



November 20, 2023

Jose Ayala  
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State Department of Housing and Community Development  
C/O Land Use and Planning Unit  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

Dear Jose,

On behalf of the City of Dublin, we are pleased to submit the revised adopted 2023-2031 Housing Element (adopted by the City Council on November 15, 2022) addressing the formal comments provided by the State Department of Housing and Community Development (HCD) on August 29, 2022, January 17, 2023, and October 20, 2023. This resubmittal also addresses informal comments provided by HCD in response to the City's informal resubmittals on March 7, 2023, April 25, 2023, May 4, 2023, and May 31, 2023. In compliance with Government Code section 65585(b)(1), the City on November 9, 2023, posted the revised adopted 2023-2031 Housing Element on the City's website and emailed a link to all individuals and organizations that have previously requested notices related to Dublin's Housing Element. These actions occurred at least seven days before this submittal.

As suggested by HCD's October 20, 2023 letter, the City's revised adopted Housing Element submitted herewith includes goals, quantified objectives and policies relative to affirmatively furthering fair housing that promote housing choices and affordability throughout the City. This includes actions that promote a variety of affordable housing options in predominantly lower density areas as well as transit-rich corridors, such as extensive incentives and streamlined review of ADUs, future home sharing programs, objective design standards for greater approval certainty. These actions are modeled after the City of Pleasanton's approach to appropriate actions meeting statutory requirements. Taken as a whole, the adopted Housing Element goals, quantified objectives and policies relative to affirmatively furthering fair housing are in substantial compliance with the Housing Element law.

Given the scope of this current review, we respectfully request that HCD provide an expedited review of the revised adopted 2023-2031 Housing Element.

As always, thank you for all your assistance and communication throughout this process. We anxiously await hearing from you. If HCD concludes that the City's Housing Element is not in substantial compliance with Housing Element law, the City expects that HCD's findings will be sufficiently detailed and final for the City to understand the statutory basis for your conclusion and to take the appropriate next steps.

Sincerely,

Jeff Baker  
Community Development Director

Attachments:

1. Resolution adopting the Dublin 2023-2031 Housing Element
2. City of Dublin 2023-2031 Adopted Housing Element

CC: Paul McDougall, California Department of Housing and Community Development  
Senator Steve Glazer  
Assemblymember Rebecca Bauer-Kahan  
Assemblymember Liz Ortega

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**DUBLIN**  
CALIFORNIA

# 2023-2031 Housing Element



**City of Dublin**  
**2023-2031**  
**Housing Element**

**Adopted: November 15, 2022**

**Updated: November 9, 2023**



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# **CHAPTER I: INTRODUCTION**





## A. Role of the Housing Element

The Housing Element is a State-mandated chapter of the City’s General Plan. The purpose of the Housing Element is to identify and plan for the City’s existing and projected housing needs of all economic segments of the community. The Housing Element contains a detailed outline and work program of the City’s goals, policies, programs, and objectives that preserve, improve, and ensure housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units to plan for – this is referred to as the Regional Housing Needs Allocation (RHNA) determined by the Association of Bay Area Governments (ABAG). The RHNA quantifies current and future housing growth for all cities and counties within the ABAG region. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes policies and programs to accommodate the RHNA. The Housing Element is a critical tool for the City to plan for growth within the community over the eight-year cycle.

The Dublin 2023-2031 Housing Element was adopted by City Council on November 15, 2022.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the Dublin General Plan, the Housing Element must meet all requirements of existing state law. Goals, policies, programs, and objectives developed within the Housing Element are implemented within a designated timeline to ensure the City accomplishes the identified actions, as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for compliance with state law and certification by HCD is required for a Housing Element to be found in full compliance.

### 2. State Requirements

State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans no less than once every eight years.

The following overarching Housing Element goals are included in California Government Code Section 65580 to ensure every resident has access to housing and a suitable living environment:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b) The successful development of housing requires cooperative participation of government and the private sector to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- c) The provisions of housing, in particular to units affordable to lower and moderate-income households, requires the cooperation of all levels of the government.

- d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.
- f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality’s housing need for all income levels is essential to achieving the State’s housing goals and the purposes of this article.

**Table 1-1** summarizes the Housing Element requirements mandated by the State and identifies where these requirements are addressed in this document.

<b>Table 1-1: Housing Element Requirements</b>		
<b>Housing Element Requirement(s)</b>	<b>Gov. Code Chapter</b>	<b>Reference in Housing Element</b>
Analysis of employment trends.	Section 65583.a	Appendix B.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Appendix B
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Appendix B.F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix D
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Appendix C.A.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Appendix C.A.1
Analysis concerning the needs of the homeless.	Section 65583.a	Appendix B.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Appendix B.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Appendix C.D.1
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Appendix C.E.2
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Appendix C.E.2
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Chapter 2.1
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Chapter 2.3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix D

Housing Element Requirement(s)	Gov. Code Chapter	Reference in Housing Element
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Appendix D
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix F
Description of the Regional Housing Needs Allocation (RHNA) prepared by the Association of Bay Area Governments.	Section 65583.e	Appendix C.B.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Appendix C.D
Review of the effectiveness of the past Housing Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A

*Source: State of California, Department of Housing and Community Development.*

### 3. Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the methodology used for determining future housing need, by income category, within the State and is based on growth in population, households, and employment. The statewide determination, which is referred to as the Regional Housing Needs Determination (RHND), is under the administration of HCD. The quantified housing need is then allocated among the State’s 18 Metropolitan Planning Organizations (MPOs) – ABAG for the City of Dublin.

In accordance with California Government Code Section 65583, ABAG is tasked with creating a methodology for distributing the RHND to its member jurisdictions. This distribution results in each jurisdiction’s RHNA. The City’s RHNA is divided into four income categories, which are based on the Alameda County Area Median Income (AMI) for an assumed family of four. **Table 1-2** identifies the City’s RHNA by household income category for the 2023-2031 planning period.

Income Category	Percent of Area Median Income (AMI)	RHNA
Very Low-Income	0-50% AMI	1,085
Low-Income	51-80% AMI	625
Moderate-Income	81-120% AMI	560
Above Moderate-Income	>120% AMI	1,449
<b>Total RHNA</b>		<b>3,719</b>

*\*The Dublin AMI is \$125,600 for a family of four, according to the 2021 HCD Income Limits.*

### 4. Relationship to Other General Plan Elements

The Housing Element works in conjunction with other Dublin General Plan Elements, such as the development policies contained in the Land Use Element. The Land Use Element is the guide for decision makers on the pattern, distribution, density, and intensity of land uses that help the City achieve its vision for the future. By designating residential development, the General Plan establishes the densities and



types of housing units constructed in the City. Land use patterns and decisions are influenced by population and economic growth (which create market demand), transportation access and opportunities, the availability of infrastructure, environmental constraints, and quality of life reflected in parks and recreational activities, the look and feel of the City, and cultural amenities. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Housing Element also works with the Circulation and Scenic Highways Element to connect housing, community resources and services, employment, and recreation. Dublin’s Circulation and Scenic Highways Element supports continuing programs to improve travel by vehicles, bikes, and walking, and provides guidance on expanding the options for transit and active transportation. In conjunction with the Housing Element, the Circulation and Scenic Highways Element provides policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City’s other General Plan Elements, and the policies and programs in the Housing Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

## 5. Public Participation

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element’s goals, policies and programs. Government Code Section 65583 requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City’s planning process.

The City completed the following public participation efforts as part of the process to update the Housing Element:

- Two Virtual Community Workshops
- Meetings with the Planning Commission and City Council
- Online Survey in English and Mandarin
- Social Media Outreach
- Direct Mailings
- Informational Webpage
- One-on-One Meetings with Property Owners
- Outreach to Organizations Serving Special Needs Populations
- Candidate Sites Outreach
- 30-Day Public Review of the Draft Housing Element
- Seven-Day Public Review of the Revised Draft Housing Element, Responding to HCD’s Preliminary Comments
- Adoption Public Hearings

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. **Appendix**

**F: Community Engagement Summary** contains a summary of all public comments regarding the Housing Element received by the City during the update process.

## 6. Data Sources

The data used for the completion of the Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010 and 2020
- American Community Survey
- Plan Bay Area 2040 and 2050
- California Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- California Department of Economic Development
- Home Mortgage Disclosure Act (HMDA)
- Real Estate websites, including Zillow and Redfin
- CalEnviroScreen 4.0
- Urban Displacement Project, University of California Berkeley
- California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer
- University of California Davis Center for Regional Change and Rabobank
- AllTransit

The data sources represent the best data available at the time the Housing Element was prepared. The original source documents contain the assumptions and methods used to compile the data.

## 7. Housing Element Organization

The Housing Element includes the following Chapters:

**Chapter 1: Introduction** contains a summary of the content, organization, and statutory considerations of the Housing Element.

**Chapter 2: Housing Plan** describes Dublin’s housing plan, including needs, goals, policies, programs, and objectives.

### Appendices:

**Appendix A:** Review of Past Performance

**Appendix B:** Community Profile

**Appendix C:** Housing Constraints, Resources, and Affirmatively Furthering Fair Housing

**Appendix D:** Adequate Sites Analysis

**Appendix E:** Housing Plan Programs Summary

**Appendix F:** Community Engagement Summary

**Appendix G:** Glossary of Terms



## **CHAPTER 2:** ***HOUSING PLAN***





The Housing Plan described in this Chapter includes the City’s goals, policies, programs, and objectives for the 2023-2031 planning period. The Housing Plan addresses the need to plan for additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for all current and future residents of Dublin.

These goals, policies, and programs were developed based on:

- Review of the City’s 5<sup>th</sup> Planning Cycle Housing Element;
- Input and feedback from the community, stakeholders, and decisionmakers;
- New State law requirements; and
- Analysis provided in the Community Profile and the Constraints, Resources, and Fair Housing Chapters of this 2023-2031 Housing Element.

*\*Appendix E of this Housing Element provides an outlined summary of all Housing Plan Programs detailed within this Chapter. Should any differences exist between programs in both sections, language in this Chapter 2: Housing Plan shall supersede language in Appendix E.*

## A. Housing Goals and Policies

The following describes the goals and policies the City intends to implement to meet its RHNA and address its housing needs.

### 1. Range of Housing Types

Continuing to provide a balanced inventory of housing types (e.g., single-family, duplexes, apartments, and condominiums), cost, and style will fulfill a variety of housing needs. In addition, providing regulatory and financial assistance 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 the City’s RHNA.
- **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 special groups, including seniors, large households, persons with disabilities, and the homeless.
- **Policy A.5:** Promote affordable housing opportunities adjacent to public transportation and within walking or cycling distance to places of employment, commerce, recreation, and services.
- **Policy A.6:** Support existing emergency shelter programs in the Tri-Valley area.

## 2. Housing Opportunities for Segments of the Population

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 be located, 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 economic 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 and/or facilitate ongoing technical and financial support to affordable housing developers.
- **Policy B.3:** Negotiate with developers to encourage the development of housing that is affordable to extremely low-income households.
- **Policy B.4:** Continue to allow accessory dwelling units in residential zoning districts and the C-1 zoning district as a means of expanding rental housing opportunities.
- **Policy B.5:** Continue to support the development of affordable housing for first-time homebuyers.

## 3. Maintain and Enhance Residential Neighborhoods

In general, housing over 30 years old may need rehabilitation and major repairs, such as a new roof, termite damage repair, foundation work, and plumbing. With 31.5 percent of Dublin's housing stock built prior to 1990, 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, other households, especially lower-income households, may have difficulty maintaining their homes. Assisting these lower-income households will help preserve and enhance the City's existing housing stock.

### Goal C: Use public and private resources to maintain and enhance existing residential neighborhood character.

- **Policy C.1:** Continue to provide assistance for the rehabilitation of substandard and deteriorating units.
- **Policy C.2:** Encourage the preservation, rehabilitation, and/or replacement of single-family residences in order to maintain and enhance the established neighborhood character.

## 4. Promote Equal Housing Opportunities

The City seeks to expand the range of housing opportunities in Dublin, including housing for seniors, lower- and moderate-income residents, persons with disabilities, large families, families with female-headed households, and persons experiencing homelessness. 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, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic.**

- **Policy D.1:** Support services and programs that fight housing discrimination; promote agencies and organizations that provide assistance to victims of housing discrimination.
- **Policy D.2:** Promote housing with supportive services to meet the special housing needs of all Dublin residents.
- **Policy D.3:** Encourage the provision of housing to meet the needs of households of all sizes.

## ***5. Promote Energy Efficiency and Conservation***

In September 2020, the City Council adopted the Climate Action Plan 2030 and Beyond (CAP 2.0), establishing the next phase of climate action planning and implementation. Strategies of CAP 2.0 include 100 percent renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2.0 establishes the City's commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045, resulting in cleaner air, more versatile and flexible transportation, new opportunities for economic growth, reductions in localized flooding risks, and greater energy independence from fossil fuels. 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 Standards Code and Dublin Green Building Standards Code.
- **Policy E.3:** Encourage residential projects to obtain green building certifications, such as GreenPoint Rating and Leadership in Energy and Environmental Design.
- **Policy E.4:** Continue to require the recycling of construction waste.
- **Policy E.5:** Utilize site planning techniques to allow passive energy efficiencies through solar access, landscaping, and building orientation.
- **Policy E.6:** Seek opportunities to educate the public about energy efficiency and conservation.



## B. 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. These programs are offered primarily through the Planning and Housing Divisions of the City's Community Development Department and through regional partnerships. 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 grouped into the following categories:

- Housing Conservation and Preservation
- Housing Production
- Adequate Housing Sites
- Removal of Governmental Constraints
- Promoting Equal Housing Opportunity
- Green Building Program

### 1. *Housing Conservation and Preservation*

Approximately 31.5 percent of housing units in Dublin were constructed prior to 1990 and are likely to have rehabilitation needs, such as new plumbing, roof repairs, foundation work, and other major repairs. Other housing conservation needs include preservation of existing multi-family rental apartments at-risk of converting to condominiums.

#### **Program A.1: Housing Rehabilitation Assistance**

Using Community Development Block Grant (CDBG) funds, the Alameda County Community Development Agency administers minor home rehabilitation grants and home improvement loan assistance.

- Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants up to \$3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more.
- Renew Alameda County is a home improvement loan assistance program for low-income homeowners, which aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, livable condition.

Between 2015 and 2021, the Alameda County Community Development Agency has provided 22 Minor Home Repair Grants, one Housing Rehabilitation Loan, and two Accessibility Improvements Grants in Dublin.

Additionally, in 2020, the City created and began administering the Dublin Home Rehabilitation Program to provide supplemental assistance to homeowners that may have received a grant or loan through the County's programs and need additional funding assistance or were turned down because they were not able to meet all of the County's criteria. The program provides grants of up to \$5,000 for rehabilitation and beautification projects.

#### **Objectives:**

- Continue to support the Alameda County Community Development Agency to implement the Minor Home Improvement Program (including accessibility grants) and Renew Alameda County

and promote the Dublin Home Rehabilitation Program through dissemination of informational materials with the goal of assisting 36 households between 2023 and 2031.

**Timeframe:** Create informational materials by January 31, 2025; Annually review available funding for support; 2023-2031

**Responsible Agency:** Alameda County Community Development Agency; Community Development Department

**Funding Source:** CDBG; Alameda County Measure A-1 Bond Fund; Dublin General Fund

**Relevant Policies:** Policy C.1; Policy C.2

### **Program A.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 Alameda County 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.

#### **Objectives:**

- Continue to support the assistance of 350 lower-income households each year between 2023 and 2031.
- Continue to refer interested households to the Housing Authority of Alameda County.

**Timeframe:** Annually coordinate with the Housing Authority of Alameda County; 2023-2031

**Responsible Agency:** Housing Authority of Alameda County

**Funding Source:** HUD Section 8

**Relevant Policies:** Policy A.1; Policy D.2; Policy D.3

### **Program A.3: Code Enforcement**

The Planning Division and Building and Safety Division of the Community Development Department carry out code compliance and inspection activities to preserve and maintain the livability and quality of neighborhoods. City Staff investigates potential violations of property maintenance standards as defined in the Dublin Municipal Code (DMC). When violations are identified or cited, Staff ensures code compliance by encouraging property owners to seek assistance through available housing rehabilitation programs.

The City will continue to enforce property maintenance standards and abate substandard structures. When code violations are unable to be resolved through voluntary compliance, administrative citations, or abatement, the nuisance may be abated by the City. All costs incurred by the City in abating the nuisance shall be chargeable to the property owner where the abatement occurred.

#### **Objectives:**

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

- Conduct residential inspections to ensure property maintenance standards are met and to abate substandard structures.
- Annually review code enforcement cases and establish new programs within one year when 15 or more cases arise in a year regarding the same issue.
- Perform annual review of City ordinances.

**Timeframe:** On a case-by-case basis; Annually review code enforcement cases and establish new programs within one year to address reoccurring issues; Annually review City ordinances and make changes based on reoccurring issues of 15 or more cases within one year; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy C.1; Policy C.2

### **Program A.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 of seven percent of the total number of multi-family units in developments of 21 or more rental units that can be converted. 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. 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.

#### **Objectives:**

- Monitor conversion activities annually. If the seven percent conversion limit is met, identify new programs or ordinance amendments to preserve rental housing stock.

**Timeframe:** Review conversion activities annually and, if the seven percent conversion limit is met, make program changes within one year; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Permit Processing Fees

**Relevant Policies:** Policy A.1; Policy B.5

### **Program A.5: Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate**

Assisted housing are units whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs. There are 59 assisted multi-family units at-risk of converting from affordable to market-rate units during the 10 years following the beginning of the planning period (2023-2033). The City is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance for assisted affordable housing units at-risk of conversion to market-rate units. The City will continue to work with property owners to develop strategies and potential solutions to maintain affordability controls on assisted units.

The City will also maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all assisted housing in the City. The City will also pursue partnership opportunities with non-profit entities to preserve affordable housing in the City.

**Objectives:**

- Maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market-rate units.
- Outreach to and coordinate with property owners with assisted housing units at-risk of converting to market-rate units to preserve affordability.
- Facilitate and promote tenant outreach, noticing, and education, as well as funding opportunities, as available.
- Proactively seek funding opportunities for units at-risk of converting to market-rate units.

**Timeframe:** Develop the warning system by January 31, 2025; Review annually; Outreach to begin by January 31, 2025; Annually seek funding opportunities; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy B.2

## 2. Housing Production

The City implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the 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 production of diverse housing opportunities.

**Program B.1: Mixed-Use Development**

Locating high-density residential uses in compact mixed-use projects where residents have convenient access to jobs, shopping, services, recreation, and multi-modal transportation options can produce several community benefits. Many residents within these areas are less dependent upon single-occupancy vehicles resulting in decreased congestion, reduced greenhouse gas emissions, and allow more of their income to be used for other necessary expenses.

The City will continue to promote high-density mixed-use projects through the following actions:

- Promote high-density mixed-use development projects on opportunity sites in the Downtown Dublin Specific Plan area and near public transportation;
- Continue to implement the Downtown Dublin Specific Plan;
- Promote high-density mixed-use development near the two Dublin Bay Area Rapid Transit (BART) stations;
- Use the Planned Development Zoning 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 the Affordable Housing Fund, assistance in accessing state and federal subsidies, and density bonuses.

### Objectives:

- Facilitate the construction of 300 residential units within mixed-use projects between 2023-2031.
- Continue to incentivize mixed-use projects through flexible development standards and other means.
- Mid-cycle review development incentives to identify if development is occurring as anticipated; if it is not, identify and promote additional incentives.

**Timeframe:** Annually review permitting and construction rates; Assist applicants and developers on a project-by-project basis; Mid-cycle review of development incentives and, if development is occurring at a rate less than anticipated, identify and promote additional incentives within one year; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Affordable Housing Fund; General Fund

**Relevant Policies:** Policy A.1; Policy A.2; Policy A.5; Policy B.2; Policy B.5

### Program B.2: Affordable Housing Developers

Recognizing that affordable housing cannot be supplied solely by market-rate developers, the City will cooperate with affordable housing developers to expand the supply of lower-income units, including extremely low-income units. The City has a proven track record in facilitating the development of affordable housing. During the 2014-2022 Housing Element cycle, Valor Crossing, Amador Station, and the Regional Street Senior Affordable Apartments projects were facilitated by the City and include a range of affordable units, including units for extremely low-income households.

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

The City will also write letters of support (for projects that have received Planning Division entitlements by the City).

### Objectives:

- Negotiate a specific incentive package for each project, with increased incentives for projects that include units for extremely low-income households, seniors, and persons with disabilities.
- Provide application/technical assistance as requested by potential developers or property owners.
- Provide assistance to affordable housing developers to facilitate the construction of 100 affordable housing units between 2023-2031, with the goal of achieving 20 affordable units for extremely low-income households and/or persons with special housing needs.
- Contact developers to discuss affordable housing opportunities.



**Timeframe:** On a case-by-case basis; Annually outreach to housing developers; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** Affordable Housing Fund; General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

### **Program B.3: Density Bonus**

The City adopted a Density Bonus Ordinance in March 2007 to comply with State law (SB 1818 enacted 2005 and SB 435 enacted 2006). In November 2019, the City adopted Ordinance No.14-19 amending the Density Bonus Ordinance to comply with current State law. Density bonuses are infrequently used in Dublin because the City’s High-Density Residential land use designation does not have 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 continue to annually review its Density Bonus Ordinance and make necessary revisions to ensure compliance with State law.

The City will also continue working with developers on a case-by-case basis to provide regulatory concessions, waivers, and incentives to assist with the development of affordable and senior housing. Regulatory concessions, waivers, and incentives could include, but are not limited to, reductions to off-street parking requirements and modified or waived development standards.

#### **Objectives:**

- Review and revise the Density Bonus Ordinance to ensure continued compliance with State law through the Planning Period.
- Continue to implement the Density Bonus Ordinance and provide the Ordinance to developers and other interested parties.
- Maintain updated information on the City’s affordable housing incentives, such as density bonus and fee deferment, on the City’s website.

**Timeframe:** Provide information on a case-by-case basis; Revise as necessary to maintain compliance with State law throughout the Planning Period; Review annually; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

### **Program B.4: Inclusionary Zoning Regulations**

Under the City’s Inclusionary Zoning 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. Affordable units shall be allocated to households with very low-, low-, and moderate-income levels as follows:

	Rental Units	Owner-Occupied Units
Very low-income households	30%	0%
Low-income households	20%	40%
Moderate-income households	50%	60%

Upon request, the City Council may grant one or more of the following exceptions to the 12.5 percent affordability requirement:

- Pay a fee in-lieu<sup>1</sup> of constructing up to 40 percent of the affordable units that the developer would otherwise be required to construct
- Construct affordable housing off-site
- Dedicate land to the City or non-profit affordable housing developer
- Use credit transfers
- Waiver of requirements

Also, DMC Section 8.68.070 provides incentives to make the construction of affordable units more feasible, including:

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

**Objectives:**

- Review the Inclusionary Zoning Regulations.
- Prepare a nexus study reviewing the Affordable Housing In-Lieu Fee.
- Facilitate the construction of 250 affordable housing units.

**Timeframe:** Review the Inclusionary Zoning Regulations and In-Lieu Fees by January 31, 2025; Prepare a nexus study by January 31, 2025  
**Responsible Agency:** Community Development Department  
**Funding Source:** Affordable Housing Fund; General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

**Program B.5: 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 the City’s Affordable Housing Fund. Between 2015 and 2021, the City has collected a total of \$684,263.72 in Commercial Linkage Fees. In accordance with DMC Section 8.68.080, the funds can be used for:

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

**Objectives:**

- Prepare a nexus study reviewing the Commercial Linkage Fee.
- Utilize funding to facilitate the construction of 100 affordable housing units.

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<sup>1</sup> Upon request of the applicant, the City Council will approve the payment of in-lieu fees for up to 40 percent of the affordable units. The amount of the fee shall be as set forth in a resolution of the City Council and is paid during building permit issuance.

- Assist at least 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.

**Timeframe:** Prepare a nexus study reviewing the Commercial Linkage Fee by January 31, 2025; Provide information on a case-by-case basis; Review and seek additional funding annually; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Affordable Housing Fund; General Fund

**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3; Policy B.1; Policy B.2; Policy B.3

### **Program B.6: 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 Development Zoning, and Development Agreements.

#### **Objectives:**

- Require developers to provide a diversity of housing type and size on a case-by-case basis to meet the City’s housing needs.

**Timeframe:** On a case-by-case basis; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.4; Policy A.6; Policy B.1; Policy B.3; Policy B.4; Policy B.5; Policy D.2; Policy D.3

### **Program B.7: Accessory Dwelling Units and Junior Accessory Dwelling Units**

Accessory Dwelling Units (ADUs) and Junior ADUs can be a source of affordable housing with limited impact on existing neighborhoods and public infrastructure. The City will continue to promote the development of ADUs on residential lots with existing or proposed single-family and multi-family residences in the A, R-1, R-2, R-M, C-1, and PD zoning districts.

The City will support and accommodate the construction of at least 160 ADUs during the 2023-2031 planning period by a variety of methods, including but not limited to:

- Maintaining permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty.
- Maintaining an ADU Manual guiding applicants through the construction of an ADU.
- Maintaining an ADU webpage informing the community on ADU related codes, processes, and incentives.
- Developing and implementing a public awareness campaign for construction of ADUs and the City’s incentives utilizing all forms of media and outreach distribution.
- Waiving certain City permitting fees for building permits, for ADUs applied for between January 1, 2022, and December 31, 2026, that are less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years.

**Objectives:**

- Facilitate the development of at least 160 ADUs.
- Maintain updated information on the City’s ADU processes, related code, and incentives, on the City’s website.
- Implement a public awareness campaign for constructing ADUs.

**Timeframe:** Create and update public information on ADUs by January 31, 2024; Implement campaign by January 31, 2024; Review ADU development annually; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.3; Policy A.5; Policy B.4

**Program B.8: Accessory Dwelling Unit Monitoring Program**

The City will continue to track ADU applications, location, affordability, and other important features to ensure adequate ADU development is occurring to meet the City’s 2023-2031 construction goals and evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should changes need to be made due to a gap in the number of ADUs projected and the number of ADUs permitted, the City will make changes proportional to the gap identified. This may include, but is not limited to, further streamlining and incentivizing ADU construction, rezoning additional non-residential sites, or similar actions.

**Objectives:**

- Maintain the ADU Monitoring Program.
- Annually review progress and, if a gap develops between projected and actual ADU development, make proportional changes within six months.

**Timeframe:** Review annually and revise within six months if a gap between projected and actual ADU development occurs; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.3; Policy A.5; Policy B.4

**Program B.9: Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397**

State law requires that any non-vacant site identified in a prior Housing Element must be zoned at a minimum of 30 units per acre and allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households if they are to be considered an adequate site to accommodate the very low- and low-income categories of the RHNA.

Three non-vacant sites, located in the Downtown Dublin Specific Plan area that were identified in the 2014-2022 Housing Element, are shown to be suitable for lower-income housing in the Housing Element Sites Inventory provided in **Appendix D**. Therefore, the City is required by statute to permit at least 30 units per acre, which it does, on these sites and to allow residential use by right for housing developments when at least 20 percent of the proposed units are affordable to lower-income households. Residential development within the Downtown Dublin Specific Plan is governed by a Development Pool and Community Benefit Program. In order to reserve residential units from the Development Pool, a developer

must enter into a Community Benefit Program Agreement. The three sites in the Downtown Dublin Specific Plan area that have been identified in the Sites Inventory would provide 416 units affordable to lower-income households. To facilitate the development of these 416 units, the City will amend the Downtown Dublin Specific Plan to specify the units on the three non-vacant lower-income sites are allowed by right if at least 20 percent of the units are affordable to lower-income households and exempt these units from the Development Pool and the Community Benefit Program Agreement requirement. As of October 2022, the Downtown Dublin Specific Plan Amendment is tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. Should approval be delayed, the City will ensure the amendment is completed within two years.

**Objectives:**

- Amend the Downtown Dublin Specific Plan to specify the units on the three non-vacant lower-income sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program Agreement requirement.

**Timeframe:** Adopt the Downtown Specific Plan Amendment by January 31, 2025  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy B.1

**Program B.10: Objective Design Standards and Streamlined Ministerial Review**

State law (Senate Bill (SB) 35) requires local jurisdictions to provide a streamlined ministerial approval process for eligible multi-family residential developments, subject to objective zoning and design review standards. Eligible projects must include a specified level of affordability, be on an infill site, comply with existing general plan or zoning provisions, and comply with other requirements such as location and demolition restrictions. In March 2022, the City adopted Citywide Multi-Family Objective Design Standards (MFODS) and Zoning Ordinance Amendments to ensure that objective zoning and design review standards are in place for multi-family residential projects requesting a streamlined ministerial approval process. Projects that qualify for the SB 35 streamlined ministerial approval process would be required to comply with all of the Citywide MFODS. All other projects would be subject to the standards, but through the City’s discretionary Site Development Review Permit process could be allowed to deviate from the MFODS when the purpose and intent of the standard is met through alternate means.

**Objectives:**

- Review and, as necessary, revise the Citywide Multi-Family Objective Design Standards to ensure continued compliance with State law in order to facilitate the development of housing.
- Continue to implement the Citywide Multi-Family Objective Design Standards.
- Amend the Sites Development Review Permit findings to remove subjective language in Findings 3 and 6 to provide objective standards in accordance with SB 35.

**Timeframe:** Amend the Site Development Review Permit findings by January 31, 2024; Review annually; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3 Policy B.1; Policy B.2



## **Program B.11: Transitional and Supportive Housing**

California Government Code Section 65583(c)(3) requires transitional and supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Government Code Section 65651(a) also requires permanent supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements. The City will amend the Zoning Code to comply with statutory requirements for both transitional and supportive housing.

The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will solicit input from organizations who specialize in meeting the needs of persons experiencing homelessness and extremely low-income households. The City is committed to prioritizing funding and other available incentives for projects that provide housing for Dublin's special needs populations.

### **Objectives:**

- Amend the Zoning Ordinance to comply with statutory requirements by permitting transitional and supportive housing as a residential use by-right in all zones where housing is permitted and only subject to those restrictions that apply to other residential dwellings of the same types in the same zone.
- Collaborate with local organizations and agencies to discuss the needs of persons experiencing homelessness.
- Support and, when possible, fund local and regional efforts to address the housing needs of persons experiencing homelessness.

**Timeframe:** Amend the Zoning Ordinance by January 31, 2024; Annually outreach to local organizations and agencies; Review and seek additional funding for local and regional homelessness efforts annually; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.3; Policy A.4; Policy B.1; Policy B.2; Policy B.3; Policy D.1; Policy D.2

## **Program B.12: Single-Room Occupancy (SRO)**

Single-Room Occupancy (SROs) Units may provide a valuable source of affordable housing for individuals and may serve as an entry point into the housing market for persons who previously experienced homelessness. DMC Section 8.12.050 conditionally permits SROs in the C-2 zoning district with approval of a Conditional Use Permit by the Planning Commission. The City will review permitting procedures for SROs, including allowable zones and standards, and amend the DMC to remove potential constraints. The City will also provide technical assistance for potential SRO developers such as, but not limited to, identifying opportunities with non-profit organizations.

### **Objectives:**

- Review permitting procedures for SROs and amend DMC Section 8.12.050 to remove potential constraints.

- Provide technical assistance for potential SRO developers on a project-by-project basis.
- Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness.
- Support and, when possible, fund local and regional efforts to address the housing needs of persons in Dublin who previously experienced homelessness.

**Timeframe:** Review permitting procedures for SROs and amend DMC Section 8.12.050 to remove potential constraints by January 31, 2025; Provide technical assistance for potential SRO developers on a project-by-project basis; Outreach to local organizations and agencies annually; Review and seek additional funding for local and regional homelessness efforts annually; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.3; Policy A.4; Policy B.1; Policy B.2; Policy B.3; Policy B.5; Policy D.2

### **Program B.13: Universal Design Ordinance**

In 2007, the City adopted a Universal Design Ordinance that requires new single-family, duplex, and triplex residential dwelling units that are part of residential development projects in excess of 20 residential dwelling units to install base universal design features. 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 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 have been posted to the City’s website and is also available at the City Hall.

#### **Objectives:**

- Maintain updated information about the Universal Design Ordinance on the City’s website and at City Hall.

**Timeframe:** Update as necessary; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Permit Processing Fees

**Relevant Policies:** Policy C.2; Policy E.1; Policy E.2

### **Program B.14: Residential Incentives**

The Sites Inventory (**Appendix D**) identifies several sites that allow residential and non-residential uses, including the non-vacant sites in Downtown Dublin, the Public/Semi-Public sites, the Alameda County Surplus Properties, the Hacienda Crossings shopping center, and the SCS Property. To encourage residential development on these sites and maximize the development potential identified in the Sites Inventory, the City will promote existing residential incentives and identify potential new incentives as appropriate.

**Objectives:**

- Promote existing incentives and identify potential new incentives for the development of residential uses on sites identified in the Sites Inventory that allow both residential and non-residential uses.

**Timeframe:** Annually outreach to housing developers; Mid-cycle review of housing development and available sites and revise incentives as appropriate, if development does not occur as projected; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.5

**Program B.15: Replacement Housing**

The City may have existing non-vacant sites included within the Sites Inventory that may contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will adopt a formal replacement housing program to ensure any units currently occupied by lower-income households, or households subject to affordability requirements within the last five years, that are lost for housing units are replaced in compliance with Government Code Section 65915.

**Objectives:**

- Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years.

**Timeframe:** Adopt a replacement housing program by January 31, 2025

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy C.2; Policy E.1; Policy E.2

**Program B.16: Publicly-Owned Lands**

The City regularly partners and coordinates with the Alameda County Surplus Property Authority on the development of County-owned sites. Throughout the 4<sup>th</sup> and 5<sup>th</sup> Cycles this resulted in the development of approximately 1,800 units at the Dublin Transit Center. Of these projects, the most recent will complete construction in spring 2023.

The City is actively coordinating with the Alameda County Surplus Property Authority to support housing development on two additional publicly-owned surplus properties at the Transit Center (see Program C.1). Subject to market conditions, the agency will issue a Request for Proposals (RFP) in the next three years. The City will maintain communication with the agency and offer assistance throughout the development process – including supporting efforts to process applications, help market available properties, and meet with interested developers. Other than unforeseeable changes to market conditions, there are no known impediments to development on the sites. The City is committed to working with the Alameda County

Surplus Property Authority to facilitate the development of the two sites and continue the partnership that has to-date resulted in 1,800 new units.

**Objectives:**

- Coordinate with Alameda County Surplus Property Authority to develop 715 units. In coordination with the Alameda County Surplus Property Authority, identify a tentative schedule of actions for development of the property.
- In conjunction with Program C.1, complete the rezonings by January 31, 2026.
- Conduct outreach to developers (including, but not limited to, one-on-one meetings, workshops, and written communication) to provide information on development opportunities on publicly-owned lands, incentives, and available assistance.
- Establish and promote incentives and resources available for the development of publicly-owned land that may include fee waivers, priority processing, and financial assistance.
- By 2028, the City will review progress for development of the property. If development activity has not substantially progressed or conditions are known that would prevent development from occurring in the planning period, additional actions will be identified by the City to further encourage development and maintain adequate sites to accommodate the RHNA. The additional actions may include but is not limited to: additional incentives, further outreach to potential developers, negotiations with the landowner(s), rezonings, and/or other strategies.

**Timeframe:** Identify a tentative schedule of actions by January 31, 2024; Establish incentives and resources by January 31, 2024; Partner with the County to issue an RFP by January 31, 2025; Complete the rezonings by January 31, 2026; Offer assistance throughout the development process and support efforts to process applications; Annually conduct outreach to the development community and promote incentives until an application is submitted

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.5; Policy B.1; Policy B.3

**Program B.17: Community Care Facilities**

The City currently permits large community care facilities for seven or more persons with Planning Commission approval of a Conditional Use Permit (CUP) in all residential zones and the C-1, C-2, M-P, and M-1 zones. The City will amend the Zoning Ordinance to allow community care facilities in all zones allowing residential uses. The City will review and revise any applicable CUP findings and other applicable findings to promote approval certainty and objectivity for housing for persons with disabilities, group homes and community care facilities. In addition, the City will revise the definition of “Family,” which currently excludes boarding homes, community care facilities, and supportive or transitional housing and may be considered a constraint to persons with disabilities.

For each of the above residential uses, the City will review and amend applicable permitting procedures, application requirements, definitions, and development standards to ensure consistency with state and federal laws and to promote objectivity and greater approval certainty.



**Objectives:**

- Amend the Zoning Ordinance to allow community care facilities in all zones allowing residential uses.
- Amend the Zoning Ordinance to revise the definition of “Family” to eliminate constraints for persons with disabilities.

**Timeframe:** Amend the Zoning Ordinance regarding community care facilities by January 31, 2024; Amend the Zoning Ordinance regarding the definition of “Family” by January 31, 2024

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.3; Policy A.4; Policy B.1; Policy B.2; Policy B.3; Policy B.5; Policy D.2

**Program B.18: Planned Development (PD) Zoning**

The City utilizes Planned Development (PD) zoning districts to provide property owners and developers with greater flexibility to create development standards tailored to different product types and site characteristics. A PD zoning district is currently established by the adoption of an Ordinance classifying the property as a PD and adopting a Stage 1 and Stage 2 Development Plan, which establishes regulations for the use, development, improvement, and maintenance of the property within the requested PD zoning district.

To eliminate potential constraints to housing development, the City will review vacant and underutilized residential properties that currently have PD zoning and rezone those properties to a residential zoning district with traditional development standards. In addition, the City will review the Zoning Ordinance and consider amendments to provide the option for property owners and developers to request PD zoning if they desire flexibility to establish customized development standards that are more suitable to their proposed project.

**Objectives:**

- Review vacant and underutilized properties with existing PD zoning and rezone these properties to a residential zoning district with established development standards. PD zoning will not be mandated on residential sites and will continue to be used as an option for property owners and developers that desire further flexibility. Review the Zoning Ordinance and consider further amendments to provide the option for property owners and developers to request PD zoning if they desire more flexibility.

**Timeframe:** By January 31, 2025, review and implement rezonings and amendments to the Zoning Ordinance

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1, Policy A.3, Policy B.3, Policy D.3

**Program B.19: Development of Large Parcels**

The City will encourage and facilitate residential development on larger parcels over ten acres, such as parceling at appropriate sizes (e.g. 1-10) or other site planning methods to encourage affordability and assumptions established in the sites inventory. The City will proactively conduct outreach efforts to

distribute information to potential developers and provide incentives, and other appropriate mechanisms, to further encourage development of larger parcels. Outreach efforts may include, but is not limited to, one-on-one meetings with developers and property owners, as well as maintaining and advertising an inventory of large sites appropriate for residential development and informational materials on available incentives.

**Objectives:**

- Conduct one-on-one meetings with developers and property owners.
- Proactively conduct outreach advertising available incentives, resources, and relevant information for the development of larger sites.
- Establish, maintain, and promote an inventory of large sites appropriate for residential development.
- Facilitate and streamline parceling, or other similar planning methods, to encourage the development of large sites with affordable housing components.

**Timeframe:** Annually meet with developers and property owners; Annually conduct outreach and advertising; Establish a large sites inventory by January 31, 2024; Facilitate and streamline parceling, or other similar actions, for large sites through 2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1, Policy A.3, Policy B.3, Policy D.3

### 3. 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 be located, thereby affecting the supply of land available for residential development.

**Program C.1: Sites Inventory and RHNA Monitoring**

The City has a total RHNA of 3,719 units. State law requires the City to identify sites to accommodate its fair share allocation for the 2023-2031 planning period. The City has identified unit capacity based on pipeline projects, projected ADU development, and existing zoning to accommodate the moderate-income and above moderate-income units.

To meet the remaining RHNA for very low- and low-income units, the City identified the following three rezoning strategies:

- **Alameda County Surplus Properties:** The City has identified 9.8 buildable acres on two parcels (identified in **Appendix D**) to be rezoned to permit residential uses at an assumed density of 66 dwelling units per acre. The rezoning would accommodate 645 units, including 323 lower-income units. Rezoning the Alameda County Surplus Properties is tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. Should approval be delayed, the City will ensure the rezoning of the 2.5-acre site would be completed within three years.
- **Hacienda Crossings:** The City has identified 12.4 buildable acres on two parcels (identified in **Appendix D**) to be rezoned to permit mixed-use developments at an assumed density of 48

dwelling units per acre. The rezoning would accommodate 594 units, including 297 lower-income units. Rezoning the Hacienda Crossings parcels is tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. Should approval be delayed, the City will ensure the rezoning of the 2.5-acre site would be completed within three years.

- **SCS Property:** The City has identified 2.5 buildable acres on one parcel (identified in **Appendix D**) to be rezoned to permit residential uses at an assumed density of 40 dwelling units per acre. The rezoning would accommodate 100 lower-income units. In March 2022, the City received a proposal for development of the SCS Property, which includes a 2.5-acre affordable housing site. The proposed project, known as SCS Dublin, is currently under review and tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. Should approval be delayed, the City will ensure the rezoning of the 2.5-acre site would be completed within three years.

The City will continue to use Specific Plans and appropriate zoning to ensure that adequate sites are available (as defined Government Code Section 65583) to accommodate the City’s RHNA for all income categories.

The City will monitor housing development citywide on an ongoing basis to ensure that the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling its RHNA requirement for the planning period. Should a project be approved on a site with a lower density than that identified in the 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 address the “no net loss” requirements by identifying additional sites to replenish the Sites Inventory in accordance with State law.

**Objectives:**

- Ensure the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling the City’s RHNA and identify additional sites as necessary if development does not occur as projected.
- Complete the rezoning strategies.

