage trees requires a permit upon finding that the tree presents a public safety risk, removal is necessary for reasonable development of property, does not increase erosion or stream water flow potential, or would not otherwise affect neighborhood aesthetics.

Seismic Hazards

The Calaveras Fault is the major active fault in the planning area with rupture potential and runs parallel to and just west of San Ramon Road. The Pleasanton Fault, located near the west edge of Camp Parks, is difficult to locate precisely. The State has established Alquist-Priolo Special Studies Zones along both faults, requiring detailed studies of rupture hazards prior to construction. Few potential building sites within the City of Dublin or the extended planning area are without geologic impact or hazard. The hazard may be actual, such as an active landslide or proximity to an active fault, or potential, such as a proposed cut that might activate a landslide. Mitigation of hazards may increase construction cost, but will reduce long-term costs to both property owners and the City.

Fire Hazards

Steep, inaccessible slopes and brush create a high fire hazard in the western hills. Additionally, areas within the Extended Planning Areas that are adjacent to open space are susceptible to fire hazards. For projects that are constructed outside a fire station service area (greater than 1.5 miles from the nearest fire station) and/or interface with open space, certain built-in fire protection measures will be necessary. For example, sprinklers are required for all habitable structures beyond five minutes response time from a station. A fire protection buffer zone may also be required around the perimeter of residential development situated adjacent to undeveloped open space land. Furthermore, the City enforces its Fire Safe Roof and Spark Arrestor ordinances for development proposed near high fire hazard areas. These measures may increase the cost of new housing in vulnerable areas; however, the added protection is necessary to ensure public health, safety, and welfare.

Flooding

Both 100 and 500 year flood zones have been identified in portions of the Primary and Eastern Extended Planning Areas; no 100 year or 500 year flood zones have been identified in the Western Extended Planning Area. Most of the areas in the 100 year flood plain have been built upon. Any new construction in flood prone areas must comply with Chapter 7.24 (Flood Control) of Title 7 of the Dublin Municipal Code including constructing the first floor above the floodplain level. A number of channel improvements have been implemented since the early 1990's as a result of local developments partnering with Zone 7 and/or the City of Dublin, and Caltrans transportation projects.

Channel improvements have been made along Tassajara Creek (Line K), Alamo Creek (Line F), and Big Canyon Creek (Line J-1). In addition to the major creeks in Dublin, several tributaries have undergone improvements as well, including the undergrounding of Line G-3 and the channel wall-raising of Line G-5.

While no major flood improvement projects have clearly been identified in the City of Dublin for the future, Zone 7 is presently working on an update to their Stream Management Master Plan (SMMP), which will consider new, innovative approaches to providing regional flood protection, including options that may include the use of enhanced floodplains and vegetated stormwater channels. Areas along Chabot Canal located in Camp Parks and upland areas along Tassajara Creek will likely present partnering opportunities for Zone 7 and the City of Dublin.

Portions of the Downtown Specific Plan area fall within the flood plains of 100-year, 500-year, and Zone X. The EIR for the Downtown Specific Plan Amendment determines no significant impact will result as projects would be required to comply with floodplain regulations. While compliance with such regulations would add to the cost of development, it has not constrained housing development in the Downtown as evidenced by the projects already entitled in the area. Specifically, the Crown Chevy Redevelopment Site has recently been approved for 314 multi-family apartment units over 17,000 square feet of ground floor commercial and 72 affordable rental units for veterans. The City also continues to receive interest in residential development Downtown. The Downtown Specific Plan amendment approved on July 15, 2014 is designed to accommodate this interest.

3. Housing Resources

This section evaluates the resources available in Dublin for the development and preservation of housing.

A. Regional Housing Needs Assessment (RHNA)

State law (California Government Code Section 65584) provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the nine-county San Francisco Bay Area, the Association of Bay Area Governments (ABAG) is the council of governments authorized under State law to identify existing and future housing needs for the region. ABAG adopted a new regional housing allocation plan on July 18, 2013. This "Regional Housing Needs Assessment" (RHNA) covers the planning period from January 1, 2014 through October 31, 2022. Existing need is evaluated based on overpayment (30 percent or more of income), overcrowding by lower income households, and the need to raise vacancy rates in the jurisdiction to a level at which the market would operate freely. The housing assessment also includes an impaction correction to reduce the further concentration of lower income households in jurisdictions that already have more than the regional average of such households.

ABAG's methodology is based on the regional growth estimates developed by the State Department of Housing and Community Development (HCD). These are "planning goals" and are not meant to match, and often exceed, anticipated housing production. The planning goals developed by HCD are provided to ABAG in the form of regional housing goals, divided into income categories. ABAG is responsible for allocating the RHNA goals to cities and counties in the Bay Area.

The RHNA is a minimum needs number — jurisdictions are free to plan for, and accommodate, a larger number of dwelling units than the allocation. The jurisdiction must, however, identify adequate sites at appropriate zoning and development standards to accommodate its RHNA. While the jurisdiction must also show how it will facilitate and encourage the development of these units, it is not obligated to build any of the units itself or finance their construction.