**Timeframe:** Complete the rezoning strategies by January 31, 2026; Review the Sites Inventory annually and as projects are proposed; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.5; Policy B.6

**Program C.2: Safety Element and Environmental Justice Policies**

SB 1035 requires that the City revise the Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision of the Housing Element. The City Council will adopt amendments to the Safety Element in accordance with the requirements of SB 1035. As of October 2022, the General Plan Amendment to the Seismic Safety and Safety Element is tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. Should approval be delayed, the City will ensure the General Plan Amendment is completed no later than January 31, 2024.

SB 1000 requires that the City identify disadvantaged communities and incorporate environmental justice policies within the General Plan. The City prepared an Environmental Justice Memo, which concludes that Dublin does not have any communities meeting the definition of a disadvantaged community under SB 1000 and, therefore, the inclusion of an Environmental Justice Element or environmental justice policies in other required General Plan Elements is not required. As of October 2022, this matter is tentatively scheduled for consideration by the Planning Commission and City Council concurrently with the Housing Element. **Objectives:**

- Adopt an updated Seismic Safety and Safety Element, which identifies and addresses flood and fire hazards.

**Timeframe:** Adopt an updated Seismic Safety and Safety Element by January 31, 2024  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.3; Policy A.4; Policy B.1

## 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 affordable housing. The following programs are designed to mitigate government constraints and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

### **Program D.1: Remove Development Constraints**

City Staff will review the Zoning Ordinance to identify standards and requirements that may constrain the development of affordable housing in Dublin. Specifically, the City will review requirements such as, but not limited to, minimum unit size, setbacks, parking requirements, and height restrictions, to ensure the standards do not impede reasonable development. The City will continue to provide streamlined processing for eligible affordable housing projects.

The City will amend parking requirements for multi-family developments to remove distinctions between for-sale and for-rent residential developments and to remove guest parking requirements.

#### **Objectives:**

- Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend zoning code when applicable.
- Amend parking requirements for for-sale and for-rent multi-family developments.

**Timeframe:** Review development standards every two years and amend zoning code within one year if constraints are identified; 2023-2031; Adopt amendments to parking requirements by January 31, 2025  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.3; Policy A.4; Policy B.1

## **Program D.2: Fee Deferment**

The City offers two Fee Deferral Programs for residential projects: one for multi-family residential projects within the Transit Districts and one for on-site construction of affordable units. The City will continue to offer multi-family residential development deferral for the Traffic Impact Fees, Public Facilities Fees, and Fire Facilities Fees to be paid just prior to occupancy, rather than prior to issuance of a building permit. Additionally, pursuant to DMC Section 8.68.070, the City will continue to offer deferment of development processing and development impact fees for affordable housing projects that exceed the inclusionary housing requirements to reduce the initial cost impact on an affordable housing project.

### **Objectives:**

- Continue to offer the deferment of Traffic Impact Fees, Public Facilities Fees, and Fire Facilities Fees for multi-family projects in the Transit Districts and development processing and development impact fees for affordable housing projects that exceed the inclusionary housing requirements for on-site construction of affordable units.
- Maintain updated information on the City’s affordable housing incentives, such as density bonus and fee deferment, on the City’s website.

**Timeframe:** Outreach to housing developers annually; Work with developers on a case-by-case basis; Maintain updated information on the City’s affordable housing incentives, such as density bonus and fee deferment, on the City’s website; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Inclusionary Zoning In-Lieu Fee Fund

**Relevant Policies:** Policy A.2

## **Program D.3: Emergency Shelters**

Pursuant to the provisions of SB 2 and AB 139, the City will continue to facilitate the establishment of emergency shelters, and transitional and supportive housing. With approximately 96 acres of land in the M-1 (Light Industrial) zoning district, 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 Government Code Section 65583(a)(4). The City will update the Emergency Shelters Ordinance and Zoning Ordinance to comply with AB 139 parking requirements.

### **Objectives:**

- Review and amend the Emergency Shelters Ordinance for consistency with Government Code Section 65583(a)(4).
- Amend the Emergency Shelters Ordinance and Zoning Ordinance to comply with AB 139 parking requirements.

**Timeframe:** By January 31, 2025, amend the Emergency Shelters Ordinance and Zoning Ordinance

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.1; Policy A.4; Policy A.6; Policy D.2

## **Program D.4: Monitoring of Development Fees**

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



**Objectives:**

- The City will evaluate development fee impacts on housing development and make appropriate adjustments.

**Timeframe:** By January 31, 2025, evaluate developments fees and make appropriate adjustments; Review every two years; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.2; Policy A.3

**Program D.5: Maintain Zoning, Development Standards, and Fee Schedules Online**

Pursuant to government transparency laws contained in Government Code Section 65940.19(a)(1)(B), the City will continue to maintain all zoning, development standards, and fee schedules on the City’s website.

**Objectives:**

- Maintain updated zoning, development standards, and fee schedules on the City’s website.

**Timeframe:** Maintain updated zoning, development standards, and fee schedules on the City’s website throughout the Planning Period; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.3

**Program D.6: Parking Requirements Near Public Transit**

AB 2097 prohibits public agencies from imposing minimum vehicle parking requirements for developments located within half-a-mile of a major transit stop, as defined by Public Resources Code Section 21155.

Jurisdictions may impose or enforce minimum parking requirements on housing developments if findings are made (within 30 days of a completed application) that not imposing minimum parking requirements on the development would have substantially negative impacts on the jurisdiction’s ability to meet its RHNA or existing residential or commercial parking within half-a-mile of the housing development. These findings must be supported by a preponderance of the evidence in the record. Pursuant to AB 2097, the projects listed below are exempt from imposed or enforced minimum parking requirements:

- Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low-, low-, or moderate-income households; students; the elderly; or persons with disabilities.
- Housing developments with fewer than 20 housing units.
- Housing developments subject to parking reductions based on any other applicable law.

AB 2097 prohibits these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within half-a-mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

**Objectives:**

- Amend the Zoning Ordinance to comply with the requirements established by AB 2097.

**Timeframe:** Amend the Zoning Ordinance by January 31, 2024

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.2, Policy A.5

## 5. Promoting Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the Housing Plan must include programs promoting housing opportunities for all persons regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic.

### **Program E.1: Affirmatively Further Fair Housing**

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers, which restrict access to opportunities based on protected classes, as defined by State law. To accomplish this, the City will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and refer select complainants to appropriate state or federal agencies for further investigation, action, and resolution.

The City's is committed to promoting robust housing mobility actions that contribute to increasing housing choice and affordability throughout the City. This includes actions that promote a variety of affordable housing options in predominantly lower density areas as well as transit-rich corridors, such as:

- ADU development through the City's extensive incentives and streamlined process;
- Future homesharing opportunities to provide affordable housing via existing single-family units;
- Objective design standards for multi-family developments (including duplexes and triplexes) which provides greater approval certainty; and
- Density requirements of at least 10 units per acre around AB 2097 major transit stops.

The City continues to work closely with developers and property owners to identify opportunities which provide a variety of housing options for all income levels and furthers integration to address concentrated areas of affluence. The City will continuously monitor the progress to meet the objectives outlined in this program, including providing for the development of 350 affordable units contributing to affirmatively furthering fair housing throughout the planning period. Should the City determine the pace of development is not meeting the established objectives of this program by mid-way through the planning period, the City will consider alternative land use strategies to facilitate a

variety of housing choices, including, but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects up to fourplexes), adaptive reuse, and allowing additional ADUs, within six months.

The City will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but is not limited to:

- Analyze and identify barriers to entry into homeownership or rental opportunities.
- Review restrictions that may prevent disadvantaged groups from locating in Dublin.
- Foster a more inclusive community for all disadvantaged groups.

Table 2-1 provides fair housing actions the City will take to address factors contributing to fair housing issues, as identified in Appendix C.

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
Housing Mobility/ Protection from Displacement	<b>Displacement Risk Due to Economic Pressures</b> Dublin residents generally earn a high annual income. As Figure B-5 shows, approximately half of Dublin households earn over \$150,000. Additionally, Table B-33 states the median home value in Dublin is \$934,500, which is the second highest value in the region and greater than Alameda County’s median home value. Given the current housing market trends and the high propensity for greater incomes, lower-income households may feel economic pressures to relocate out of the City.	<ol style="list-style-type: none"> <li>1. Create and promote informational materials on the location of participating voucher properties and availability of voucher programs/financial assistance.</li> <li>2. Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing. Outreach to community land trusts and provide them with information on affordable housing opportunities in the City.</li> </ol>	Figure C-30 indicates that the eastern and westernmost areas of the City experience the highest risk of displacement due to the highest increase in housing costs. The City will place priority on these areas while also addressing displacement risks throughout Dublin. Census tracts: 4507.51, 4507.52, 4505.02, 4505.01	<b>Medium Priority</b> To provide further protection from displacement the City will: <ul style="list-style-type: none"> <li>• Partner with the County to annually provide housing choice voucher rental assistance for up to 350 lower-income households through the end of the Planning Period.</li> <li>• Partner with the County to provide home purchase assistance for a minimum of 20 households by the end of the Planning Period.</li> </ul>
Housing Mobility/ Housing Choice and Affordability in Areas of Opportunity	<b>Location and Type of Affordable Housing</b> The Dublin community is generally affluent and has high housing costs, in addition to being a very high opportunity City. The retail trade and arts, entertainment,	<ol style="list-style-type: none"> <li>1. Annually outreach to landlords to expand the location of participating voucher properties.</li> <li>2. Annually host an educational workshop on voucher programs and source of income discrimination.</li> </ol>	Figure C-28 indicates that the eastern and western parts of the City, including RCAA census tract 4505.01, are least affordable.	<b>High Priority</b> To assist in increasing opportunities for housing choice and affordability, the City will: <ul style="list-style-type: none"> <li>• Partner with the County to assist a minimum of 10 lower-income households in finding housing</li> </ul>

Table 2-1: Fair Housing Actions<sup>1</sup>

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
	<p>recreation, accommodation, and food service sectors represent about 15 percent of the City’s total workforce and earn incomes that are much lower than the City’s median income. Persons working in these sectors, as well as other sectors earning below the City’s median income, may not have the opportunity to live in the City they work in and commute longer distances.</p>	<p>3. Affirmative marketing to promote equal access to government-assisted housing and to promote housing opportunities throughout the City.</p> <p>4. Continue to implement inclusionary zoning regulations and promote the creation of affordable units over the payment of in-lieu fees.</p> <p>5. Facilitate the development of 160 ADUs through additional objectives listed in Program B.7 – <u>particularly in lower-density zones as an additional method of addressing “missing middle” housing. As noted in Program B.7, the City has already established permit-ready plans, created an ADU manual and webpage, and is waiving certain permitting fees. The City will also be implementing a public awareness campaign as a way to promote ADU development and address missing middle.</u></p> <p>6. The City has already adopted amendments to its Zoning Code to facilitate SB 9 – State law authorizing duplexes in single family zones – projects. The City will further promote SB 9 developments by creating a factsheet for public dissemination.</p> <p>7. The City’s existing standards allow for 14 to 25 units per acre on medium-/high-density sites. The City will</p>	<p>The City will place priority on these areas while also addressing affordability issues throughout Dublin. Census tracts: 4507.51, 4507.52, 4505.02, 4505.01</p>	<p>beginning no later than January 31, 2026, through the end of the Planning Period.</p> <ul style="list-style-type: none"> <li>On a project-by-project basis, promote the development of affordable units through the inclusionary zoning requirements over the payment of in-lieu fees. Biennial review of the number of affordable units built and adopt amendments within one year if there is a trend showing developers are paying in-lieu fees rather than building affordable units.</li> <li>Facilitate the construction of 160 ADUs.</li> <li>Create and promote an SB 9 factsheet no later than January 31, 2026.</li> <li>Complete missing-middle outreach by January 31, 2026, and complete consideration of policy changes suggested by outreach by January 31, 2028.</li> <li><u>Research and establish homesharing program(s) by January 31, 2025. Annually coordinate with relevant organizations and homeowners and facilitate presentations annually.</u></li> <li><u>Provide development opportunities for at least 350 affordable units including missing middle housing, ADUs and other residential product types.</u></li> </ul>

Table 2-1: Fair Housing Actions<sup>1</sup>

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
		<p>outreach to and coordinate with developers to identify opportunities for and barriers to the development of so-called “missing middle” housing product types within the City. Based on that outreach, the City will consider whether policy changes to eliminate such barriers would be an effective tool for enhancing mobility, increasing fair housing choice and/or decreasing disparities in access to opportunities.</p> <p>8. <u>Research and establish homesharing program(s) and/or policies. Coordinate with local organizations to assist with matching tenants with existing homeowners. The City will assist with outreach and facilitate annual presentations, as well as conduct outreach to eligible and potential homeowners.</u></p> <p>9. <u>The City currently allows parcels within a half-mile of AB 2097 defined “major transit stops” (BART stations) to develop at densities of at least 10 units per acre – providing potential additional missing-middle housing opportunities. This area is already identified for focused redevelopment through Program B.1: Mixed-Use Development and Program B.14: Residential Incentives. Additionally, the City has</u></p>		



Table 2-1: Fair Housing Actions<sup>1</sup>

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
		<p><u>identified vacant parcels within this area as candidate housing sites in this Housing Element (see Candidate Sites #27 and #28).</u></p> <p><u>7-10. In 2022, the City adopted multi-family objective design standards. Multi-family accounts for duplexes and triplexes which may provide for and facilitate missing-middle housing. The City will promote the standards to potential developers.</u></p>		
<p>Place-Based Strategies – Conservation and Revitalization</p>	<p><b>Access to Opportunities for Persons with Disabilities</b> Affordability, design, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as State law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. Units built prior to 1989 are not required to be accessible to persons with disabilities. As shown in Figure B-8, 32.6 percent of the City’s housing stock was built prior to 1989.</p>	<ol style="list-style-type: none"> <li>1. Create and promote informational materials on housing accessibility, rehabilitation, and maintenance resources.</li> <li>2. Hold a workshop with relevant community organizations and groups to discuss the needs of persons with disabilities and identify whether additional resources and development concessions are needed. If necessary changes are identified, adopt amendments within 6 months.</li> <li>3. Extend search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities.</li> <li>4. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.</li> <li>5. Facilitate the construction of affordable housing for</li> </ol>	<p>Aging housing is distributed throughout the City, but with an emphasis in western Dublin. The City will focus on a citywide approach with emphasis on homes built prior to 1989 to address housing issues for persons with disabilities. Census tracts: 4505,02, 4505.01</p>	<p><b>Low Priority</b> To assist in conservation and revitalization, the City will:</p> <ul style="list-style-type: none"> <li>• Create informational materials on housing accessibility, rehabilitation, and maintenance resources by January 31, 2025. Material will be distributed at the Senior Center, Civic Center, and community events. Information will be sent and made available to organizations and groups who assist persons with disabilities and seniors.</li> <li>• Host an annual workshop with relevant organizations and groups to discuss the needs of persons with disabilities – establish programs, funding, or code amendments within one year following feedback. Aim to involve a minimum of five organizations.</li> </ul>

Table 2-1: Fair Housing Actions<sup>1</sup>

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
		special housing needs populations.		<ul style="list-style-type: none"> <li>• Provide home repair and rehabilitation assistance for up to 36 households by the end of the Planning Period.</li> <li>• Aim to assist a minimum of 20 households with special needs access housing choice vouchers by extending search times.</li> <li>• Establish and implement new programs geared at improving accessibility in the focus areas.</li> <li>• Identify and pursue a minimum of 2 funding opportunities annually to address accessibility issues.</li> <li>• Facilitate the construction of 100 units for special needs populations.</li> </ul>
Housing Choice and Affordability in Areas of Opportunity	<p>Figure C-17a shows one census tract, Tract 4505.01, that is designated a Racially Concentrated Areas of Affluence (RCAAs) in the City.</p> <p>The census tract is located towards the western side of the City along San Ramon Road. RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices</p>	<ol style="list-style-type: none"> <li>1. Review future policies and programs for potential restrictive practices that would limit diversity in the RCAA.</li> <li>2. Affirmative marketing to increase diversity within the RCAA. This may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship.</li> <li>3. Establish specific incentives for the development of affordable units in the RCAA and high</li> </ol>	RCAA census tract: 4505.01	<p><b>Medium Priority</b></p> <p>To address access to opportunity, the City will conduct the following specific actions:</p> <ul style="list-style-type: none"> <li>• Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAA. If restrictive practices are identified, address prior to adoption of the new policies and programs or within six months for existing policies and programs.</li> <li>• Conduct affirmative marketing to increase diversity within the RCAA every two years.</li> <li>• Conduct a biennial survey of affordable units to identify how households</li> </ul>

**Table 2-1: Fair Housing Actions<sup>1</sup>**

Fair Housing Issue <sup>2</sup>	Contributing Factor <sup>3</sup>	City Action <sup>4</sup>	Geographic Target <sup>5</sup>	Metrics and Timeline <sup>6</sup>
		opportunity areas (including, but not limited to, permit streamlining and reduced fees).		find affordable units within the City. <ul style="list-style-type: none"> <li>Establish incentives for affordable developments in RCAA and high opportunity areas by January 31, 2025.</li> </ul>

**Notes:**

- All Fair Housing Actions are based on a current assessment of local conditions that may change over time. Additional contributing factors, market conditions, local resources, and other applicable considerations may influence adopted actions, geographies, metrics and timelines during the planning period.
- Fair Housing Issues are general topical issue areas as defined in AB 686 to address local AFFH considerations.
- Contributing Factors, as described in this Housing Element, are relevant data, evidence, and anecdotal information that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing Factors influence city actions, geographic targeting, metrics, and timeline for implementation.
- City Actions are explicit actions and behaviors the City will pursue to address identified fair housing issues.
- Geographic Targets are the physical areas the City Actions will apply to. These may be specific census tracts or generalized geographic areas that have been prioritized to address AFFH actions.
- Metrics and Timelines include quantifiable objectives used solely as a means to evaluate progress throughout the planning period. Priority is a generalized assessment of the relative priorities for implementing identified AFFH actions. Timelines are estimates of the period of time to conduct, monitor and evaluate identified actions.

**Timeframe:** Review metrics and actions annually and make changes as appropriate within one year; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund; State and Federal Grants

**Relevant Policies:** Policy A.2; Policy A.4; Policy A.5; Policy A.6; Policy B.1; Policy B.2; Policy B.3; Policy B.4; Policy B.5; Policy D.1; Policy D.2; Policy D.3

**Program E.2: Equal Housing Opportunity**

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

The City will also continue to provide information and educational materials on fair housing services for property owners, apartment managers, and tenants at City Hall and on the City’s website.

**Objectives:**

- Provide referrals to appropriate agencies for services.
- Distribute fair housing information in public locations.
- Post fair housing information on the City’s website.

**Timeframe:** Provide referrals as requested; Maintain updated information throughout the Planning Period and distribute by January 31, 2025; 2023-2031

**Responsible Agency:** Community Development Department; ECHO Housing; Alameda County Community Development Agency

**Funding Source:** CDBG; General Fund  
**Relevant Policies:** Policy D.1; Policy D.2; Policy D.3

### **Program E.3: Reasonable Accommodations**

Pursuant to Government Code Section 65583, the City is obligated to remove potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain regulations or requirements to ensure equal access to housing opportunities. The City is required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. In compliance with Government Code Section 65583, the City provides reasonable accommodations for persons with disabilities pursuant to DMC Chapter 8.38.

The City encourages and promotes accessible housing for persons with disabilities. City Staff considers the provisions of the California Americans with Disabilities Act (Cal ADA) when reviewing and approving housing projects and grants modifications and deviations from the DMC to accommodate the needs of persons with disabilities.

The City will review its reasonable accommodation requirements and findings, particularly the requirement to meet development standards and the subjective design compatibility requirement and amend the Zoning Ordinance as appropriate to address constraints. The City will provide information about its formal reasonable accommodation procedures at the Civic Center and on the City’s website, as well as monitor procedures and requirements.

#### **Objectives:**

- Maintain updated information on reasonable accommodations on the City’s website and at the Civic Center.
- Amend the Zoning Ordinance to remove potential constraints for reasonable accommodation requests.

**Timeframe:** Amend the Zoning Ordinance to remove constraints to reasonable accommodation requests by January 31, 2025

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.4; Policy D.2

### **Program E.4: Low-Barrier Navigation Centers**

Senate Bill 48 (SB 48) requires approval 'by right' of certain low-barrier navigation centers that meet specified requirements. Low-barrier navigation centers are generally defined as service-enriched temporary living facilities focused on the transition of persons experiencing homelessness or at risk of

becoming homeless into permanent housing. Low-barrier navigation centers connect individuals to income, public benefits, health services, and housing.

To comply with State law, the City will adopt regulations and procedures for this type of use and establish a ministerial approval process for low-barrier navigation centers. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will also monitor the effectiveness and appropriateness of these regulations and procedures. Should any amendments be warranted pursuant to State law, the City will amend the Zoning Ordinance.

### **Objectives:**

- Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process.
- Annually review regulations and procedures and update as necessary to comply with State law updates.

**Timeframe:** By January 31, 2025, adopt procedures and regulations for low-barrier navigation centers; Review annually and, if necessary, make changes within one year; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** General Fund

**Relevant Policies:** Policy A.4; Policy D.2

### **Program E.5: Housing for Persons with Developmental Disabilities**

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations and may require modifications to existing units, varying range of supportive services, and affordable housing. To accommodate residents with developmental disabilities, the City will encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities. The City will also seek State and Federal funding in support of housing construction and rehabilitation targeted for persons with developmental disabilities.

The City will explore the granting of regulatory incentives, such as expedited permit processing and fee deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City will collaborate with developers of supportive housing. As such housing is developed, the City will collaborate with the Regional Center of the East Bay to implement an outreach program informing families within Dublin of housing and services available for persons with developmental disabilities.

### **Objectives:**

- Encourage construction and rehabilitation of housing with supportive services for persons with developmental disabilities.
- Seek State and Federal funding to support housing construction for persons with developmental disabilities.
- Review and identify regulatory incentives for projects proposing housing for persons with developmental disabilities.



- Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities.
- Collaborate with local organizations and agencies to identify resources and services for persons with disabilities experiencing homelessness.

**Timeframe:** By January 31, 2025, review regulatory incentives; Review funding and incentives annually; Outreach to housing developers and local organizations annually; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.4; Policy D.1; Policy D.2

### **Program E.6: Farmworker and Employee Housing**

The California Health and Safety Code Sections 17021.5 and 17021.6 requires agricultural employee housing to be permitted by-right, without a Conditional Use Permit or other discretionary permit, in single-family residential zoning districts for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City will amend the DMC to comply with the Health and Safety Code Section 17021.5, 17021.6, and 17021.8, as well as define agricultural and employee housing in a manner consistent with applicable Health and Safety Code Sections. Additionally, the DMC will be amended to state employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

#### **Objectives:**

- Amend the DMC to comply with the Health and Safety Code.

**Timeframe:** By January 31, 2025, amend the DMC; 2023-2031  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1; Policy A.4

### **Program E.7: First-Time Homebuyer Loan Program**

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

#### **Objectives:**

- Promote the FTHLP program online on the City’s website and at the public counter.
- Provide FTHLP loans to households earning up to 120 percent AMI.
- Review the FTHLP for opportunities to broaden the use of the program and to ensure compatibility with similar loan programs offered by the County and the State.

**Timeframe:** Review the FTHLP annually and update as opportunities become available to expand the program and ensure compatibility with similar loan programs; 2023-2031

**Responsible Agency:** Community Development Department  
**Funding Source:** Affordable Housing Fund; State and Federal Grants  
**Relevant Policies:** Policy B.5

### **Program E.8: 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. In addition, the City provided CDBG capital funds, totaling \$630,000, to assist in the construction of a commercial kitchen for Open Heart Kitchen, a Tri-Valley non-profit providing food to people experiencing homelessness.

#### **Objectives:**

- Support and, when possible, fund local and regional efforts that seek to address and lessen homelessness.

**Timeframe:** Review and seek funding opportunities annually; 2023-2031  
**Responsible Agency:** Community Development Department; HCCC; Tri-Valley Haven  
**Funding Source:** CDBG; State and Federal Grants; General Fund  
**Relevant Policies:** Policy A.6

### **Program E.9: Water and Sewer Service Providers**

Pursuant to Government Code Section 65589.7, the City is required to deliver its adopted Housing Element, and any amendments thereto, to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Water and sewer service is provided to the City by the Dublin San Ramon Services District (DSRSD), who had the opportunity to review and provide feedback on the Public Review Draft of the Housing Element. The City will submit the adopted Housing Element to DSRSD.

#### **Objectives:**

- Deliver 2023-2031 Housing Element to DSRSD following adoption.
- Coordinate with DSRSD when reviewing proposed residential projects.

**Timeframe:** Immediately after adopting the 2023-2031 Housing Element  
**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Relevant Policies:** Policy A.1

## ***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 can contribute to improving the environment and quality of life. Advanced energy-saving technologies applied in buildings can result in enormous reductions in demand for fossil fuels and greenhouse gas emissions. 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 practices can also help improve health and prosperity.

### **Program F.1: Green Building Guidelines**

The City adopted a Green Building Ordinance in April 2009. The City also reviews projects based on the California Green Building Standards Codes (CGBSC), which applies to all projects that require a building permit. In addition to the base requirements of CGBSC, the City has adopted the Tier 2 tables for electric vehicle (EV) charging space calculations, as well as solar energy requirements as defined by the California Energy Code, Title 23 Part 6. The City maintains a brochure about the Green Building Ordinance and continues to update information on green building guidelines on the City’s website.

#### **Objectives:**

- Continue to implement the provisions of the Green Building Ordinance and State Standards and Codes.
- 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.

**Timeframe:** Continue to implement throughout the Planning Period; Maintain and distribute updated outreach materials; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Permit Processing Fees; General Fund

**Relevant Policies:** Policy E.1; Policy E.2; Policy E.3; Policy E.4; Policy E.5; Policy E.6

### **Program F.2: 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 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.
- Enroll all new residential electrical accounts to East Bay Community Energy’s Renewable 100 plan, which offers 100 percent renewable and carbon-free electricity.

- Maintain energy conservation and financial incentive (such as tax credits and utility rebates) information on the City's website and promote at community workshops.

**Objectives:**

- Implement applicable Building Code regulations, provide Green Building training to Staff, and distribute energy conservation information to the public.

**Timeframe:** Provide training; Maintain and distribute updated informational materials; 2023-2031

**Responsible Agency:** Community Development Department

**Funding Source:** Permit Processing Fees; General Fund

**Relevant Policies:** Policy E.1; Policy E.2; Policy E.3; Policy E.4; Policy E.5; Policy E.6

## C. Summary of Quantified Objectives

Table 4-2 summarizes the City’s quantified objectives for the 2023-2031 planning period by income group.

Objectives	Income Level					TOTAL
	Extremely Low*	Very Low*	Low	Moderate	Above Moderate	
RHNA	542	543	625	560	1,449	<b>3,719</b>
Home Repair/ Rehabilitation	0	18	18	0	0	<b>36</b>
Rental Assistance**	350		0	0	0	<b>350</b>
Home Purchase Assistance	0	0	0	10	10	<b>20</b>
At-Risk Housing Units	59			0	0	<b>59</b>

\* Extremely low-income housing need calculated as 50 percent of the very low-income RHNA.  
 \*\* Provide housing choice voucher rental assistance for 350 extremely low- and very low-income households each year throughout the Planning Period.





**APPENDIX A:**  
***REVIEW OF PAST PERFORMANCE***



The following is a review of the City’s housing project and program performance in the 2014-2022 Planning Period. It is an evaluation of the 5th Cycle’s Policy Program and considers all current and existing programs and projects, as well as the most current effectiveness and appropriateness for the 2023-2031 6th Cycle. **Table A-1** summarizes the City’s quantified accomplishments for 2014-2022.

Housing Assistance Type		RHNA	Accomplishments
RHNA	Very Low-Income	796	26
	Low-Income	446	39
	Moderate-Income	425	79
	Above Moderate-Income	618	4,878
	TOTAL	2,285	5,022
Home Repair/ Rehabilitation	Very Low-Income	16	21
	Low-Income	16	
	TOTAL	32	21
Low-Income Rental Assistance		350	407
Home Purchase Assistance	Moderate-Income	10	4
	Above Moderate-Income	10	
At-Risk Housing		0	0

## A. Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix must provide an outline of the effectiveness of goals, policies, programs, and objectives in meeting the housing needs of Dublin’s special needs populations. The following section identifies 5<sup>th</sup> Cycle accomplishments by special needs groups.

### 1. Seniors

**Appendix B: Community Profile** shows that 9.2 percent of Dublin residents are over the age of 65. Senior housing is permitted in the form of community care facilities. A Community Care Facility/Small is permitted in all residential zoning districts and the agricultural zoning district. A Community Care Facility/Large is permitted with approval of a Conditional Use Permit by the Planning Commission in all residential zoning districts and the C-1, C-2, M-P, and M-1 zoning districts. Supportive Housing - Small is permitted in the agricultural zoning district and all residential zoning districts. Supportive Housing/Large is currently permitted with approval of a Conditional Use Permit by the Planning Commission in all residential zoning districts and the C-1, C-2, M-P, and M-1 zoning districts. In addition, Dublin Municipal Code Chapter 8.52 provides for density bonuses and other incentives for the development of Senior Housing.

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The Alameda County Housing Authority annually provided Housing Choice Vouchers to 407 households who rented in Dublin between 2019 and 2021.

The City offers deferment of development processing and development impact fees for affordable housing projects that exceed the inclusionary housing requirements to reduce the initial cost impact on an affordable housing project. While no senior housing projects took advantage of the incentive during the 5<sup>th</sup> Cycle, the City provides information on the City's website and promotes the incentive in conversations with developers.

Within Dublin, a variety of community resources exist for seniors. The Dublin Senior Center offers a library, computer area, and common spaces, as well as classes and activities. The Senior Center Advisory Committee consists of five members who meet monthly to make recommendations related to the operation and maintenance of the Senior Center. The Open Heart Kitchen distributes takeout lunches to participating senior residents throughout the community. The Wiesner Memorial Senior Fund is a special reservoir of funds serving seniors 60 or older in need of financial assistance who live in the Tri-Valley Area (Dublin, Livermore, and Pleasanton).

Alameda County provides Dublin seniors with a number of additional services through the Alameda County Social Services Agency. Details are included on the agency's website ([www.alamedacountysocialservices.org/index.page](http://www.alamedacountysocialservices.org/index.page)). Services and resources include the following:

- In-Home Supportive Services (IHSS) - provide assistance to older adults and individuals with disabilities, who without this care, would be unable to remain safely in their home.
- Area Agency on Aging (AAA) - provide services including adult day care, family caregiver support programs, food and nutrition programs, legal assistance, senior information and assistance, long-term care ombudsman services, senior center services and visiting, which are funded by the Administration for Community Living, California Department of Aging, and the County of Alameda.
- DayBreak Adult Care Centers – provides a variety of resources for Dublin residents, including but not limited to adult day programs, Alzheimer's services, independent living support, and health centers.
- Alzheimer's Services through the Alzheimer's Association, Ethnic Elders Care Network, Family Caregiver Alliance, and UC Davis Health Alzheimer's Disease Center.
- Caregiver support programs through the Alzheimer's Association of Northern California, DayBreak Adult Care Centers, Family Caregiver Alliance, Livermore Family Education and Resource Center, Family Support Services of the Bay Area, Tri-Valley Lincoln Child Center and Kinship Support Program, and Senior Support Program of the Tri-Valley.
- Housing assistance programs are provided by:
  - Alameda Housing Authority
  - Community Resources for Independent Living (CRIL) – disabled housing assistance
  - ECHO Housing – information on fair housing laws, illegal housing discrimination and tenant/landlord services
  - Eden Information and Referral – rental housing information and emergency shelter referrals

- Housing and Economic Rights Advocates (HERA) – mortgage and financial counseling programs
- NID Housing Counseling Agency – HUD-approved intermediary, assisting with reverse mortgage education, foreclosure prevention, rental housing and financial management

## 2. *Persons with Disabilities*

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income. According to 2019 ACS data, about 11.1 percent of the Dublin population has a disability. This percentage includes those who may have more than one disability. The most common disabilities in Dublin are ambulatory, independent living, and cognitive difficulties.

Using Community Development Block Grant (CDBG) funds, the Alameda County Community Development Agency administers minor home rehabilitation grants and home improvement loan assistance. Between 2015 and 2021, the Alameda County Community Development Agency has provided 22 Minor Home Repair Grants, one Housing Rehabilitation Loan, and two Accessibility Improvements Grants in Dublin.

The City worked with housing developers throughout the 5<sup>th</sup> Planning Cycle to fund and support the development of affordable units. This included the development of Valor Crossing which received support from the Veterans Affairs Supportive Housing (VASH) Program.

Throughout the County, the Alameda County Social Service Agency also provides services and resources to seniors and persons with disabilities.

## 3. *Large Households*

Large households consist of five or more residents and may have a harder time finding adequately sized units to avoid overcrowding. **Table B-24** in **Appendix B** shows that nine percent of Dublin households have five or more members, this includes 5.5 percent five-person households, 2.9 percent six-person households, and 0.6 percent seven-or-more person households.

Large, lower-income households may qualify for Housing Choice Vouchers. As noted above, the Alameda County Housing Authority annually provided Housing Choice Vouchers to 407 households who rented in Dublin between 2019 and 2021.

## 4. *Farmworkers*

Farmworkers include persons seasonally or permanently employed in the agricultural industry and generally earn lower incomes than many other workers. According to ACS data, there were 114 people employed in the agriculture, forestry, fishing, hunting, and mining sector in Dublin in 2019. According to the California Employment Development Division, Dublin residents employed in the farming, fishing, and forestry occupation earn one of the lowest salaries in comparison to other occupations in Alameda County, with an estimated median income of \$35,142.

Agricultural housing is currently permitted in the agricultural zoning district with approval of a Conditional Use Permit by the Zoning Administrator. Given new provisions in the California Health and Safety Code Sections 17021.5 and 17021.6, Program E.6 has been included in the **Housing Plan** to permit agricultural housing, by-right, without a Conditional Use Permit or other discretionary permit, in single-family residential zoning districts for six or fewer persons and in agricultural zoning districts for up to 12 units or 36 beds.

## **5. Single-Parent Households**

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parents make up 10.8 percent of Dublin households, with 7.0 percent being single mothers and 3.8 percent being single fathers. Approximately 1.7 percent of households are single parents living under the poverty line.

Lower-income single-parent households may also be eligible for Housing Choice Vouchers and may represent a portion of the 407 Dublin households that received rental assistance annually between 2019 and 2021.

The City offers a variety of community resources for children and single parents in the community. The Dublin Unified School District (DUSD) serves over 12,300 students from preschool through adult education courses. The DUSD includes seven elementary schools, two middle schools, one K-8 school, one continuation high school, and one comprehensive high school. The DUSD and its schools have been recognized with numerous accolades, including the Advanced Placement Honor Roll, National Blue Ribbon School, Gold Ribbon Award, Project Lead the Way Distinguished School, California School of Character, National School of Character, Educational Results Partnership Honor Roll, California Distinguished School, and Title 1 Academic Achievement Award School. Dublin High School is also renowned for its signature programs, including the Engineering Academy, which prepares students to succeed in a post-secondary engineering program; the Biomedical Academy, which prepares students for a post-secondary education in biomedical sciences; and the Culinary Academy, which prepares students for a post-secondary education in the culinary arts. All of Dublin's elementary schools offer childcare programs daily from 7:00 a.m. to 6:00 p.m. for school-age children. The program is offered by Extended Day Child Care (EDCC) which leases space from the DUSD.

## **6. Persons Experiencing Homelessness**

Homelessness has become an increasingly important issue in the region and throughout California. There are multiple factors that may contribute to a person experiencing homelessness; **Appendix B: Community Profile** provides a detailed definition of "homelessness" and an analysis of the City and County's unhoused population.

The City supports the Alameda County Homeless Continuum of Care Council (HCCC) and other local agencies and organizations that assist persons experiencing homelessness and prevent homelessness. Throughout the 5<sup>th</sup> Cycle, the City provided funding to HCCC to develop a Homeless Management



Information System (HMIS) intended to collect and report information about the homeless population and its patterns of service utilization.

The City funds regional homeless assistance programs and participates in regional efforts to address homelessness. City Staff regularly attends meetings organized by Everyone Home and the Alameda County Department of Housing and Community Development. In late 2018, the City partnered with the Cities of Livermore and Pleasanton to apply for Homeless Emergency Aid Program (HEAP) funds for CityServe to enhance their homeless outreach and services. CityServe of the Tri-Valley helps people in crisis; in 2019, the Cities signed agreements to continue the efforts.

Additionally, the City provides CDBG funding to the Tri-Valley Haven to assist a domestic violence shelter (Shiloh) and a homeless shelter (Sojourner House), both located in Livermore.

## **7. Extremely Low-Income Households**

Extremely low-income households are those that earn 30 percent or less of the area median income (AMI) for Alameda County. Extremely low-income households may require rental assistance and other community services assistance. According to CHAS Data, there are approximately 1,295 extremely low-income households in Dublin, including both renters and homeowners. The City currently has 2,154 deed-restricted affordable housing units.

Throughout the 5<sup>th</sup> Cycle, the City facilitated the development of affordable housing. Valor Crossing, Camellia Place, the Groves at Dublin Ranch projects were facilitated by the City and include a range of affordable units, including units for extremely low-income households. A total of 79 affordable units were produced between 2015 and 2017, including 20 units set aside for extremely low-income residents and veterans. The City issued Planning entitlements for two notable projects in 2021: the 300-unit Amador Station (BRIDGE Housing) affordable project and the 113-unit Regional Street Senior Affordable Apartments (Eden Housing). In December 2020, the Dublin City Council authorized the City Manager to negotiate and prepare a Purchase and Sale Agreement for the transfer of approximately one-acre of property in the East Dublin Transit Center for as an affordable housing site development. Once the property has transferred, Staff will work with an affordable housing developer to facilitate development of the site.

The City offers assistance in accessing local, state, and federal funding for affordable housing, as well as technical assistance. In 2021, the City was awarded \$3,333,333 in Local Housing Trust Fund (LHTF) for the 113-unit Regional Street (Eden Housing) affordable project on the 1.3-acre site located at 6541 Regional Street, which is associated with the adjacent Saint Patrick Way Residential Project. The matching funds include the 1.3-acre site, valued at approximately \$5 million, plus \$5 million from the Alameda County A-1 Bond. Additionally, the City has written letters of support for funding for projects that have received permit approvals by the City. The City negotiates specific incentive packages for each applicable project, with increased incentives for projects that include units for extremely low-income households and persons with disabilities.

Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City’s Affordable Housing Fund along with in-lieu fees collected from developers for residential development. The Affordable Housing Fund (AHF) was used to facilitate the development of Valor Crossing, which includes 20 extremely low-income units, six very low-income units, and 39 low-income units. The AHF is also used to negotiate with other developers looking to build affordable housing.

Extremely low-income households may also be eligible for Housing Choice Vouchers and represent a portion of the 407 Dublin households that annually received rental assistance between 2019 and 2021.

## B. 5<sup>th</sup> Planning Cycle Program Accomplishments

**Table A-2** provides detailed, program-specific accomplishments for 2015-2021. The City has demonstrated significant effort in working towards accomplishing many of the objectives established in the 5<sup>th</sup> Planning Cycle Housing Element. The City’s successful programs have been identified as ongoing for the 2023-2031 planning cycle. Various programs have been modified to account for new requirements and changes in State law.