According to the RHNA, the City of Dublin has a total housing construction need of 2,285 units. Table C-34 shows Dublin's 2014–2022 planning period allocation. The City must accommodate these units either through production of units or provision of adequate sites that can accommodate these units. Specifically, for facilitating the development of lower income units, the State has established a default density of 30 units per acre.

Table C-34: Regional Housing Needs Assessment (2014-2022)

Income Level	Dwelling Units	% of Total
Extremely Low/Very Low-Income[1]	796	34.8%
Low-Income	446	19.5%
Moderate-Income	425	18.6%
Above-Moderate-Income	618	27.0%
Total	2,285	100.0%

Source: ABAG Regional Housing Needs Assessment

Note 1: AB 2634 amending the Housing Element law requires local jurisdictions project its future housing needs for extremely low income households (0-30 percent AMI). Specifically, State law provides two methodologies for estimating the extremely low income needs – either by splitting the very low income category evenly between extremely low (0-30 percent AMI) and very low (31-50 percent AMI) incomes; or to apportion the very low income category based on Census data. The 796 very low income RHNA units can be split into 398 extremely low (50 percent) and 398 very low (50 percent) income units.

B. Credits against the RHNA

Approved Projects

As the RHNA is for the planning period of January 1, 2014 through October 31, 2022, housing units approved but not yet constructed as of January 1, 2014 can be credited toward the RHNA. As of February 2014, seven projects have been approved in the City but not yet constructed. These recent development activities in the City have been primarily lower and medium density developments, and most opted to pay a fee in-lieu of including affordable units on site.

One project – the Crown Chevy redevelopment site (formerly known as the Kingsmill project) - fulfills its affordable housing requirement by providing a 1.37-acre parcel to Eden Housing to develop up to 76- apartments for low income households. At least 38 units will be reserved for returning veterans who have been severely injured. The remaining 38 units will be set aside for low income families with a preference for families of veterans.

Project	Very Low	Low	Moderate	Above Moderate	Total
Crown Chevy/Kingsmill	0	0	0	314	314
Veteran Housing	0	76	0	0	76
AMB/Prologis	0	0	0	310	310
Nielsen	0	0	0	36	36
Transit Center E-1	0	0	0	105	105
Moller Ranch	0	0	0	370	370
Dublin Ranch North	0	0	0	4	4
Total	0	76	0	1,139	1,215

Remaining RHNA

Based on units approved, the City has already met a portion of its RHNA obligations. Specifically, the City has met its requirement for the above moderate income RHNA, with a remaining RHNA of 1,591 lower and moderate income units (see Table C-35).

Table C-35: Remaining RHNA

	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	796	446	425	618	2,285
Units Approved	0	76	0	1,139	1,215
Remaining RHNA	796	370	425	0	1,591

C. Future Development Potential

Vacant Sites

Vacant residential properties in the City can accommodate a maximum of 1,620 units based on maximum permitted densities (Table C-36). However, based on the recent trend of development proposals averaging closer toward the mid-point densities, the more realistic estimate of development potential is 965 units.