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
<b>1. Housing Conservation and Preservation</b>			
<b>Program 1: Housing Rehabilitation Assistance</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>Minor home rehabilitation grants and home improvement loan assistance are available to low-income households through existing Alameda County programs. Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants up to \$3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more. Renew Alameda County (Renew AC) is a home improvement loan assistance program for low-income homeowners throughout the County. Renew AC aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, livable condition.</p> <p>On November 7, 2020, the City Council approved the Dublin Home Rehabilitation Program to provide supplemental assistance to homeowners that may have received a grant or loan through the County's programs and need additional funding assistance or were turned down because they were not able to meet all of the County's criteria.</p> <p>Following is a summary of grants and loans provided throughout the 5<sup>th</sup> Housing Element cycle:</p> <p><b>2015:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 4</li> <li>Accessibility Improvement Grants - 1</li> <li>Total - 5</li> </ul> <p><b>2016:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 1</li> <li>Accessibility Improvement Grants - 1</li> <li>Total - 2</li> </ul> <p><b>2017:</b></p> <ul style="list-style-type: none"> <li>Housing Rehabilitation Loans - 1</li> </ul>	<p><b>Ongoing.</b></p> <p>Dublin residents successfully benefitted from CDBG funding opportunities during the 5<sup>th</sup> Planning Cycle with a total of 22 Minor Home Repair Grants, two Accessibility Improvement Grants, and one Housing Rehabilitation Loan. The City will continue to support the Alameda County Community Development Agency through the 2023-2031 planning cycle.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<ul style="list-style-type: none"> <li>Total - 1</li> </ul> <p><b>2018:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 6</li> <li>Total - 6</li> </ul> <p><b>2019:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 7</li> </ul> <p><b>2021:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 4</li> </ul> <p><b>Total:</b></p> <ul style="list-style-type: none"> <li>Minor Home Repair Grants - 22</li> <li>Accessibility Improvement Grants - 2</li> <li>Exterior Paint Grants - 0</li> <li>Housing Rehabilitation Loans - 1</li> <li>Total-25</li> </ul>	
<b>Program 2: Housing Choice Voucher Rental Assistance</b>	<ul style="list-style-type: none"> <li>Continue to support the assistance of 350 lower income households each year throughout the planning period.</li> <li>Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.</li> </ul>	<p>The City continues to refer interested households and homeowners to the Alameda County Housing Authority for program information and application procedures. In addition, the City provided information on developments within the City that accept Housing Choice Vouchers in the Tri-Valley Area Affordable Rental Housing Flyer listing Dublin rental communities. With the new requirements under AB 1482, the City has posted notices at City Offices and updated contact information on its website for tenants’ rental assistance resources.</p> <p>The Alameda County Housing Authority annually provided Housing Choice Vouchers to 407 households who rented in Dublin between 2019 and 2021.</p> <p>In 2019, the City signed agreements with the cities of Livermore and Pleasanton and Alameda County to pool Homeless Emergency Aid Program (HEAP) funds for CityServe to enhance their homeless outreach</p>	<p><b>Ongoing.</b></p> <p>The City successfully provided rental assistance to a number of households during the 5<sup>th</sup> planning cycle through a variety of methods. The needs of Dublin’s rental community continue to be an important element to address. As such, the City will continue to provide assistance throughout the 2023-2031 planning cycle.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>and services throughout the region. For the 2020- 2021 contract, the City of Dublin contributed \$34,976.50.</p> <p>In May 2020, the City selected CityServe to receive a COVID-19 Community Relief Response Grant of \$50,500 from East Bay Community Energy to administer an emergency rental assistance program. A total of \$42,925 was distributed to help 27 households in the community with an average rental assistance payment of \$1,600 paid directly to rental property owners. Additionally, the City administered an Emergency Rental Assistance Program utilizing \$176,277 Community Development Block Grant (CDBG) CARES Act funds and assisted 40 Dublin households in 2021.</p>	
<b>Program 3: Code Enforcement</b>	<ul style="list-style-type: none"> <li>Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.</li> <li>Conduct approximately 2,000 residential inspections during the planning period.</li> <li>Perform annual review of City ordinances.</li> </ul>	<p>There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances, as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk and debris, deteriorated paint, dilapidated fences, overgrown/dead vegetation, attractive nuisances, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens, and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits.</p> <p>The following residential inspections were conducted (these numbers are based on the number of new open residential code enforcement cases):  <b>2015:</b> Planning - 320; Building - 115; Total - 435  <b>2016:</b> Planning - 232; Building - 54; Total - 286</p>	<p><b>Ongoing.</b>                      Safety and well-being are critical to the livability of a residence and the quality of neighborhoods. The City successfully assisted 1,634 total households with open code enforcement cases during the 5<sup>th</sup> planning cycle. The City will continue to work with property owners to maintain code compliance and safe, living environments.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p><b>2017:</b> Planning - 231; Building - 57; Total - 288</p> <p><b>2018:</b> Planning - 201; Building - 60; Total - 261</p> <p><b>2019:</b> Planning - 188; Building - 43; Total - 231</p> <p><b>2020:</b> Planning - 92; Building - 42; Total - 134</p> <p><b>2021:</b> Planning - 104; Building - 46; Total - 150</p> <p><b>Total:</b> Planning - 1,368; Building - 417; Total - 1,785</p>	
<b>Program 4: Condominium Conversion Ordinance</b>	<ul style="list-style-type: none"> <li>Monitor conversion activities annually.</li> </ul>	There were no residential condominium conversions during the 5 <sup>th</sup> Planning Cycle.	<p><b>Ongoing.</b></p> <p>The City will continue to implement the Condominium Conversion Ordinance through the 2023-2031 planning cycle.</p>
<b>2. Housing Production</b>			
<b>Program 5: Mixed Use Development</b>	<ul style="list-style-type: none"> <li>Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.</li> </ul>	The City issued a building permit in 2015 for the Aster project, which consisted of 314 residential units with 17,000 square feet of commercial/retail space. In 2021, the City approved the Amador Station project, which consisted of 300 affordable residential units in two separate buildings, ground-floor retail, amenity space, and parking.	<p><b>Ongoing.</b></p> <p>The City was successful in facilitating the development of 314 mixed-use units during the 5<sup>th</sup> planning cycle. The City will continue to promote high-density residential mixed-use projects in the Downtown Dublin Specific Plan area, as well as near BART Stations, throughout the 2023-2031 planning cycle.</p>
<b>Program 6: Affordable Housing Developers</b>	<ul style="list-style-type: none"> <li>Negotiate specific incentives package for each project, with increased incentives for projects that include units for</li> </ul>	The City worked closely with Eden Housing on the development of Valor Crossing, a 66-unit affordable rental development that includes 20 extremely low-income units, with support from the Veterans Affairs Supportive Housing (VASH) program. The City provided support letters and	<p><b>Ongoing.</b></p> <p>The City was successful in working with developers to accommodate affordable</p>



**Table A-2: 5<sup>th</sup> Planning Cycle Policy and Program Accomplishments**

Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	<p>extremely low income households and persons with disabilities.</p> <ul style="list-style-type: none"> <li>• Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.</li> <li>• 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).</li> <li>• Annually contact developers to discuss affordable housing opportunities.</li> </ul>	<p>application assistance for funding opportunities. In addition to facilitating land acquisition for the site and providing a \$6.4 million loan, the City approved reduced parking for the project. The project broke ground in November 2015 and was fully occupied in 2017.</p> <p>Throughout the 5<sup>th</sup> Planning Cycle, the City met with several affordable housing developers to discuss potential affordable housing development projects and opportunities on both publicly and privately-owned properties in Dublin.</p> <p>Between 2015 and 2017, the City worked with developers to produce 79 affordable dwelling units (20 of which were set aside of extremely low-income residents and veterans).</p> <p><b><u>2019:</u></b> In 2019, the City received an Award of Merit from the California Association for Local Economic Development and a Helen Putnam Award from the League of California Cities for the Valor Crossing project.</p> <p><b><u>2020:</u></b> On September 1, 2020, the City Council adopted a resolution, authorizing the City to become an additional member of the California Community Housing Agency (CalCHA); supporting CalCHA’s issuance of tax-exempt bonds for the production, preservation, and protection of essential middle-income rental housing; and authorizing the City Manager to enter into Purchase Option Agreements with CalCHA for essential middle-income rental housing created within the City limits. The CalCHA Program provides affordable housing targeted at moderate and middle-income households earning between 81-120 percent of the area median income (AMI).</p>	<p>housing units on a variety of projects during the 5<sup>th</sup> planning cycle. The City will continue to facilitate conversation, provide incentives, and when possible, provide funding assistance to proposed residential projects which include affordable housing components. This will be additionally important during the 2023-2031 planning cycle to meet the City’s RHNA allocation.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>On December 1, 2020, the City Council authorized the City Manager to negotiate and prepare a Purchase and Sale Agreement for the transfer of approximately one-acre of property in the East Dublin Transit Center, located at the southeast corner of Iron Horse Parkway and Martinelli Drive, commonly known as Site D-1, from the Surplus Property Authority of Alameda County to the City of Dublin, or its designee, for as an affordable housing site development. Once the property has transfer, Staff will work with an affordable housing developer to facilitate development of the site.</p> <p><b>2021:</b></p> <p>The City issued Planning entitlements for three projects in 2021: the 573-unit East Ranch project, which includes 68 affordable units; the 300-unit Amador Station (BRIDGE Housing) affordable project; and the 113-unit Regional Street (Eden Housing) affordable project for a total of 481 affordable units combined between all three projects. The East Ranch project also includes the dedication of a two-acre Public/Semi-Public site for a future affordable housing project. Preliminarily, this site would provide 77 units of very low/low-income affordable rental housing.</p> <p>In 2021, the City also joined California Statewide Community Development Authority (CSCDA), which allows for the issuance of bonds to acquire properties for the production, preservation, and protection of essential middle-income rental housing. Three properties in Dublin were acquired through the CalCHA and CSCDA programs in 2021, including the 313-unit Aster project, the 390-unit Waterford Place Apartments, and the 324-unit Fountains at Emerald Park, which have resulted in conversion of 76 units that are now affordable to households earning no more than 80 percent AMI, 55 units affordable to households earning no more than 100 percent AMI, and 40 units affordable to households earning no more than 120 percent AMI.</p>	

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		Staff continues to meet with several affordable housing developers to discuss potential affordable housing development projects and opportunities in Dublin on both publicly- and privately-owned properties.	
<b>Program 7: Density Bonuses</b>	<ul style="list-style-type: none"> <li>Review and, as necessary, revise the Density Bonus Ordinance to ensure compliance with State Law within two years of adoption 2015-2023 Housing Element.</li> <li>Continue to implement the Density Bonus Ordinance and provide information on the Ordinance to developers and other interested parties.</li> <li>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.</li> </ul>	<p>The City continues to implement the Density Bonus Ordinance, monitor state legislation, and make necessary changes as needed, and provide information to developers and other interested parties. The City provides information on the City's affordable housing incentives at: <a href="http://www.dublin.ca.gov">http://www.dublin.ca.gov</a> &gt; Government &gt; Departments &gt; Community Development &gt; Housing &gt; Affordable Housing Development Information</p> <p>In November 2019, the City Council adopted Ordinance No. 14-19, amending the Density Bonus Regulations (Chapter 8.52) of the Dublin Municipal Code to comply with State law.</p>	<p><b>Modify.</b></p> <p>The City will continue to implement the Density Bonus Ordinance, as well as update it as necessary to maintain compliance with State law. The City will also continue to promote the Density Bonus Ordinance and its regulations and development incentives to promote the development of affordable housing units throughout the 2023-2031 planning cycle.</p>
<b>Program 8: Inclusionary Zoning</b>	<ul style="list-style-type: none"> <li>Facilitate the construction of 100 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period.</li> </ul>	<p><b>2015:</b></p> <p>In 2015, the City issued permits for a 66-unit affordable rental development, Valor Crossing, by Eden Housing, Inc. This affordable development was made possible in part through a land dedication (the affordable housing project site) by the developer of a market rate residential project on a parcel located to the north of the affordable housing site. The market rate developer fulfilled the inclusionary housing obligation for 313 market rate units by transferring ownership of the 1.37-acre site for the affordable housing project. In addition, the City issued a</p>	<p><b>Ongoing.</b></p> <p>The City was successful in developing affordable units and in collecting in-lieu funds throughout the 5<sup>th</sup> planning cycle. The City will continue to implement the Inclusionary Zoning Ordinance throughout the 2023-2031</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>\$6.4 million loan to Eden Housing, Inc. for the Dublin Family Apartments project from the Affordable Housing Fund.</p> <p>The City also issued permits for three deed-restricted moderate-income units at Tribeca. These units are part of the inclusionary housing obligation for the Transit Center development area. The project will offer a total of five moderate-income homes.</p> <p><b><u>2016:</u></b> In 2016, the City issued permits for the two deed-restricted moderate-income units at Tribeca.</p> <p><b><u>2017:</u></b> In 2017, the City issued eight building permits for moderate-income ADUs in Tassajara Hills</p> <p><b><u>2018:</u></b> In 2018, the City issued 17 building permits for moderate-income ADUs in Tassajara Hills. The City has also received an agreement for the Saint Patrick Way project developer to dedicate a 1.3-acre parcel to an affordable housing developer for a future affordable housing project.</p> <p><b><u>2020:</u></b> In July 2020, the City issued a Notice of Funding Availability (NOFA) for the creation of affordable rental housing in Dublin. Approximately \$10 million in funding was available to support predevelopment, acquisition, and construction of affordable rental housing from the City’s Affordable Housing Fund and Alameda County A-1 Bond. The funding was intended to provide gap financing between a project’s total development cost and other available financing sources. Eligible projects were required to be new construction rental development, and target extremely low-, very-</p>	<p>planning cycle. The City will promote the Inclusionary Zoning Ordinance.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>low-, and/or low-income households earning up to a maximum of 80 percent area median income. The NOFA resulted in two proposals: a 77-unit project at 6501 Golden Gate Drive that is part of a larger multi-phase project proposed by BRIDGE Housing, and a 121-unit project proposed by Eden Housing at 7922 Dublin Boulevard. The City Council directed Staff to work with BRIDGE Housing to refine their proposal, while also continuing discussions with Eden Housing.</p> <p>Additionally, Staff worked with Eden Housing on a preliminary proposal for the State’s Local Housing Trust Fund (LHTF) grant program to develop between 70 and 114 units of affordable housing with a projected total development cost of between \$46 million and \$74 million. This proposal, together with a reservation of units from the Downtown Dublin Development Pool and a request to authorize the City Manager to submit the grant application, were presented to the City Council on July 21, 2020. At that meeting, the City Council also directed Staff to issue a Letter of Intent to Eden to provide matching funds that are required by the grant. The matching funds include the 1.3-acre site, valued at approximately \$5 million, plus \$5 million from the Alameda County A-1 Bond.</p> <p>Furthermore, the City issued building permits for 27 affordable units in 2020.</p> <p><b>2021:</b></p> <p>In 2021, the City was awarded \$3,333,333 in LHTF funding, for the proposed affordable housing project by Eden on the 1.3-acre site located at 6541 Regional Street, which is associated with the adjacent Saint Patrick Way Residential Project.</p> <p>In 2021, the City approved a 300-unit residential project called Amador Station, which will be built in two phases. Phase I will include 136 units</p>	

**Table A-2: 5<sup>th</sup> Planning Cycle Policy and Program Accomplishments**

Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>affordable to households earning an average of no more than 43 percent area median income (AMI) (excluding two manager’s units). Phase II of Amador Station will include 164 units affordable at a minimum to moderate-income households (excluding two manager’s units). In addition, the City also approved the Regional Street Senior Affordable project, which will include 113 units affordable to senior households earning no more than 60 percent AMI, of which 30 percent of the units will be affordable to households earning no more than 30 percent AMI (excluding one manager’s unit). Both projects are receiving financial support from the City. The City committed \$7.1 million from the City’s Housing Fund and \$2.9 million in Alameda County Measure A-1 Bond funds to Phase 1 of the Amador Station project. In addition, the City committed \$5 million in Measure A-1 bond funds and facilitated the site acquisition at low cost (valued at \$5 million) for the Regional Street Senior Affordable project.</p> <p>Additionally, the City issued building permits for 13 affordable ADUs in 2021. The City has exceeded the goal of 100 affordable units.</p>	
<p><b>Program 9: Commercial Linkage Fee</b></p>	<ul style="list-style-type: none"> <li>Facilitate the construction of 50 affordable housing units within the planning period (10 extremely low/very low, 15 low, and 25 moderate income units).</li> <li>Assist five moderate income households with first-time homebuyer loans.</li> <li>Provide funding towards homeownership training and foreclosure prevention services, rental assistance</li> </ul>	<p>Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City’s Affordable Housing Fund along with in-lieu fees collected from developers for residential development. The Affordable Housing Fund (AHF) was used to facilitate the development of Valor Crossing, a 66-unit affordable housing community. The project includes 20 extremely low-, six very low-, and 39 low-income units, as well as a manager’s unit. The AHF is also used to negotiate with other developers looking to build affordable housing.</p> <p>The City continued to contract with Tri-Valley Housing Opportunity Center (TVHOC) for homebuyer education, foreclosure prevention services, rental assistance, and pre- and post-purchase counseling.</p>	<p><b>Ongoing.</b></p> <p>The City successfully collected \$612,796.21 from Commercial Linkage Fees during the 5<sup>th</sup> planning cycle and issued 4 First Time Homebuyer loans. The City will continue to collect Commercial Linkage Fees and use the funds towards affordable housing construction loans, First-Time Homebuyer loans,</p>



Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	<p>programs and the Alameda County Homeless Management Information System.</p>	<p>Homeowner education for Dublin residents is available with periodic free trainings from ECHO Housing, serving Alameda County with a grant from the US Department of Housing and Urban Development. Foreclosure prevention services are available from Alameda County's AC Secure Program, funded by Measure A-1. The City also continued to support the Alameda County Homeless Management Information System (HMIS) through the Affordable Housing Fund. HMIS is managed by EveryOne Home, a community-based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection.</p> <p><b><u>2015:</u></b> In 2015, the City collected \$45,829.80 in Commercial Linkage Fees. There were two Re-Issued Mortgage Credit Certificates in 2015.</p> <p><b><u>2016:</u></b> In 2016, the City collected \$3,461.88 in Commercial Linkage Fees. The City issued one new First-Time Homebuyer loan during the 2016 calendar year.</p> <p><b><u>2017:</u></b> In 2017, the City collected \$359,928.47 in Commercial Linkage Fees.</p> <p><b><u>2018:</u></b> In 2018, the City collected \$11,878.78 in Commercial Linkage Fees. The City issued one new First-Time Homebuyer loan during the 2018 calendar year.</p> <p><b><u>2019:</u></b></p>	<p>Homeownership training and foreclosure prevention services, Housing Division's administrative costs, and Alameda County Homeless Management Information System.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>In 2019, the City collected \$191,696.96 in Commercial Linkage Fees. The City issued two new First-Time Homebuyer loans during the 2019 calendar year.</p> <p><b>2021:</b> In 2021, the City collected \$71,467.83 in Commercial Linkage Fees. The City issued one new First-Time Homebuyer Loan Program loan for \$40,000 during the 2021 calendar year.</p> <p>During the 5<sup>th</sup> Planning Cycle, the City collected a total of \$684,264.72 Commercial Linkage Fees and issued five First-Time Homebuyer loans.</p>	
<b>Program 10: Housing Type and Size Variations</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>The City's General Plan, various Specific Plans, and the Planned Development zoning process facilitate diversity of housing types and sizes to meet the City's housing needs.</p> <p>The City also created a new housing and size type establishing regulations for junior accessory dwelling units, which are units that are no more than 500 square feet contained entirely within the walls of a single-family residence.</p>	<p><b>Ongoing.</b> The City will continue to promote housing type and size diversity throughout the 2023-2031 planning cycle to accommodate the housing needs of all segments of the community.</p>
<b>Program 11: First-Time Homebuyer Programs</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Continue to distribute FTHLP application packets at the Civic Center, City website,</li> </ul>	<p>Information regarding the City's FirstTime Homebuyer Loan Program is available on the City's website, in printed materials at the Civic Center, and through local housing service organizations. In addition, the City's website provides information and links to other homebuyer assistance programs including the City's below market rate (BMR) home ownership program, Mortgage Credit Certificates (administered for the City of Dublin by Alameda County), and California Housing Finance Agency (CalHFA) loan programs.</p> <p><b>2015:</b></p>	<p><b>Ongoing.</b> The City successfully issued four FTHLP loans during the 5<sup>th</sup> planning cycle. The City will continue to promote the FTHLP and provide assistance to qualified first time homebuyers during the planning cycle.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	and locations that provide housing services.	<p>While First-Time Homebuyer Loan Program loan funds remained available, the City did not issue any new loans in 2015.</p> <p><b>2016:</b> The City issued one new First-Time Homebuyer Load Program loan for a moderate-income unit in 2016.</p> <p><b>2018:</b> The City issued one new First-Time Homebuyer Load Program loan for a moderate-income unit in 2018.</p> <p><b>2019:</b> The City issued two new First-Time Homebuyer Load Program loans for moderate-income units in 2019.</p> <p><b>2021:</b> The City issued one new First-Time Homebuyer Load Program loan for a moderate-income unit in 2021.</p>	
<b>Program 12: Second Dwelling Units</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Facilitate the construction of 30 second dwelling units within the planning period.</li> </ul>	<p>The City has taken multiple steps to incentivize Accessory Dwelling Units (ADUs), such as streamlining the review process, modified development standards (such as parking), developed prototype plans, prepared an ADU Manual (how-to-guide for ADUs), launched a one-stop-shop webpage, and waived permit fees for certain ADUs.</p> <p>ADUs are generally approved through a ministerial building permit process when proposed on a site with an existing single-family home but also can be approved through a discretionary review process when they are proposed in new developments. When approved as part of a new development, in some cases the developer has proposed ADUs that are affordable to lower-income households. In those cases, the ADUs have been counted toward a portion of the City’s inclusionary zoning</p>	<p><b>Modify.</b> The City relies upon the projected development of ADUs to accommodate a portion of its RHNA allocation. As such, the City will continue to promote the development of ADUs, and specifically affordable ADUs. The City will continue to promote the pre-approved prototypes plan models and the ADU</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>requirement and a deed restriction has been recorded against the property to ensure affordability.</p> <p><b>2016:</b> In 2016, the City issued permits for 12 ADUs at Wallis Ranch in Neighborhoods 1 and 2.</p> <p><b>2017:</b> In 2017, the City issued permits for 22 ADUs.</p> <p><b>2018:</b> In 2018, the City issued permits for 18 ADUs at Wallis Ranch and Tassajara Hills. Seventeen of these units are restricted for moderate-income households.</p> <p><b>2019:</b> In 2019, the City submitted (and obtained approval) for Senate Bill 2 funding to streamline accessory dwelling units (ADU). To facilitate ADUs and comply with most recent legislation, the City will develop prototype plans (minimum of three designs); update the Zoning Ordinance to amend development standards; and develop an ADU Manual to guide applicants through the entitlement and construction process. A total of eight ADUs were permitted in 2019.</p> <p><b>2020:</b> Although accessory dwelling units (ADUs) are often considered “affordable by design,” HCD only allows ADUs to count towards the affordable categories if the affordability can be demonstrated through either a deed restriction guaranteeing affordable rents, documentation of proposed rental rates, or through a survey of rental rates of comparable units. In</p>	<p>Manual. The program has been modified to include further incentives and monitoring, as well as require updates as necessary to maintain compliance with State law.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>2020, the City issued building permits for five ADUs that are deed restricted as for moderate-income households.</p> <p>The City Council took multiple actions to address barriers to development of ADUs and junior ADUs (JADUs) and to facilitate their production in 2020. On November 3, 2020, the City Council adopted a revised Fee Schedule that exempted ADUs less than 750- square feet from paying impact fees and modified the impact fees for ADUs 750- square feet or larger to be proportional to the primary dwelling unit consistent with recent changes in state law. Additionally, on November 17, 2020, the City Council adopted an amendment to the Zoning Ordinance to comply with recent changes in state law, including changes to the development standards for minimum unit size, setbacks, and parking for ADUs and the addition of regulations for JADUs.</p> <p><b>2021:</b></p> <p>In 2021, the City issued building permits for 13 ADUs that are deed restricted for moderate-income households. On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permitting fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years.</p> <p>To further incentivize ADUs, the City worked with RRM Design Group to design eight ADU prototype plan models with a range of sizes and architectural styles. The City launched a webpage for Accessory Dwelling Units, which is a one-stop-shop for ADU resources, regulations, and requirements. The website is available at:  <a href="https://dublin.ca.gov/2428/Accessory-Dwelling-Units">https://dublin.ca.gov/2428/Accessory-Dwelling-Units</a>.</p>	

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		The City issued building permits for 91 ADUs between 2015 and 2021.	
<b>Program 13: Homeless Assistance</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Continue to participate in regional collaborations to address homelessness.</li> </ul>	<p>The City continues to support Tri-Valley Haven (domestic violence and homeless services) and Eden I&amp;R (a service connecting citizens to safety net services) through the Community Support Grants program. Tri-Valley Haven’s Homeless and Family Support Services program assists Dublin residents through Sojourner House (a family homeless shelter) and their Food Pantry. Eden I&amp;R’s 2-1-1 service provides information and referrals. They also serve as the Alameda County first point of contact of Coordinated Entry Systems (CES) screenings and referrals.</p> <p>The City continues to fund regional homeless assistance program and participate in regional efforts to address homelessness. City staff regularly attended meetings organized by Everyone Home and the Alameda County Department of Housing and Community Development. In late 2018, the City partnered with the cities of Livermore and Pleasanton to apply for Homeless Emergency Aid Program (HEAP) funds for CityServe to enhance their homeless outreach and services. CityServe of the Tri-Valley helps people in crisis; in 2019, the Cities signed agreements to continue the efforts.</p> <p><b>2015:</b> Tri-Valley Haven’s homeless assistance program served 275 Dublin residents in 2015. Eden I&amp;R served 167 Dublin residents in 2015.</p> <p><b>2016:</b> Tri-Valley Haven’s homeless assistance program served 622 Dublin residents in 2016. Eden I&amp;R served 37 Dublin residents in 2016. Additionally, CityServe served 20 Dublin residents.</p> <p><b>2017:</b></p>	<p><b>Ongoing.</b> The City was successful in providing regional assistance to address homelessness. The City will continue to fund emergency shelter programs in the region and participate in regional efforts to address homelessness.</p>



Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>Tri Valley Haven's homeless assistance program served 415 Dublin residents in 2017 and 461 residents were supported through Eden I&amp;R. Additionally, CityServe served over 1,000 Dublin residents.</p> <p>In 2017, Dublin, Livermore, and Pleasanton applied jointly for a \$100,000 County grant to further support organizations serving homeless individuals.</p> <p><b>2018:</b> Tri Valley Haven's homeless assistance program served 499 Dublin residents in 2018 and received a \$11,400 grant. Eden I&amp;R served 145 Dublin residents in 2018 and received a \$9,400 grant. CityServe received a \$14,400 grant and served 804 Dublin residents in 2018.</p> <p><b>2019:</b> Tri-Valley Haven's Homeless and Family Support Services program received a \$10,625 grant and served 499 Dublin residents in 2019. Eden I&amp;R received a \$10,000 grant and served 145 Dublin residents in 2019. CityServe received a \$14,360 grant and served 804 Dublin residents in 2019.</p> <p><b>2021:</b> For the 2020-2021 CityServe contract, the City of Dublin contributed \$34,976.50 of HEAP funds.</p>	
<b>Program 14: Tri-Valley Affordable Housing Committee</b>	<ul style="list-style-type: none"> <li>Participate in at least one affordable housing fair annually throughout the planning period.</li> </ul>	<p>The City participated in quarterly meetings of the Tri-Valley Affordable Housing Committee. Committee meetings featured presentations from housing-related organizations and facilitated the exchange of information and ideas among participating jurisdictions. This group arranges housing fairs every spring during Affordable Housing Week in May.</p>	<p><b>Ongoing.</b> The City will continue participating in regional fair housing and affordable housing collaboratives and seek funding/ partnerships</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		The City is also a member of the East Bay Housing Organization and promotes Affordable Housing Week activities in April. The City also participates with the Tri-Valley Anti-Poverty Collaborative.	with local housing service providers.
<b>3. Adequate Housing Sites</b>			
<b>Program 15: Residential Sites Inventory and RHNA Monitoring</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the RHNA of 2,285 units (96 very low, 446 low, 425 moderate, and 618 above moderate-income units).</li> </ul>	<p>The City monitors housing development annually to ensure adequate sites remain available to meet the RHNA obligation.</p> <p>The City evaluates land availability annually to ensure adequate sites remain available to meet the RHNA obligation.</p> <p>The City met its RHNA allocation for above-moderate units in 2017.</p>	<p><b>Modify.</b></p> <p>The City will continue to use a variety of strategies to accommodate its RHNA allocation throughout the 2023-2031 planning cycle, as well as monitor candidate sites. The program has been modified to account for the 2023-2031 planning cycle RHNA numbers and the specific RHNA strategies identified within this Housing Element.</p>
<b>4. Removal of Governmental Constraints</b>			
<b>Program 16: Fee Deferment or Amortization</b>	<ul style="list-style-type: none"> <li>Continue to offer the deferment or amortization of fees as an option to interested parties.</li> </ul>	The City continues to offer deferment or amortization of fees as an option to interested parties and has the information available on the City's website.	<p><b>Ongoing.</b></p> <p>The City will continue to offer deferment or amortization of planning and development fees for</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	<ul style="list-style-type: none"> <li>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.</li> </ul>		senior housing units and affordable units for lower and moderate-income households. The City will also ensure information is available to the public online and at the Civic Center.
<b>Program 17: Universal Design Ordinance</b>	<ul style="list-style-type: none"> <li>Continue to make the brochure and other related information available on the City's website and at the public counter.</li> </ul>	Information regarding the City's Universal Design Ordinance is available on the City's website and in printed materials at the Civic Center.	<b>Ongoing.</b> The City will continue to promote the Universal Design Ordinance in-person at the Civic Center and online.
<b>Program 18: Emergency Shelters and Supportive and Transitional Housing</b>	<ul style="list-style-type: none"> <li>Review and amend, if necessary, the Emergency Shelters Ordinance within two years of adoption of the 2015-2023 Housing Element.</li> <li>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.</li> </ul>	<p>The City annually reviews its ordinances to ensure they are consistent with state legislation.</p> <p>In 2019, Planning Division staff reviewed the emergency shelters provisions of the Zoning Ordinance to ensure compliance with State law. No amendments were necessary.</p>	<b>Ongoing.</b> The City will continue to implement the Emergency Shelter Ordinance, and when necessary, update it and the Zoning Code to maintain compliance with State law.
<b>Program 19: Monitoring of Development Fees</b>	<ul style="list-style-type: none"> <li>As changes are made to the development fees, the City will evaluate their impact on housing development and make adjustments or</li> </ul>	On November 3, 2020, the City Council adopted a revised Fee Schedule that exempts ADUs less than 750-square feet from paying impact fees and modified the impact fees for ADUs 750-square feet or larger to be proportional to the primary dwelling unit. Other impact fees continue to be evaluated, as needed.	<b>Ongoing.</b> The City will continue review its development fees annually to ensure they are reasonable and do not

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	mitigation as appropriate (such as continuing to offer fee deferral and amortization (Program 16).	<p>On December 7, 2021, the City amended the Master Fee Schedule to waive certain City permit fees for ADUs applied for between January 1, 2022, and December 31, 2026. Permit fees are waived for ADUs less than 750 square feet and ADUs 750 square feet or larger that are deed restricted as lower-income units for a period of 55 years.</p> <p>On December 21, 2021, the City Council adopted Resolution No. 144-21, revising the Eastern Dublin Traffic Impact Fee for future development within the Eastern Dublin Area, renaming the program as the Eastern Dublin Transportation Impact Fee, and updating the Consolidated Impact Fee Administrative Guidelines.</p>	constrain housing development.
<b>5. Promoting Equal Housing Opportunity</b>			
<b>Program 20: Equal Housing Opportunity</b>	<ul style="list-style-type: none"> <li>• Provide referrals to appropriate agencies for services.</li> <li>• Distribute fair housing information to public locations.</li> <li>• Post information on the City website.</li> <li>• Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.</li> <li>• Participate in Alameda County’s Impediments to Fair Housing Study through the CDBG program.</li> </ul>	<p>The City provides referrals to appropriate agencies through direct communication with residents (in person at the counter, via email, and over the phone) and information on the City website. The website includes links to Eden Council for Hope and Opportunity (ECHO) and to the State of California Consumer Affairs Office booklet “California Tenants: Guide to Residential Tenants and Landlord’s Rights and Responsibilities.” The City, through Alameda County, contracts with ECHO to provide fair housing services to Dublin residents. ECHO offers fair housing counseling and tenant/landlord dispute mediation at no cost to Dublin residents and housing providers. The City also participated in the update to the "Tri-Valley Human Services Pocket Guide," printed in English and Spanish and made them available at the Civic Center. The guide includes contact information for housing and legal service providers.</p> <p>The City of Dublin Housing Division hosted a Fair Housing Workshop in collaboration with Eden Council for Hope and Opportunity (ECHO) in July 2016. The event was attended by property managers and leasing staff</p>	<p><b>Ongoing.</b></p> <p>The City successfully participated in a variety of regional efforts to investigate and ensure provision of fair housing during the 5<sup>th</sup> planning cycle. The City will continue to promote information on services and resources available to the community, as well as participate in regional efforts to address fair housing issues throughout the 2023-2031 planning cycle.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>from Dublin apartment communities, local service providers, and other housing professionals. ECHO reviewed State and Federal Fair Housing Law and practical applications for rental housing providers and tenants.</p> <p>Real estate agents, rental property owners/managers and financial institutions are directed to the City’s website for information or are referred to outside agencies, as appropriate. Throughout the year, Housing Staff meets with developers, real estate agents and landlords to discuss the City’s housing programs, which may include information on the 211 County-wide social services hotline and ECHO’s services. In addition, information is distributed to property managers during the annual rental monitoring site visits.</p> <p>The City participated in the preparation of the most recent version of Alameda County’s Impediments to Fair Housing Study through the urban county HOME Consortium, completed and published in February 2015. City staff provided notes and comments, attended review sessions, and posted draft and final versions of the Analysis on the City’s website. In 2019 and 2020, the City participated in the update of Alameda County’s Impediments to Fair Housing Study through the Urban County HOME Consortium. A public review draft of the Alameda County’s Impediments to Fair Housing Study was published in December 2019 and later adopted in January 2020.</p>	
<b>6. Green Building Program</b>			
<b>Program 21: Green Building Guidelines</b>	<ul style="list-style-type: none"> <li>Continue to implement the provisions of the Green Building Ordinance.</li> <li>Continue to update brochures that describe program requirements and</li> </ul>	<p>The City continued to implement the Green Building Ordinance.</p> <p>The City continued to update brochures as needed and make them available on the City’s website. In 2020, the City also established a handout and procedures to streamline the review of electric vehicle charging stations for commercial and industrial development.</p>	<p><b>Ongoing.</b></p> <p>The City will continue to implement the Green Building Ordinance and guidelines throughout the 2023-2031 planning cycle.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
	<p>make them available to any interested parties and continue to provide Green Building resources on the City's website.</p>	<p>In September 2020, the City Council adopted the Climate Action Plan 2030 and Beyond (CAP 2.0), establishing the next phase of climate action planning and implementation. Strategies of CAP 2.0 include 100 percent renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2.0 establishes the City's commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045.</p> <p>The City continues to require covered projects (including construction, demolition, and renovation projects with total costs of \$100,000 or greater) to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance, which was adopted in 2008 and amended in 2014. The regulations require the diversion of at least 65 percent for remodels and 75 percent for new construction of construction waste away from landfills.</p> <p>In 2021, Building and Safety Division Staff received training on zero net energy homes, solar photovoltaic and energy storage systems, SolarAPP+, and energy code.</p> <p>Additionally, the City continues to work with StopWaste, the Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch to provide energy conservation to the public via workshops and direct outreach. The City also promoted the new SB 1383 requirements to divert 75 percent of solid waste from the landfill by 2025 (based on 2014 levels) and divert 25 percent of food waste from the landfill.</p> <p>Notably, the City transitioned all residential electrical accounts to East Bay Community Energy's Renewable 100 plan, which offers 100 percent renewable and carbon-free electricity, effective January 1, 2022.</p>	<p>This includes promoting information on the program and available resources.</p>



Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		Finally, the City continues to offer subsidized permit fees for the installation of solar roof panels for a variety of projects throughout the City.	
<b>Program 22: Energy Conservation</b>	<ul style="list-style-type: none"> <li>Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.</li> </ul>	<p>Strategies of CAP 2.0 include 100 percent renewable and carbon-free electricity, building efficiency and electrification, sustainable mobility and land use, materials and waste management, and municipal leadership measures. CAP 2.0 establishes the City’s commitment to reducing greenhouse gas (GHG) emissions and strive for carbon neutrality by 2045, resulting in cleaner air, more versatile and flexible transportation, new opportunities for economic growth, reductions in localized flooding risks, and greater energy independence from fossil fuels.</p> <p>The City continues to require covered projects (including construction, demolition, and renovation projects with total costs of \$100,000 or greater) to submit a Waste Management Plan to meet the City’s Construction and Debris Ordinance, which was adopted in 2008 and amended in 2014. The regulations require the diversion of at least 65 percent for remodels and 75 percent for new construction of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project-specific basis. Informational brochures and pamphlets are available on the City’s website and at the public counter.</p> <p>In February 2020, the City opened the Dublin Public Safety Complex, a Leadership in Energy and Environmental Design (LEED) certified zero net energy construction project. Building and Safety Division Staff received training on LEED Project Management and CalGreen Title 24 Part 11.</p>	<p><b>Ongoing.</b> During the 5<sup>th</sup> planning cycle, the City successfully promoted energy conservation through a variety of endeavors and collaborations. Through the 2023-2031 planning cycle, the City will continue to implement the Waste Management and Building Code regulations, as well as provide staff training and promote information on resources available for proposed projects and Dublin households.</p>

Table A-2: 5 <sup>th</sup> Planning Cycle Policy and Program Accomplishments			
Policy Programs	Objectives	Program Accomplishments	Status for Sixth Cycle
		<p>Additionally, the City continues to work with StopWaste, the Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch to provide energy conservation to the public via workshops and direct outreach. In July 2020, the City hosted a webinar with StopWaste and BayREN about residential heating and cooling systems and indoor air quality and educated the community about free technical support and up to \$6,000 in rebates offered through the BayREN Home+ program. East Bay Community Energy (EBCE), the City’s community choice energy provider, launched the Resilient Home program, which provides pre-negotiated pricing for rooftop solar from SunRun, with or without batter storage. Resilient Home offers an additional \$1,250 incentive if homeowners enroll their battery with EBCE, sharing power during peak times when there isn’t an outage.</p> <p>Finally, the City continues to offer subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City.</p>	



**APPENDIX B:**  
**COMMUNITY PROFILE**



The Community Profile provides an overview of the City’s housing and population characteristics and evaluates the factors that contribute to the supply and demand of housing in Dublin. To create a comprehensive evaluation of Dublin’s housing needs, the Community Profile discusses population, household, economic and housing stock characteristics, and presents each of these components in a regional context. This assessment serves as the basis for identifying the appropriate goals, policies, programs, and quantified objectives for the City to implement during the 2023-2031 Housing Element Cycle.

The Community Profile uses the most current data available from the Association of Bay Area Governments (ABAG), 2020 U.S. Census, 2016-2020 American Community Survey, California Department of Finance, California Employment Development Department, California Department of Education, and other currently available real estate market data.

## A. Population Characteristics

Understanding the characteristics of a population is critical to plan for the needs of a community. Population growth, age composition, race and ethnicity, and employment trends influence the type and extent of housing needs and the ability of the local population to afford housing costs. The following subsection describes and analyzes the various population characteristics and trends that affect housing need.

### 1. Population Growth

According to the U.S. Census and ABAG Projections 2040 by Jurisdiction, the population of Alameda County is forecasted to increase by 24.4 percent through 2040. **Table B-1** shows a 15.8 percent county-wide growth from 2010 to 2020 and another 22.3 percent increase between 2020 to 2040. The City is anticipated to grow 15.2 percent between 2020 and 2040.

**Table B-1: Population Growth (2010-2040)**

Jurisdictions	Population						Percent Change	
	2010 Actual	2020 Actual	2025 Projected*	2030 Projected*	2035 Projected*	2040 Projected*	2010-2020	2020-2040
Dublin	46,036	72,589	54,780	71,870	78,140	83,595	57.6%	15.2%
San Ramon	66,822	84,605	78,430	79,520	81,955	84,165	26.0%	0.5%
Livermore	78,520	87,955	89,960	99,115	106,190	113,730	6.1%	29.3%
Pleasanton	68,204	79,871	76,235	78,370	83,115	87,875	10.0%	10.0%
Alameda County	1,477,980	1,682,353	1,776,495	1,868,635	1,960,630	2,092,370	15.8%	24.4%

Sources: Bureau of the Census (2010 and 2020) and Plan Bay Area 2040 ABAG Projections 2040 by Jurisdiction.

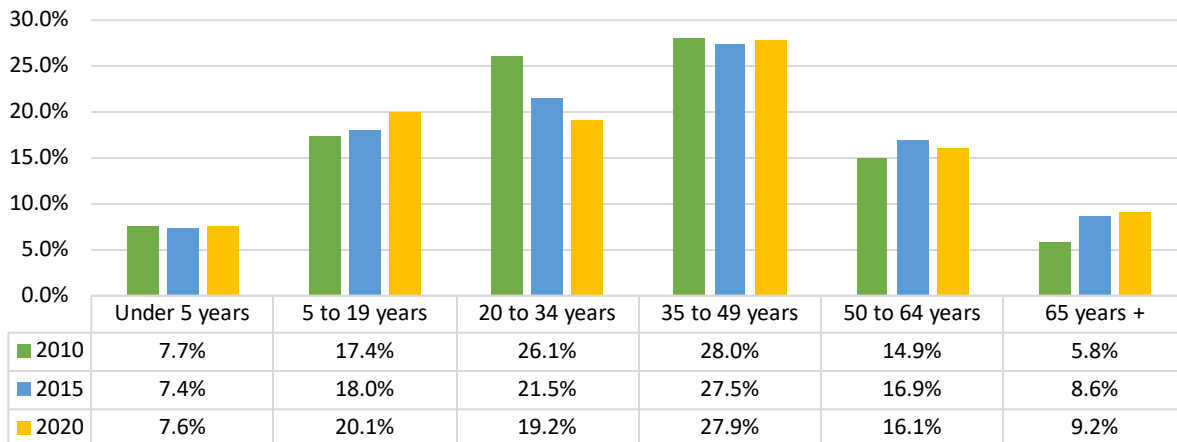
\*Projection numbers do not reflect the City’s current population growth trends and are based on the 2040 ABAG Projections. ABAG’s projections within Plan Bay Area 2050 are not used as they are based on subcounty areas, called super-districts, which are a combination of cities, towns, and unincorporated areas.

## 2. Age Characteristics

Age distribution within a population helps to evaluate different housing needs as housing choices may differ based on the age of the resident. Young adults (18 to 30 years old) and seniors (65 years or older) typically favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family residences because they tend to have limited incomes or smaller families. As a community's population ages, housing is required to accommodate new or adjusted needs. Appropriate housing is needed to accommodate all stages of life to produce a well-balanced and healthy community.

**Figure B-1** below displays American Community Survey (ACS) data for age distribution in Dublin. According to the ACS, the City is predominately made up of 35- to 49-year-olds (27.9 percent), which is followed by five- to 19-year-olds (20.1 percent). The adult population of 35- to 49-year-olds was the largest population group between 2010 to 2020. The population of 20- to 34-year-olds decreased from 26.1 percent to 19.2 percent (6.9 percent decrease), while the population of 50- to 64-year-olds increased 1.8 percent during that same time frame. Overall, the data shows an aging trend and the ratio of children to young adults continues to decline as the senior population grows.