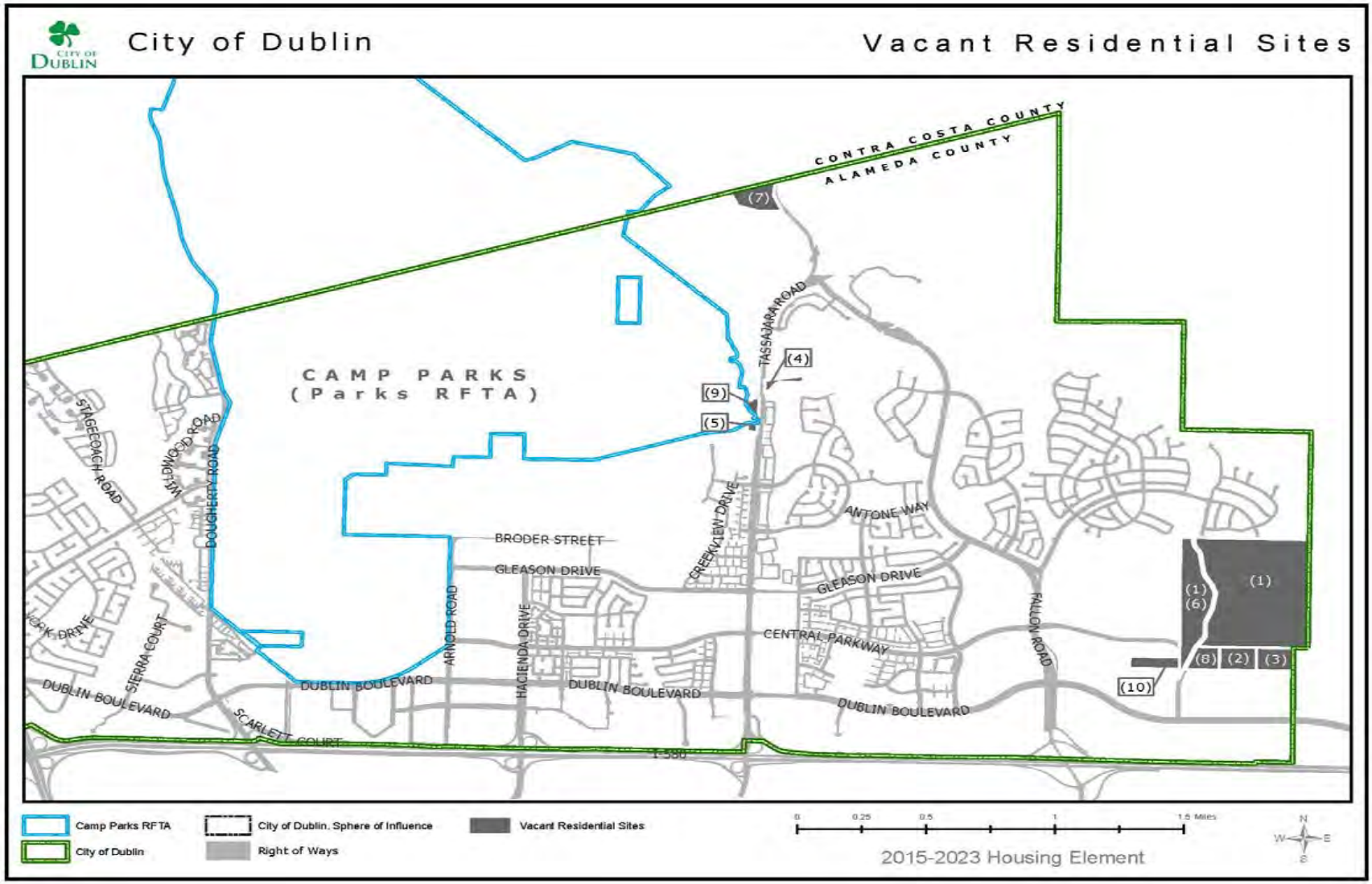
Table C-36: Vacant Sites

No.	Project	Min. Units	Max. Units	Potential Units	Potential Affordability	GP Land Use	EDSP Land Use	APN	Lot Size (Acres)	Zoning	Density (units/Acre)			Existing Use
											Min.	Max.	Pot'l	
(1)	Croak	104	692	346	Above Moderate	Low Density	Single Family	905-0002-002 905-0002-001-01	115.4	PD	0.9	6.0	3.0	Vacant
(2)	Righetti	59	134	77	Above Moderate	Medium Density	Medium Density	905-0001-005-02	9.6	PD	6.1	14.0	8.0	Vacant
(3)	Branaugh	59	136	78	Above Moderate	Medium Density	Medium Density	905-0001-004-04	9.7	PD	6.1	14.0	8.0	Vacant
(4)	Kobold	12	28	16	Above Moderate	Medium Density	Medium Density	985-0072-002	2.0	PD	6.1	14.0	8.0	Rural Homesite [1]
(5)	McCabe	6	14	10	Moderate	Medium Density	Medium Density	986-0028-002	1.0	PD	6.1	14.0	10.0	Single Family Home
(6)	Croak	63	146	104	Moderate	Medium Density	Medium Density	905-0002-001-01	10.4	PD	6.1	14.0	10.0	Vacant
(7)	Tipper	50	115	82	Moderate	Medium Density	Medium Density	986-0004-01	8.2	PD	6.1	14.0	10.0	Agricultural
(8)	Anderson	99	175	108	Moderate	Medium-High Density	Medium-High Density		7.0	PD	14.1	25.0	15.4	Vacant
(9)	Beltran/ Sperfslage	45	80	64	Moderate	Medium-High Density	Medium-High Density		3.2	PD	14.1	25.0	20.0	Vacant
(10)	Chen	56	100	80	Moderate	Medium-High Density	Medium-High Density	985-0027-002	4.0	PD	14.1	25.0	20.0	Vacant
	Total:	**553**	**1,620**	**965**					**170.5**					

Note:

1. A rural homesite is a land use description used by the County Assessor's Office. It is largely a vacant lot, previously zoned for agricultural uses, and is currently occupied by a single-family home and accessory structures.

Figure C-8: Vacant Residential Sites



Downtown Dublin Specific Plan

The Downtown Dublin Specific Plan combined the area of the former Downtown Core Specific Plan, Dublin Downtown Specific Plan, San Ramon Road Specific Plan, Village Parkway Specific Plan, and West Dublin BART Specific Plan into one comprehensive plan (Figure C-9). This plan was approved by the Dublin City Council on February 1, 2011. Existing uses in the Downtown Dublin Specific Plan area are characterized by commercial and office uses with large surface parking spaces. Existing vacancies and underutilization of land are evident throughout the Specific Plan area.

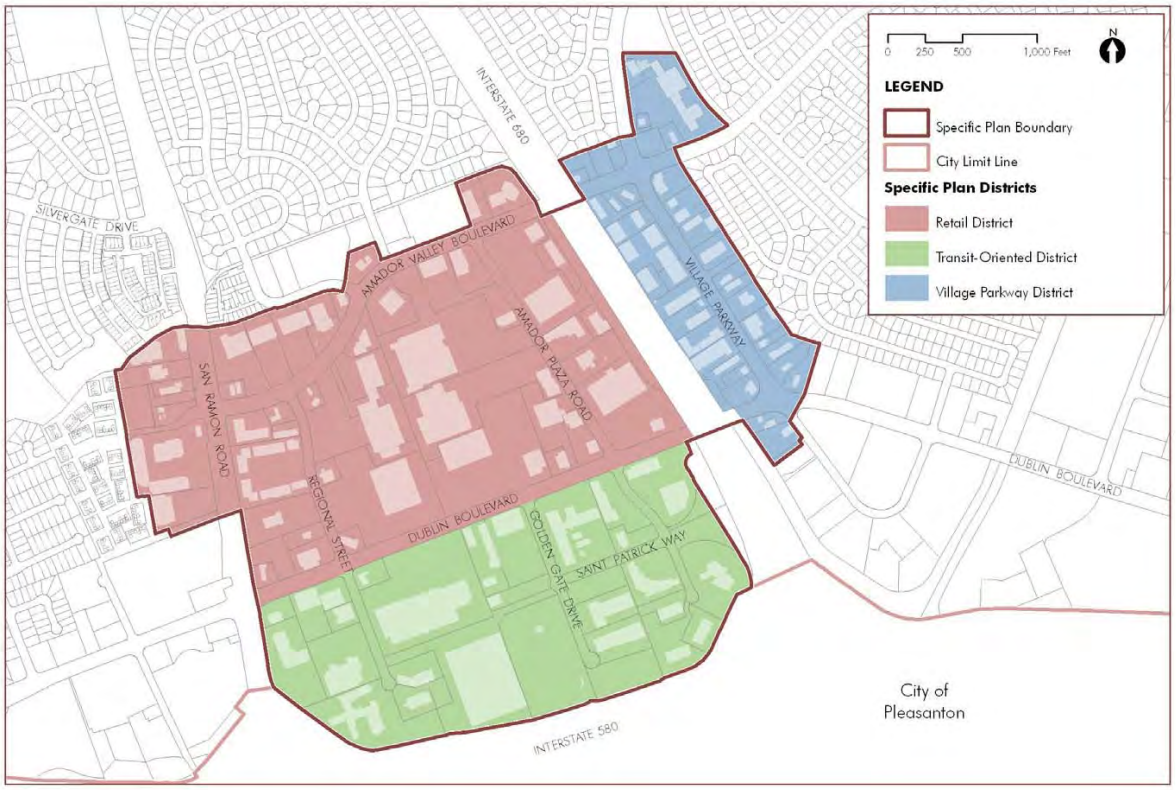
The City amended the Downtown Dublin Specific Plan on July 15, 2014 to increase residential development opportunities in the area and distribute this potential development across three districts:

- **Retail District:** Comprised of mostly regional serving large-format retailers bounded by Amador Valley Boulevard, I-680, Dublin Boulevard and San Ramon Road. After the 2014 amendment, the Specific Plan now allows for up to 400 residential units in the Retail District.

- **Transit-Oriented District:** Comprised of land south of Dublin Boulevard and within walking distance to the West Dublin BART Station. After the 2014 amendment, the Specific Plan now allows for up to 1,900 residential units in the Transit-Oriented District; to date, 1,009 units have been entitled, leaving a remaining residential development potential of 891 units.

- **Village Parkway District:** Comprised of retail and service-oriented businesses along both sides of Village Parkway. After the 2014 amendment, the Specific Plan now allows for up to 200 residential units in the Village Parkway District.

Figure C-9: Downtown Dublin Specific Plan



The City amended the Downtown Dublin Specific Plan on July 15, 2014 to increase residential development opportunities in the area and distribute potential development across three districts. The amended Specific Plan allows for 300 additional units in the Retail District (400 units total), 800 additional units in the Transit-Oriented District (1,900 units total), and 100 additional units in the Village Parkway District (200 units total). With the amendment, a total of 2,500 residential units can be permitted in the Specific Plan area.

About 1,009 of the 1,900 units in the Transit-Oriented district have already been entitled. Connelly Station completed construction in March 2014 and includes 309 apartment units. In March 2013, the City approved the redevelopment of the Crown Chevy site for 314 residential units—with 17,000 square feet of ground floor retail. An additional 76-unit affordable housing development for military veterans was also approved as part of the project. A third project, now referred to as Prologis, was approved in 2004; but, due to delays as a result of the economic downturn, is only now being actively marketed. The project includes 310 high density units and 150,000 square feet of office space. As amended, the Transit Oriented District now has a remaining capacity of 891 units. The Transit-Oriented district sites in the residential sites inventory were selected based on their existing conditions (high vacancy and turnover rates), low Floor Area Ratio (FAR) of existing buildings on site compared to allowable FAR, and developer interests. These sites are very similar in characteristics to sites that have recently been redeveloped or entitled in this district, indicating their suitability for redevelopment.

The EIR certified Downtown Dublin Specific Plan Amendment has adequately analyzed the potential impacts of future development within the Specific Plan area. No additional environmental review is required for development projects that are consistent with the Specific Plan. Development applications would be subject to site plan and design review.