**Figure B-1: Age Distribution in Dublin (2010-2020)**



Source: American Community Survey, Table S0101, 5-Year Estimates, 2010, 2015, and 2020.

**Table B-2** below shows the age distribution of Dublin and its surrounding communities. Age characteristics are similar throughout the region with the 35 to 49 age group being the largest in the area. The City has a younger population than nearby jurisdictions with the largest percentage of children under the age of five (7.6 percent) and the smallest percentage of seniors (9.2 percent) compared to nearby jurisdictions.

Jurisdiction	Under 5	5 to 19	20 to 34	35 to 49	50 to 64	65 years +
<b>Dublin</b>	<b>7.6%</b>	<b>20.1%</b>	<b>19.2%</b>	<b>27.9%</b>	<b>16.1%</b>	<b>9.2%</b>
San Ramon	5.3%	24.5%	12.9%	25.6%	20.5%	11.2%
Livermore	6.5%	18.1%	17.9%	21.5%	22.7%	13.1%
Pleasanton	4.9%	21.5%	14.0%	22.7%	21.9%	15.1%
Alameda County	5.8%	17.1%	22.6%	21.9%	18.7%	13.9%

Source: American Community Survey, Table S0101, 5-Year Estimates, 2020.

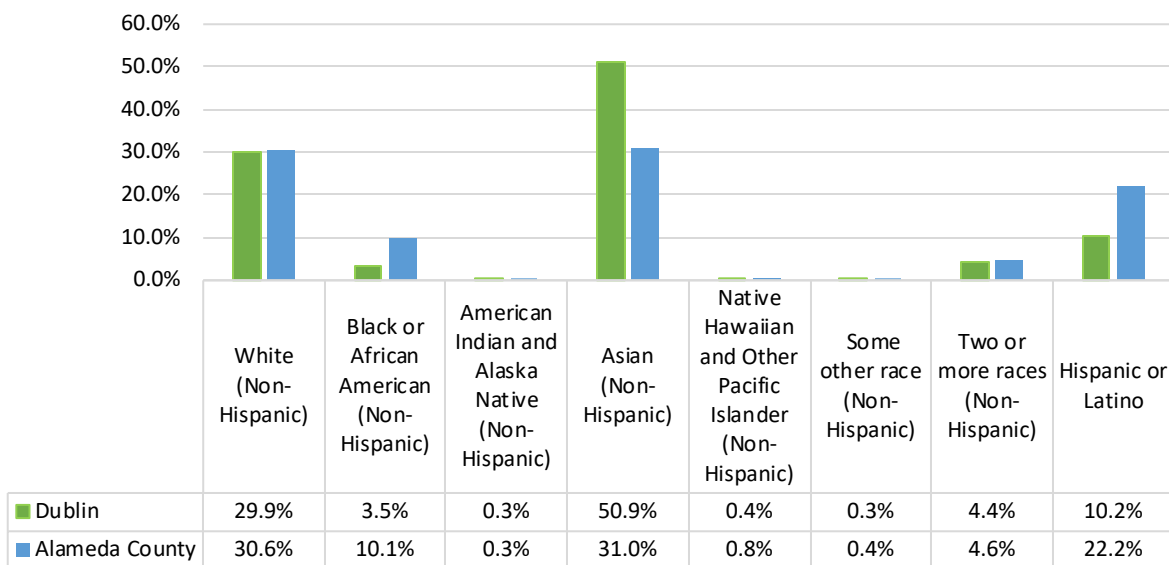


### 3. Race/Ethnicity Characteristics

Creating both equal opportunity and fair housing are essential elements in the provision of housing units within cities and counties. Analyzing and understanding the racial and ethnic composition of a community is important as different racial and ethnic groups have varying household characteristics, income levels, and cultural backgrounds, which may affect their housing needs, housing choice, and housing type. Cultural influences may reflect preference for a specific type of housing and ethnicity may also correlate with other characteristics, such as location, mobility, and income. This is further analyzed in the Affirmatively Furthering Fair Housing (AFFH) section of **Appendix C: Housing Constraints, Resources, and AFFH**. It is important to note that while race and ethnicity are used to identify different sections of a community’s population, they are not the same and are not mutually exclusive. The data identified below shows the racial and ethnic composition of Dublin and nearby jurisdictions using ACS; this allows residents to identify one’s race, as well as one’s ethnicity. Therefore, overlap may occur.

As shown in **Figure B-2**, persons who identify as Asian comprised the largest racial group in Dublin (50.9 percent), larger than the population of persons who identify as Asian in Alameda County (31.0 percent). The second largest population in Dublin is those who identify as White at 29.9 percent. A total of 10.2 percent of Dublin’s population identifies as Hispanic or Latino of any race. The Hispanic or Latino population was smaller in Dublin than in Alameda County, with a difference of about 12 percent. Persons who identify as Black or African American made up 3.5 percent of the population in Dublin, which is smaller than the population who identifies as Black or African American in Alameda County at 10.1 percent. Overall, American Indian, Alaska Natives, Native Hawaiian and Other Pacific Islanders make up the smallest population groups with less than one percent combined – similar to Alameda County. **Table B-3** shows the same data for Dublin and Alameda County in comparison with neighboring jurisdictions. Dublin has the largest population of persons identifying as Asian, the second largest population of persons identifying as Black, and one of the smallest population of persons identifying as White.

**Figure B-2: Racial Ethnic Composition**



Source: American Community Survey, Table B03002, 5-Year Estimates, 2020.

Jurisdiction	White*	Black*	American Indian/Alaska Native*	Asian*	Native Hawaiian/Other Pacific Islander*	Some Other Race*	Two or More Races*	Hispanic or Latino (of any race)
<b>Dublin</b>	<b>29.9%</b>	<b>3.5%</b>	<b>0.3%</b>	<b>50.9%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>4.4%</b>	<b>10.2%</b>
San Ramon	36.8%	2.6%	0.2%	47.4%	0.5%	0.1%	4.7%	7.7%
Livermore	59.1%	1.7%	0.1%	12.9%	0.5%	0.1%	4.3%	21.3%
Pleasanton	46.2%	1.4%	0.3%	37.4%	0.1%	0.2%	3.9%	10.4%
Alameda County	30.6%	10.1%	0.3%	31.0%	0.8%	0.4%	4.6%	22.2%

\*Non-Hispanic  
 Source: American Community Survey, Table B03002, 5-Year Estimates, 2020.

**Table B-4** shows the City experienced significant changes in racial and ethnic demographics, between 2010 and 2020. The population that identifies as White decreased from 50.8 percent to 29.9 percent. Those who identify as Black and Native Hawaiian/Other Pacific Islander also experienced decreases from 7.9 percent to 3.5 percent and 1.5 percent to 0.4 percent, respectively. Those who identify as Asian experienced the largest population increase, from 23.2 percent in 2010 to 50.9 percent in 2020. The Hispanic and Latino population decreased from about 12.8 percent in 2010 to 10.2 percent in 2020.

Race/Ethnicity	2010	2015	2020
White*	50.8%	42.3%	29.9%
Black*	7.9%	6.1%	3.5%
American Indian and Alaska Native*	0.3%	0.4%	0.3%
Asian*	23.2%	33.8%	50.9%
Native Hawaiian or Other Pacific Islander*	1.5%	0.3%	0.4%
Some Other Race*	0.2%	0.3%	0.3%
Two or More Races*	3.3%	5.0%	4.4%
Hispanic or Latino	12.8%	11.7%	10.2%

\*Non-Hispanic  
 Source: American Community Survey, Table B03002, 5-Year Estimates, 2010, 2015, and 2020.

Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. An example of this is the tendency for Asian or Hispanic families to live within a single household. Unaccounted for, housing availability could lead to overcrowding within housing units if suitably sized housing units are not provided.



## B. Economic Characteristics

In addition to demographics and culture, economic characteristics also dictate demand for different types of housing. The affordability of housing units is critical in ensuring all community members have their needs met.

Economic data provides valuable insight into the Dublin population’s ability to enter the housing market and identifies financial constraints related to housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the community’s employment characteristics. Local employment growth is linked to local housing demand, and the reverse being true when employment rates decrease.

### 1. Employment and Wage Scale

Employment can directly affect the housing needs for a city as employment and income provides different abilities for a population to purchase housing as well as influences the types of housing residents can afford. Job growth refers to the number of jobs created in the jurisdiction whereas employment growth refers to the number of residents in a jurisdiction that are employed. **Table B-5** outlines job growth from 2010 through 2040 for Dublin and nearby jurisdictions. The City is forecasted to experience a 45.9 percent job growth from 2020 to 2040 (9,785 jobs). Compared to the nearby jurisdictions, Dublin is forecasted to experience the greatest percentage of overall job growth. **Table B-6** outlines employment growth through 2040 with an overall increase of approximately 74 percent, or 13,690 persons. As compared to nearby jurisdictions, Dublin has the highest percentage of change in both job growth and employment growth between 2010 to 2020 and between 2020 and 2040. The figures listed in **Table B-5** and **Table B-6** provide a deeper understanding of economic growth as compared to forecasted population growth, shown in **Table B-1**. The City is projected to experience the largest job and employment growth from 2020 to 2040 with a significantly greater percentage increase than the other nearby jurisdictions.

Jurisdiction	2010	2020	2025	2030	2035	2040	% Change 2010-2020	% Change 2020-2040	Numeric Change 2020-2040
Dublin	18,085	21,330	21,815	24,205	30,325	31,115	17.9%	45.9%	9,785
San Ramon	70,500	76,485	78,430	79,520	81,955	84,165	8.5%	10.0%	13,665
Livermore	42,705	43,025	43,335	43,950	45,105	45,870	0.7%	6.6%	2,845
Pleasanton	60,095	65,185	65,445	66,940	72,480	75,440	8.5%	15.7%	10,225
Alameda County	705,540	858,685	877,220	901,080	933,725	952,940	27.7%	11.0%	92,255

Source: Plan Bay Area 2040/ABAG Projections 2040 by Jurisdiction.

**Table B-6: Employed Persons Growth (2010-2040)**

Jurisdiction	2010	2020	2025	2030	2035	2040	% Change 2010-2020	% Change 2020-2040	Numeric Change 2010-2040
<b>Dublin</b>	<b>15,325</b>	<b>18,490*</b>	<b>20,040</b>	<b>27,925</b>	<b>30,610</b>	<b>32,180</b>	<b>20.7%</b>	<b>74.0%</b>	<b>13,690</b>
San Ramon	49,030	53,850	54,340	55,330	62,735	71,775	9.8%	33.3%	22,745
Livermore	39,605	45,420	47,505	51,790	54,680	57,315	14.7%	26.2%	11,895
Pleasanton	36,345	46,990	47,100	47,770	49,840	51,545	29.3%	9.7%	4,555
Alameda County	723,810	911,725	929,230	959,745	985,760	1,022,040	26.0%	12.1%	110,315

\*According to 2020 ACS data, the civilian labor force was 33,664 persons, reflecting that the ABAG projections are underestimated in part due to the significant recent growth within Dublin.  
Source: Plan Bay Area 2040/ABAG Projections 2040 by Jurisdiction.

Based on the 2020 ACS, 67.1 percent of Dublin’s population aged 16 and over are employed. Employment in Dublin increased by 48.9 percent from 2010 to 2019. **Table B-7** shows the employment growth in Dublin between 2010 to 2020 by industry sector. Persons employed in professional, scientific, management, and administrative services represented the largest percentage of the City’s employment, followed by education services, health care, and social assistance. Between 2010 and 2020, most employment sectors experienced a decline in percentage of overall employment rates – with retail trade undergoing the greatest change with a loss of 3.1 percent. The industry with the lowest employment rate in Dublin (0.4 percent in 2019) is agriculture, forestry, fishing and hunting, and mining as it employed 95 people in 2020.

**Table B-7: Employment by Sector (2010-2020)**

Industry Sector	2010		2020		% Change 2010-2020
	People Employed	% of City Employment	People Employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	29	0.1%	95	0.3%	<b>0.2%</b>
Construction	930	4.7%	1,267	3.9%	<b>-0.8%</b>
Manufacturing	2013	10.1%	2,990	9.2%	<b>0.1%</b>
Wholesale trade	930	4.7%	711	2.2%	<b>-2.5%</b>
Retail trade	2718	13.6%	3,400	10.5%	<b>-3.1%</b>
Transportation and warehousing, and utilities	889	4.4%	1,101	3.4%	<b>-1.0%</b>
Information	1071	5.4%	1,803	5.6%	<b>0.2%</b>
Finance and insurance, real estate, and rental leasing	1776	8.9%	2,595	8.0%	<b>-0.9%</b>
Professional, scientific, management, and administrative services	3240	16.2%	9,104	28.1%	<b>11.9%</b>
Education services, health care, and social assistance	3209	16.1%	5,682	17.5%	<b>1.4%</b>
Arts, entertainment, recreation, accommodation, and food services	1277	6.4%	1,724	5.3%	<b>-1.1%</b>
Other services (except public administration)	1027	5.1%	837	2.6%	<b>-2.5%</b>
Public Administration	877	4.4%	1,128	3.5%	<b>-0.9%</b>
<b>Total</b>	<b>19,986</b>	<b>100%</b>	<b>31,335</b>	<b>100%</b>	<b>48.9%</b>

Source: American Community Survey, Table S2405, 5-Year Estimates, 2010 and 2020.

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment rate as natural, in that it reflects the real voluntary economic forces within a city or county<sup>1</sup>. **Table B-8** shows the City had an unemployment rate of 3.6 percent in 2020, which is lower than the Alameda County average (4.7 percent) but remains healthy.

Jurisdiction	Unemployment Rate
Dublin	3.6%
San Ramon	4.3%
Livermore	3.0%
Pleasanton	3.5%
Alameda County	4.7%
*Population 16 years and over Source: American Community Survey, Table DP03, 5-Year Estimates, 2020.	

Incorporating economic characteristics, such as unemployment rates, is essential for assessing the housing needs of Dublin, particularly the demand for affordable housing. Based on the data summarized in **Table B-8**, approximately 3.5 percent of the population was unemployed in 2019. For those employed, income level can further identify housing types that may need to be provided within Dublin. According to the ABAG Final Regional Housing Needs Allocation (RHNA), housing needs by income are broken down into four income categories:

- Very Low-Income (50 percent or less of median income)
- Low-Income (51 to 80 percent of median income)
- Moderate-Income (81 to 120 percent of median income)
- Above Moderate-Income (greater than 120 percent of median income)

Dublin’s area median income for a household of four is \$125,600, according to the 2021 Income Limits published by the California Department of Housing and Community Development (HCD). As shown in **Table B-9**, the majority of occupational salaries in Alameda County fall below 50 percent of the area median income (AMI) if salary trends are applied to Dublin. Based on these salaries, housing stock in the City would need to be affordable to accommodate lower-income households.

<sup>1</sup> Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020.

**Table B-9: Median Salary by Occupation in Alameda County**

Occupation	Salary
Management	\$137,618
Legal	\$108,348
Healthcare Practitioners and Technical	\$106,907
Architecture and Engineering	\$101,273
Computer and Mathematical	\$115,395
Life, Physical and Social Sciences	\$94,563
Business and Financial Operations	\$83,777
Construction and Extraction	\$71,055
Installation, Maintenance and Repair	\$59,483
Education, Training and Library	\$57,683
Community and Social Service	\$57,108
Arts, Design, Entertainment, Sports and Media	\$56,923
Protective Services	\$51,757
Office and Administration Support	\$49,465
Production	\$43,804
Building, Grounds Cleaning, and Maintenance	\$41,931
Transportation and Material Moving	\$39,702
Sales	\$37,731
Farming, Fishing and Forestry	\$35,142
Personal Care and Service	\$32,841
Healthcare Support	\$32,020
Food Preparation and Serving Related	\$30,985

*Source: California Employment Development Division, Long-Term Occupational Employment Projections data, 2018-2028.*

## C. Household Characteristics

Household characteristics consider the number of individuals that occupy a single housing unit in a shared state whether they are single occupants, families, or unrelated people. Household trends can be observed throughout Dublin and provide useful information that can then be used to predict the City’s future housing needs. Past behavior for household composition can be applied to future growth and could inform the types of housing units that Dublin may need.

Information on household characteristics is important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single-parent households, or low-, very low-, and extremely low-income households.

### 1. Household Type

According to 2020 ACS data, there are 20,883 households in Dublin, representing 3.5 percent of the total Alameda County households. As shown in **Table B-10** and **Figure B-3**, married-couple family households make up 67 percent of the total households in Dublin. Married-couple households tend to seek occupancy in single-family residences with multiple bedrooms. In contrast, 21.8 percent of the total households in Dublin are non-family households, which may include unrelated persons living together or persons living

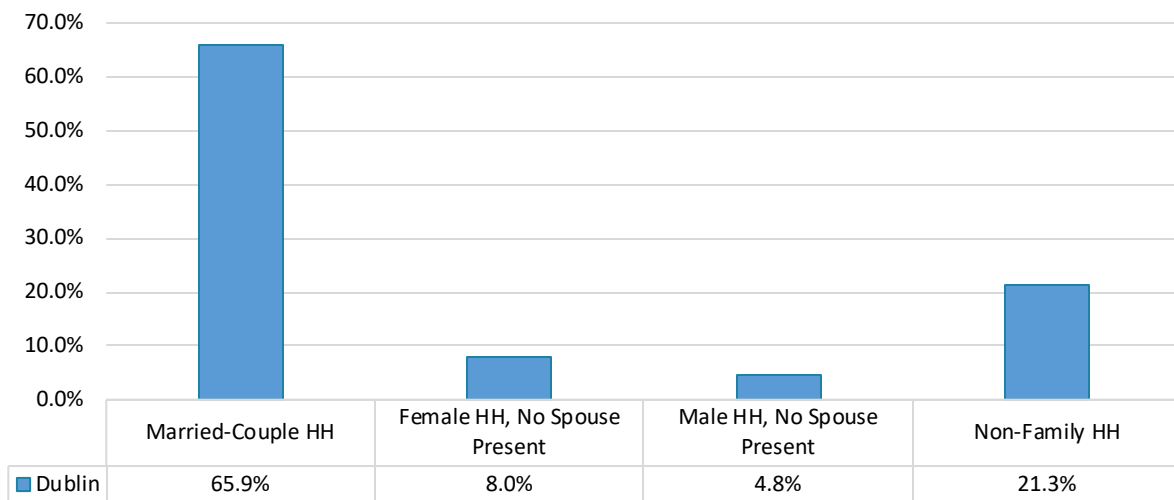
alone. Non-family households tend to occupy multifamily residential units or seek out more affordable housing options.

**Table B-10: Household Characteristics**

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total HH
<b>Dublin</b>	<b>13,753</b>	<b>65.9%</b>	<b>1,680</b>	<b>8.0%</b>	<b>4,450</b>	<b>21.3%</b>	<b>20,883</b>
San Ramon	18,865	73.9%	2,198	8.0%	5,752	20.9%	27,524
Livermore	20,105	62.4%	2,716	8.4%	8,382	26.0%	32,196
Pleasanton	19,151	68.9%	1,891	6.8%	5,980	21.5%	27,815
Alameda County	289,283	50.5%	64,454	11.2%	191,964	33.5%	573,174

Note: HH = Households  
 Source: American Community Survey, Table B11001, 5-Year Estimates, 2020.

**Figure B-3: Dublin Household Characteristics in Percent**



Source: American Community Survey, Table B25011, 5-Year Estimates, 2020.

**Table B-11** summarizes household changes from 2010 through 2020. During this time, Dublin grew by approximately 5,503 new households. From 2010 to 2019, male households with no spouse present and married-couple family households experienced the largest growth at 179.1 percent and 64.2 percent, respectively.

**Table B-11: Changes in Household Types**

Household Types	2010	2015	2020	Percent Change
Married-couple Family Households	8,250	10,704	13,753	<b>66.7%</b>
Female Households, No Spouse Present	1,081	1,222	1,680	<b>55.4%</b>
Male Households, No Spouse Present	363	1,001	1,000	<b>175.5%</b>
Non-Family Households	3,579	4,394	4,450	<b>24.3%</b>
<b>Total Households</b>	<b>13,273</b>	<b>17,321</b>	<b>20,2883</b>	<b>57.3%</b>

Source: American Community Survey, Table B11001, 5-Year Estimates, 2010, 2015, 2020.

## 2. Household Size

Household size represents the most basic unit of demand for housing as it identifies the type and size of housing needed in a community. Household size is also an indicator of both population growth and household character. While there can be more than one family in a housing unit, the measure of persons per household provides an indicator of the number of persons residing in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions and is important in understanding housing need by size and type of housing. For example, data reflecting household size in a community can help identify issues of overcrowding, which is a result of inadequate space for members of a household and considered a burden on a household.

**Table B-12** below identifies household size for the City and nearby jurisdictions. At approximately 2.99 persons per household and 2.95 persons per household, the Cities of Dublin and San Ramon, respectively, have the largest household size in the area.

Jurisdiction	Average Persons per Household
<b>Dublin</b>	<b>2.99</b>
San Ramon	2.95
Livermore	2.84
Pleasanton	2.86
Alameda County	2.84
<i>Source: US Census, QuickFacts 2016-2020.</i>	

## 3. Household Income

Household income is an important indicator of housing needs in a community because household income is directly connected to affordability. As household income increases, households are more likely to afford market-rate units, larger units, and/or pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidences of overcrowding and substandard living conditions.

HCD has identified the following income categories based on AMI for Alameda County:

- Extremely Low-Income: households earning up to 30 percent of the AMI
- Very Low-Income: households earning between 31 and 50 percent of the AMI
- Low-Income: households earning between 51 percent and 80 percent of the AMI
- Moderate-Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate-Income: households earning over 120 percent of the AMI

Combined, the extremely low-, very low-, and low-income categories are referred to as lower income.<sup>2</sup> Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2014-2018 ACS data are used below. The CHAS, developed by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), provides detailed information on housing needs by income level for different types of households in Dublin. The most recent available CHAS data for Dublin was published in September 2021. Housing problems considered by CHAS included:

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

**Table B-13** shows a majority of Dublin households have an above moderate-income (77.64 percent). Approximately 15.51 percent of Dublin households are estimated to have a lower income – with 5.07 percent earning an extremely low income.

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	995	5.07%
Very Low (31 to 50% AMI)	960	4.89%
Low (51 to 80% AMI)	1,090	5.55%
Moderate or Above (over 80% to 100% AMI)	1,345	6.85%
Above (over 100% AMI)	15,245	77.64%
<b>Total</b>	<b>19,635</b>	<b>100%</b>

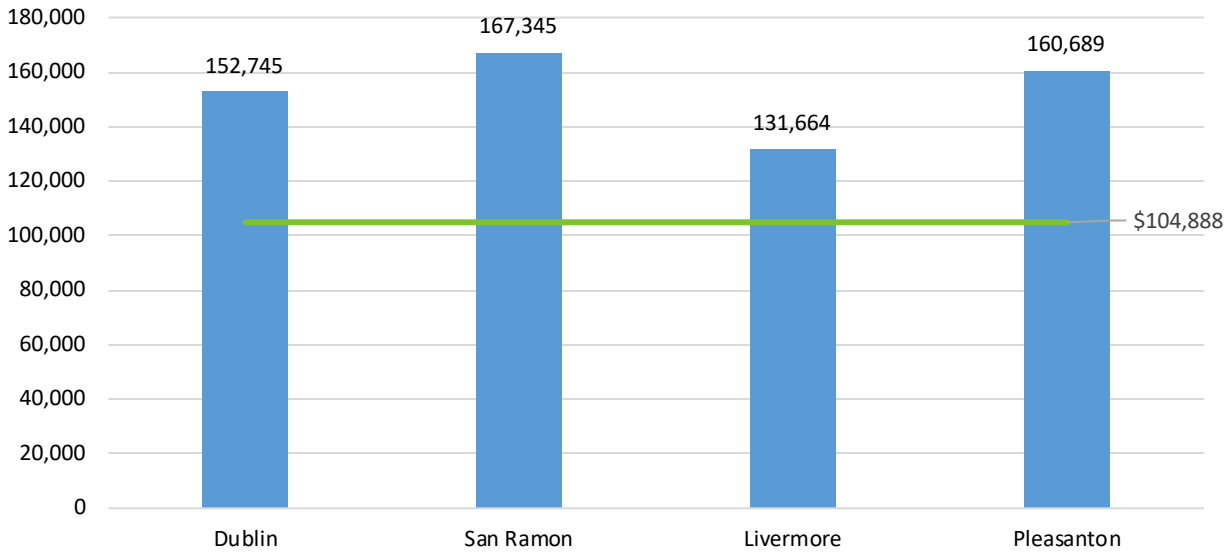
*Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018.*

According to the 2020 ACS data, the City has a median household income of \$152,745, which is \$47,857 higher than Alameda County. **Figure B-4** compares Dublin’s household income to that of nearby jurisdictions; the City has the third highest household income for the area behind San Ramon and Pleasanton. Larger household income allows for more flexibility and opportunity of housing choice. Households with lower median incomes are more susceptible to housing cost burdens and may have fewer choices. Additionally, lower-income households may not be able to afford adequate housing. Low-income households may have a challenging time finding housing that can fit the needs of a larger household because larger housing tends to be owned, rather than rented, and is more expensive than smaller rental units. As a result, cost burden, displacement, and overcrowding may occur.

<sup>2</sup> Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate-income (compared to low-income based on State definition).



**Figure B-4: Median Household Income by City**



Source: American Community Survey, Table S1901, 5-Year Estimates, 2020.

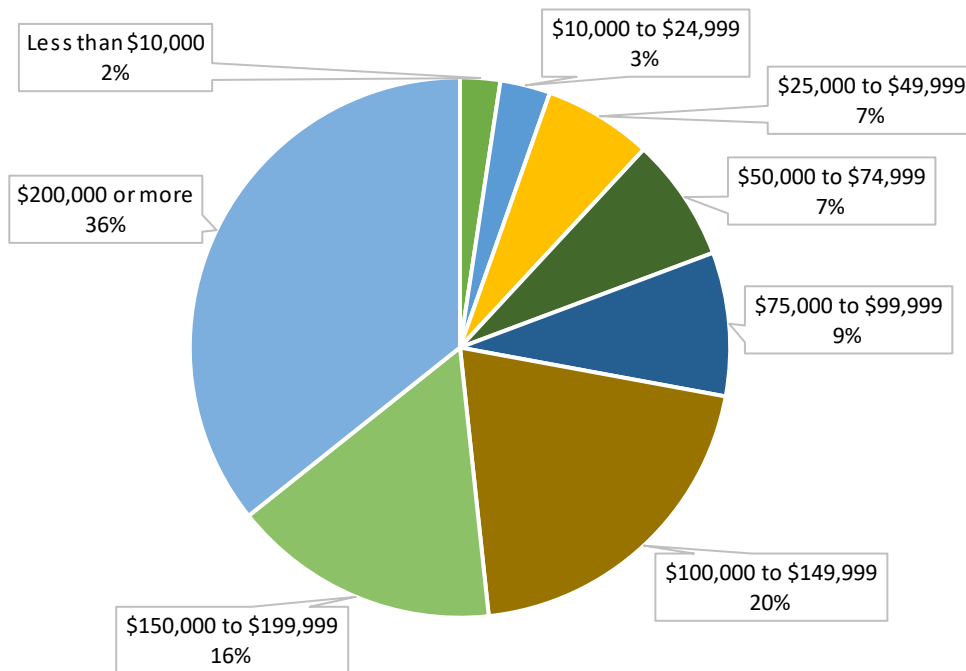
**Table B-14** outlines the median income of nearby jurisdictions and compares the percentage difference with the Alameda County median income. As shown, Dublin’s median household income is 45.6 percent above that of Alameda County. This implies a better ability to facilitate housing units at a wide range of pricing and values.

Jurisdiction	Median Income	Percent Above/Below Alameda County Median
<b>Dublin</b>	<b>\$152,745</b>	<b>45.6%</b>
San Ramon	\$167,345	59.5%
Livermore	\$131,664	25.5%
Pleasanton	\$160,689	53.2%
Alameda County	\$104,888	--

Source: American Community Survey, Table S1901, 5-Year Estimates, 2020.

**Figure B-5** below illustrates Dublin’s income, broken down by income level. Households earning less than \$122,196 are considered lower income. Forty-eight percent of Dublin households earn an income below \$150,000, with 12 percent earning less than \$50,000 and two percent earning less than \$10,000. Approximately 36 percent of Dublin households earn \$200,000 or more annually.

**Figure B-5: Dublin Household Income Breakdown by Category**



Source: American Community Survey, Table S1901, 5-Year Estimates, 2020.

## D. Housing Challenges

Some households in Dublin face housing-related challenges. The types of housing challenges in Dublin vary according to household income, type, and tenure, as shown in **Table B-15**. The four housing challenges identified by HCD include incomplete kitchen facilities, incomplete plumbing facilities, overcrowding (more than one person living per room), and a cost burden greater than 30 percent. Severe housing challenges also include incomplete kitchen and plumbing facilities and have severe overcrowding (more than 1.5 persons living per room) and a cost burden greater than 50 percent.

In general, there are more owner-occupied households (67.4 percent) than renter households (32.6 percent) in Dublin. Approximately 17.4 percent of owner-occupied households experience at least one housing problem. For renters, 15.2 percent of households experience at least one housing problem. An estimated 14.3 percent of Dublin households experience at least one severe housing challenges. More renters (7.7 percent) than owners (6.6 percent) experience a severe housing challenge. These findings may reflect the level of control over maintenance and repairs. Renters typically rely on property owners and management companies to provide repair services and maintenance, which can result in higher levels of housing problems.

In addition, as part of **Section F.4** of this Appendix, the City estimates 21.7 percent of the housing stock was built prior to 1980 and may be in need of some rehabilitation needs. **Section 3 Summary of Quantified Objectives in Chapter 2** outlines the City aims to provide rehabilitation assistance to 32 households over the 6<sup>th</sup> planning period. **Program A.1** establishes funds and methods to support Dublin households in receiving assistance.

Housing Challenge	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
<b>Housing Challenge Overview*</b>						
Household has at least one of four Housing Challenge	3,420	17.4%	2,985	15.2%	6,405	32.6%
Household has no Housing Challenges or cost burden not available, no other challenges	9,500	48.4%	3,730	19.0%	13,230	67.4%
<b>Total</b>	<b>12,920</b>	<b>65.8%</b>	<b>6,715</b>	<b>34.2%</b>	<b>19,635</b>	<b>100.0%</b>
<b>Severe Housing Challenge Overview**</b>						
Household has at least one of four Severe Housing Challenges	1,290	6.6%	1,515	7.7%	2,805	14.3%
Household has no Severe Housing Challenges or cost burden not available, no other challenges	11,630	59.2%	5,200	26.5%	16,830	85.7%
<b>Total</b>	<b>12,920</b>	<b>65.8%</b>	<b>6,715</b>	<b>34.2%</b>	<b>19,635</b>	<b>100.0%</b>
Note: “% of total HH” equals Percent of total households in the City of Dublin * The four housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person living per room, and cost burden greater than 30 percent. ** The four severe housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.						

### 1. Overcrowding

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room in a unit (including bedrooms, living room, and dining room, but excluding hallways, the kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size, especially for large families.

Overcrowded (more than one person per room) and severely overcrowded (more than 1.5 persons per room) households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property. The combination of lower incomes and high housing costs results in many households living in overcrowded housing conditions.

**Table B-16** below illustrates overcrowding tendencies in Dublin and shows that overcrowding disproportionately affects renters. About two percent of renter-occupied units experience overcrowding, while 0.8 percent of owner-occupied units experience overcrowding. Additionally, 0.9 percent of renter-occupied units experience severe overcrowding, while 0.03 percent of owner-occupied units experience severe overcrowding. Overall, 3.8 percent, or 805 units experience some form of overcrowding in Dublin.

The existence of overcrowded units can be mitigated by increased opportunities for housing of all types and appropriate sizes for different households.

Tenure	Overcrowded Units (1.0 to 1.50 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units
Owner Occupied	163	0.8%	6	0.03%	169	0.8%
Renter Occupied	448	2.1%	188	0.9%	636	3.0%
<b>Total</b>	<b>611</b>	<b>2.9%</b>	<b>194</b>	<b>0.93%</b>	<b>805</b>	<b>3.8%</b>

*Source: American Community Survey, Table B25014, 5-Year Estimates, 2020.*

As seen in **Table B-17**, owner-occupied housing units make up 21 percent of overcrowded units in the City. In comparison, renter-occupied units account for a much larger 79 percent of overcrowded units. In comparison to nearby jurisdictions, Dublin experiences the second highest percentage of renter-occupied overcrowded units. Home ownership generally allows for higher-income households to participate while renting is sought more often by those who have insufficient income for home buying.

Jurisdiction	Owner-Occupied Overcrowded Units		Renter-Occupied Overcrowded Units	
	Count	% of Overcrowded Units	Count	% of Overcrowded Units
<b>Dublin</b>	<b>169</b>	<b>21.0%</b>	<b>636</b>	<b>79.0%</b>
San Ramon	260	29.6%	617	70.4%
Livermore	318	30.2%	736	69.8%
Pleasanton	147	15.9%	779	84.1%
Alameda County	11,403	25.2%	33,833	74.8%

*Source: American Community Survey, Table B25014, 5-Year Estimates, 2020.*

**Table B-18** below compares the data for total overcrowded housing units in Dublin with nearby jurisdictions. According to the data, the City experiences the highest rate of overcrowding (3.9 percent) compared to nearby jurisdictions, except for the County, which has a total of 7.9 percent of housing units considered overcrowded.

Jurisdiction	Total Overcrowded Units	Percent
<b>Dublin</b>	<b>805</b>	<b>3.9%</b>
San Ramon	877	3.2%
Livermore	1,054	3.3%
Pleasanton	926	3.3%
Alameda County	45,236	7.9%

*Source: American Community Survey, Table B25014, 5-Year Estimates, 2020.*

## 2. Overpayment (Cost Burden)

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying and considered cost burdened. A household paying more than 50 percent of its income for housing is considered severely cost burdened. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Understanding and measuring overpayment for housing is also an indicator of supply and demand.

**Table B-19** below summarizes Dublin’s cost burdened households. Renters disproportionately experience cost burdens compared to homeowners. In Dublin, 39 percent of renters are cost burdened, and 15 percent are severely cost burdened. In comparison, 25.3 percent of homeowners are cost burdened, and 8.7 percent are severely cost burdened. The data shows that as income increases, renters are less likely to experience a severe cost burden but still may experience a cost burden. For homeowners, a cost burden is more common for lower-income households, except for those earning over 100 percent of the HUD area median family income (HAMFI).

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is ≤ 30%	405	3.1%	325	2.5%	430	6.4%	335	5.0%
Household Income is 31% to 50% HAMFI	415	3.2%	335	2.6%	360	5.4%	255	3.8%
Household Income is 51% to 80% HAMFI	235	1.8%	150	1.2%	465	6.9%	250	3.7%
Household Income is 81% to 100% HAMFI	350	2.7%	120	0.9%	515	7.7%	95	1.4%
Household Income is >100% HAMFI	1,865	14.4%	195	1.5%	850	12.7%	70	1.0%
<b>Total</b>	<b>3,270</b>	<b>25.3%</b>	<b>1,125</b>	<b>8.7%</b>	<b>2,620</b>	<b>39.0%</b>	<b>1,005</b>	<b>15.0%</b>

Note: HAMFI equals HUD area median family income, this is the median-family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

\* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

## E. Special Needs Groups

State law recognizes that certain households may have more difficulty finding adequate and affordable housing due to special circumstances. Special needs groups include seniors, persons with disabilities, single-parent households, large households, and farmworkers. Special circumstances may be related to employment and income, family characteristics, disability, household characteristics, or other factors. Consequently, certain residents in Dublin may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in this section include seniors, persons with disabilities (including developmental disabilities), persons experiencing homelessness, single parents, large households, farmworkers, and students. These categories may also overlap with one another; for example, seniors may also have disabilities. These special needs groups could be assisted by increasing the available affordable housing and adopting programs that offer financial assistance or community resources. **Appendix A: Review of Past Performance** provides a summary of resources that were provided for each special needs group throughout the 5<sup>th</sup> Planning Cycle.

### 1. Seniors

The senior population, generally defined as those 65 years or older, may have several concerns: limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, and transit dependency. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), and other housing that includes planned service components. As shown in **Table B-20**, the City has the lowest percentage of persons aged 65 and over, compared to nearby jurisdictions.

Jurisdiction	Population Count	Percent
<b>Dublin</b>	<b>5,891</b>	<b>9.2%</b>
San Ramon	9,115	11.2%
Livermore	12,083	13.2%
Pleasanton	12,085	15.1%
Alameda County	231,186	13.9%

*Source: American Community Survey, Table S0101, 5-Year Estimates, 2020.*

Federal housing data defines the household type as ‘elderly family’ if it consists of two persons with one or both residents aged 62 or over. **Table B-21** summarizes the income and tenure of elderly family households in Dublin. Of Dublin elderly households, 15.9 percent earn less than 30 percent of the HAMFI, and 30.1 percent earn less than 50 percent of the HAMFI.

**Table B-21: Elderly Households by Income and Tenure**

Income Category	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (≤30% HAMFI)	245	235	480	<b>15.9%</b>
Very Low (31% to 50% HAMFI)	310	119	429	<b>14.2%</b>
Low (51% to 80% HAMFI)	315	64	379	<b>12.6%</b>
Moderate (81% to 100% HAMFI)	235	30	265	<b>8.8%</b>
Above Moderate (>100% HAMFI)	1,220	240	1,460	<b>48.5%</b>
<b>Total</b>	<b>2,325</b>	<b>688</b>	<b>3,013</b>	<b>100%</b>

*Source: HUD CHAS, 2013-2017, (Reported by the ABAG MTC Housing Needs Data 2022).*

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are also faced with disabilities. In 2020, ACS reported 3,207 seniors with disabilities (or 9.9 percent of the total population). Amongst these disabilities, the most common were ambulatory difficulties (having serious difficulty walking or climbing stairs) at 14.8 percent and independent living difficulties at 13.1 percent.

## 2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets and counters, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The ACS identifies six disability types: hearing, vision, cognitive, ambulatory, self-care, and independent living. The U.S. Census and ACS provide clarifying questions to determine persons with disabilities and



differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or do they have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor’s office or shopping?

According to the 2020 ACS, about 11.1 percent of the Dublin population has a disability (**Table B-22**). Of this percentage, almost 21 percent have ambulatory difficulties and 21.3 percent have challenges living independently. For those ages 18 to 64, independent living and cognitive disabilities are the most common. It should also be noted that these numbers may be counted multiple times as an individual may fall into multiple disability categories.

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	22	208	581	<b>811</b>	11.7%	1.3%
Population with a Vision Difficulty	92	582	328	<b>1,002</b>	14.5%	1.6%
Population with a Cognitive Difficulty	425	708	222	<b>1,355</b>	19.6%	2.2%
Population with an Ambulatory Difficulty	8	564	872	<b>1,444</b>	20.9%	2.3%
Population with a Self-care Difficulty	264	129	431	<b>824</b>	11.9%	1.3%
Population with an Independent Living Difficulty	--	698	773	<b>1,471</b>	21.3%	2.4%
<b>Total</b>	<b>811</b>	<b>2,889</b>	<b>3,207</b>	<b>6,907*</b>	<b>100.0%</b>	<b>11.1%</b>

\*This number may be counted multiple times as some persons report having one or more disabilities.  
Source: American Community Survey, Table S1810, 5-Year Estimates, 2020.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments
- Is manifested before the individual attains age 22
- Is likely to continue indefinitely
- Results in substantial functional limitations in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self- sufficiency
- 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

According to the Regional Center of the East Bay *Purchase of Services Expenditure and Demographic Data Report for 2020-2021*, a total of 24,481 individuals from the East Bay diagnosed with developmental disabilities received services. Of those individuals, the majority have been diagnosed with Autism (40.3 percent). The rest were diagnosed with an intellectual disability (31.6 percent); Cerebral Palsy (4.2 percent); Epilepsy (1.3 percent); conditions closely related to intellectual disability (5.9 percent); and 16.7 percent reported some other disability. Of those who received services, 25.6 percent were White, 23.9 percent were Hispanic or Latino, 18.9 percent were Asian, 15.7 percent reported Other, 15.4 percent were Black, and the remaining half a percent were other races. A number of those who received services were between the age of three and 21 years old (44.6 percent), 39.8 percent were over the age of 22, and 15.6 percent were two years old or younger. A total of 80.2 percent of individuals who received services live at home with their parent(s) or guardian(s), followed by 8.4 percent of individuals living at a Community Care Facility.

The California Department of Developmental Services (CDDS) provides estimates of persons with developmental disabilities in Dublin, as shown in **Table B-23** below. As of December 2020, CDDS identified 259 juvenile persons and 194 adults as having a developmental disability in the ZIP code 94568.

<b>Table B-23: Developmental Disability Status for ZIP Code 94568 (2020)</b>	
<b>Disability Type</b>	<b>Number of Residents</b>
<b>BY RESIDENT</b>	
Home of Parent/Guardian	354
Independent/Supported Living	35
Community Care Facility	38
Intermediate Care Facility	21
Foster/Family Home	11
Other	11
<b>BY AGE</b>	
0-17 Years Old	259
18* Years Old	194
<i>Source: CA DDS data by ZIP Code, December 2020.</i>	

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may 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 persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are resources that may be beneficial for people living with a development disability, including rent subsidized homes, licensed and unlicensed single-family residences, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in new multifamily residences (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### **3. Large Households**

Large households are defined as those consisting of five or more members. These households comprise a special needs group because many communities have a limited supply of adequately sized, affordable housing units. To save for other necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units with an inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multifamily rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family residences with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower-income households.