Table C-37: Amendment to Downtown Dublin Specific Plan

District	Previous		Amended	
	Density	Dwelling Units	Density	Dwelling Units
Retail	0.35 FAR	100	22.0 du/ac (min)	400
Transit-Oriented	85.0 du/acre	1,100	30.0 du/ac (min)	1,900
Village Parkway	15.0 du/acre	100	15.0 du/ac (max)	200
Total		1,300		2,500

As part of the Downtown Dublin Specific Plan amendment and this Housing Element update, City staff conducted a parcel-specific vacant and underutilized sites analysis to identify properties with near-term development potential within the three districts. Factors considered included:

- Developer interest
- Existing vacancies and availability of space for lease
- Properties available for sale
- Age of existing structures
- Deferred maintenance
- Existing Floor Area Ratio (FAR) compared to allowable FAR
- Size of property and lot consolidation potential

If these properties were to be redeveloped according to the proposed allowable densities, up to 408 units may be achieved in the Retail District, 1,679 units in the TOD District, and 488 units in the Village Parkway District, for a total capacity of 2,679 units. However, given the residential development potential established in each district, only about half of the capacity is used to fulfill the RHNA. (A detailed sites inventory is included in Appendix D.)

Density and Affordability

State Housing Element law establishes a default density of 30 units per acre for communities in Alameda County with a population over 25,000 as being adequate to facilitate and encourage the development of lower income housing. However, this default density is not a mandate and local jurisdictions can use alternative density thresholds to measure feasibility for lower income housing based on a demonstrated history. City staff researched recent affordable housing projects in the Greater Tri-Valley region and concluded that affordable housing for lower income households can be achieved at a density between 20 and 25 units per acre (Table C-38). The City had also previously contacted EAH, developer of Camellia Place at the Dublin Transit Center. The representative of EAH commented that affordable housing can be achieved in Dublin at a density of around 22 units per acre. At this density, it is feasible to develop two-three story walkup apartments at a reasonable level of subsidies.

Based on the affordable housing projects in the Greater Tri-Valley area, this Housing Element uses 22 units per acre as a density threshold for measuring feasibility for lower income housing. Specifically because the Retail District of the Downtown Dublin Specific Plan requires a **minimum** density of 22 units per acre, 75 percent of the development potential in this district is credited toward the lower income RHNA. Development potential in the TOD District, with a **minimum** density of 30 units per acre, defaults to the lower income level of affordability.

Table C-38: Greater Tri-Valley Affordable Housing Projects

Project Name	City	Total Units	Affordable Units	Affordability Level	Unit Type	Density (du/ac)
Anderson	Dublin	108	88	Lower and Moderate	Apartment	15.4
Wicklow Square	Dublin	57	57	Very Low	Apartment	19.4
Emerald Vista	Dublin	180	178	Lower	Apartment/Senior	17
Kingsmill	Dublin	76	76	Lower	Apartment/ Veteran	53
Quail Ridge	Danville	13	7	Very Low	Apartment	21
Valley Vista	San Ramon	105	105	Lower	Apartment/Senior	22
Seville	San Ramon	165	165	Lower	Apartment	25
Highland Point	San Ramon	293	293	Lower and Moderate	Apartment	25
Valencia	San Ramon	186	186	Lower and Moderate	Apartment	24
Carmen Avenue	Livermore	30	29	Very Low	Apartment	29

For projects to be developed in the Medium Density (6.1-14.0 units per acre) and Medium-High Density (14.1-25.0 units per acre) categories, the City evaluated the affordability level on a site-by-site basis. For sites that are most likely to be developed as single-family homes, these sites are credited toward meeting the City's above moderate income RHNA. For sites that are most likely to be developed as attached multi-family development (such as condominiums and townhomes), these sites are used to fulfill the City's moderate income RHNA.

Adequacy of Sites Inventory

The City's remaining residential sites and sites in the Downtown Dublin Specific Plan area, along with approved projects, have the potential to accommodate up to 3,671 units. Overall, the available sites/approved units total 1,367 lower income units, 448 moderate income units, and 1,856 above moderate income units (see Table C-39), adequate to meet the City's RHNA for the planning period.

Table C-39: Summary of Sites Inventory and Remaining RHNA

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	**796**	**446**	**425**	**618**	**2,285**
Units Approved	0	76	0	1,139	1,215
Sites Capacity					
Vacant Residential Sites	0		448	517	965
Downtown Dublin SP					
Retail	400		0	0	400
TOD[1]	891		0	0	891
Village Parkway	0		0	200	200
Surplus/(Shortfall)	**+125**		**+23**	**+1,238**	**+1,386**

Note 1: Represents 891 units in remaining residential development potential in this district.

Infrastructure Capacity

According to the Dublin San Ramon Services District Water Master Plan (2005), the Dublin San Ramon Services District (DSRSD) currently serves the Central Dublin, Eastern Dublin, and Camp Parks area. The District's service area will encompass approximately 27 square miles and is projected to include build out of the existing service areas plus the Western Dublin and Dougherty Valley planning areas. Build out is estimated at 78,260 residents by 2020. Due to the recent economic recession and depressed housing market, buildout of the service area has delayed. For example, current (2012 American Community Survey) population in Dublin is estimated at 45,800, well below the projected 2015 population of 50,320, or 10,320 residents below the projected population by 2020. The City has a RHNA of 2,285 units through 2023. Prorating this RHNA for the planning period of the master plan yields an additional 1,430 units. At an average household size of 2.7 persons per household, the additional units would yield 3,860 additional residents in Dublin, well below the projected buildout provided for in the water plan. Therefore, projected water services capacity is adequate to accommodate the City's RHNA.

The Dublin San Ramon Service District also provides wastewater collection and treatment services to the City of Dublin in Alameda County and portions of the City of San Ramon in Contra Costa County. The District's wastewater service area is smaller than the water service area (wastewater service to the northern portion of San Ramon and to the Dougherty Valley is provided by the Central Contra Costa Sanitary District). The DSRSD wastewater collection system includes over 107 miles of sanitary sewers from 6 to 42 inches in diameter. The ages of the sewers range from less than 5 to over 40 years old. The DSRSD Wastewater Collection System Master Plan Update (February 2000) states that there are eight improvement projects recommend providing the required capacity in the District's wastewater collection system. All necessary capital improvements were completed by 2003 to serve future growth.

D. Financial Resources

Inclusionary Zoning In-Lieu Fee

As a small city, the City of Dublin has very limited access to financial resources for affordable housing. The significant resource for the City is the Inclusionary Zoning In-Lieu Fee. The City adopted an Inclusionary Zoning Ordinance in 2002 to assure that housing development contributes to the attainment of the City's housing goals by increasing the production of residential units affordable by households of very low, low, and moderate incomes. Upon request, the City Council can allow the applicant to pay a fee in-lieu of constructing the affordable units that the developer would otherwise be required to construct. In-lieu fees are placed into an Inclusionary Zoning In-Lieu Fee Fund. The In-Lieu Fee is primarily used to support the construction of affordable housing units.

The City also approved a Commercial Linkage Fee on May 3, 2005. Fees are charged to non-residential developments, based on the square footage and type of commercial building space and placed into an Inclusionary Zoning In-Lieu Fee Fund.

As of April 2014, the City's Inclusionary Zoning In-Lieu Fee Fund has a balance of $7,013,816. The funds are to be used for the following activities:

- Affordable housing construction loans;
- First Time Homebuyer Loan Program;
- Homeownership training and foreclosure prevention services;
- Rental assistance programs;
- Housing Division's administrative costs; and
- Alameda County Homeless Management Information System.

Community Development Block Grant (CDBG)

CDBG is the largest federal housing-related program for affordable housing. It is a "pass-through" program that allows local governments to use federal funds to alleviate poverty and blight. Cities with populations of over 50,000 receive CDBG funds directly from HUD, while smaller cities usually use county-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

As a small city, the City of Dublin does not qualify to receive CDBG funds directly from HUD. However, it participates in the County of Alameda CDBG program. The County offers the Home Improvement Program for Dublin residents using CDBG funds.

E. Administrative Resources

The Bay Area is fortunate to have a large number of successful non-profit and for-profit housing developers who have produced thousands of high-quality, well-managed affordable housing projects for lower and moderate income households. Collectively, they have produced multi-family developments, single-family developments, rental and ownership opportunities, sweat-equity developments, mixed income projects, mixed use developments, and housing that is specifically designed to meet the needs of seniors, disabled persons, farm workers, female-headed households, people with substance abuse problems, and/or homeless persons.

Active affordable housing developers in the region include Resources for Community Development, Satellite Housing, East Bay Habitat for Humanity, Eden Housing, East Bay Housing Organizations, ECHO Housing, and BRIDGE Housing Corporation, among others. The City of Dublin also achieves affordable housing through its Inclusionary Zoning Ordinance.