**Table B-24** below provides a breakdown of large households by tenure in Dublin. The data identifies the household size of homeowners and renters living in large households. About 10.2 percent of all households in Dublin are large households. There are more owner-occupied units with five or more occupants, six or more occupants, or seven or more occupants than renter-occupied households.

**Table B-24: Large Households (by Tenure)**

Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	690	5.2%	456	6.0%	1,146	5.5%
6-Person Household	421	3.2%	192	2.5%	613	2.9%
7-or-More Person Households	121	0.9%	14	0.2%	135	0.6%
<b>Total</b>	<b>1,232</b>	<b>9.3%</b>	<b>662</b>	<b>8.7%</b>	<b>1,894</b>	<b>9.0%</b>

HH = Households  
 Source: American Community Survey, Table B25009, 5-Year Estimates, 2020.

#### 4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households are susceptible to having lower incomes than similar two-parent households. Single mothers often face social pressures that limit their occupational choices and income earning potential, housing options, and access to supportive services.

The City has 1,775 single-parent households, as shown in **Table B-25**. Out of the total Dublin households, 7.0 percent are single-parent females and 3.8 percent are single-parent males. The percentages of single-parent households in Dublin are similar to the percentages for Alameda County. In Dublin, about 1.4 percent of single-parent households were estimated to be living in poverty in 2020.

**Table B-25: Single Parent Households**

Jurisdiction	Single-Parent Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single-Parent HH Living in Poverty		Single Parent HH	Percent of Total HH
	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>		
Dublin	621	3.8%	1,154	7.0%	284	1.7%	1,775	10.8%
Alameda County	12,852	3.4%	35,198	9.2%	9,464	2.5%	48,050	12.6%

Note: HH = Households  
 1. Percent of Total Households  
 Source: American Community Survey, Table B17010, 5-Year Estimates, 2020.

**Table B-25b** shows the breakdown of female-headed households in the City. Out of the total Dublin households, 10.2 percent are single female households with no spouse present. Of these households, 15.5 percent are single female households living in poverty, which is 1.6 percent of total households in Dublin. The percentage of total female headed households in Dublin is lower than the percentage for Alameda County. However, the percentages of single female households and single parent female households living in poverty are similar to the percentages for Alameda County. In Dublin, about 1.4 percent of total households were estimated to be single parent female households living in poverty in 2020.

**Table B-25b: Female Headed Households**

Jurisdiction	Single Female HH, No Spouse Present		Single Female HH Living in Poverty		Single Parent Female, No Spouse Present		Single Parent Female HH Living in Poverty		Percent of Total HH
	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	Count	Percent <sup>1</sup>	
Dublin	1,680	10.2%	261	1.6%	1,154	7.0%	237	1.4%	10.2%
Alameda County	64,454	16.9%	10,068	2.6%	35,198	9.2%	8,176	2.1%	16.9%

Note: HH = Households  
 1. Percent of Total Households  
 Source: American Community Survey, Table B17012, 5-Year Estimates, 2020.

### 5. Farmworkers

Farmworkers are traditionally defined by HCD as people whose primary incomes are earned through permanent or seasonal agricultural labor. Generally, permanent farmworkers (working 150 days or more) work in the fields, processing plants, or support activities on a year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal farmworkers, often supplied by a labor contractor. For some crops, farms may hire migrant farmworkers, defined as those whose travel distance prevents them from returning to their primary residence daily. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The U.S. Department of Agriculture, National Agriculture Statistics provides data on hired farmworkers across the United States at both a state and county level. Within the County of Alameda, there were a total of 593 hired farmworkers in 2017. A total of 305 are considered permanent and 288 were considered seasonal (working less than 150 days annually). Additionally, the County of Alameda reported 34 total migrant farmworkers.

According to ACS, there were 95 people (0.3 percent) employed in agriculture, forestry, fishing, hunting, and mining in Dublin in 2019. According to the California Employment Development Department, Dublin residents employed in the Farming, Fishing and Forestry occupation earn one of the lowest salaries in comparison to other occupations, with an estimated median income of \$35,142. This is considered an extremely low-income for Dublin as it represents 28 percent of the median income for the City.

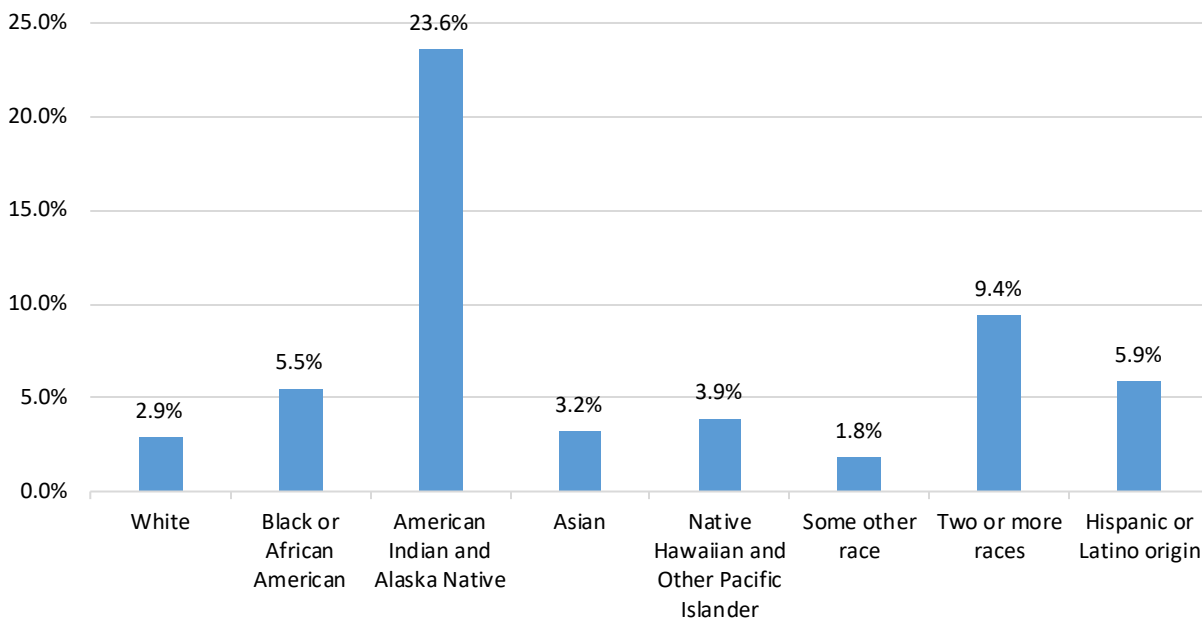
### 6. Extremely Low-Income Household and Poverty Status

CHAS data indicates there are approximately 1,090 low-income households and 960 very low-income households in Dublin. Very low-income households are those households that earn 50 percent or less than the HAMFI for Alameda County. Extremely low-income households are those households that earn less than 30 percent of the HAMFI. Extremely low-income households are generally more likely to experience overpayment, overcrowding, or substandard housing conditions, and are more likely to include transition and supportive housing.

According to CHAS, there are approximately 1,295 extremely low-income households in Dublin (renters and owners). **Table B-26** includes data characterizing affordability and cost burden for various income groups. More renters than homeowners are subject to at least one housing challenge in Dublin. The extremely low-income household need is generally estimated as 50 percent of the very low-income RHNA. The City’s very low-income RHNA is 1,295 units; therefore, the projected housing need for extremely low-income households is 647 units.

According to 2020 ACS data, four percent of the Dublin population lives in poverty. **Figure B-6** illustrates the percentage of people within each racial and ethnic group living below the poverty level. The values shown in **Figure B-6** when compared with **Figure B-2** show a disproportional ratio of certain racial groups experiencing higher rates of poverty. Persons identifying as American Indian/Alaska Native, Native Hawaiian/Other Pacific Islander, and Some Other Race represent one percent of the population when combined; however, they represent 23.6 percent of Dublin residents living in poverty.

**Figure B-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin**



Source: American Community Survey, Table S1701, 5-Year Estimates, 2020.

**Table B-26: Housing Challenges for All Households (by Income Category)**

Income Category	Owner			
	Household has at least one of four Housing Challenges	% of Owner HH	Household has no Housing Challenges OR cost burden not available	% of Owner HH
Extremely Low ( $\leq$ 30%)	415	3.2%	70	0.5%
Very Low (31% to 50% HAMFI)	420	3.3%	135	1.0%
Low (51% to 80% HAMFI)	235	1.8%	290	2.2%
Moderate (81% to 100% HAMFI)	360	2.8%	290	2.2%
Above Moderate (>100% HAMFI)	1,995	15.4%	8,705	67.3%
<b>Total</b>	<b>3,420</b>	<b>26.5%</b>	<b>9,500</b>	<b>73.5%</b>
Income Category	Renter			
	Household has at least one of four Housing Challenges	% of Renter HH	Household has no Housing Challenges OR cost burden not available	% of Renter HH
Extremely Low ( $\leq$ 30%)	425	6.3%	85	1.3%
Very Low (31% to 50% HAMFI)	365	5.4%	40	0.6%
Low (51% to 80% HAMFI)	470	7.0%	90	1.3%
Moderate (81% to 100% HAMFI)	525	7.8%	165	2.5%
Above Moderate (>100% HAMFI)	1,200	17.9%	3,345	49.8%
<b>Total</b>	<b>2,985</b>	<b>44.4%</b>	<b>3,730</b>	<b>55.5%</b>
<b>Total Households (Owner and Renter)</b>	<b>6,405</b>	<b>32.6%</b>	<b>13,230</b>	<b>67.4%</b>

\* The four housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent.  
 \*\* The four severe housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent.  
 Note: HAMFI equals HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.  
 Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

### 7. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue across the State and the region. General factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower- and moderate-income persons (especially extremely low-income persons), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by HUD has been updated to include the following descriptions for homeless:

- People who are living in a place not meant for human habitation, in an emergency shelter, in transitional housing, or exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing.



- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 days or more, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

These definitions do not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered homeless at discharge), or persons who may be at risk of homelessness.

The EveryoneCounts! Point in Time Count is conducted by Alameda County in accordance with HUD guidelines and identifies where homeless individuals are living in the County. HUD requires communities to conduct the Point in Time Count every two years. The 2021 count was postponed to 2022 due to the COVID-19 global pandemic. In February 2022, over 500 volunteers across the County counted 9,747 individuals experiencing homelessness in Alameda County. Of those counted, 2,612 were sheltered and 7,135 were unsheltered. The count results are shown in **Table B-27**.

Jurisdiction	2017	% of County	2019	% of County	2022	% of County	Count Change (2017-2022)
<b>Dublin</b>	<b>21</b>	<b>0.4%</b>	<b>8</b>	<b>0.1%</b>	<b>29</b>	<b>0.3%</b>	<b>8</b>
Livermore	243	4.3%	264	3.3%	242	2.5%	1
Pleasanton	18	0.3%	70	0.9%	72	0.7%	52
Alameda County	5,629	100%	8,022	100%	9,747	100%	2,393

*Source: EveryoneCounts! Point in Time Count – Alameda County, 2017, 2019, 2022.*

In all three survey years included above, Dublin had the lowest rate of homelessness compared to nearby jurisdictions. Of those counted throughout Alameda County, 62 percent identified as male, 37 percent as female, and less than one percent identified as transgender/gender non-conforming/questioning. The majority of persons experiencing homelessness were over 25 years of age (86 percent); eight percent were 18 to 24 years of age, and six percent were under 18. The population of persons experiencing homelessness in Alameda County is racially and ethnically made up of 43 percent Black or African American, 39 percent White, and 25 percent Hispanic or Latino. A total of 33 percent of persons counted also reported having a physical disability, 49 percent experiencing psychiatric or emotional conditions, 30 percent experiencing alcohol and drug use, and 42 percent experiencing post-traumatic stress disorder. Individuals counted reported that homelessness could have been prevented by rent assistance (49 percent), employment assistance (37 percent), mental health services (27 percent), and/or benefits and income (26 percent).

It is important to promote and provide adequate resources to continue combating homelessness. This can be done through the provision of affordable housing and resources, which will allow for stable housing for individuals to then continue advancements in other sectors of their life. The Housing Plan includes

several programs which provide for a variety of housing options for persons experiencing homelessness, such as emergency shelters, transitional and supportive housing, and low-barrier navigation centers.

## 8. Students

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the educational institution enrollment duration. Typically, lower-income students are affected by a lack of affordable housing, especially within easy commuting distance from campus. Students often seek shared housing situations to decrease expenses. Students living independently have varied needs and may live on fixed incomes.

According to ACS data, Dublin has approximately 3,043 persons enrolled in college or graduate school, which represents approximately 19 percent of the total population. Of the Dublin residents enrolled in higher education, 79.2 percent are enrolled in public institutions and 20.8 percent are enrolled in private institutions. Several large universities are located within a 30-minute drive of Dublin, including the University of California at Berkeley and California State University East Bay.

A report by the California Community College Chancellor's Office studied 70 community colleges and found that 56 percent of students were food insecure, 35 percent were experiencing housing insecurity, and 14 percent were homeless.<sup>3</sup> Students often require affordable rental housing; the City recognizes that housing affordability and availability may provide a burden on students in Dublin.

## 9. Summary of Special Needs Groups Analysis

The following findings are based on the data presented in this Community Profile:

- Dublin's population is showing aging trends – housing goals should consider the needs of seniors who may have less flexible income, need accessibility accommodations, or may seek assisted living options. **The City has established Housing Program B.2 to address this finding.**
- Approximately 11 percent of Dublin's population have a disability, indicating that production and access to affordable housing and resources including assisted living facilities and housing-accessibility modifications should be considered. **The City has established Housing Programs B.2 and E.5 to address this finding.**
- Dublin's population is showing trends in single-parent households and female-headed households. Housing goals should consider the needs of single parents and female-headed households who may have greater need for affordable housing, accessible resources, and other supportive services. **The City has established Housing Programs B.2 and E.3 to address this finding.**
- Approximately four percent of Dublin's population lives in poverty. Persons identifying as American Indian/Alaska Native, Native Hawaiian/Other Pacific Islander, and Some Other Race represent one percent of the population when combined; however, they represent 23.6 percent

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<sup>3</sup> California Community Colleges, Chancellor's Office, Basic Needs Survey report, 2018.

of Dublin residents living in poverty. Housing needs should account for affordability needs and resources to assist in the location of affordable housing within different communities. **The City has established Housing Programs B.2, B.4, B.6, E.1, and E.2 to address this finding.**

- Approximately 19 percent of the total population is enrolled in college or graduate school. Housing needs for students often include affordable rental housing and availability. **The City has established Housing Program D.1 and E.2 to address this finding.**

## F. Housing Stock Characteristics

Growth, type, availability and tenure, age and condition, housing costs, and affordability are important characteristics affecting how well the housing stock meets current needs for the community. This section details Dublin’s housing stock characteristics.

### 1. Housing Growth

**Table B-28** below displays housing stock growth data for Dublin and nearby jurisdictions. According to ACS data, Dublin added 7,446 additional housing units between 2010 and 2020, a 53.2 percent increase and the highest in the area. Of the nearby communities, Dublin has consistently remained at the top in the number of housing units added between 2010 and 2020.

Jurisdiction	2010	2015	2020	Percent Change 2010 to 2015	Percent Change 2015 to 2020
Dublin	14,061	18,030	21,507	28.2%	19.3%
San Ramon	24,809	25,950	28,370	4.6%	9.3%
Livermore	29,796	31,378	33,330	5.3%	6.2%
Pleasanton	24,486	26,852	29,069	9.7%	8.3%
Alameda County	577,538	589,858	605,767	2.1%	2.7%

*Source: American Community Survey, Table DP04, 5-Year Estimates, 2010, 2015, and 2020.*

### 2. Housing Types

**Table B-29** provides a breakdown of number of housing units by type for Dublin and Alameda County. Housing in Dublin is predominantly detached single-family residences (55.3 percent). About 29.4 percent of Dublin housing units are multi-family residences. A wider range of housing types is important in providing for the diverse housing needs of the Dublin population.

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes, Boats, and other Types of Housing	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Dublin	11,309	54.2%	3,325	15.9%	6,225	29.8%	24	0.1%
Alameda County	304,285	53.1%	50,561	8.8%	211,039	36.9%	7,289	1.3%

*Source: American Community Survey, Table S2504, 5-Year Estimates, 2020.*

### 3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner occupied or renter occupied. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition, and age of the resident.

Homeowners tend to gravitate towards single-family, detached residences as they are typically better suited for larger households and more affordable to home buyers rather than renters. **Table B-30** shows that in Dublin 70 percent of renters live in multi-family residences as opposed to 18.8 percent who live in single-family, detached residences. For homeowners, about 74 percent live in single-family, detached residences.

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes, Boats, and other Types of Housing	Total Number of Occupied Units	Total Percent of Occupied Units
Owner Occupied	74.3%	18.6%	6.9%	0.1%	13,295	<b>63.7%</b>
Renter Occupied	18.8%	11.1%	70.0%	0.1%	7,588	<b>36.3%</b>

*Source: American Community Survey Table B25032, 5-Year Estimates, 2020.*

While multi-family residences are typically more affordable to renters, the average household size in Dublin is one of the largest in the area. **Table B-31** shows that owner-occupied households in Dublin exceed the average household size in the County, and renter-occupied household sizes are consistent with the County average. Dublin has about 3.15 persons per owner-occupied household and 2.71 per renter-occupied household.

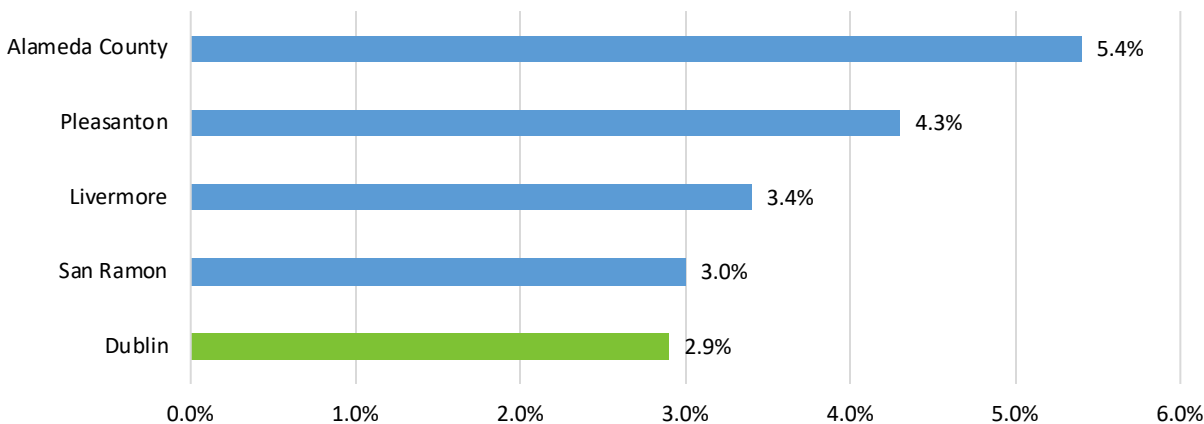
Jurisdiction	Owner-Occupied Households <sup>1</sup>	Average Owner Household Size	Renter-Occupied Households <sup>1</sup>	Average Renter Household Size
<b>Dublin</b>	63.7%	3.15	36.3%	2.71
San Ramon	71.8%	3.15	28.2%	2.44
Livermore	72.6%	2.87	27.4%	2.75
Pleasanton	67.9%	3.02	32.1%	2.53
Alameda County	53.6%	2.91	46.4%	2.63

*1. Percent of total households*  
*Source: American Community Survey, Table CP04, 5-Year Estimates, 2020.*

Vacancy rates are also an important housing indicator as they indicate the degree of housing choices available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. High vacancy rates can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Low vacancy rates can inflate prices making it more difficult for lower- and moderate-income households to find housing. Vacancy rates

between two to three percent are usually considered healthy for single-family or ownership housing, and vacancy rates of five to six percent are usually considered healthy for multi-family or rental housing. Vacancy rates must be viewed in the context of all local and regional market characteristics. Dublin has the lowest vacancy rate (including for-sale and rental units) compared to the nearby jurisdictions, as illustrated in **Figure B-7**.

**Figure B-7: For-Sale and Rental Unit Vacancy Rates by Jurisdiction**



Source: American Community Survey, CP04, 5-Year Estimates, 2020.

**Table B-32** below displays ACS data for vacancy rates in Dublin. The largest housing type that is vacant is for housing units for rent (50.6 percent), followed by those that remain vacant for unknown reasons (24.2 percent). Seasonal, recreational, or occasional use units may include secondary vacation homes or short-term rental homes; these homes often do not contribute to the housing needs of a community as they are not considered valuable for long-term rental or occupancy purposes.

Type of Housing	Estimate	Percent of Vacant
For rent	316	50.6%
Rented, not occupied	17	2.7%
For sale only	70	11.2%
Sold, not occupied	26	4.2%
For seasonal, recreational, or occasional use	44	7.1%
Other vacant	151	24.2%
<b>Total</b>	<b>624</b>	<b>100%</b>

Source: American Community Survey, Table B25004, 5-Year Estimates, 2020.

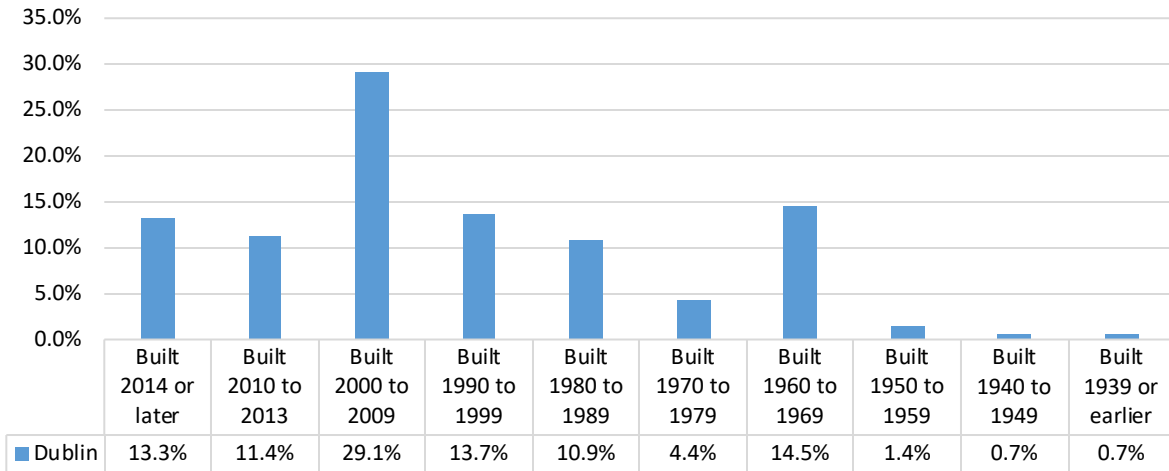
#### 4. Housing Age and Conditions

Housing age can be an important indicator of housing conditions within a community. Housing that is over 30 years old is typically in need of major rehabilitation, such as a new roof, foundation, or plumbing. **Figure B-8** illustrates the housing stock age in Dublin. The majority of the housing stock was built after the City incorporated in 1982 with the greatest housing boom between 2000 and 2009 when 29.1 percent of

existing units were built. Approximately 21.7 percent of the housing stock was built prior to 1980 and may be in need of some form of rehabilitation.

The City’s Code Enforcement Staff estimates a total of 36 housing units are in need of rehabilitation assistance. As such, the City established a goal of assisting 36 households in accessing rehabilitation support services and resources throughout the planning period. **Program A.1** establishes funds and methods to support Dublin households in receiving assistance.

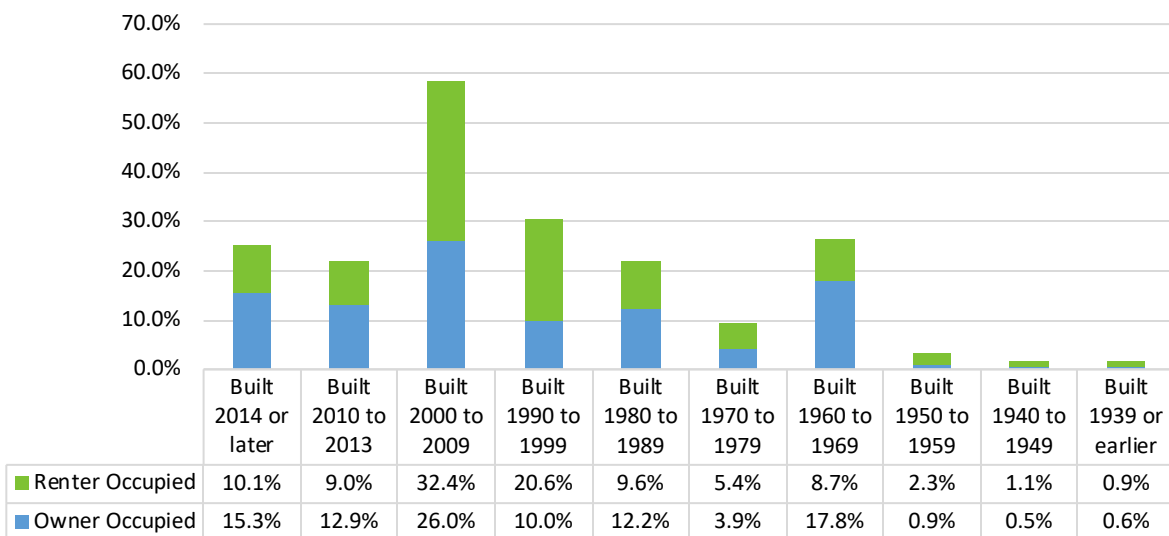
**Figure B-8: Housing Stock Age**



Source: American Community Survey, Table B25034, 5-Year Estimates, 2020.

**Figure B-9** below displays housing units by the year they were built and sorted by whether they are currently occupied by homeowners or renters. Based on the data below, renters and owners tend to live in units built after 2000. However, owners are more likely than renters to live in units built prior to 2000. Approximately forty-five percent of homeowners live in housing units built prior to 2000.

**Figure B-9: Tenure by Year Structure Built**



Source: American Community Survey, Table B25036, 5-Year Estimates, 2020.

### 5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. The following summarizes the cost and affordability of Dublin housing stock.

**Table B-33** below shows the median home value in Dublin was \$934,500 in 2020. This is above the regional median for Alameda County (\$825,300).

**Table B-34** below shows average monthly rental rates for units in Dublin. The monthly rental rates for all unit types increased from 2016 to 2020, with the highest increase to one-bedroom units. Units containing five or more bedrooms were the only unit type to have experienced a decrease in costs; however, between 2018 and 2020 the cost increased.

Jurisdiction	Median Home Value
Dublin	\$934,500
San Ramon	\$1,001,600
Livermore	\$806,100
Pleasanton	\$1,056,100
Alameda County	\$825,300

*Source: American Community Survey, Table DP04, 5-Year Estimates, 2020.*

Unit Type	2016	2017	2018	2019	2020	% Change 2016-2020
Studio	2,080	2,221	2,173	2,227	2,332	12.1%
1 bedroom	1,770	2,018	2,124	2,236	2,293	29.5%
2 bedrooms	2,193	2,378	2,623	2,761	2,799	27.6%
3 bedrooms	2,627	2,788	2,987	3,076	3,135	19.3%
4 bedrooms	2,777	2,914	3,035	3,177	3,500+	26.0%
5 or more bedrooms	3,500+	3,500+	3,403	3,429	3,500+	0.0%

*Source: American Community Survey, Table B25031, 5-Year Estimates, 2016, 2017, 2018, 2019, 2020.*

Housing affordability can be inferred by comparing the cost of renting or owning a home 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.

HUD conducts annual household income surveys nationwide to determine the HAMI and a household’s eligibility for federal housing assistance. Based on this survey, HCD developed income limits, which can be used to determine the maximum price affordable to households in the upper range of their respective income category. The maximum affordable housing costs for homeowners and renters in Alameda County are shown in **Table B-35** and **Table B-36**, respectively.



The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to median home value (**Table B-33**) and monthly rental rates (**Table B-34**) to determine what types of housing opportunities a household can afford.

### **Extremely Low-Income Households**

Extremely low-income households earn less than 30 percent of the County HAMI – up to \$28,800 for a one-person household and up to \$44,400 for a five-person household in 2022. Extremely low-income households cannot afford market-rate rental or ownership housing in Dublin without assuming a substantial cost burden.

### **Very Low-Income Households**

Very low-income households earn between 31 percent and 50 percent of the County HAMI – up to \$47,950 for a one-person household and up to \$74,000 for a five-person household in 2022. The maximum affordable price for very low-income households is \$236,000 for a one-person household and \$365,000 for a five-person household. A one-person very low-income household can afford to pay up to \$1,199 in monthly rent and a five-person very low-income household can pay up to \$1,850 in monthly rent. Given housing costs, very low-income households cannot afford market-rate rental or ownership housing in Dublin without assuming a substantial cost burden.

### **Low-Income Households**

Low-income households earn between 51 percent and 80 percent of the County's HAMI - up to \$76,750 for a one-person household and up to \$118,400 for a five-person household in 2022. The maximum affordable home price for a low-income household is \$378,000 for a one-person household and \$584,000 for a five-person household. Based on the median home value in Dublin in 2019 (**Table B-33**), homeownership is not affordable to low-income households. A one-person low-income household could afford to pay up to \$1,919 in rent per month and a five-person low-income household could afford to pay as much as \$2,960 per month. Low-income households in Dublin would not be able to find adequately sized affordable apartment units (**Table B-35**).

### **Moderate-Income Households**

Persons and households of moderate-income earn between 81 percent and 120 percent of the County's HAMI – up to \$162,750, depending on household size in 2022. The maximum affordable home price for a moderate-income household is \$520,000 for a one-person household and \$802,000 for a five-person household. Moderate income households may be able to purchase a home in Dublin, depending on the household size. The maximum affordable rent payment for moderate-income households is between \$2,426 and \$3,661 per month. Appropriately sized, market-rate rental housing is generally affordable to moderate-income households.

Table B-35: Affordable Housing Costs for Homeowners (2022)						
Annual Income		Mortgage	Utilities <sup>1</sup>	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
<b>Extremely Low-Income (30% of HAMI)</b>						
1-Person	\$28,800	\$400	\$212	\$108	\$720	\$142,000
2-Person	\$32,900	\$451	\$248	\$123	\$823	\$162,000
3-Person	\$37,000	\$473	\$313	\$139	\$925	\$182,000
4-Person	\$41,100	\$518	\$355	\$154	\$1,028	\$203,000
5-Person	\$44,400	\$536	\$408	\$167	\$1,110	\$219,000
<b>Very Low-Income (50% of HAMI)</b>						
1-Person	\$47,950	\$807	\$212	\$180	\$1,199	\$236,000
2-Person	\$54,800	\$917	\$248	\$206	\$1,370	\$270,000
3-Person	\$61,650	\$997	\$313	\$231	\$1,541	\$304,000
4-Person	\$68,500	\$1,101	\$355	\$257	\$1,713	\$338,000
5-Person	\$74,000	\$1,165	\$408	\$278	\$1,850	\$365,000
<b>Low-Income (80% HAMI)</b>						
1-Person	\$76,750	\$1,419	\$212	\$288	\$1,919	\$378,000
2-Person	\$87,700	\$1,616	\$248	\$329	\$2,193	\$433,000
3-Person	\$98,650	\$1,783	\$313	\$370	\$2,466	\$486,000
4-Person	\$109,600	\$1,974	\$355	\$411	\$2,740	\$540,000
5-Person	\$118,400	\$2,108	\$408	\$444	\$2,960	\$584,000
<b>Moderate-Income (120% HAMI)</b>						
1-Person	\$105,500	\$2,096	\$212	\$330	\$2,638	\$520,000
2-Person	\$120,550	\$2,389	\$248	\$377	\$3,014	\$595,000
3-Person	\$135,650	\$2,654	\$313	\$424	\$3,391	\$669,000
4-Person	\$150,700	\$2,942	\$355	\$471	\$3,768	\$743,000
5-Person	\$162,750	\$3,152	\$408	\$509	\$4,069	\$802,000
<p>Assumptions: 2021 HCD income limits for Oakland-Fremont, CA HUD Metro FMR Area; 30 percent gross household income as affordable housing cost; 15 percent of monthly affordable cost for taxes and insurance; 10 percent down payment; and 4.5 percent interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Alameda County Housing Authority Utility Allowance Schedule (2022).</p> <p>1. Utilities include heating, cooking, water heating, electric, air conditioning, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming natural gas.</p> <p>Source: Alameda County Housing Authority Utility Allowance Schedule; California Department of Housing and Community Development, 2021 Income Limits, and Kimley Horn and Associates.</p>						

Table B-36: Affordable Monthly Housing Cost for Renters (2022)				
Annual Income		Rent	Utilities <sup>1</sup>	Total Affordable Monthly Housing Cost
<b>Extremely Low-Income (30% of HAMI)</b>				
1-Person	\$28,800	\$508	\$212	\$720
2-Person	\$32,900	\$575	\$248	\$823
3-Person	\$37,000	\$612	\$313	\$925
4-Person	\$41,100	\$673	\$355	\$1,028
5-Person	\$44,400	\$702	\$408	\$1,110
<b>Very Low-Income (50% of HAMI)</b>				
1-Person	\$47,950	\$987	\$212	\$1,199
2-Person	\$54,800	\$1,122	\$248	\$1,370
3-Person	\$61,650	\$1,228	\$313	\$1,541
4-Person	\$68,500	\$1,358	\$355	\$1,713
5-Person	\$74,000	\$1,442	\$408	\$1,850
<b>Low-Income (80% HAMI)</b>				
1-Person	\$76,750	\$1,707	\$212	\$1,919
2-Person	\$87,700	\$1,945	\$248	\$2,193
3-Person	\$98,650	\$2,153	\$313	\$2,466
4-Person	\$109,600	\$2,385	\$355	\$2,740
5-Person	\$118,400	\$2,552	\$408	\$2,960
<b>Moderate-Income (120% HAMI)</b>				
1-Person	\$105,500	\$2,426	\$212	\$2,638
2-Person	\$120,550	\$2,766	\$248	\$3,014
3-Person	\$135,650	\$3,078	\$313	\$3,391
4-Person	\$150,700	\$3,413	\$355	\$3,768
5-Person	\$162,750	\$3,661	\$408	\$4,069
<p>Assumptions: 2021 HCD income limits for Oakland-Fremont, CA HUD Metro FMR Area; and 30% gross household income as affordable housing cost. Utilities based on the Alameda County Housing Authority Utility Allowance Schedule (2022).</p> <p>1. Utilities include heating, cooking, water heating, electric, air conditioning, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming natural gas.</p> <p>Source: Alameda County Housing Authority Utility Allowance Schedule; California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates.</p>				



## **APPENDIX C:**

# ***HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)***



## A. Housing Constraints

There are multiple potential factors that may affect the provision of adequate housing or access to opportunities for current and future residents in Dublin. These factors may include non-governmental, governmental, infrastructure, and environmental constraints, such as:

- Non-Governmental Constraints:
  - o Land costs
  - o Construction costs
  - o Availability of financing
- Governmental Constraints:
  - o Land use controls
  - o Development standards
  - o Permitting processes and fees
  - o Local ordinances
- Infrastructure Constraints:
  - o Dry utilities
  - o Water supply
  - o Fire and emergency services
  - o Police Services
- Environmental Constraints:
  - o Geologic hazards
  - o Flood hazards
  - o Fire hazards

Combined, these factors may create barriers for current and future residents to access adequate and affordable housing options, especially for lower- and moderate-income households.

### 1. *Non-governmental Constraints*

Non-governmental constraints largely affect the cost of housing in Dublin and can produce barriers to housing production and affordability. These constraints may include real wages, land cost and availability, housing demand, financing and lending, construction costs, and labor availability, which can make it financially challenging to build any housing, especially affordable housing. The following highlights the primary market factors that affect housing production in Dublin.

#### **Land Costs and Construction Costs**

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family residences. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. A key indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame construction. Estimates are based on “good-quality” construction, providing materials and fixtures well above state and local building code requirements. In February 2021, the ICC estimated that the average cost for good-



quality housing was \$125.18 per square foot for multi-family residences, \$138.79 per square foot for single-family residences, and \$156.95 per square foot for residential care/assisted living facilities, which are expected to be higher due to inflation. Construction costs for custom homes and units with extra amenities run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the Building Code. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Dublin.

Construction costs may also result in housing developers proposing residential projects below maximum densities permitted. The City’s land use designations include minimum and maximum density requirements which preclude development applications being proposed at lower densities. As such, residential projects over recent years have been proposed at or above the City’s identified densities. This is therefore not considered a constraint to future housing development.

Land costs may also create a constraint to the development of affordable housing. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, and flooding) can be a factor in land cost. A Zillow search for vacant lots sold between 2019 and 2022 returned four lots between 0.1 acres at \$1,180,000 to 7.5 acres at \$1,430,000; however, three of those lots were under construction and are therefore not reflected in the table. **Table C-1** shows the average cost of vacant land in Dublin and nearby jurisdictions, including the one vacant lot sold within Dublin since 2019. While only one lot is listed in Table C-1, it is possible additional vacant lots were sold in recent years but are not reflected on Zillow. The City does not have further data available on the potential sale of unlisted vacant lots. As such this cost estimate for vacant land is only used for comparative purposes with similar data available on Zillow in neighboring communities. Notably, lots sold in neighboring communities were located in rural regions, while the City’s vacant land is located in developed neighborhoods. Given the size of lots and location in comparison to neighboring communities, the cost of land is not deemed a constraint to the development of housing in Dublin.

Jurisdiction	Average Lot Size (Acres)	Average Cost Per Square-Foot
Dublin	7.5	\$4.39
748 San Ramon Road	7.5	\$4.39
Pleasanton	2.9	\$702
San Ramon	27.2	\$233
Livermore	30	\$24

*Source: Zillow.com, accessed February 10, 2022.*

**Availability of Financing**

The availability of financing in a community depends on multiple factors, including the type of lending institutions active in a community, lending practices, algorithms, rates, and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person’s ability to purchase or improve a home. 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. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community, regardless of income, sex, race, or ethnicity. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the San Jose-San Francisco-Oakland Metropolitan Statistical Area/Metropolitan Division (MSA/MD).

**Table C-2** displays the disposition of loan applications for the San Jose-San Francisco-Oakland MSA/MD, per the 2016 Home Mortgage Disclosure Act Report. Applicants with at least a 120 percent MSA/MD median income had the highest rates of loan approval. Of that income category, applicants who identify as White had the highest percentage of approval and number of applications. Applicants with less than 50 percent of the MSA/MD median income had the highest percentage of denied loans than the other income categories. Applicants who identify as White were more likely to be approved for a loan than other races or ethnicities. Applicants who identify as American Indian and Alaska Native were the most likely to be denied for a loan than another race or ethnicity. Given the generally high loan approval rates, home financing is typically available and not considered to be a constraint in Dublin.

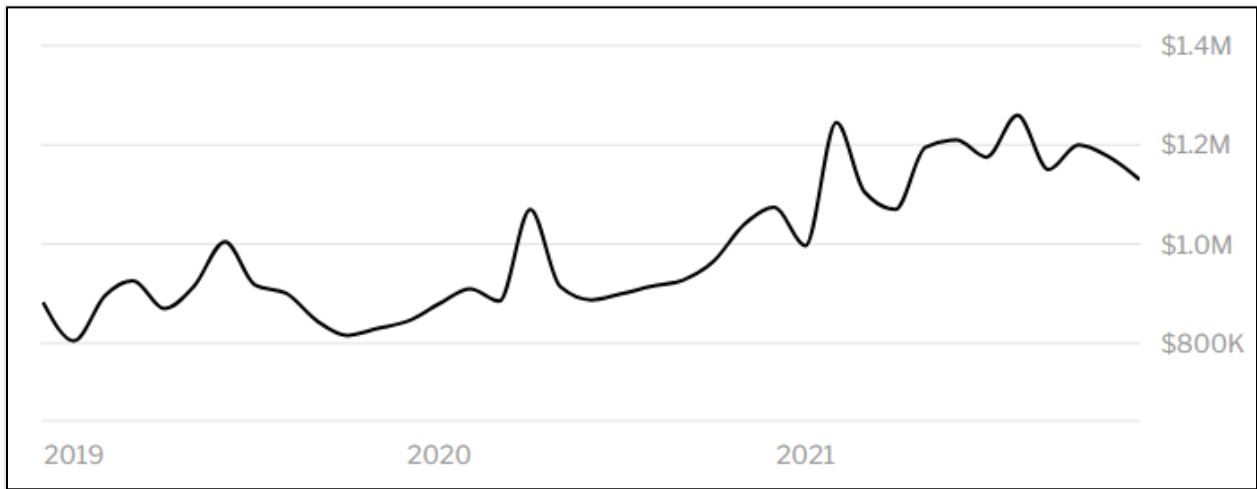


<b>Table C-2: Disposition of Loan Applications by Race/Ethnicity – San Jose-San Francisco-Oakland MSA/MD</b>				
<b>Applications by Race/Ethnicity</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other*</b>	<b>Total Applications</b>
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	34.7%	36.4%	28.9%	121
Asian	43.2%	31.0%	25.8%	3,320
Black or African American	41.5%	28.9%	29.6%	1,260
Native Hawaiian or Other Pacific Islander	40.2%	30.7%	29.1%	127
White	48.3%	25.3%	26.5%	7,678
Hispanic or Latino	41.5%	30.7%	27.8%	2,509
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.1%	19.6%	29.3%	184
Asian	63.6%	14.7%	21.6%	7,727
Black or African American	56.1%	17.9%	25.9%	2,515
Native Hawaiian or Other Pacific Islander	54.8%	18.4%	26.9%	294
White	65.8%	12.0%	22.2%	16,372
Hispanic or Latino	59.7%	15.4%	24.8%	5,994
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	63.5%	21.6%	14.9%	74
Asian	67.4%	11.0%	21.6%	3,236
Black or African American	59.6%	14.3%	26.1%	819
Native Hawaiian or Other Pacific Islander	56.0%	15.6%	28.4%	109
White	68.4%	9.4%	22.2%	6,573
Hispanic or Latino	63.4%	12.0%	24.6%	1,933
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	58.4%	17.3%	24.3%	173
Asian	69.8%	9.1%	21.1%	11,974
Black or African American	60.7%	14.2%	25.1%	2,258
Native Hawaiian or Other Pacific Islander	66.3%	10.8%	22.9%	297
White	72.4%	7.7%	20.0%	18,195
Hispanic or Latino	65.5%	11.7%	22.8%	4,327
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	62.7%	11.5%	25.8%	330
Asian	68.4%	7.8%	23.8%	50,498
Black or African American	60.5%	12.9%	26.6%	3,508
Native Hawaiian or Other Pacific Islander	64.2%	11.8%	24.0%	483
White	71.2%	7.3%	21.6%	50,678
Hispanic or Latino	64.6%	10.2%	25.2%	5,862
* Percent Other includes applications approved but not originated, applications withdrawn, and files closed for incompleteness.				
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2020.				