Appendix D: Vacant and Underutilized Sites in Downtown Dublin Specific Plan

Downtown Dublin Specific Plan - Transit Oriented Development (TOD) District											
Assessor Parcel Number	Address	Description of Parcel	Acres	Building Sq. Ft.	Year Built	Age of Structure	FAR (existing)	FAR (DDSP)	Units	Developer Interest	Condition of Property
941-1500-042-06	6701 AMADOR PLAZA ROAD	Stoneridge Chrysler	4.07	23,856	2000	13	0.135	0.5	122	Yes	4
941-1500-051-02	6665 AMADOR PLAZA ROAD	Fountainhead Montessori	1.15	20,604	1983	30	0.412	0.5	34	Yes	2. 3c.
941-1500-053-00	6670 AMADOR PLAZA ROAD	Fountainhead Montessori	2.41	20,604	1983	30	0.196	0.5	72	Yes	2. 3c.
941-1500-052-00	6690 AMADOR PLAZA ROAD	Fountainhead Montessori	0.99	20,604	1982	31	0.476	0.5	30	Yes	2. 3c.
941-1500-049-05	6694 AMADOR PLAZA ROAD	Enea Plaza, por. (Golf Mart)	2.41	26,886	1992	21	0.256	0.5	72		2. 3a.
941-1500-049-07	6698 AMADOR PLAZA ROAD	Enea Plaza, por.	0.85	5,120	1992	21	0.139	0.5	25		
941-1500-048-02	6770 AMADOR PLAZA ROAD	Enea Plaza, por. (Big 5)	1.84	20,196	1988	25	0.252	0.5	55		
941-1500-038-03	7350 AMADOR PLAZA ROAD	Enea Plaza, por. (3 bldgs)	3.90	46,096			0.271	0.5	117		
941-1500-033-00	6511 GOLDEN GATE DRIVE	Randalls Food and Drugs	1.89	33,438	1980	33	0.406	0.5	57		2. 3a. 4.
941-1500-046-04		Vacant	3.74	n/a	n/a	n/a		0.5	112		
941-1500-015-24	7600 DUBLIN BOULEVARD	Chase Bank	3.10	66,695	1986	27	0.493	0.5	93		2. 3unk.
941-1500-015-19	7704 DUBLIN BOULEVARD	Mancini's	1.98	15,868	1987	26	0.184	0.5	59		2. 3a.
941-1500-044-02	7884 DUBLIN BOULEVARD	Dublin Retail Center	10.51	147,807	1971	42	0.323	0.5	315		
941-1500-030-00	6513 REGIONAL STREET	Willow Tree	1.17		1971	42		0.5	35	Yes	
941-1500-031-00	6513 REGIONAL STREET	Parking Lot - Regional St. Property	0.49	n/a	n/a	n/a		0.5	15	Yes	3a.
941-1500-025-00	6543 REGIONAL STREET	Libby building	1.33	15,030	1982	31	0.259	0.5	40	Yes	3a.
941-1500-054-00	6680 REGIONAL STREET	Holiday Inn	4.65	121,069	1974	39	0.597	0.5	140	Yes	
941-1500-029-02	6750 REGIONAL STREET	Earl Anthony's	3.54	35,602	1977	36	0.231	0.5	106	Yes	
941-1500-036-02	7944 DUBLIN BOULEVARD	Hooters	0.80	5,065	1980	33	0.146	0.5	24	Yes	

Downtown Dublin Specific Plan - Transit Oriented Development (TOD) District											
Assessor Parcel Number	Address	Description of Parcel	Acres	Building Sq. Ft.	Year Built	Age of Structure	FAR (existing)	FAR (DDSP)	Units	Developer Interest	Condition of Property
941-1500-028-02	7922 DUBLIN BOULEVARD	Furniture Store	1.46	19,200	1980	33	0.302	0.5	44		
941-1500-037-00	7950 DUBLIN BOULEVARD	Corrie Center	3.72	78,516	1979	34	0.484	0.5	112	Yes	3unk.
Total			56.01						1,679		

Condition of buildings:
1 = For-Sale sign posted
2 = For-Lease sign posted
3 = Existing vacancies
a = 1-3 vacancies
b = 4-6 vacancies
c = 7 or more vacancies
4 = Deferred maintenance

Downtown Dublin Specific Plan – Retail District											
Assessor Parcel Number	Address	Description of Parcel	Acres	Building Sq. Ft.	Year Built	Age of Structure	FAR (existing)	FAR (DDSP)	Units	Developer Interest	Condition of Property
941-0173-006-01	7991 AMADOR VALLEY BLVD	Big Lots	2.90	22,206	1960	53	0.176	0.5	41		4. 5.
941-0173-004-05	7723 AMADOR VALLEY BLVD	Shamrock Village, por. (left of GSH)	0.85	9,200	1960	53	0.250	0.5	12		3a.
941-0173-003-00	7667 AMADOR VALLEY BLVD	Urgent Care	0.41	1,590	2000	13	0.090	0.5	6		4
941-0173-001-09	7601 AMADOR VALLEY BLVD	Erik's	0.98	3,880	1966	47	0.091	0.5	14		4
941-0305-004-01	7990 AMADOR VALLEY BLVD	Big and Tall	1.32	14,500	1969	44	0.253	0.5	29		3a. 2.
941-0305-023-00	7180 REGIONAL ST	Almond Plaza	4.50	4,235	1979	34	0.022	0.5	99		3c. 2.
941-0305-024-00	7144 REGIONAL ST	Horizon	2.72	8,640	1976	37	0.073	0.5	60	Yes	4. 5.
941-0305-034-02	7080 SAN RAMON RD	See's lot	1.20	n/a	n/a		0.000	0.5	26		1
941-0305-014-02	7337 AMADOR VALLEY BLVD	Ranch 99	2.00	28,080	1971	42	0.323	0.5	44		2. 3a.
941-0305-044-00	7575 DUBLIN BLVD	Bassett	1.48	17,789	2006	7	0.275	0.5	33		2. 3a.
941-0174-002-02	7567 AMADOR VALLEY BLVD	Office Building	0.98	38,760	1985	28	0.908	0.5	14		3unk. 2.
941-0305-032-00	7123 AMADOR PLAZA RD	Amador Center	1.38	19,300	1980	33	0.322	0.5	30		3a.
Total			20.72						408		

Condition of buildings:
1 = For-Sale sign posted
2 = For-Lease sign posted
3 = Existing vacancies
  a = 1-3 vacancies
  b = 4-6 vacancies
  c = 7 or more vacancies
4 = Deferred maintenance