**Economic Constraints**

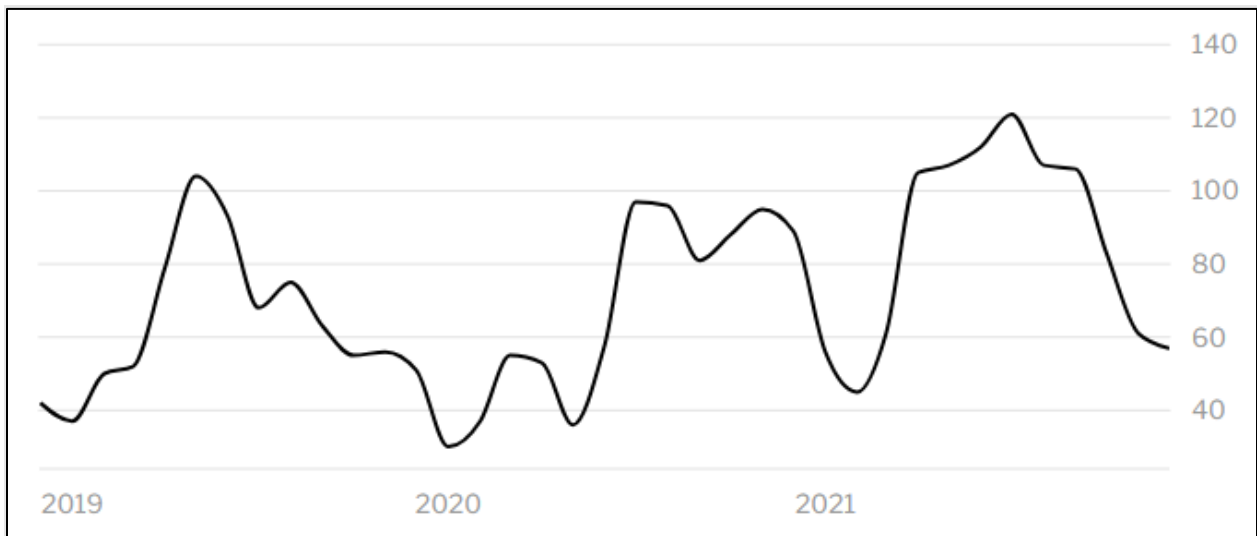
Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future. Moving into 2020, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing an all-time low in unemployment rates. The COVID-19 pandemic had stalled much of the economy in early 2020. However, as **Figure C-1** below shows, the Dublin housing market experienced an overall sustained growth with a 5.2 percent year-over-year growth since 2019. According to Redfin’s Housing Market Insights, homes spent a median seven days on the market. A total of 57 homes were sold in December 2021, which represents a 36 percent decrease year-over-year as shown in **Figure C-2**.

**Figure C-1: Dublin Housing Market Trends – Median Sale Price (2019-2021)**



Source: Redfin – Dublin Housing Market Insights (Accessed: February 2022)

**Figure C-2: Dublin Housing Market Trends – Number of Homes Sold (2019-2021)**



Source: Redfin – Dublin Housing Market Insights (Accessed: February 2022)

A December 2021 California Association of Realtors (CAR) report found that the average cost of single-family residences in Alameda County was \$1,200,000, which experienced a 13.2 percent year-to-year increase from 2020. Comparably, the State-wide average cost for a Single-family residence was \$796,570.

According to a CAR First-Time Buyer Housing Affordability Index Report for the fourth quarter of 2021, the median price for a single-family residence, purchased by first-time homebuyers, was \$1,075,250 with monthly payments of \$5,080 (including taxes and insurance). This required a minimum qualifying income of \$152,400. In comparison, the State-wide median cost for a single-family residence, purchased by first-time homebuyers, was \$677,850 with monthly payments of \$3,200 and a minimum qualifying income of \$96,000.

In conclusion, Dublin households must earn a higher income to be able to participate in the current housing market. Given this is not a phenomenon unique to Dublin and jurisdictions State-wide are experiencing high market costs, this is not considered a constraint. However, policies and programs are included in the Housing Plan to provide households with assistance in entering the market.

## 2. *Governmental Constraints*

### **Land Use Controls**

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City. These land uses provide a wide variety of housing types while also ensuring compatibility between neighboring uses. **Table C-3** lists the land uses that permit residential development and their density ranges. Due to the City's flexible PD zoning, no requests have been made to develop at densities below those identified in **Table C-3**, nor below the densities identified as part of the candidate sites analysis. Additionally, all development standards and land use controls have been applied to candidate sites and it was determined that future residential projects could feasibly develop at an assumed density of 80 percent of the maximum permitted density in any given land use designation regardless, whether the designation is residential or not.

Table C-3: Residential Land Uses and Density Ranges	
General Plan Land Uses	Dwelling Units/Acre
Rural Residential / Agriculture	0.01
Estate Residential	0.01-0.8
Low-Density Single Family Residential	0.5-3.8
Single Family Residential	0.9-6.0
Medium –Density Residential	6.1-14.0
Medium/High-Density Residential	14.1-25.0
Medium/High-Density Residential and Retail Office	14.1-25.0
General Commercial/DC Medium-High Density Residential	14.1-25.0
General Commercial/DC High Density Residential	20.1-60.0
High-Density Residential	25.1+
Mixed Use	6.1-25.0
Downtown Dublin Specific Plan	6.1-25.1+
Campus Office	Not specified
General Commercial	Not specified
Neighborhood Commercial	Not specified
Public/Semi-Public	Not specified
<i>Source: Dublin General Plan, Chapter 2: Land Use Element.</i>	

**Variety of Housing Types Permitted**

Cities are required by California Housing Law to make sites available through zoning for the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family residences, multi-family housing, accessory dwelling units, factory-built homes, mobile homes, employee and agricultural workforce housing, transitional and supportive housing, single-room occupancy (SRO) units, and housing for persons with disabilities. **Table C-4** provides the housing types permitted through the Dublin Municipal Code in the following zoning districts:

- **A – Agricultural District:** The purpose and intent of the Agricultural Zoning District is to establish regulations which 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, as well as encourage compatibility of all Agriculture use types with the surrounding neighborhood.
- **R-1 – Single-Family Residential District:** The R-1 zoning district is intended to provide for and protect neighborhoods that include detached, single-family homes and residential use types compatible with a quiet, family-living environment. The R-1 zoning 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 selected for the development.
- **R-2 – Two Family Residential District:** The R-2 zoning district is intended to provide for and protect neighborhoods that include single-family dwellings, two family dwellings that have development characteristics similar to single-family neighborhoods, duplexes, and residential use types compatible with a quiet, family-living environment. The R-2 zoning 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 selected for the development.

- **R-M – Multi-Family Residential:** The R-M zoning district is intended to provide for and protect neighborhoods that include 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 zoning 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 selected for the development.
- **C-1 – Retail Commercial District:** The C-1 zoning district is intended to provide for the continued use, expansion, and new development of retail commercial use types along major transportation corridors and intersections, and to ensure compatibility with adjacent residential and commercial uses. The C-1 zoning district is consistent with the Retail/Office and General Commercial designations of the General Plan.
- **C-2 – General Commercial District:** The C-2 zoning district is intended to provide for the continued use, expansion, and new development of general commercial use types along major transportation corridors and intersections, and to ensure compatibility with adjacent residential and commercial uses. The C-2 zoning district is consistent with the Retail/Office, Retail/Office and Automotive, and General Commercial designations of the General Plan.
- **M-P – Industrial Park District:** The M-P zoning district is intended to provide for the continued use, expansion, and new development of industrial park use types in proximity to major transportation corridors, and to ensure compatibility with adjacent residential and commercial uses. The M-P zoning district is consistent with the Business Park/Industrial, Industrial Park, and Industrial/Campus Office designations of the General Plan.
- **M-1 – Light Industrial District:** The M-1 zoning district is intended to provide for the continued use, expansion, and new development of light industrial use types in proximity to major transportation corridors, and to ensure compatibility with adjacent residential and commercial uses. The M-1 zoning district is consistent with the Business Park/Industrial, Business Park/Industrial and Outdoor Storage and Industrial Park designations of the General Plan.
- **M-2 – Heavy Industrial District:** The M-2 zoning district is intended to provide for the continued use, expansion, and new development of heavy industrial use types in proximity to major transportation corridors, and to ensure compatibility with adjacent residential and commercial uses. The M-2 zoning district is consistent with the Business Park/Industrial: Outdoor Storage designation of the General Plan.
- **PD – Planned Development Zoning District:** The City utilizes Planned Development (PD) zoning districts as a means of providing property owners/developers with maximum flexibility to create development standards tailored to different product types and site characteristics. PD zoning also helps to create a more desirable use of the land, more coherent and coordinated development, and overall a better physical environment than would result under traditional zoning. A PD zoning district is established by the adoption of an Ordinance classifying the property as a PD and

adopting a Development Plan, which establishes regulations for the use, development, improvement, and maintenance of the property within the requested PD zoning district, and may be adopted in stages, as follows:

1. A Stage 1 Development Plan may be adopted for the entire site and establishes permitted, conditionally permitted, and accessory uses; Stage 1 site plan; site area and proposed densities; maximum number of residential units and nonresidential square footage; a phasing plan and a Master Landscaping Plan; statements regarding consistency with General Plan and Specific Plans, and consistency with Inclusionary Zoning Regulations; an aerial photo, other information necessary for the review of the proposed project; and any provisions as further described in the Dublin Municipal Code.
2. A Stage 2 Development Plan may be adopted concurrently with the Stage 1 Development Plan at the time of establishing the PD zoning district or may be adopted at a subsequent time. A Stage 2 Development Plan may establish permitted, conditionally permitted, and accessory uses; Stage 2 site plan; site area and maximum proposed densities; maximum numbers of residential units by type and nonresidential square footages for each use; development regulations; architectural standards; preliminary landscape plan; other information necessary for the review of the proposed project; and any provisions as further described in the Dublin Municipal Code. All Subdivision Maps, Conditional Use Permits, and Site Development Review Permits must be consistent with the Stage 2 Development Plan. Where phased development of a PD zoning district is proposed, Stage 2 Development Plans may be requested by the developer for portions of the property within the PD zoning district. Ministerial and discretionary permits may be issued only for those portions of a PD zoning district for which a Stage 2 Development Plan has been adopted.

The minimum area for a PD zoning district is four acres; however, a district may be less than four acres in size upon a finding by the Director of Community Development that there is a unique character to the site, to the proposed land use, or to the proposed improvements for which the Planned Development zoning district is better suited than conventional zoning. The densities in residential areas, and floor area ratios and square footages in nonresidential areas may not exceed the densities, floor area ratios, or square footages permitted in the Dublin General Plan and applicable Specific Plans for such uses. Except as specifically modified by a Stage 2 Development Plan, all development in the PD shall be subject to the regulations of the closest comparable zoning district as determined by the Director of Community Development. Maintenance of all lands included within a PD not utilized for building sites, public roads and public uses shall be assured by recorded land agreements, covenants, proprietary control or other stated devices which attain this objective. The proposed method of assuring the maintenance of such lands shall be included as part of the provisions of the Stage 2 Development Plan. The Planning Commission and the City Council must review any proposed PD zoning district Ordinance in accordance with the provisions of DMC Chapter 8.120, Zoning Ordinance Amendment, and must affirmatively make all of the required findings below:

- The proposed PD zoning district meets the purpose and intent of DMC Chapter 8.32, Planned Development Zoning District;

- Development under the Planned District Development Plan would be harmonious and compatible with existing and future development in the surrounding area;
- The proposed amendment would be harmonious and compatible with existing and potential development in surrounding areas;
- The subject site is physically suitable for the type and intensity of the zoning district being proposed;
- The proposed amendment 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; and
- The proposed amendment is consistent with the Dublin General Plan and any applicable Specific Plans.

The required findings were analyzed for their potential to pose a constraint to the development of housing. It was determined that although finding requirements were established to create a safer, more harmonious built environment, the requirements may be subjective. Subjectivity may pose a constraint, as vague language such as “harmonious,” and “compatible” cannot be objectively measured or reviewed. To mitigate any potential constraints, the City has added **Program B.18: Planned Development (PD) Zoning**.

The Director of Community Development by administrative action and/or the Planning Commission by means of a Conditional Use Permit may approve minor amendments to an adopted Development Plan upon a finding that the amendment substantially complies with and does not materially change the provisions or intent of the adopted Planned Development zoning district. All other amendments to the adopted PD zoning district shall be pursuant to DMC Chapter 8.120, Zoning Ordinance Amendment.



**Table C-4: Permitted Housing Types by Zoning District**

Residential Uses	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Accessory Dwelling Unit	P	P	P	P	-	-	P	-	-	-	-
Agricultural Housing	C/ZA	-	-	-	-	-	-	-	-	-	-
Animal Keeping – Residential	P	P	P	P	-	-	-	-	-	-	-
Boarding House	-	C/ZA	C/ZA	C/ZA	-	-	-	-	-	-	-
Caretaker Residence	C/ZA	-	-	-	-	-	C/PC	C/PC	C/PC	C/PC	C/PC
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	-
Cottage Food Operations	ZC/MUP	ZC/MUP	ZC/MUP	ZC/MUP	-	-	-	-	-	-	-
Duplex	-	-	P	P	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	P	-
Farm Mobile Home	C/ZA	-	-	-	-	-	-	-	-	-	-
Junior Accessory Dwelling Unit	P	P	P	P	-	-	-	-	-	-	-
Mobile Home	P	P	P	-	-	-	-	-	-	-	-
Mobile Home/Manufactured Home Park	-	C/PC	C/PC	-	-	-	-	-	-	-	-
Multi-Family Residence	-	-	P	P	-	-	-	-	-	-	-
Residential Use Secondary to Commercial Use	-	C/PC	-	-	-	-	C/PC	-	-	-	-
Residential Conversion of Garage to Living Space	-	P	-	-	-	-	-	-	-	-	-
Single Family Residence	P	P	P	P	-	-	-	-	-	-	-

**Table C-4: Permitted Housing Types by Zoning District**

Residential Uses	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Single Room Occupancy Units	-	-	-	-	-	-	-	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	-
Temporary Mobile Home/Manufactured Home	TUP	TUP	TUP	-	-	-	-	-	-	-	-
Tract and Sales Offices/Model Home Complex	-	TUP	TUP	TUP	-	-	-	-	-	-	-
Transitional Housing (Small)	P	P	P	P	-	-	-	-	-	-	-
Transitional Housing (Large)	-	C/PC	C/PC	C/PC	-	-	C/PC	C/PC	C/PC	C/PC	-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-
<p>Notes:                      P – Permitted                      (-) – Not Permitted                      ZC – Zoning Clearance                      MUP – Minor Use Permit                      C/ZA – Conditional Use Permit/Zoning Administrator                      C/PC – Conditional Use Permit/Planning Commission                      Temporary Use Permit – TUP                      Source: Dublin Municipal Code Section 8.12.050</p>											

## ***SINGLE-FAMILY RESIDENCE***

The term Single-Family Residence is defined by the Dublin Municipal Code as a building designed for and/or occupied exclusively by a single housekeeping unit. This 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 boarders. A residence with more than four boarders where residents do not live as a single housekeeping unit constitutes a boarding house.

A Single Housekeeping Unit refers to a residence with two or more members, whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including but not limited to the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses.

Single-Family Residences are permitted in all residential zoning districts.

## ***MULTI-FAMILY RESIDENCE***

The term Multi-family Residence is defined as a building or a portion of a building used and/or designed as residences for two or more families living independently of each other. A Multi-Family Residence includes:

- Half-plex structures (a half-plex is a single residential unit that is half of a two-unit building where a property line separates the two units)
- Duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four residential units (respectively) in the same building)
- Apartments (five or more units under one ownership in a single building)
- Attached unit projects such as condominiums and townhouses
- Boarding House

This use type may include other residential use types determined by the Director of Community Development to be substantially similar to the use types listed above. Multi-Family Residences are permitted in the R-2 and R-M zoning districts.

## ***ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS***

The term Accessory Dwelling Unit (ADU) is defined as a residential unit that provides independent living facilities for one or more persons and includes separate kitchen, sleeping, and bathroom facilities. An ADU may be a part of, attached to, or detached from a single-family, two-family, or multi-family residence and is subordinate to the principal residence. An ADU also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

The term Junior Accessory Dwelling Unit (JADU) is defined as a unit that is no more than 500 square feet in size that is contained entirely within the walls of a single-family residence, including attached garages, and that has a separate entrance. At a minimum, a JADU must include an efficiency kitchen with a food preparation counter, cooking facility with appliances and storage cabinets, and may include separate sanitation facilities or may share sanitation facilities within the existing single-family residence.

ADUs are permitted in all residential zoning districts and in the C-1 zoning district. JADUs are permitted in all residential zoning districts. As of February 2022, ADU and JADU zoning and development requirements are compliant with current State mandates.

### ***MOBILE HOME/ MANUFACTURED HOME***

The term Mobile Home is defined as a vehicle designed and equipped for human habitation, and for being drawn behind a vehicle. Such mobile home must either be constructed after September 15, 1971, and issued an insignia of approval by the California Department of Housing and Community Development and permanently located on a permanent foundation system, or be constructed after July 15, 1976, and issued an insignia of approval by the U.S. Department of Housing and Urban Development and permanently located on a permanent foundation system, or other type of housing determined to be substantially similar by the Director of Community Development.

A Mobile Home Park or Manufactured Home Park is also defined as a development or subdivision of an existing parcel, or contiguous parcels, of land for the purpose of separate sale, lease, or financing to allow the installation of mobile homes or manufactured homes.

Mobile Home and Manufactures Homes are permitted in the A, R-1, and R-2 zoning districts. Mobile Home Parks and Manufactured Home Parks are permitted in the R-1 and R-2 zoning districts with approval of a Conditional Use Permit by the Planning Commission. There are currently no Mobile Home Parks located within Dublin.

### ***FARM MOBILE HOME***

The term Farm Mobile Home is defined as a mobile home which is used for the housing of a full-time employee (and family) of the farm on which it is located where that farm has a minimum size of 50 acres and where it can be demonstrated that security cannot be obtained by existing single-family dwelling occupancy.

Farm Mobile Homes are permitted in the Agricultural zoning district with approval of a Conditional Use Permit by the Zoning Administrator.

### ***AGRICULTURAL HOUSING***

The term Agricultural Housing is defined as dwellings and/or living quarters for farm laborers, or other types of dwellings determined to be substantially similar by the Director of Community Development. Agricultural Housing may not be in addition to a Caretaker Residence or a Farm Mobile Home.

Agricultural Housing is permitted in the Agricultural zoning district with approval of a Conditional Use Permit by the Zoning Administrator. The California Health and Safety Code Sections 17021.5 and 17021.6 requires farmworker and employee housing to be permitted by-right, without a Conditional Use Permit or other discretionary permit, in single-family residential zoning districts for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Program E.6 is included in the **Housing Plan** to ensure the City's zoning and development standards for farmworker/agricultural housing is compliant with State law.

## ***SINGLE ROOM OCCUPANCY (SRO)***

The term Single Room Occupancy (SRO) Unit is defined as a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen; if a bathroom or kitchen is not provided within the unit, common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not an SRO Unit. Common facilities for laundry may or may not be provided on-site.

SRO Units are permitted in the C-2 zoning district with approval of a Conditional Use Permit by the Planning Commission. Program B.12 is included in the **Housing Plan** to consider permitting procedures and technical assistance for potential SRO unit developers.

## ***COMMUNITY CARE FACILITY – SMALL***

The term Community Care Facility/Small is defined as a 24-hour residential facility providing care for six or fewer persons, 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
- Congregate living health facilities

A Community Care Facility/Small may be located in any type of residence. A Community Care Facility/Small shall be considered a residential use of property and is permitted in all residential zoning districts and the agricultural zoning district.

## ***COMMUNITY CARE FACILITY – LARGE***

The term Community Care Facility/Large is defined as a 24-hour residential facility providing care for seven or more persons, 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
- Congregate living health facilities

A Community Care Facility/Large may be permitted in any type of residence. A Community Care Facility/Large is permitted with approval of a Conditional Use Permit (CUP) by the Planning Commission in all residential zoning districts and the C-1, C-2, M-P, and M-1 zoning districts. Required findings for the approval of a CUP, pursuant to DMC Section 8.100.060, include the following:

1. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.
2. 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.
3. It will not be injurious to property or improvements in the neighborhood.
4. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure the proposed use and related structures would not be detrimental to the public health, safety, and welfare.
5. The subject site is physically suitable for the type, density, and intensity of the use and related structures being proposed.
6. 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.
7. It is consistent with the Dublin General Plan and with any applicable Specific Plans.

### ***SUPPORTIVE HOUSING – SMALL***

The term Supportive Housing - Small is defined as a dwelling unit occupied by a target population of six or fewer persons, with no limit on the length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Government Code Section 65583(a)(5) requires supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Supportive Housing - Small is permitted in the agricultural zoning district and in all residential zoning districts, in compliance with State law.

### ***SUPPORTIVE HOUSING - LARGE***

The term Supportive Housing - Large is defined as a dwelling unit occupied by a target population of seven or more persons, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people.

Government Code Section 65583(a)(5) requires supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Supportive Housing – Large is currently permitted with approval of a Conditional Use Permit by the Planning Commission in all residential zoning districts and the C-1, C-2, M-P and M-1 zoning districts. **Program B.11** is included in the **Housing Plan** to allow for by-right approval of permanent supportive housing in zones where housing is permitted.

### **TRANSITIONAL HOUSING – SMALL**

The term Transitional Housing - Small is defined as a dwelling unit occupied by six or fewer homeless persons or families, which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

Government Code Section 65583(a)(5) requires Transitional Housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Transitional Housing - Small is permitted in the agricultural zoning district and in all residential zoning districts, in compliance with State law.

### **TRANSITIONAL HOUSING – LARGE**

The term Transitional Housing - Large is defined as a dwelling unit occupied by seven or more homeless persons or families, which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

Government Code Section 65583(a)(5) requires Transitional Housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Transitional Housing - Large is currently permitted with approval of a Conditional Use Permit by the Planning Commission in all residential zoning districts and the C-1, C-2, M-P and M-1 zoning districts. **Program B.11** is included in the **Housing Plan** to allow for by-right approval of permanent transitional housing in zones where housing is permitted.

### **LOW-BARRIER NAVIGATION CENTERS**

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern.” California Government Code Section 65660 identifies Low Barrier Navigation Centers as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low-Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and non-residential zones permitting multifamily uses if it meets specified requirements. The Dublin Municipal Code does not currently identify, nor zone for, Low-Barrier Navigation Center. As such, **Program B.12** is included in the **Housing Plan** to ensure compliance with State law.

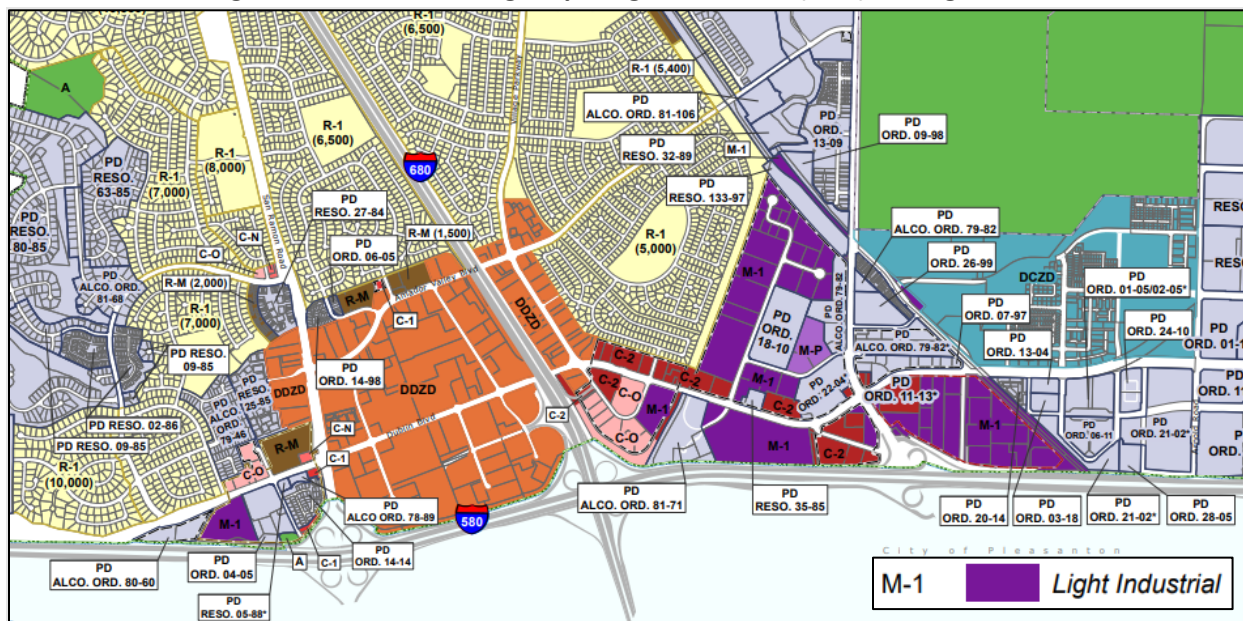


## EMERGENCY SHELTER

The term Emergency Shelter is defined as a 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.

Per Assembly Bill 139 (AB 139), emergency shelters must be permitted in at least one zoning district without approval of any discretionary permits. Emergency Shelters are permitted in the M-1 zoning districts, in compliance with State law. There are approximately 28 parcels within the M-1 zoning district, covering a total of 96.6 acres. The parcels range from 0.1 to 20.9 acres and the average parcel size is 2.5 acres. Of these parcels, four are currently vacant and cumulatively total five acres. All M-1 zoning districts are reflected in **Figure C-3**.

**Figure C-3: Dublin Zoning Map – Light Industrial (M-1) Zoning District**



Source: City of Dublin Zoning Map

The development standards for emergency shelters are provided in DMC Chapter 8.28, Industrial Zoning Districts, Chapter 8.36, Development Regulations, and Chapter 8.45, Emergency Shelters, as summarized below.

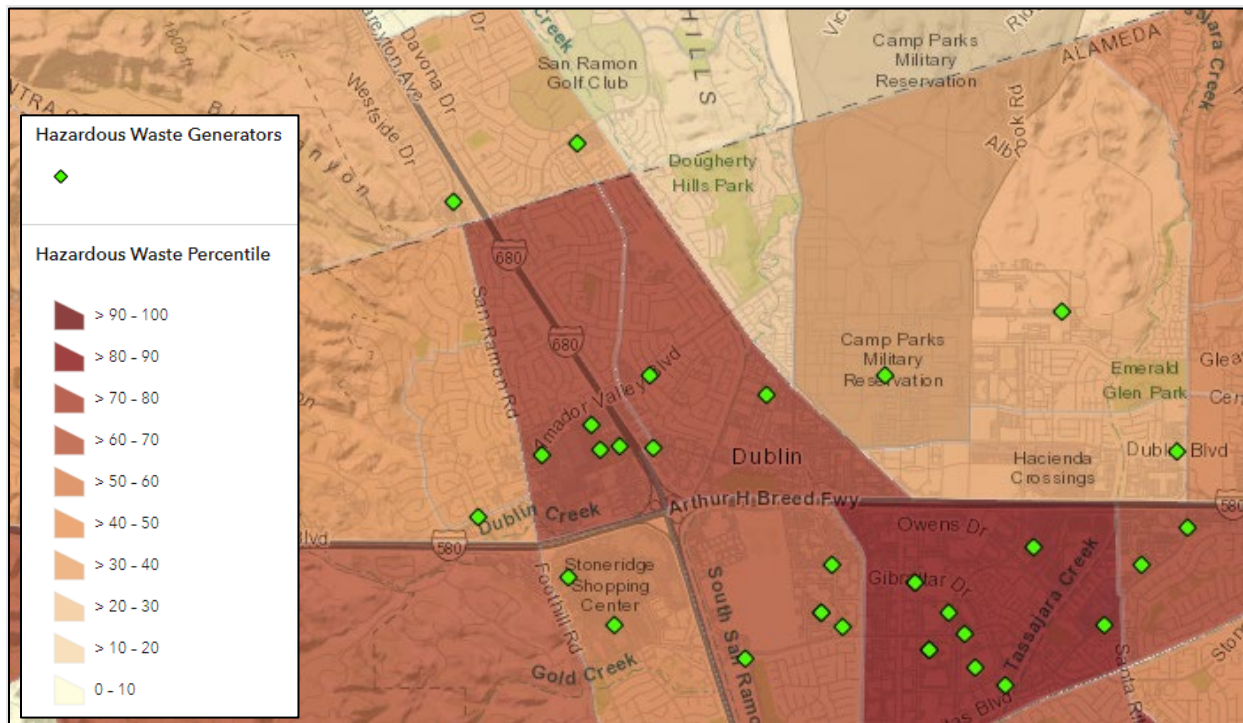
- Minimum Setbacks
  - o Front, Side, Street Side: 10 feet
  - o Rear: 20 feet
- Maximum Building Height: 45 feet
- Landscape Buffer: 10 feet wide along all roadways
- Enclosure: Open areas used for storage or for parking and loading shall be enclosed by a solid wall or fence at least six feet in height with solid entrance and exit gates.

Emergency shelters that meet the development standards and regulations above may be approved ministerially with a Zoning Clearance. No constraints on the development of emergency shelters are identified because no discretionary review or public hearing is required.

Additionally, AB 139 states that jurisdictions may only apply objective standards that provide sufficient parking to accommodate emergency shelter staff. The City currently requires one parking space for every 20 beds plus one parking space for each employee on the largest shift plus one parking space for each company vehicle. **Program D.3** is included in the **Housing Plan** to update the Emergency Shelters Ordinance and Zoning Ordinance to comply with parking requirements established by AB 139.

**Figure C-4** shows the location of hazardous waste generators and hazardous waste percentile for the region surrounding the M-1 zoning district. According to CalEnviroScreen 4.0, this indicator is calculated by considering the number of permitted Treatment, Storage and Disposal Facilities (TSDFs), generators of hazardous waste or chrome plating facilities, the weight of each generator or site, and the distance to the census tract. The figure shows two hazardous waste generators located in the M-1 zoning district. As of February 2022, these generators include Valent Dublin Laboratories (which manufactures herbicides, insecticides, fungicides, plant growth regulators, and other product types for crop production and pest management) and Hexel Research and Development (a research laboratory). These businesses, and all within the M-1 zone, are light-industrial uses and do not create an environment unfit for human habitation. Furthermore, existing housing units are close to the M-1 zone and the two identified generators. As such, the hazardous waste generators identified by CalEnviroScreen 4.0 do not pose a threat to the development and use of future emergency shelters in the area.

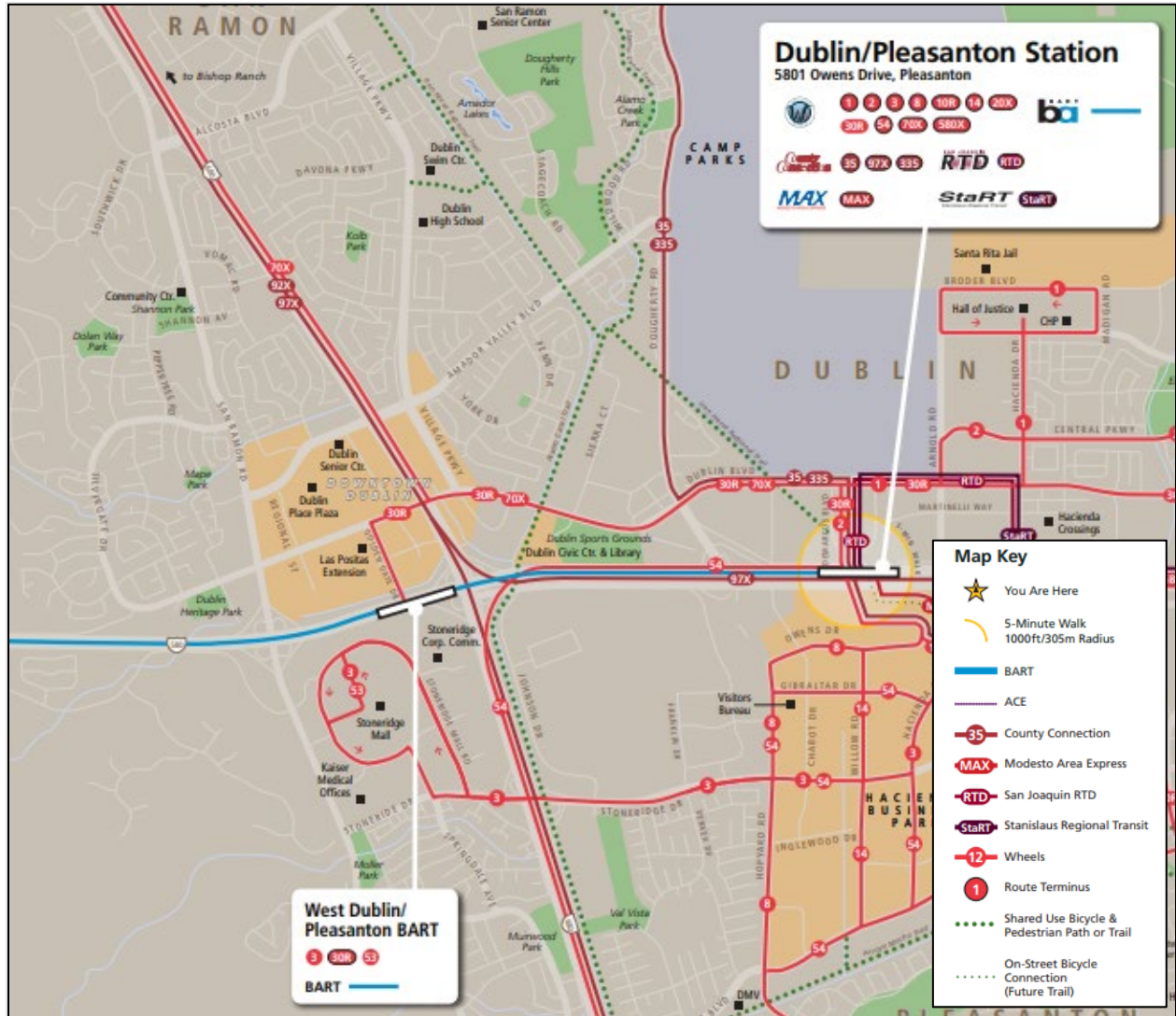
**Figure C-4: CalEnviroScreen 4.0 – Hazardous Waste**



Source: CalEnviroScreen 4.0

Additionally, the M-1 zoning district is located near existing commercial and retail resources, as well as existing public transportation routes. **Figure C-5** shows the two Bay Area Rapid Transit (BART) stations located near the M-1 zoning district and the transit routes and stops running through the area. As the figure shows, the M-1 zoning district and potential emergency shelter occupants are located within a short distance to public transportation with destinations throughout the City and the Bay Area region.

**Figure C-5: Transit Routes – Dublin/Pleasanton BART Stations**



Source: 511 Free Bay Area Transit Information – Transit Routes



## Residential Development Standards

The City establishes development standards through the Zoning Ordinance to regulate development of the uses listed above. The development standards include minimum lot size and width, minimum setbacks, and maximum lot coverage, height limits and density. **Table C-5** below provides the Dublin Municipal Code standards established for each zoning district which permits residential developments. The City also utilizes Planned Development Zoning, as further discussed below, which provides significant flexibility regarding development standards.

**Table C-5: Development Standards for Residential Developments**

Zoning District	Minimum Lot Area				Minimum Setbacks (Feet)				Maximum Construction Standards			
	Lot Size		Lot Width		Lot Depth (Feet)	Front	Side	Street Side	Rear	Lot Coverage	Height Limit (Feet)	Units Per Lot
	Interior Lot	Corner Lot	Interior Lot	Corner Lot								
A	100 acres	100 acres	300 ft.	300 ft.	N/A	50	30	50	50	N/A	25/35 <sup>4</sup>	1
R-1	4,000 sq. ft.	5,000 sq. ft.	50 ft.	60 ft.	100	18 <sup>1</sup>	5 <sup>2</sup>	10	20	1 story: 40% 2 story: 35%	25/35 <sup>4</sup>	1
R-2	8,000 sq. ft.	9,000 sq. ft.	80 ft.	90 ft.	100	18 <sup>1</sup>	10	10	20	1 story: 40% 2 story: 35%	25/35 <sup>4</sup>	2
R-M	5,000 sq. ft.	6,000 sq. ft.	50 ft.	60 ft.	100	20	10 <sup>3</sup>	10	30	1 story: 40% 2 story: 35%	25/35 <sup>4</sup>	1/750 sq. ft.
C-O	10,000 sq. ft.	11,000 sq. ft.	70 ft.	80 ft.	100	20	10	10	10	N/A	35	N/A
C-N	5,000 sq. ft.	6,000 sq. ft.	50 ft.	60 ft.	100	20	0 <sup>5</sup>	10	0 <sup>6</sup>	N/A	35	N/A
C-1	5,000 sq. ft.	6,000 sq. ft.	50 ft.	60 ft.	100	0 <sup>7</sup>	0 <sup>5</sup>	0 <sup>8</sup>	0 <sup>6</sup>	N/A	45 <sup>9</sup>	N/A
C-2	6,000 sq. ft.	7,000 sq. ft.	50 ft.	60 ft.	100	0 <sup>7</sup>	0 <sup>5</sup>	0 <sup>8</sup>	0 <sup>6</sup>	N/A	45 <sup>9</sup>	N/A
M-P	40,000 sq. ft.	40,000 sq. ft.	150 ft.	150 ft.	100	50	20	20	40	N/A	35	N/A
M-1	20,000 sq. ft.	20,000 sq. ft.	100 ft.	100 ft.	100	10	10	10	20	N/A	45	N/A
M-2	5,000 sq. ft.	6,000 sq. ft.	150 ft.	150 ft.	100	10	10	10	10	N/A	45	N/A

- Notes:
1. Minimum setback
  2. Side Yard setbacks in the R-1 zoning district shall be a minimum of five feet plus one foot for each full 10 feet by lot width exceeds minimum lot width up to a maximum of 10 feet.
  3. Buildings with four or more residences in the R-M zoning district shall have a 15-foot Side Yard on one side.
  4. West of Dougherty Road 25 feet and two stories; may be increased to 35 feet and two stories pursuant to a Site Development Review approval by the Zoning Administrator. East of Dougherty Road; 35 feet and two stories.
  5. 0 feet except, if abutting an R zoning district, the same as the Side Yard Setbacks of that district.
  6. 0 feet except, 15 feet if a C-1 or C-2 zoning district backs up on an R zoning district
  7. 0 feet except, if abutting an R zoning district or C-O or C-N zoning district, the same as the Front Yard Setback of that zoning district.
  8. 0 feet except, if the Street Side Yard of a corner lot in a C-1 or C-2 zoning district abuts a Key Lot in any R, C-O or C-N zoning district, not less than half of the Front Yard setback required for the Key Lot.
  9. 45 feet, except 35 feet if the principal structure in a C-1 or C-2 zoning district is within 50 feet of an R zoning district.

Source: Dublin Municipal Code Section 8.36.020.

All development standards have been applied to the candidate sites and it was determined that future residential projects could feasibly develop at an assumed density of 80 percent of the maximum permitted density in any given zoning district that allows residential development, whether the district is residential or not. Based on this, future residential development would meet assumed densities without needing exceptions such as Conditional Use Permits or Variances. Development standards would not impact the cost or supply of housing in Dublin, impact the length or timing of plan review nor affect project certainty.

In Appendix D, **Tables D-7** and **D-8** provide past examples of development in the City that was built at 80 percent or more of the maximum permitted density in its respective zone without exceptions. All candidate sites in **Table D-9**, are located in either Downtown Dublin, Planned Development, or Dublin Crossing zoning districts. Each zoning district has smaller subareas with their own development standards and the density ranges in which candidate sites are located in are provided below.

- Downtown Dublin Zoning District (DDZD): 22.0 – 85.0 du/acre
- Planned Development Zoning District (PD): 1.0 – 60.0 du/acre
- Dublin Crossing Zoning District (DCZD): 14.1 – 60.0 du/acre

When applying development standards for both the DDZD and DCZD, any parcel in its respective zone, regardless of if it's a candidate site or not, can develop at 80 percent of the allowable density without exceptions. Further, any parcel in its respective zone can develop at 100 percent of the allowable density without exceptions. Both zones were adopted as part of their respective Specific Plans and the development standards for each were tested to confirm the feasibility of developing at 100 percent of allowable densities prior to adoption.