Downtown Dublin Specific Plan – Village Parkway District									
Assessor Parcel Number	Description of Parcel	Address	Acres	Building Sq Ft	Year Built	Age of Structure	FAR (existing)	FAR (DDSP)	Units
941-0175-021-05	Yu-Yu	7465 AMADOR VALLEY BLVD	0.25	1,280	1968	45	0.12	0.5	4
941-0175-021-06	Valley Center, por.	7435 AMADOR VALLEY BLVD	0.55	6,320	1966	47	0.26	0.5	8
941-0175-021-08	Valley Center, por.	7381 AMADOR VALLEY BLVD	0.57	7,720	1966	47	0.31	0.5	9
941-0175-021-07	Dentist	7252 VILLAGE PKWY STE B	0.12	1,581	1966	47	0.29	0.5	2
941-0197-079-05	Fitness 2000 , por.	7479 VILLAGE PKWY	0.49	4,750			0.22	0.5	7
941-0197-079-06	Fitness 2000 , por.	7447 VILLAGE PKWY	0.06	2,400			0.99	0.5	1
941-0197-079-07	Fitness 2000 , por.	7395 VILLAGE PKWY	0.12	5,000	1970	43	0.99	0.5	2
941-0197-079-08	Fitness 2000 , por.	7373 VILLAGE PKWY	0.60	23,200	1970	43	0.89	0.5	9
941-0197-079-09	Fitness 2000 , por.	7311 VILLAGE PKWY	0.14	6,750			1.09	0.5	2
941-0197-079-10	Fitness 2000 , por.	7303 VILLAGE PKWY	0.28	12,285			1.00	0.5	4
941-0197-079-11	Fitness 2000 , por.	7293 VILLAGE PKWY	0.08	3,600			1.00	0.5	1
941-0197-079-12	Copper Skillet	7281 VILLAGE PKWY	0.47	2,520	1977	36	0.12	0.5	7
941-0197-079-14	Fitness 2000 Parking Lot	7293 VILLAGE PKWY	3.93	523	1976	37	0.00	0.5	59
941-0210-001-05		7410 AMADOR VALLEY BLVD	0.81	6,258	1968	45	0.18	0.5	12
941-0210-001-04	Vacant	7400 AMADOR VALLEY BLVD	0.26				0.00	0.5	4
941-0210-002-02	Parkway Center, por.	7150 VILLAGE PKWY	0.99	6,379	1968	45	0.15	0.5	15
941-0210-005-04	Parkway Center, por.	7114 VILLAGE PKWY	2.01	13,021	1968	45	0.15	0.5	30
941-0210-005-05	Parkway Center, por.	7080 VILLAGE PKWY	0.73	12,750			0.40	0.5	11
941-0210-005-03	Parkway Center, por.	7032 VILLAGE PKWY	0.56				0.00	0.5	8
941-0210-006-00		7000 VILLAGE PKWY	1.10	7,076	1975	38	0.15	0.5	17
941-0210-007-01	Office Building	6966 VILLAGE PKWY	0.93	9,600	1971	42	0.24	0.5	14
941-0210-008-00		6900 VILLAGE PKWY	1.10	12,456			0.26	0.5	17
941-0210-009-00		6894 VILLAGE PKWY	1.10	23,770			0.50	0.5	17
941-0210-010-01		6842 VILLAGE PKWY	0.56	8,685	1975	38	0.35	0.5	8
941-0210-010-02		6830 VILLAGE PKWY	0.35	1,498	1971	42	0.10	0.5	5
941-1401-019-00	Dublin Auto Wash	7240 VILLAGE PKWY	0.62	2,347	1974	39	0.09	0.5	9

Downtown Dublin Specific Plan – Village Parkway District									
Assessor Parcel Number	Description of Parcel	Address	Acres	Building Sq Ft	Year Built	Age of Structure	FAR (existing)	FAR (DDSP)	Units
941-1401-021-01	Shangrila	6558 VILLAGE PKWY	1.07	3,824	1978	35	0.08	0.5	16
941-0210-030-00	Hostess	6841 VILLAGE PKWY	0.71	6,200			0.20	0.5	11
941-0210-029-00	Parkway Vet	6851 VILLAGE PKWY	0.37	2,215	1971	42	0.14	0.5	6
941-0210-019-00		6891 VILLAGE PKWY	1.00	15,701	1970	43	0.36	0.5	15
941-0210-018-00	Post Office	6937 VILLAGE PKWY	1.00	5,712	1969	44	0.13	0.5	15
941-0210-032-00	Speedee	6955 VILLAGE PKWY	0.46	5,031			0.25	0.5	7
941-0210-031-00	Corwood	6973 VILLAGE PKWY	0.53	2,800			0.12	0.5	8
941-0210-016-02		7033 VILLAGE PKWY	1.02	21,298	1972	41	0.48	0.5	15
941-0210-015-00	Village Green	7065 VILLAGE PKWY	1.05	12,260			0.27	0.5	16
941-0210-014-00	Vacant/Rahma Market & Taco Bell	7111 VILLAGE PKWY	1.05	6,059	1975	38	0.13	0.5	16
Total			27.07						407