The remaining candidate sites are located in Planned Development (PD) zoning districts. The City utilizes PD zoning districts as a means of providing property owners/developers with maximum flexibility to create development standards tailored to different product types and site characteristics. PD zoning also helps to create a more desirable use of the land, more coherent and coordinated development, and overall, a better physical environment than would result under traditional zoning. A PD zoning district is established by the adoption of an Ordinance classifying the property as a PD and adopting a Development Plan, which establishes regulations for the use, development, improvement, and maintenance of the property within the requested PD zoning district. Due to the flexibility of PD zones, development standards could allow development at 100 percent of allowable density. To eliminate potential constraints, Program B.18 is included in the Housing Plan to review vacant and underutilized properties with existing PD zoning and rezone these properties to a residential zoning district with established development standards. PD zoning will continue to be used as an option for property owners and developers that desire further flexibility.

The nature of all three zones is to provide flexibility. This flexibility allows developers to increase density, reduce costs, and avoid possible constraints to development. The requirements of each zone have been analyzed for their impacts on housing supply, costs, financial feasibility, timing, and approval certainty. Based on the analysis of the zones and an analysis of past development, the City has confidently concluded that the zones do not pose a constraint on housing supply, costs, financial feasibility, timing, or approval

certainty. To further analyze the feasibility to develop at max density in any given zoning district that allows residential development, calculation scenarios are provided below.

- **Pipeline Project 1**

The site is designated by the General Plan as Downtown Dublin Zoning District (DDZD). The DDZD contains several different use categories, also known as district zones. The subject property is part of the Transit Oriented District zone which allows high density residential, with a density range from 22.0 to 85.0 du/acre, while commercial, office, and light industrial development is also allowed. The proposed development consists of 113 units on 1.3 acres, for a density of 87 units per acre achieving a yield of 102 percent of the maximum allowed by the underlying zoning. All units minus the property manager unit are affordable units.

- **Pipeline Project 3**

The site is designated by the General Plan as Downtown Dublin Zoning District (DDZD). The DDZD contains several different use categories, also known as district zones. The subject property is part of the Transit Oriented District zone which allows high density residential, with a density range from 22.0 to 85.0 du/acre, while commercial, office, and light industrial development is also allowed. The proposed development consists of 164 units on 1.1 acres, for a density of 149 units per acre achieving a yield of 175 percent of the maximum allowed by the underlying zoning.

- **Pipeline Project 6**

The site is designated by the General Plan as Planned Development Zone (PD). The PD contains several different use categories, also known as district zones. The subject property is part of the High Density Residential zone which allows high density residential, with a density range from 22.0 to 60.0 du/acre. The proposed development consists of 220 units on 2.4 acres, for a density of 91 units per acre achieving a yield of 152 percent of the maximum allowed by the underlying zoning.

With the recent projects, the City can show for an increasing trend and interest in higher density, affordable developments. In the region, the nearby City of Pleasanton has approved several multi-family projects in recent years, including a 100 percent affordable housing project

### **YARD REQUIREMENTS**

The term Yard is defined by the Dublin Municipal Code as open space on a lot, other than a court, unobstructed and unoccupied from the ground upward. A Yard refers to the area between the lot line and the structural setback line. The term Setback is defined as the required distance that a building, structure, or other designated item must be located from a lot line. Yard and setback requirements are established to allow for light and air, circulation, emergency access, and aesthetic improvements. Dublin's yard requirements are not considered a constraint

### **LOT COVERAGE**

The term Lot Coverage is defined as the maximum lot area which may be covered with buildings and structures. Buildings and structures include all land covered by Principal Buildings, garages and carports, Accessory Structures, covered decks and gazebos, and other enclosed and covered areas; but not standard roof overhangs, cornices, eaves, uncovered decks, swimming pools, paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed in terms of net lot area at ground level. Dublin's lot coverage standards are not considered a constraint.

**OPEN SPACE**

The Dublin Municipal Code defines “Common Useable Open Space” as minimum useable open space within the area of a Building Site designed and reserved for outdoor living, recreation, pedestrian access, and landscaping. The calculation of Common Useable Open Space is made by deducting from the total area of the building site:

- Maximum Lot Coverage.
- Paved parking areas, driveways, and maneuvering areas.
- Areas having a slope in excess of 20 percent.
- Any open space less than 10 feet in its smallest dimension.

Dublin’s open space requirements are not considered a constraint.

**MAXIMUM BUILDING HEIGHT**

The term Height is defined as the height limits for buildings and structures and is measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade. Dublin’s building height standards are not considered a constraint.

**PARKING STANDARDS**

The City establishes off-street parking regulations to ensure adequate parking availability, prevent interference with circulation and create a safe environment, and to protect surrounding uses from adverse noise and visual impacts. **Table C-6a** provides the number of parking spaces required for residential uses throughout the City. In comparison, **Table C-7** provides the off-street parking requirements for neighboring communities. The City has greater parking requirements for new single-family residences; however, multi-family residences generally have the lowest parking requirements compared to nearby cities. The City’s parking requirements are more nuanced than neighboring communities and require differing parking requirements for rental multi-family residences and for-sale multi-family residences. Following State feedback, the City has included Program D.1 to remove potential development constraints, such as the distinction between for-rent and for-sale parking standards and guest parking requirements.

Table C-6a: Residential Off-Street Parking Requirements	
Residential Use Types	Number of Parking Spaces Required
Accessory Dwelling Unit	See DMC Section 8.80.030 of the Zoning Ordinance
Agricultural Housing	2 per dwelling
Boarding House	2 per dwelling, plus .5 per sleeping room
Caretaker Residence	2 per dwelling
Community Care Facility/Small	2 per dwelling
Cottage Food Operations	Provide the number of spaces required for the type of residential dwelling plus 1 space for an employee not residing in the home (if applicable) plus 1 space for a company vehicle (if applicable). A company vehicle that also serves as the day-to-day personal vehicle of the individual conducting the cottage food operation shall not require an additional parking space.



Residential Use Types		Number of Parking Spaces Required
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.
Farm Mobile Home		2 per dwelling
Family Day Care Home/Large (up to 14)		Not regulated
Family Day Care/Small (up to 8)		Not regulated
Junior Accessory Dwelling Unit		See DMC Section 8.80.030 of the Zoning Ordinance
Mobile Home		2 per dwelling
Mobile Home Park		2 per dwelling, plus 1 guest space for every 2 dwellings
Apartments	Studio and 1 Bedroom	1 covered or garaged per dwelling plus 1 parking space for unreserved and guest parking.
	2+ Bedrooms	
Condominium	Studio and 1 Bedroom	1 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
	2+ Bedrooms	2 covered or garaged per dwelling plus 1 guest parking space per dwelling which shall be marked as a guest parking space
SB 9 Unit Developments		See DMC Section 8.81.060 relating to SB 9 Unit parking.
Senior Citizen Apartments		1 covered or garaged per dwelling plus one guest parking space for every three dwelling units.
Residential Use Secondary to Commercial Use		2 per residence
Single-Family/ Duplex/ Townhouse	Lots 4,000 square feet or less	2 in an enclosed garage per dwelling* plus one on-street parking space per dwelling unit within 150 feet of that dwelling unit.
	Lots greater than 4,000 square feet	2 in enclosed garage per dwelling* plus one parking space per dwelling unit provided in the driveway or on-street within 150 feet of that dwelling unit.
Single Room Occupancy Units		1 per unit plus 1 guest parking space for every 3 units
Supportive Housing - Small		2 per dwelling
Supportive Housing - Large		1 per 3 employees on largest shift, plus 1 per 3 beds
Transitional Housing - Small		2 per dwelling
Transitional Housing - Large		1 per 3 employees on largest shift, plus 1 per 3 beds
* 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 pursuant to Chapter 8.78 of the Dublin Zoning Ordinance. Source: Dublin Municipal Code Section 8.76.080.		

Project	Spaces	Project Status
Amador Station (BRIDGE Housing)	245	Entitled
Ashton at Dublin Station	331	Under Construction
Avalon West (Saint Patrick Way)	781	Under Construction

Residential Use Types	Number of Parking Spaces Required
<b>Pleasanton</b>	
One-family dwelling units*	2 spaces
Condominiums, community apartments and separately owned townhouses	2 spaces per unit

Table C-7: Residential Off-Street Parking Requirements for Nearby Jurisdictions		
Residential Use Types	Number of Parking Spaces Required	
Apartments with two bedrooms or less*	2 spaces per unit for the first 4 units; 1.5 spaces per unit for additional units	
Apartments with three or more bedrooms*	2 spaces per unit	
Visitor parking	1 space per 7 units	
*At least one space per dwelling unit must be located in a garage or carport.		
<b>San Ramon</b>		
Live/work units	2 spaces per unit	
Mobile homes	2 spaces per unit, with at least 1 covered 1 space per 4 units for guest parking	
Multi-family	Studio/ 1-bedroom	1 covered space per unit
	2- and 3-bedroom	2 spaces per unit, with at least 1 covered
	4-bedroom or more	3 spaces per unit, with at least 1 covered
	Guest parking	1 space per 4 units
Residential care homes	6 or fewer clients	2 covered spaces
	7 or more clients	1 space per 3 beds 1 space per 4 units for guests and employees
Rooming and boarding houses	1 space per bedroom	
Single-family dwellings	Up to 4 bedrooms	2 covered spaces within a garage
	5 bedrooms	3 covered spaces within a garage
	6 or more bedrooms	4 covered spaces within a garage
<b>Livermore</b>		
Studio	1 space	
1 bedroom	1 space	
2 or more bedrooms	2 spaces	
Guest spaces (multiple family)	1 space per 4 units	
Mobile homes	2 spaces per unit	
<i>Source: Pleasanton Municipal Code; San Ramon Municipal Code; City of Livermore Development Code.</i>		

Multi-family residential developments require one covered or garage parking space per residential unit plus one guest parking space per residential unit, which must be marked as a guest parking space. Parking requirements are reduced to 1.5 spaces (covered or uncovered) per residential unit in the Downtown Dublin - Transit Oriented District and at the Transit Center. While required covered or garage parking may be more costly to housing developers, it has not been identified as a constraint by the development community and is consistent with the parking requirements for the Cities of Pleasanton and San Ramon. Additionally, qualifying affordable housing projects are entitled to parking reductions pursuant to State Density Bonus Law (Government Code Section 65915-69518). The City recently approved two affordable housing projects (Amador Station and Regional Street Senior Affordable Housing) that requested parking reductions. In both cases, the parking requirement was reduced to 0.5 parking spaces per residential unit. As mentioned above, parking requirements may increase the cost of housing but have not been identified as a constraint to housing supply, nor an impact on the financial feasibility and approval certainty of multi-family residential development projects in the City.

Recent multi-family residential developments in Dublin, as outlined in **Table C-6b**, have proposed parking structures in place of surface lots with covered spaces.

While the City has not seen an impact to the financial feasibility and approval certainty of residential development projects in the City due to parking requirements, the requirements may still pose a constraint to the development of housing. To mitigate the potential constraint, the City has added **Program D.1: Remove Development Constraints to Chapter 2: Housing Plan.**

### **Assembly Bill 2097**

In September 2022, AB 2097 was signed into law establishing provisions for vehicle parking requirements based on proximity to public transit. Specifically, AB 2097 prohibits public agencies from imposing minimum vehicle parking requirements for developments located within half-a-mile of public transit. “Public transit” means a major transit stop as defined by Public Resources Code Section 21155:

- An existing rail or bus rapid transit station,
- A ferry terminal served by either a bus or rail transit service, and
- The intersection of two or more bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute period.

Jurisdictions may impose or enforce minimum parking requirements on housing developments if findings are made (within 30 days of a completed application) that not imposing minimum parking requirements on the development would have substantially negative impacts on the jurisdiction’s ability to meet its RHNA or existing residential or commercial parking within half-a-mile of the housing development. These findings must be supported by a preponderance of the evidence in the record. Pursuant to AB 2097, the projects listed below are exempt from imposed or enforced minimum parking requirements:

- Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low-, low-, or moderate-income households; students; the elderly; or persons with disabilities.
- Housing developments with fewer than 20 housing units.
- Housing developments subject to parking reductions based on any other applicable law.

AB 2097 prohibits these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within half-a-mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

**Program D.6** is included in the **Housing Plan** to amend the Zoning Ordinance to comply with AB 2097.

### ***DEVELOPMENT EXAMPLE***

Given all candidate sites in **Table D-9**, are located in either Downtown Dublin, Planned Development, or Dublin Crossing zoning districts, the following provides a review of residential development standards for a theoretical parcel in Downtown Dublin. A theoretical parcel measuring 0.23 acres in the Downtown Dublin Specific Plan area within the Transit-Oriented District would be able to construct an 8-story residential development with a maximum of 53 units – 30 dwelling units per acre at minimum and 85 at maximum. A total of 80 parking spaces would need to be provided (1.5 space per unit); the Plan

discourages excessive surface parking and also allows for up to 30 percent compact spaces. Any parcel in its respective zone can develop at 100 percent of the allowable density without exceptions.

As **Program B.18** establishes the rezoning of vacant and underutilized PD-zoned parcels to a residential zoning district with established development standards, the following provides an assessment of the R-M development standards. A theoretical 5,000-square-foot parcel would be permitted 7 dwelling units. Following the applied setbacks and coverage requirements, the parcel would have approximately 1,250 square feet of development space. A residential development is permitted to build up to 75 feet if proposing at least five units, given it does not exceed the 35 percent lot coverage requirement. As such, the property could accommodate an 8-story residential development with up to 10 units and 20 parking spaces if each unit measures 900 square feet. This shows that development standards allow potential projects to meet the maximum permitted density.

### Definition of Family

Under the right of privacy, the California Constitution prohibits a restrictive definition of “Family” which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City defines “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.

The exclusion of boarding homes, community care facilities, and supportive or transitional housing from the definition of “Family” may be considered a constraint to persons with disabilities. As such, **Program B.17** is included in the **Housing Plan** to provide for the review and revision of the definition of “Family.”

### State Density Bonus Law

Dublin Municipal Code Chapter 8.52 establishes density bonus regulations to provide for the development of affordable housing. The State-mandated density bonus provides incentives to developers to produce housing affordable to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities.

An applicant proposing a density bonus may submit a Preliminary Application prior to the submittal of a formal application. Once ready, the applicant must submit a complete application with fees and/or a deposit. The application must state what density bonus, incentives, concessions, waiver or modifications of development standards, or favorable parking requirements are being requested from the City and the rationale for the request.

The application must also include a statement describing whether residential development is proposed on any property that:

1. Includes parcel(s) on which rental dwelling units are, or if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded

- covenant, ordinance, or law that restricts rents to levels affordable to very low- or low-income households;
2. Has been subject to any other form of rent or price control through a public agency's exercise of its police power; or
  3. Has been occupied by very low- or low-income households.

The Community Development Director evaluates the application based on the following criteria:

1. The requested density bonus meets all the requirements of the State Density Bonus Law.
2. The requested incentives and concessions result in identifiable and actual cost reductions to provide for affordable housing costs or rents for the target dwelling units, and whether such incentives and concessions would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property that is listed in the California Register of Historical Resources and/or National Register of Historic Places, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households, or violates such other requirements as may be set forth in the State Density Bonus Law for incentives and concessions.
3. The City's development standards physically preclude the construction of the development project at the density and with the concessions and incentives to be provided to the proposed project pursuant to this Chapter, and whether the requested waiver or modifications are necessary to enable the construction of the development project at such density and with such concessions and incentives.
4. The density bonus housing project complies with the General Plan, any applicable specific plans, zoning, and development policies and standards of the City.
5. Any conversion of apartment units to condominiums will result in a reduction in the affordable housing stock for lower-income groups, as of most recent inventory.

AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50 percent additional density provided those projects produce the additional below market rate (BMR) units in the "base" portion of the project, unless the locality already allows a bonus above 35 percent. The bill also lowered the BMR thresholds for concessions and incentives for projects with low-income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent of the total units for very low-income households, or at least 20 percent moderate-income households. It also allows an applicant to receive up to three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent of the total units for very low-income households, or at least 30 percent for persons or families of moderate-income households. The Dublin Municipal Code refers to the State Density Bonus Law for specificity on the density bonus allowances.

### **Reasonable Accommodations**

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (modifications or exceptions) to 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. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired.

Dublin Municipal Code Chapter 8.38 establishes procedures and requirements for reasonable accommodation applications for persons with disabilities. An application for reasonable accommodations is reviewed ministerially through a Zoning Clearance and is not subject to discretionary review or a public hearing. A Zoning Clearance is issued if the request complies with the following development standards and regulations:

- **Zoning Districts.** The request for reasonable accommodation is for a legally established residential dwelling located in an agricultural, residential, or comparable Planned Development zoning district.
- **Occupancy.** The residential dwelling is the primary residence of the person(s) requesting reasonable accommodations and such persons have been determined to be protected under Fair Housing Laws.
- **Design Compatibility.** Any exterior modification to the dwelling is designed to be compatible with the architectural character, colors, and texture of the dwelling and surrounding neighborhood.
- **Side Yard Setbacks.** For additions to a dwelling, a minimum side yard setback of five feet is maintained.
- **Rear Yard Setbacks.** For additions to a dwelling, a minimum rear yard setback of 10 feet is maintained.
- **Lot Coverage.** The maximum lot coverage does not exceed 50 percent for a one-story dwelling or 45 percent for a two-story dwelling.
- **Uncovered Access Ramp.** An uncovered access ramp may be located within a front, side, or rear yard setback so long as the height of the ramp does not exceed the grade level finish floor of the dwelling.

As of July 2022, the City has not received any 5<sup>th</sup> Cycle reasonable accommodation applications and, in addition, does not have a history of denying reasonable accommodation applications. The City has never received feedback from housing developers or property owners indicating the presence of a constraint to this application and process; however, following HCD feedback, the City has included provisions in **Program E.3** of the **Housing Plan** to review and amend the Dublin Municipal Code, as appropriate, to remove potential constraints for reasonable accommodation requests.

### On-/Off-Site Improvements

New subdivisions may be required to improve streets, highways, public ways, and easements, as well as improvements that may not be part of the subdivision but are affected by the subdivision. Thus, these are costs that may influence the sale or rental price of housing. Dublin Municipal Code Chapter 9.16 establishes the required on- and off-site improvements below:

- **Streets and Roads.** Grading; curbs and gutters; and surfacing of streets, highways and public ways, and the drainage thereof.

- **Grading Lots.** The grading of the lots and the drainage may be required by the design of the approved tentative map.
- **Stormwater Control and Treatment.** Stormwater control measures in compliance with the Dublin Municipal Code, the latest Regional Water Quality Control Board clean water construction general permit, and the latest Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit. The control and treatment measures shall reduce erosion and sedimentation from entering the storm drain system from the subdivision site (point source).
- **Water Supply and Sanitary Sewer.** Subdivisions shall be served with water and sanitary sewer connections in the manner approved by the Dublin San Ramon Services District unless an alternative design is proposed and approved by the City Engineer.
- **Utilities.** Subdivisions shall be served by public utilities (gas, electricity, Internet/cable/phone) unless an alternative design is proposed and approved by the City Engineer.
- **Public Safety.** Construction of such structures necessary for public safety, including but not limited to local neighborhood drainage, traffic safety signs and devices, and street lighting.
- **Fire Hydrants.** Fire hydrants shall be furnished and installed as approved by the local water district, Fire Marshal, and City Engineer.
- **Trails and Bikeways.** Trails and bikeways as designated on the General Plan or applicable Specific Plan, or the City's adopted Bicycle and Pedestrian Master Plan.

Additionally, as a condition of approval of a tentative map, the City may impose a requirement that the subdivider install improvements for the benefit of the subdivision, property not within the subdivision, and the public. If the improvements are dedicated to the public, then the City will enter into an agreement to reimburse the subdivider for that portion of the cost of those improvements, including an amount attributable to interest, in excess of the construction required for the subdivision.

Further conditions of approval may include, but are not limited to:

- Dedication and improvement of streets, alleys, including access rights and abutters' rights, drainage, public utility, and other public easements;
- Reservations;
- The design and improvement of subdivisions;
- Requirements to implement California Environmental Quality Act (CEQA) mitigation measures;
- Ensuring proper grading and erosion control, prevention of sedimentation or damage to off-site property;
- Energy conservation; and
- Ensuring compliance with adopted development standards.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of housing development and are not considered a constraint to development.



## Local Ordinances

### *URBAN GROWTH BOUNDARIES (UBG)*

Growth management measures are techniques used by a government to regulate the rate, amount, location, and type of development. Growth management measures allow cities to grow responsibly and orderly; however, they can produce constraints to the development of housing if overly restrictive. This may be particularly restrictive for accessible and affordable housing.

Dublin residents approved Measure M in 2000 to create an Urban Growth Boundary (UBG) on the western limits of the City. Measure M restricts residential development on the foothills by requiring voter approval of any proposed residential project. As such, the foothills were preserved as agricultural and open space areas.

In addition, the Dublin Open Space Initiative of 2014 was adopted to preserve the Doolan Canyon area east of the City and on the foothill area to the west. This initiative prevents urban development (residential and commercial) without voter approval. As the City does not currently provide services to the Doolan Canyon area, proposed development in the area would also need to fund new infrastructure and public services. The ballot measure requirement to allow residential development outside the UBG and cost of adding infrastructure and services are together considered a constraint to the development of housing, and specifically affordable housing.

### *SHORT-TERM RENTALS*

Short-Term Rental Ordinances are commonly defined as an accessory use of a primary residence for the purposes of providing temporary lodging for compensation for up to 30 days. A Short-Term Rental Ordinance establishes regulations, standards, and a permitting process for the renting or leasing of the privately owned, visitor-serving dwelling unit. Short-Term Rental Ordinances are often established to safeguard residents by ensuring that short-term rental activities do not threaten the character of neighborhoods and that such short-term rental activities do not become a nuisance, or threaten the public health, safety, or welfare of neighboring properties. The City does not currently have an adopted Short-Term Rental Ordinance, but short-term rentals are defined as Bed and Breakfast Inn, which require approval of a Conditional Use Permit by the Planning Commission in the agricultural and residential zoning districts and the C-1, C-2, M-P, and M-1 zoning districts.

### *INCLUSIONARY ZONING ORDINANCE*

Dublin Municipal Code Chapter 8.68 establishes the requirements and procedures for the City's Inclusionary Zoning Ordinance, which assists the City in producing residential units affordable to lower-income and moderate-income households. The purpose of the Ordinance is to contribute to the City's housing goals and ensure future development occurs in a manner consistent with the City's housing policies and needs.

The City's Inclusionary Zoning Ordinance requires all new residential development projects of 20 units or more, designed and intended for permanent occupancy, to designate 12.5 percent of the total number of dwelling units within the development as affordable units. Affordable units shall be allocated to households with very low-, low- and moderate-income levels as follows:

Table C-8: Inclusionary Zoning Requirements		
	Rental Units	Owner-Occupied Units
Very low-income households	30%	0%
Low-income households	20%	40%
Moderate-income households	50%	60%

All affordable units in a project or phase of a project are to be constructed concurrently with market-rate units, unless the City Manager determines in writing that extenuating circumstances exist that make concurrent construction infeasible or impractical. In addition, all affordable units shall reflect the range and number of bedrooms provided in the project as a whole and shall not be distinguished by exterior design, construction, or materials. Affordable units may be of smaller size than the units in the project and may have fewer amenities than the market rate units in the project. All affordable units shall be reasonably dispersed throughout the project.

Residential development projects subject to the Inclusionary Zoning Ordinance may seek approval from the City Council to instead use an exception listed below:

- **Payment of Fees In Lieu of Creation of Affordable Units.** Upon request of the applicant, the City Council shall permit 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 pursuant to Dublin Municipal Code Section 8.68.030.A. The amount of the fee shall be as set forth in a resolution of the City Council, which may be amended from time to time to reflect inflation and changed conditions in the City and the region. In lieu fees must be paid in the amount set forth in the resolution in effect at the time of issuance of the building permit.
- **Off-Site Projects.** An applicant may construct the affordable units not physically within the development in lieu of constructing some or all affordable units within the development, with the approval of the City Council, if the City Council finds:
  - Construction of the units off-site in lieu of constructing units on-site is consistent with the chapter’s goal of creating, preserving, maintaining, and protecting housing for very low-, low- and moderate-income households.
  - The units to be constructed off site are consistent with Dublin Municipal Code Section 8.68.030.E.
  - It would be infeasible or impractical to construct affordable units on-site.
  - Conditions of approval for the project require the off-site affordable units to be governed by the terms of a deed restriction and, if applicable, rental restrictions similar to on-site affordable units.
  - The conditions of approval for the project, or other security such as a cash deposit, bond, or letter of credit, are adequate to require the construction of the off-site affordable units concurrently with the completion of the construction of the residential development or within a reasonable period (not to exceed five years).
- **Land Dedication.** An applicant may dedicate land to the City or city-designated non-profit housing developer in lieu of construction of some or all required affordable units, if the Council finds:

- That dedication of land in lieu of constructing units is consistent with the chapter’s goal of creating, preserving, maintaining, and protecting housing for very-low, low- and moderate-income households.
- That the dedicated land is useable for its intended purpose, is free of toxic substances and contaminated soils, and is fully improved, with infrastructure, adjacent utilities, grading, and all development-impact fees paid excluding any inclusionary zoning ordinance fees.
- That the proposed land dedication is of sufficient size to meet the following requirements:
  - The dedication includes land sufficient to construct the number of units that the applicant would otherwise be required to construct by Dublin Municipal Code Section 8.68.030.A, based on the size of lots in the subdivision for which the applicant is meeting its obligation; and

The dedication includes such additional land where the market value is equal to or exceeds the difference between the value of a 1,200-square-foot unit and the price at which such a unit could be sold as an affordable unit times the number of units required.

- **Credit Transfers.** An applicant may fully or partially satisfy the requirements of Dublin Municipal Code Section 8.68.030.A by using transfer credits created pursuant to Section 8.68.060. Credit certificates are presented to the Community Development Director, who shall note at the time of project approval the credit certificate by number. Credit certificates may only be used to satisfy the requirements for Inclusionary Units for the income category and number of bedrooms for which they are issued.
- **Waiver of Requirements.** The City Council, at its discretion, may waive, wholly or partially, the requirements of the Inclusionary Zoning Ordinance and approve alternate methods of compliance with Dublin Municipal Code Chapter 8.68 if the applicant demonstrates, and the City Council finds, that such alternate methods meet the purposes of the Chapter.

However, the City may also offer incentives or financial assistance to encourage the development of on-site affordable units in excess of the 12.5 percent inclusionary requirement. These incentives may include, but are not limited to:

- Fee deferral for development processing fees and development impact fees.
- Design modifications such as reduced lot sizes, reduced setback requirements, reduced open space requirements, reduced landscaping requirements, reduced interior or exterior amenities, reduction in parking requirements, and/or height restriction waivers.

Residential development projects requesting a density bonus by providing a percentage of affordable units pursuant to State Density Bonus Law may count the affordable units toward the project’s inclusionary requirement. The City’s Inclusionary Zoning Ordinance works together with State Density Bonus Law.

Prior to issuance of a building permit for an affordable unit, the City must establish resale restrictions, rental controls, or both, in an agreement between the City and the developer. The agreement must be executed by the City Manager, and its requirements run with the land and bind future property owners. Agreements involving rental units shall require the owner of the affordable units to ensure that the units

are occupied by tenants whose monthly income levels do not exceed very low-, low-, or moderate-income levels, and preclude the tenants from subletting or subleasing the unit. The agreement also requires the owner of the affordable unit to submit an annual report to the City Manager including, but not be limited to, an identification of the affordable units within the project; the monthly rents charged and proposed to be charged; vacancy information for the prior year; and the monthly income for tenants of each affordable unit throughout the prior year. Agreements for ownership units must specify that the inclusionary units must be occupied by the owner(s) and may not be leased or rented without the written approval of the City. The resale restrictions must provide that in the event of the sale of an affordable unit, the City will have the right to purchase any affordable owner-occupant unit at the maximum price that could be charged to an eligible household.

The Inclusionary Zoning Ordinance requires households to receive eligibility approval prior to occupying an affordable unit. Potential eligible occupants of affordable units will be qualified based on household income, the median combined household income statistics for Alameda County published periodically by HCD, all sources of household income and assets, the relationship between household size and the size of available units, and any further criteria required by law. The developer is also required to use an equitable selection method established in conformance with the terms of the Inclusionary Zoning Ordinance. The selection criteria may not distinguish between adults and children. Selection of qualified person is based on priorities established using the point system described below:

- Employed within the boundaries of Dublin for at least six months prior (three points, one per household)
- Public Service employee working in Dublin (one additional point)
- Dublin resident for at least one year prior (three points, one per household)
- Seniors (one point per household)
- Permanently disabled (one point per household)
- Immediate family member of Dublin resident (one point per household)
- Required to relocate from current Dublin residence due to demolition of dwelling or conversion of dwelling from rental to for-sale unit (one point per household)

In general, the City's Inclusionary Zoning Ordinance is not considered a constraint as it contributes to the development of affordable housing throughout the City.

### **Specific Plans**

The City utilizes specific plans as a tool to implement the guiding policies contained in the General Plan. The City adopted four specific plans that encompass specific geographic areas. Each specific plan contains policies and design guidelines that are tailored to implement the community's vision for the future of these areas and to ensure a coordinated development scheme. Physical improvements to property within each of these plan areas must comply with the policies contained in the General Plan and the corresponding specific plan.

**DOWNTOWN DUBLIN SPECIFIC PLAN (DDSP)**

The Downtown Dublin Specific Plan (DDSP) guides the creation of a vibrant and dynamic commercial and mixed-use center that provides a wide array of opportunities for shopping, services, dining, working, living, and entertainment in a pedestrian-friendly and aesthetically pleasing setting.

The DDSP area is 284 acres in size and includes three districts – the Retail District, the Transit-Oriented District, and the Village Parkway District. **Table C-9a** provides the permitted residential uses in each district and **Table C-9b** provides the development standards. In total, 2,500 net new residential dwelling units are permitted in the DDSP with the following densities:

- Retail District: 22 units per net acre with no maximum density
- Transit-Oriented District: 30 to 85 units per net acre
- Village Parkway District: No minimum density to 15 units per acre

Building Uses	Retail District	Transit-Oriented District	Village Parkway District
Live-Work <sup>1</sup>	Allowed <sup>2</sup>	Allowed	CUP/PC <sup>3</sup>
Multi-Family Residential <sup>1</sup>	Allowed <sup>2</sup>	Allowed	Allowed
Mixed-Use Residential <sup>1</sup>	Allowed <sup>2</sup>	Allowed	Allowed

Notes:  
 1. Subject to additional development standards if located within 1,000 feet of I-580 or I-680.  
 2. Allowed throughout the Retail District except on those properties west of San Ramon Road.  
 3. May be permitted with a CUP/PC in a mixed-use development.  
 CUP – Conditional Use Permit  
 PC – Planning Commission  
 Source: City of Dublin Downtown Specific Plan

Feature	Minimum Standard	Feature	Minimum Standard
Lot Width <sup>1</sup>	50 ft.	Internal Setback from Property Lines shared with Residential Uses	15 ft.
Lot Depth <sup>1</sup>	80 ft.	Internal Setback from Property Lines shared with Non-Residential Uses	Per Building Code
Lot Size <sup>1</sup>	10,000 sq. ft.	Freeway/Drainage Channel Setback	10 ft. minimum from property lines adjacent to freeway or drainage channel
Street Setback from Dublin Boulevard and San Ramon Road	10 ft. min. The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement	Required Frontage Buildout <sup>2</sup>	Not Required
Street Setback from Other Streets	5 ft. min. The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement	Building Height	6 floors and 75 ft. max. (tower elements, architectural and articulated design features, solar panels, and small-scale wind turbines may extend 10 ft. max. beyond this height)

Table C-9b: Downtown Dublin Specific Plan – Development Standards			
Feature	Minimum Standard	Feature	Minimum Standard
			Minimum building height in “The Core” is 40 feet
Density	<p>Not permitted west of San Ramon Road.                      Allowed at a minimum density of 22 units per net acre.</p> <ul style="list-style-type: none"> <li>Permitted within a mixed-use development if designed based on the following standards:                              The development includes ground floor retail or office space that equals an FAR of 0.3 min.</li> <li>Retail or office space is built along at least 80 percent of the property’s total street frontage and set back no more than 10 ft. from the building setback requirement.</li> <li>Common open space for the residential units are provided at a rate of 15 percent of the site’s total area.</li> </ul> <p>Projects that include residential development within 1,000 ft. of either Interstate 580 or 680 (or less per Bay Area Air Quality Management District’s current guidelines) shall incorporate the following standards to minimize potentially adverse air quality affects:</p> <ul style="list-style-type: none"> <li>Configure the proposed buildings so that the bulk of the building is located farther from the highway.</li> <li>Place heating ventilation and air conditioning (HVAC) system intakes as far away from highway as feasible.</li> <li>Include high efficiency filters in the HVAC system (rated with a minimum efficiency rating value [MERV] of at least 13). This would also include a commitment to regular maintenance and replacement of filters as needed.</li> <li>Provide positive pressure with the HVAC system in all occupied spaces to prevent the incursion of outside air that bypasses the HVAC filters.</li> <li>To reduce the amount of outside unfiltered air indoors, do not place operable windows in close proximity to the highway. In addition, signs should be posted to keep exterior doors closed when not in use.</li> </ul>		
<p>Notes:</p> <ol style="list-style-type: none"> <li>These standards only apply to new land subdivisions and do not apply to condominium subdivisions.</li> <li>If residential units are provided, see buildout requirements in the Building Design table of the Specific Plan.</li> </ol> <p>Source: City of Dublin Downtown Specific Plan</p>			

**DUBLIN VILLAGE HISTORIC AREA SPECIFIC PLAN**

The Dublin Village Historic Area Specific Plan guides future development in the specific plan area to be sensitive to the area's historic past and to preserve and enhance the area's historical, cultural, and archaeological resources.

The Dublin Village Historical Area consists of approximately 38 acres of land and includes commercial, residential, public, and business park/industrial uses. **Table C-10** outlines the permitted residential land uses and the total development potential. Dublin Village Historical Area does not establish its own development standards.

Table C-10: Dublin Village Historic Area Specific Plan - Permitted Residential Uses		
Residential Land Uses	Density Range	Maximum Development Potential
Medium Density Residential	6.1 – 14 units/acre	Up to 83 units
Medium/High Density Residential	14 – 25 units/acre	Up to 207 units
<b>TOTAL</b>		<b>290 units</b>
Source: Dublin Village Historical Area Specific Plan		

**EASTERN DUBLIN SPECIFIC PLAN**

The Eastern Dublin Specific Plan provides a planning framework for the future growth and development of approximately 3,300 acres that lie to the east of the Camp Parks Reserve Forces Training Area. As provided in the Eastern Dublin Specific Plan, the residential land use category has six classifications: High Density, Medium High Density, Medium Density, Single Family, Estate Residential and Rural Residential/Agricultural. Taken together, the Specific Plan projects a total of 13,950 housing units at "buildout." Approximately 58 percent of the new housing units are single-family residential character; however, to encourage affordability, many are smaller units on smaller lots. **Table C-11** outlines the permitted residential land uses and the total development potential. Eastern Dublin Specific Plan does not establish its own development standards.

Residential Land Uses	Land Area	Density	Unit Yield
Rural Residential/Agricultural	539.55 acres	0.01 units/acre	5 units
Estate Residential	30.4 acres	0.13 units/acre	4 units
Single Family <sup>1</sup>	947.25 acres	4 units/acre	3,789 units
Medium Density <sup>2</sup>	492.71 acres	10 units/acre	4,744 units
Medium High Density	156.61 acres	20 units/acre	3,132 units
High Density	58.74 acres	35 units/acre	2,056 units
Mixed Use	0 acres	15 units/acre	115 units
<b>TOTAL</b>	<b>2,225.26 acres</b>	<b>--</b>	<b>13,950 units</b>

1. The Eastern Dublin Specific Plan originally considered 68 units on the Dublin Ranch North (Redgewick) property. The land use designation was amended to allow development of four units. This change results in 64 excess single-family units than what was analyzed in the 1993 Eastern Dublin Environmental Impact Report.

2. 50 percent of the units within the Medium Density land use designation on the East Ranch and Jordan properties shall have private, flat yards.

Source: Eastern Dublin Specific Plan

In east Dublin, higher density housing is in the flatter areas where there are fewer environmental and development constraints, and in proximity to commercial centers where the concentration of population will contribute to the social and economic vitality of the area.

**DUBLIN CROSSING SPECIFIC PLAN**

The Dublin Crossing Specific Plan area is located in the heart of the City and seeks to provide a vibrant neighborhood where people can work, live, and play. The large central park will serve as a gathering place for the entire City, with direct access to the Iron Horse Regional Trail and links to the Dublin/Pleasanton BART station.

The Dublin Crossing Specific Plan accommodates up to 1,995 residential units with densities ranging from six to 60 units per acre, as shown in **Table C-12**. The Dublin Crossing Specific Plan allows for a variety of housing types throughout the project area, including single-family detached and attached, as well as multi-family units located near the existing high-density residential development adjacent to the BART station and the existing medium-density residential neighborhood. Residential density ranges within each residential neighborhood are allowed to provide flexibility of subdivision design and to adapt to changing future housing market conditions.



Residential Land Uses	Net Acreage <sup>1</sup>	Density
Dublin Crossing Medium Density Residential (DC MDR)	43.4 acres	6 – 14 units/acre
Dublin Crossing Medium High Density Residential (DC M-HDR)	46.5 acres	14.1 – 25 units/acre
General Commercial/ DC Medium High Density Residential (GC/DC M-HCD) <sup>2</sup>	9.1 acres	14.1 – 25 units/acre
General Commercial/ DC High Density Residential (GC/DC HDR) <sup>2</sup>	23.1 acres	20.1 – 60 units/acre
<b>TOTAL UNIT POTENTIAL</b>		<b>1,995 units</b>

1. Net acreage is defined as the gross acreage less backbone street, public street, and right-of-way area.  
 2. Can have commercial only, mixed-use, or residential-only uses.  
 Source: Dublin Crossing Specific Plan

Feature	Minimum Standard by Residential Product Type							
	Single-Fam (Detached)	Alley Loaded Home (Detached)	Duet Home (Attached)	Rowhouse (Attached)	Green Court Home (Detached)	Motorcourt Home	Townhome (Attached)	Multi-Fam (Attached)
Lot Size	3,000 sq.ft.	2,200 sq.ft.	3,000 sq.ft.	1,600 sq.ft.	1,800 sq.ft.	1,800 sq.ft.	1,000 sq.ft.	None
Lot Width	35 ft.	30 ft.	35 ft.	20 ft.	30 ft.	30 ft.	20 ft.	None
Setbacks								
Front – Living	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	-	-	-
Front – Garage	18 ft.	-	18 ft.	-	-	-	-	-
Front – Porch	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	-	-	-
Front Street Facing - Living	-	-	-	-	-	10 ft.	-	-
Front Street Facing – Porch	-	-	-	-	-	5 ft.	-	-
Front Interior – Living	-	-	-	-	-	5 ft.	-	-
Front Interior – Porch	-	-	-	-	-	4 ft.	-	-
Front Interior – Garage	-	-	-	-	-	5 ft.	-	-
Side – Interior	4 ft.	4 ft.	0 ft.	0 ft.	-	-	-	-
Side – Corner Living	8 ft.	8 ft.	8 ft.	8 ft.	-	10 ft.	-	-
Side – Corner Porch	5 ft.	5 ft.	5 ft.	5 ft.	-	5 ft.	-	-
Side - Yard	-	-	4 ft.	-	4 ft.	4 ft.	-	-
Street – Living	-	-	-	-	8 ft.	-	10 ft.	-
Street – Porch	-	-	-	-	5 ft.	-	5 ft.	-
Street – Side	-	-	-	-	-	-	10 ft.	-
Rear	10 ft.	3 ft.	10 ft.	3 ft.	3 ft.	-	3 ft.	-
Rear – Living	-	-	-	-	-	4 ft.	-	-
Rear – Garage	-	-	-	-	-	5 ft.	-	-
Building to Property Line	-	-	-	-	-	-	-	10 ft.
Building to Parking and Drive Isle	-	-	-	-	-	-	-	5 ft.
Drive Isle or Parking to Property Line	-	-	-	-	-	-	-	5 ft.
Building Separation Provisions								
Building Face to Building Face	-	-	-	-	-	-	30 ft.	-

**Table C-12a: Dublin Crossing Specific Plan – Development Standards**

Feature	Minimum Standard by Residential Product Type							
	Single-Fam (Detached)	Alley Loaded Home (Detached)	Duet Home (Attached)	Rowhouse (Attached)	Green Court Home (Detached)	Motorcourt Home	Townhome (Attached)	Multi-Fam (Attached)
Porch to Porch	-	-	-	-	-	-	20 ft.	-
Garage to Garage	-	-	-	-	-	-	27 ft.	30 ft.
Side to Side	-	-	-	-	-	-	20 ft.	-
Building to Building (2 stories or less)	-	-	-	-	-	-	-	10 ft.
Building to Building (3-4 stories)	-	-	-	-	-	-	-	20 ft.
Building to Building (5-6 stories)	-	-	-	-	-	-	-	3 ft.
Maximum Number of Stories	3	3	3	3	3	3	3	6

*Source: Dublin Crossing Specific Plan*

**Local Processing and Permit Procedures**

The development community commonly cites the permit processing time as a contributor to the high cost of housing in California. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from CEQA, require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a meeting with the respective department to confirm City requirements as they apply to the proposed project; discuss the City’s review process, possible project alternatives, or revisions; and identify information, submittal requirements, and any necessary technical studies and information relating to the environmental review of the project.

All new residential projects, unless eligible for streamlined approval, require a Site Development Review Permit. The Site Development Review Permit may be reviewed concurrently with other required permits, as applicable. Some of the Site Development Review Permit findings may be subjective and may reduce project approval certainty. Finding three and six below may not be objectively approved. Development standards should be objective to encourage housing development at all income levels. Approval certainty can contribute to increased feasibility. The following findings must be made for approval of a Site Development Review Permit and must be supported by substantial evidence in the public record:

1. The proposal is consistent with the purposes of DMC Chapter 8.104, the General Plan, and any applicable Specific Plans and design guidelines.
2. The proposal is consistent with the provisions of this Title, Zoning. For new multifamily residential development only, the proposal is either consistent with all of the Citywide Multifamily Objective Design Standards adopted pursuant to DMC Section 8.36.020(B); alternatively, if the proposal deviates from one or more objective design standards, then the proposal is consistent with the purpose and intent of the applicable standard.

3. The design of the project is appropriate to the City, the vicinity, surrounding properties and the lot in which the project is proposed.
4. The subject site is physically suitable for the type and intensity of the approved development.
5. Impacts to existing slopes and topographic features are addressed.
6. 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.
7. 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.
8. The site has been adequately designed to ensure proper circulation for bicyclists, pedestrians and automobiles.
9. Approval of this application complies with DMC Chapter 8.58 relating to the Public Art Program Contribution.

The required Site Development Review Permit findings are established to ensure consistency amongst all residential developments. Required findings are reviewed periodically to ensure they are not a constraint to the development of housing. Required findings may increase the cost of development but not enough to be considered a constraint. In July 2022, the City adopted objective design standards that mitigate any potential constraint that the findings above may pose. However, Program B.10 is included in the Housing Plan to amend Findings 3 and 6 to remove subjective language and provide objective standards in accordance with SB 35. All other findings are objective requirements, making approval of findings an objective process. After analyzing potential constraints that findings may pose to approval certainty, cost, and timing, it was determined that the findings of approval do not create potential constraints. Findings do not, and have not, impacted the supply of housing but may cause review processes to last longer than a ministerial approval. Although the process may be longer, resulting in increased costs, the timing and increase in costs are not significant enough to pose a constraint nor do they affect approval certainty.

To promote certainty in meeting the findings of approval, the City recommends applicant schedule pre-application meetings to assist project applicants through the application process. These meetings provide feedback on the project's ability to meet the objective code requirements and findings. The average entitlement processing for projects is provided in **Table C-13b**, all of which required public hearings. Past projects have typically been approved in one hearing and none of the projects required more than two hearings.

**Table C-13a** provides additional planning applications that may apply to residential projects, their review process, and typical review time of each, while **Table C-13b** provides the review timeframes for specific projects recently submitted. The table also provides a list of applications that require public hearings (Planning Commission and City Council). **Table C-13b** also details the time between planning approval and submittal of building permit applications. As shown, the gap between the two is generally short – 43 percent of projects submitted a building permit application within a year of receiving planning approval. Of these, one project had a gap of six months, two had a seven-month gap, and three had an 11-month

gap. Six projects had submittal gaps of over a year with most being a few months past one year and one project reaching about seven years. Two projects listed in **Table C-13b** had concurrent review of planning and building permit applications. Most projects are not approved during the first review and are often required to address comments received from the City in a subsequent submittal. Applicants are responsible for reasonably addressing outstanding comments and are typically approved during the second review although larger, more complex projects may require additional reviews to ensure substantial compliance. Overall, the gap between receiving planning approval and submitting for a building permit was not found to be caused by the City’s review processes.

Planning Application	Public Notice	Community Development Director	Zoning Administrator	Planning Commission	City Council	Typical Review Time
Conditional Use Permit <sup>1</sup>	Yes	X <sup>2</sup>	X	X		4-6 months
Minor Use Permit	Yes	X				3-4 months
Planned Development Stage 1 Development Plan	Yes	X <sup>2</sup>		X	X	6-12 months
Planned Development Stage 2 Development Plan	Yes	X <sup>2</sup>		X	X	6-12 months
Site Development Review <sup>1</sup>	Yes	X	X	X		3-8 months
Site Development Review Waiver	No	X				<2 weeks
Temporary Use Permit	No	X				<1 week
Variance <sup>1</sup>	Yes		X	X	X	4-6 months
Zoning Clearance	No	X				<1 week
Zoning Ordinance Amendment	Yes			X	X	6-12 months

**Note:** Decision-maker may refer decision making on applications to a higher body (i.e., the Community Development Director may refer a Minor Use Permit to the Planning Commission).

1. Review body is dependent on project-specific requests.  
 2. Minor amendments.

Project	Planning Application Submission Date	Planning Application Approval Date	Building Permit Submission Date	Building Permit Issuance Date
Amador Station (BRIDGE Housing)	5/5/2021	8/10/2021	Awaiting submittal	Awaiting submittal
Aster (Bay West)	10/23/2012	12/15/2015	1/26/2015	8/28/2015
Avesta	12/4/2015	3/22/2016	11/14/2017	10/25/2018
Camellia Place	1/14/2004	4/3/2004	11/4/2004	8/25/2005
Carlow Court at Emerald Vista	5/23/2007	4/28/2009	12/23/2010	6/8/2011
Connelly Station	11/22/2006	12/4/2007	3/31/2008	8/4/2011
East Ranch	7/18/2020	12/21/2022 and 5/3/2022	Awaiting submittal	Awaiting submittal
Oak Grove at Dublin Ranch	4/22/2003	7/8/2003	6/17/2004	7/8/2004
Pine Grove at Dublin Ranch	4/22/2003	7/8/2003	6/17/2004	7/8/2004

**Table C-13b: Example Planning Project Review Timelines**

Project	Planning Application Submission Date	Planning Application Approval Date	Building Permit Submission Date	Building Permit Issuance Date
Regional Street Senior Affordable Apartments	8/23/2021	11/23/2021	Awaiting submittal	Awaiting submittal
Tralee Village - Condos	6/18/2003	6/22/2004	4/13/2012	10/10/2012
Tralee Village - Townhomes	6/18/2003	36/22/2004	3/1/2011	3/31/2011
The Perch / Trumark	4/30/2015	10/13/2015	5/26/2016	1/20/2017
Valor Crossing	10/23/2012	12/15/2015	5/8/2015	11/9/2015
Wexford Way at Emerald Vista	5/23/2007	4/28/2009	11/23/2010	6/8/2011
Wicklow Square Senior Apartments	5/24/2002	6/3/2003	11/25/2003	2/23/2004

**Development Fees**

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. All information regarding the City’s development fees is available to the public on the City’s website as required pursuant to Government Code Section 65940.1 (a)(1)(B). Development fees can be a constraint to the maintenance, improvement, and development of housing because the added costs for developers may result in higher housing unit costs. Development fees are, however, necessary to provide planning and public services. **Table C-14** provides the planning processing fees and **Tables C-15** and **C-16** provide the development impact fees.

**Table C-14: Planning Division Fees**

Permit	Fee
<b>Use Permits (TUP/CUP)</b>	
Minor Use Permit	\$1,086
Minor Use Permit – Minor Amendment	\$286
Minor Use Permit – Major Amendment	\$1,146
Non-Residential Conditional Use Permit (CUP) (Approval considered by Planning Commission)	\$1,719
Non-Residential Conditional Use Permit (CUP) (Can be approved by Zoning Administrator)	\$1,719
Residential Conditional Use Permit (CUP) (Approval considered by Planning Commission)	\$2,865
Residential Conditional Use Permit (CUP) (Can be approved by Zoning Administrator)	\$2,865
Conditional Use Permit – Minor Amendment (Administrative Determination)	\$573
Conditional Use Permit – Time Extension (Administrative Determination)	\$401
Conditional Use Permit – Time Extension (Planning Commission Determination)	\$1,719
Temporary Use Permit - Minor	\$286
Temporary Use Permit – Major	T&M
<b>Zoning Clearance – General</b>	
Reasonable Accommodations	No fee
Indoor Recreational Facilities/Day Care Center/Scarlett Court	\$573
Zoning Clearance – General	\$85
Zoning Clearance – Housing Projects Eligible for Streamlined Approval	T&M

<b>Table C-14: Planning Division Fees</b>	
<b>Permit</b>	<b>Fee</b>
Zoning Clearance – SB 9 Unit Developments	T&M
<b>Variance</b>	
Non-Residential Variance	T&M
Residential Variance	T&M
<b>Site Development Review (SDR)</b>	
Site Development Review - General	T&M
Site Development Review – Residential Additions > 500 sq. ft.	T&M
Site Development Review – Single Sign (Master Sign Program is handled as a Site Development Review-General)	\$372
Site Development Review Waiver	\$401
Site Development Review Waiver for Projects with Development Deposit Account	T&M
Site Development Review – Time Extension (Administrative Determination)	\$257
Site Development Review – Time Extension (Planning Commission Determination)	\$1,289
<b>Planned Development (PD) Processing</b>	
Planned Development Application (Stage 1 / Stage 2)	T&M
Planned Development Minor Amendment – (Administrative Determination)	\$586
Planned Development Minor Amendment for Project's with Development Deposit Account	T&M
Planned Development Minor Amendment – (Planning Commission Determination)	T&M
Planned Development Major Amendment – (City Council Determination)	T&M
<b>Other Charges</b>	
Appeal of Action by Applicant	T&M
Appeal of Action by member of public (non-applicant)	\$229
Estoppel Certificate – Development Agreement	\$267
Heritage Tree Removal Permit	\$286
Preparation of Mailing Address Labels (Noticing Requirements)	\$74
Equivalent Fees and Charges	As determined by City Manager or designee based on actual costs and rates plus general overhead
General Plan Amendment	T&M
Specific Plan Amendment	T&M
Tentative Map	T&M
Development Agreement	T&M
Lot Line Adjustment	T&M
Building Division permit referral <sup>1</sup>	\$155
<b>Planning Composite Hourly Rates &amp; Overhead</b>	
Composite City Planning Staff Hourly Rate (Includes Overhead)	\$316
Overhead Rate - Applied to actual costs incurred for consultant services and expenses billed under T&M	30%
<p>1. In order to incentivize accessory dwelling units (ADUs): 1) an ADU less than 750 square feet; and 2) ADUs 750 square feet or larger that are deed-restricted as lower-income units for a period of 55 years are not subject to these City permit fees, effective for building permits applied for between January 1, 2022, and December 31, 2026. ADUs required to satisfy Dublin Municipal Code Chapter 8.68 (Inclusionary Zoning Regulations), the scope of work beyond the establishment of the ADU, and/or enforcement fees are not eligible for this fee waiver.</p>	

Table C-14: Planning Division Fees	
Permit	Fee
2.T&M - Time and Materials (i.e., staff/consultant/contractor costs, reimbursable expenses, and general overhead applied to City costs). A deposit amount, determined by the Planning Division based on the application type and complexity, required with application submittal.	
<i>Source: City of Dublin Master Fee Schedule, FY 2022-2023.</i>	

Table C-15: Development Impact Fees by Housing Type				
Residential	Single Family & Townhome	Other Multi Family	Senior Housing	ADU <sup>1</sup>
<b>Public Facility Impact Fees</b>				
Aquatic Center	\$406	\$247	\$147	\$247
Civic Center	\$1,799	\$1,099	\$653	\$1,099
Community Buildings	\$4,513	\$2,755	\$1,640	\$2,755
Community Nature Parks, Improvement	\$346	\$211	\$125	\$211
Community Parks, Improvements	\$5,464	\$3,333	\$1,986	\$3,333
Community Parks, Land	\$9,030	\$5,512	\$3,282	\$5,512
Libraries	\$325	\$199	\$118	\$199
Neighborhood Parks, Improvements	\$3,193	\$1,949	\$1,162	\$1,949
Neighborhood Parks, Land	\$4,067	\$2,483	\$1,478	\$2,483
<b>Public Facility Total</b>	<b>\$29,143</b>	<b>\$17,788</b>	<b>\$10,591</b>	<b>\$17,788</b>
<b>Fire Impact Fee</b>				
Per Unit	\$339	\$207	\$207	\$123
<b>Tri-Valley Transportation Development Fee</b>				
Per Unit	\$6,596.40	\$3,889.20	--	\$0
<b>Affordable Housing In Lieu Fee</b>				
Residential – \$228,994.42 per unit				
<b>Public Art In Lieu Fee</b>				
Residential - Project of more than 20 units may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project’s building valuation (exclusive of land).				
1. Effective January 1, 2020, through January 1, 2025, an accessory dwelling unit (ADU) less than 750 square feet is not subject to impact fees. An ADU 750 square feet or larger are subject to impact fees that are proportional in relation to square footage of the primary dwelling unit or based on the impact fee per ADU, whichever is less.				
<i>Source: City of Dublin Impact Fees, FY 2022-2023.</i>				



Table C-16: Development Impact Fees by Residential Density						
Fee Type		Low (<6 units/acre)	Medium (6.1-14 units/acre)	Med/High (14.1-25 units/acre)	High (>25.1 units/acre)	ADU <sup>1</sup>
<b>Eastern Dublin Traffic Impact Fees</b>						
Outside	EDTIF	\$14,773	\$14,773	\$8,357	\$6,566	\$6,566
Transit Center	BART Garage	\$887	\$887	\$502	\$394	\$394
	<b>Total Fee</b>	<b>\$15,660</b>	<b>\$15,660</b>	<b>\$8,859</b>	<b>\$6,960</b>	<b>\$6,960</b>
Inside						
Transit Center	<b>Total Fee</b>	<b>\$14,773</b>	<b>\$14,773</b>	<b>\$8,357</b>	<b>\$6,566</b>	<b>\$6,566</b>
<b>Western Dublin Traffic Impact Fee</b>						
Per Unit		\$7,392.23	\$7,392.23	\$4,582.50	\$3,843.85	\$3,843.85
<b>Dublin Crossing Transportation Fee</b>						
Per Unit		\$9,476	\$9,476	\$6,633	\$5,685	\$5,685
<b>Eastern Dublin Freeway Interchange Fee (Sept. 1, 2022 – Aug. 31, 2023)</b>						
Base Fee		\$214.60	\$214.60	\$150.22	\$128.76	\$128.76
Escalator		\$148.08	\$148.08	\$103.65	\$88.84	\$88.84
	<b>Total Fee</b>	<b>\$362.68</b>	<b>\$362.68</b>	<b>\$253.87</b>	<b>\$217.60</b>	<b>\$217.60</b>
<b>Eastern Dublin Noise Mitigation Fee</b>						
Per Unit		\$4.74	\$4.74	\$3.32	\$2.85	\$2.85
1. Effective January 1, 2020, through January 1, 2025, an accessory dwelling unit (ADU) less than 750 square feet is not subject to impact fees. An ADU 750 square feet or larger are subject to impact fees that are proportional in relation to square footage of the primary dwelling unit or based on the impact fee per ADU, whichever is less. Source: City of Dublin Impact Fees, FY 2022-2023.						

The development impact fees associated with each project are dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the applicant submitting necessary documents and plans in a timely manner.

Estimated total development and impact fees for a typical single-unit residential project measuring 3,000 square feet, assuming it is not part of a subdivision and is consistent with existing city policies and regulations is approximately \$61,572. The estimated total development and impact fees for a typical multi-unit residential project with ten market-rate units measuring a total of 34,848 square feet, assuming it is consistent with existing City policies and regulations is approximately \$491,250.

Both estimates are illustrative in nature and actual costs are contingent upon unique circumstances of individual development project applications. Considering the cost of land in Dublin, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 2.3 percent of the direct cost of development for a single-unit residential project and 3.2 percent for a multi-unit residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Program D.4 is included in the **Housing Plan** to evaluate the impact of development fees on housing development and adjust or mitigate as appropriate.

### **3. Infrastructure Constraints**

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (i.e., major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates.

#### **Dry Utilities**

##### **ELECTRICAL**

East Bay Community Energy (EBCE) is the County of Alameda's Community Choice Aggregation (CCA) program, a community-governed power supplier that provides cleaner electricity to Alameda County residents and businesses, at rates that are lower or comparable to PG&E. EBCE partners with PG&E, which continues to deliver electricity and gas, maintain the power lines, respond to outages, and provide billing and customer service. EBCE provides electricity generated from a high percentage of renewable sources, such as solar, wind, and geothermal energy. The goal is to have more local control over our community's sources of energy, which can lead to cleaner, greener, and more local electricity.

PG&E's distribution system delivers electricity directly to residential and commercial customers. Most electric power is brought to electric substations in the region via transmission lines connected to the statewide grid system. Electric power capacity is looked at on a subregional (rather than citywide) basis. Local electrical capacity is a function of: (1) transmission network capacity to bring this power to Dublin and the greater Tri-Valley area; (2) capacity of the local substations to lower the voltages (or step down the power) to deliverable suitable voltage; and (3) the ability of the local distribution network to deliver adequate power to customers.

##### **NATURAL GAS**

Natural gas is supplied directly to residential and commercial customers by PG&E. Natural gas is pumped from the underground reservoir into large transmission pipelines, which transport the gas to local distribution pipelines. Some local distribution systems lead to underground storage. These natural gas storage areas are utilized during seasonal peaks. Dublin General Plan Chapter 13 – Environmental Resources Management: Energy Conservation Element establishes policies and programs, which promote energy conservation and efficiency in new and existing buildings throughout the City.

#### **Water Supply**

According to Dublin General Plan Chapter 12 – Environmental Resources Management: Water Resources Element, the City does not control the supply or delivery of water to customers, nor does the City control cost and pricing mechanisms related to water supply. The City does not manage regional flood control facilities either. However, the City works in collaboration with other agencies that provide these services

and, therefore, the scope of the Water Resources Element reflects this reality. The scope of City influence extends mainly to promoting and encouraging water conservation among business and residential users, implementing Low Impact Development measures to help treat stormwater, and managing stormwater runoff and pipelines that lead to flood control facilities. The Water Resources Element is intended to guide these efforts.

### **DUBLIN WATER SOURCE**

The Dublin San Ramon Services District (DSRSD) is the water retailer for residents in Dublin and the Dougherty Valley portion of the City of San Ramon. DSRSD buys wholesale potable water from Zone 7 of the Alameda County Flood Control and Water Conservation District (also referred to as the Zone 7 Water Agency, or Zone 7). Zone 7 obtains most of its water supply from the State Water Project (SWP), with additional supplies derived from the local watershed and the Byron Bethany Irrigation District. Zone 7 uses the main groundwater aquifers in the Tri-Valley area to store imported water. Approximately 80 percent of Zone 7's water comes from the SWP, traveling from the Sierra Nevada mountains through Lake Oroville and the Sacramento/ San Joaquin Delta. The water is then pumped into the South Bay Aqueduct near Tracy, where it enters the Tri-Valley. Zone 7 also pumps DSRSD's groundwater quota for delivery to DSRSD customers.

### **WATER DEMAND**

According to the Water Resources Element, potable and recycled water use in Dublin has generally increased since 2002 with much of the increased water usage as a result of planned growth. The Water Resources Element identifies residential users, specifically single-family residential users, as the largest consumer of water in the City. Although the total water demand 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 reported in the Water Resources Element. However, the average annual consumption of a single-family residence has decreased 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.

### **WASTEWATER**

DSRSD owns and operates sanitary sewer facilities in Dublin and San Ramon and a wastewater treatment plant in Pleasanton. Two wastewater treatment plants serve Tri-Valley residents, businesses, and institutions. DSRSD operates the plant located in Pleasanton, which has a capacity of 17 million gallons per day (MGD). The City of Livermore operates the other plant, which has a capacity of eight MGD. Regional wastewater disposal matters are the business of the Livermore Amador Valley Water Management Agency (LAVWMA), a joint powers authority formed in June 1974 between DSRSD and the cities of Pleasanton and Livermore. LAVWMA is responsible for maintaining the pipeline that transports treated wastewater from the two treatment plants to San Lorenzo. It is discharged into San Francisco Bay by the East Bay Dischargers Authority, another joint powers authority formed by cities and agencies in the East Bay, which operates and maintains a large outfall system to the Bay.

## Fire and Emergency Services

According to Dublin General Plan Chapter 8 – Environmental Resources Management: Seismic Safety and Safety Element, the Alameda County Fire Department provides all fire prevention, fire protection, and First Responder Emergency Medical Services including advanced life support (paramedics) within Dublin.

DSRSD supplies water to the City for both domestic use and fire protection purposes through a series of pipelines, pump stations, and reservoirs. For fire protection, the Alameda County Fire Department specifies the required fire flows, which the DSRSD system is designed to provide. For non-sprinklered buildings, Alameda County Fire requires a minimum of 1,500 gallons of water per minute for two hours. For sprinklered buildings, up to 2,000 gallons of water per minute is needed for four hours. DSRSD maintains separate fire protection water storage with an adequate volume to abate two simultaneous fires.

### **FIRE SERVICES**

The Alameda County Fire Department includes four organizational branches: Operations, Communications and Special Operations, Administrative Support Services, and Fire Prevention. The Fire Chief provides overall leadership and is responsible for the effective management, coordination, and service delivery of all aspects of the Department. The Deputy Fire Chiefs, Fire Marshal, and Administrative Services Director oversee their respective organizational branches ensuring the overall day-to-day readiness of all aspects of the organization. The following summarizes the responsibilities of the four Alameda County Fire Department branches:

- **Operations Branch.** The Operations Branch is responsible for emergency response and incident mitigation for fires, medical emergencies, hazardous materials, urban search, rescue, and other emergencies. The Operations Branch is charged with ensuring that personnel meet established training guidelines so the Department can meet any emergency response challenge. The Operations Branch is also responsible for the management of the Reserve Program which provides a cadre of individuals who volunteer their time and skills to assist front line firefighters. First-responder paramedic services are always available throughout the unincorporated areas of the County (excluding Fairview) as well to the cities of Dublin, Newark and San Leandro, the Lawrence Berkeley National Laboratory, and Lawrence Livermore National Laboratory. The goal of the Operations Branch is to contribute to the safety of the citizens of Alameda County by safely providing emergency response and incident management for fires, rescues, medical emergencies, hazardous materials incidents, and disasters.
- **Communications and Special Operational Branch.** The Communications and Special Operational Branch is responsible for the operations of the Alameda County Regional Emergency Communications Center (ACRECC), the Emergency Medical Services Division, Hazardous Material and Water Rescue Programs, and Emergency Preparedness. The goal of the Communications and Special Operations Branch is to administer special fire operational programs to ensure that local, State, and federal mandated and discretionary service levels are maintained within the communities served and to dispatch all fire emergency calls quickly and efficiently.
- **Administrative Support Services Branch.** The Administrative Support Services Branch is responsible for a broad array of administrative, financial, and programmatic service areas that are

essential for maintaining operational readiness. These areas include Fleet Management (Apparatus Maintenance and Repair), Financial Services, Facilities, and Human Resources. The goal of the Administrative Support Services Branch is to administer support service activities and programs that are essential for maintaining operational readiness.

- **Fire Prevention Branch.** The primary responsibilities of Fire Prevention Branch are the enforcement of all applicable State and local fire codes and standards, and fire investigations. Code enforcement is accomplished through the review and approval of building and facility plans, inspection of completed work, and certification of occupancy. The goal of the Fire Prevention Branch is to provide fire prevention services to meet the current and future needs of communities served.

## **Police Services**

The Dublin Police Services contracts with the Alameda County Sheriff's Office (ACSO) for police services. The Sheriff's Office Commander assigned to Dublin Police Services (DPS) serves as the Chief of Police and within the Sheriff's Office, reports to the Assistant Sheriff of Law Enforcement Services. Since 1982, the City and ACSO have renewed and/or extended the agreement between the two organizations 11 times. Most recently, the City renewed its contract with Alameda County Sheriff's Office through June 30, 2030. The Dublin City Manager may request modifications to the level of service provided at any time.

Dublin Police Services has 59 sworn personnel and eight professional staff members who provide public safety to the City. The Operations Division consists of the Patrol and Traffic Units. There are five sergeants who serve as the supervisor and shift watch commanders. They are responsible for Patrol Operations and the 28 officers who are assigned to Patrol. Two of those officers are police service dog handlers (K9 Unit). The Traffic Sergeant is responsible for four traffic officers. The Investigative Services Unit and the Special Investigations Unit make up the Investigations Division. Each Unit is supervised by a sergeant. The Investigative Services Unit consists of five detectives who investigate major crimes. The Special Investigations Unit investigates narcotics and other quality of life-related incidents. In 2020, Dublin Police Services drove 455,955 miles, and maintained a presence in business and commercial districts, residential areas, and parks. Specifically, Dublin Police Services responded to 30,706 service calls with an average response time of 5.3 minutes. Dispatch Services are provided by Alameda County Sheriff's Office.

## **4. Environmental Constraints**

The City may be susceptible to several environmental constraints to the development of housing. This section details potential environmental factors in Dublin. Overall, sites identified as part of the adequate sites analysis are not environmentally constrained and do not have any known conditions precluding development on the identified sites.

### **Geologic Hazards**

The City is located between the western hills that form part of the ridgelines extending from Contra Costa County to Santa Clara County and the eastern hillside. The City is also situated along major fault traces, similar to most California jurisdictions.

According to Dublin General Plan Chapter 8 – Environmental Resources Management: Seismic Safety and Safety Element, the City has potential geologic hazards commonly found in California. Specifically, downslope movement and surface fault rupture due to earthquakes pose significant constraints on the location of urban development. Downslope movement includes landslides, rockfalls, debris flows, and soil creep. Factors affecting downslope movement are groundwater, rock and soil type, slope angle, propensity to erosion, seismic activity, vegetation, and grading or other human alterations. **Figure C-6** shows fault traces and boundaries within the City. The Safety Element identifies policies and programs aimed at mitigating potential damage and constraints from these geologic hazards.

### *Seismic Hazards*

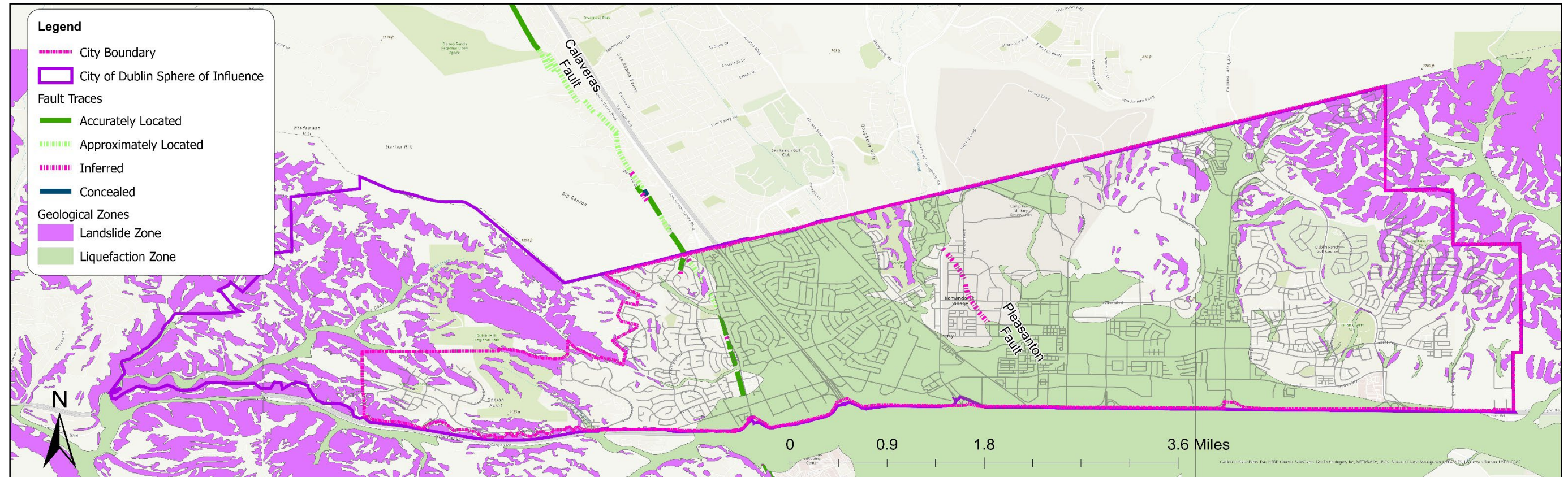
The California Earthquake Authority (CEA) provides risk identification and mapping throughout the State. The CEA identifies a 76 percent likelihood of one or more magnitude-7.0 quakes striking Northern California as it straddles the San Andreas fault system—the major geologic boundary between the North American and Pacific tectonic plates. The San Andreas and Hayward faults are the most notable faults in the vicinity. The Calaveras and Hayward faults extend up the east side of the San Francisco Bay. These and several other major faults in the region are part of the San Andreas fault system and can cause damaging earthquakes, like the 1989 Loma Prieta earthquake. According to the CEA, there is a 51 percent chance that the San Francisco region specifically will experience one or more magnitude-7.0 or greater earthquake by 2044. There's a 98 percent chance of one or more magnitude-6.0 or greater earthquake occurring in the San Francisco area during that same timeframe.

### *Liquefaction*

Due to the potential for seismic activity and soil type in the region lowland areas away from major faults may be subject to liquefaction, according to the CEA. Residences on liquefied soil may settle or even move laterally on gentle slopes. Landslides are also possible on steep slopes. **Figure C-6** illustrates liquefaction and landslide areas within Dublin. The City is heavily impacted by potential risks, but the Safety Element identifies policies and programs that address the risk factor, such as requiring new residential developments to comply with the Building Code, which includes earthquake safety provisions.



Figure C-6: Geologic Hazards and Constraints (2022)



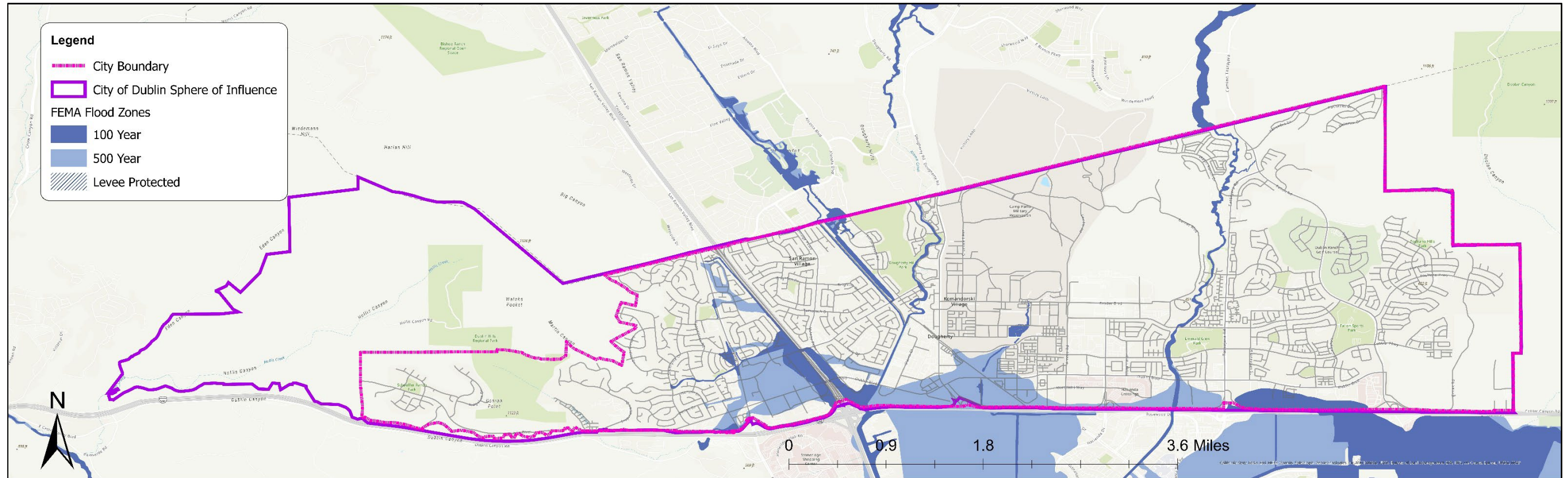
Source: Dublin General Plan Chapter 8 – Environmental Resources Management: Seismic Safety and Safety Element



### **Flood Hazards**

According to the Safety Element, and as illustrated in **Figure C-7**, the City faces flood hazards from 100- and 500-year floods. According to the Safety Element, most of the areas in the 100-year flood plain have been developed. Any new construction in flood prone areas must comply with Dublin Municipal Code Chapter 7.24 (Flood Control) including constructing the first floor above the floodplain level. A number of channel improvements have been implemented since the early 1990s as a result of local developments partnering with Zone 7, the City, and Caltrans. 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. While no major flood improvement projects have been identified in the City, Zone 7 is updating their Stream Management Master Plan (SMMP), which will consider new, innovative approaches to providing regional flood protection. 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.

Figure C-7: Potential Flooding – FEMA Flood Insurance Rate Map (2022)

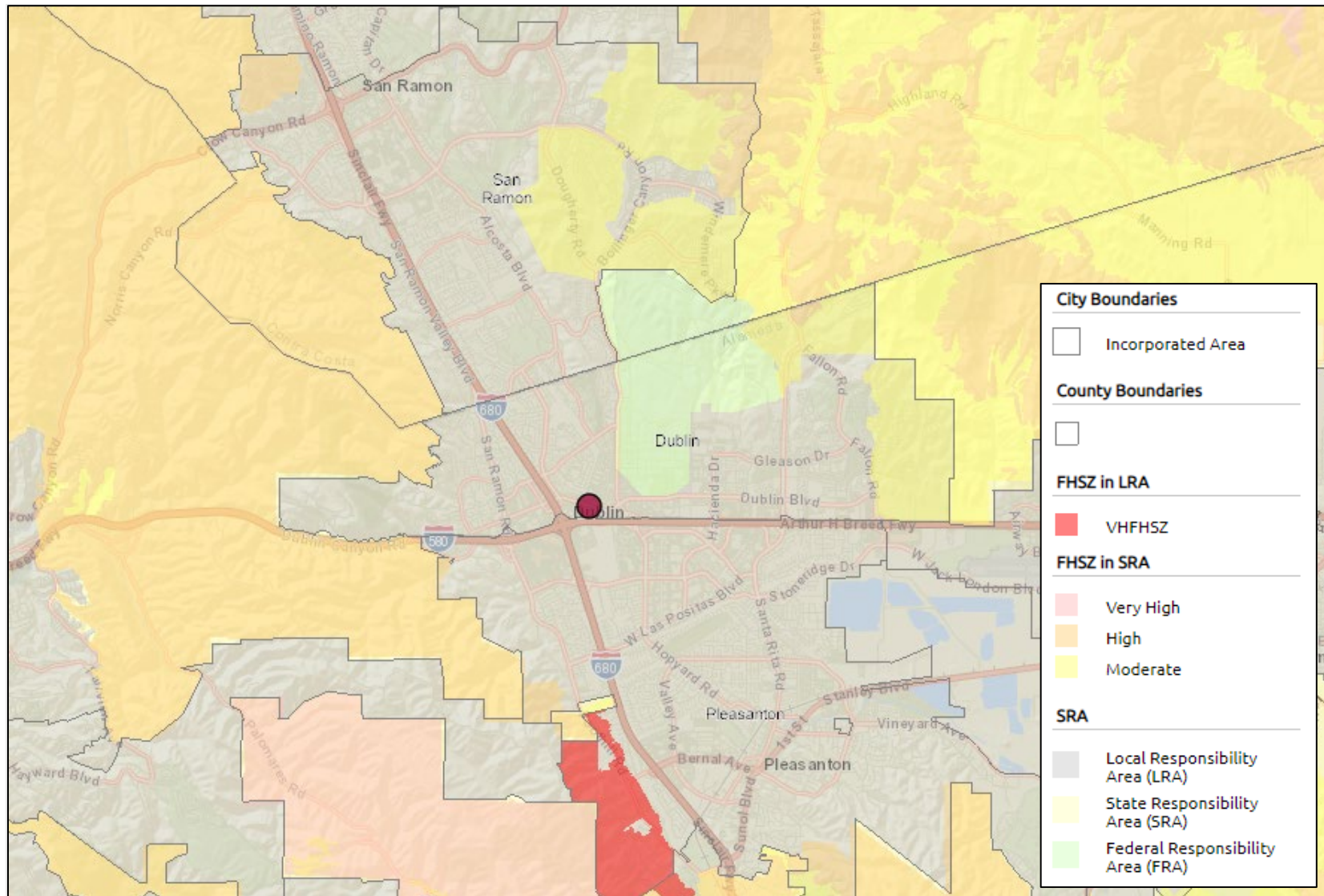


Source: Dublin General Plan Chapter 8 – Environmental Resources Management: Seismic Safety and Safety Element

### Fire Hazards

According to the Safety Element, steep, inaccessible slopes and brush pose a potential high fire hazard in the western hills. Additionally, areas within the Extended Planning Areas adjacent to open space are susceptible to fire hazards. **Figure C-8** shows Fire Hazard Severity Zones as identified by CalFire. Alameda County Fire reviews development projects to address any potential fire hazards. As shown, Moderate and High Fire Hazard Severity Zones exist in the eastern region of the City. 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, Alameda County Fire imposes certain built-in fire protection measures to ensure safety and mitigate fire hazards.

Figure C-8: CalFire – Fire Hazard Severity Zones



Source: CalFire Fire and Resource Assessment Program – FHSZ Viewer (Accessed February 2022)



## B. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources. This section provides an overview of funding sources available to increase and maintain affordable housing options.

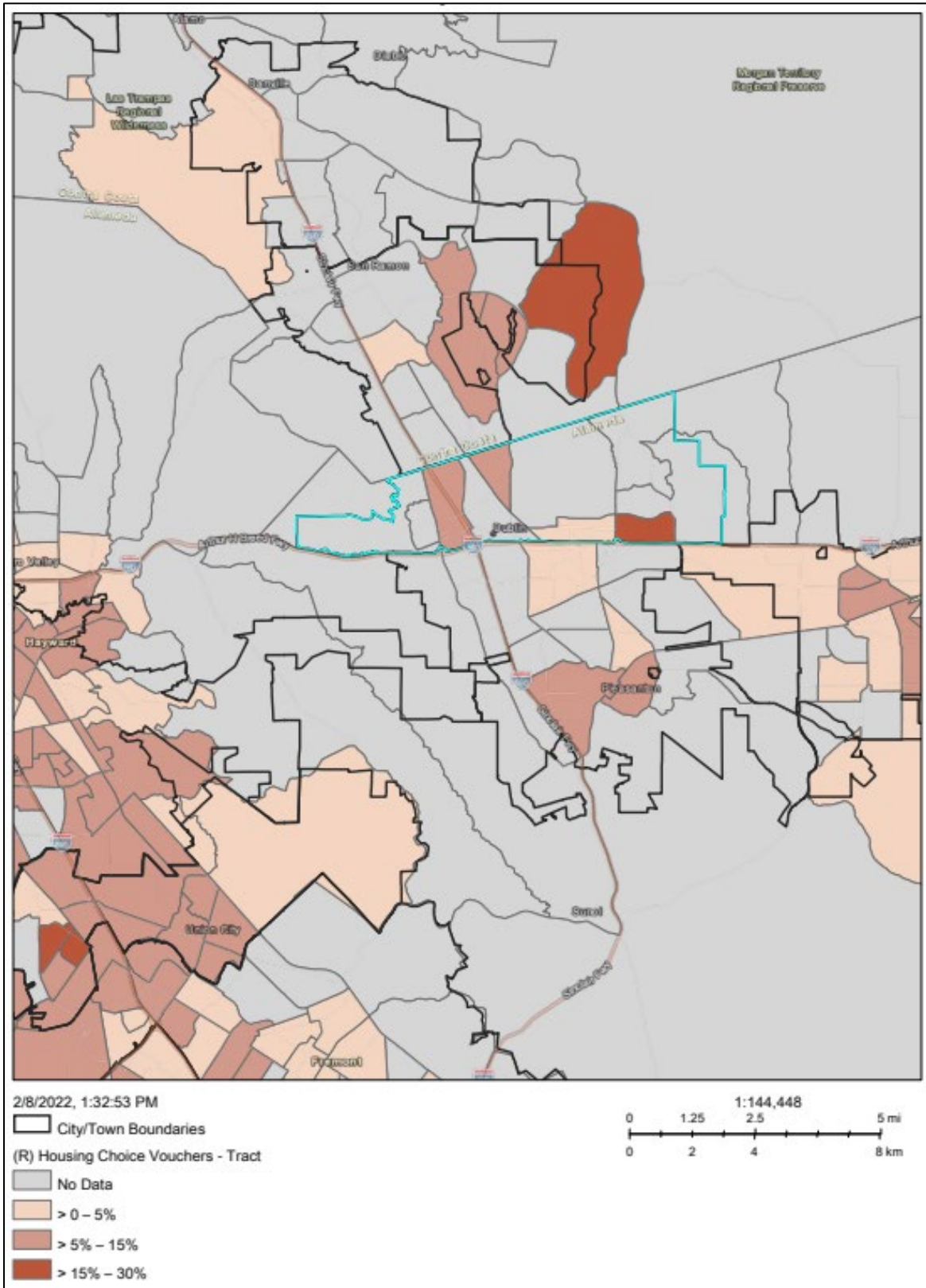
### 1. *Housing Choice Voucher Program (HCVP)*

The Housing Choice Voucher Rental Assistance Program (HCVP) extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. HCVP participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. Participants typically pay 30 to 40 percent of their income for rent and utilities.

The Housing Authority of the County of Alameda (HACA) operates programs funded by U.S. Department of Housing and Urban Development (HUD) to provide rental housing or rental assistance for lower-income households, the elderly, and people with disabilities. HACA's programs include the distribution of Housing Choice Vouchers. According to HACA, over 7,000 households and 3,500 homeowners participate in the HCVP. **Figure C-9** displays the percentage of vouchers throughout the City and in the surrounding region. The City has two areas where five to 15 percent of households use housing choice vouchers and one area where less than five percent use the vouchers. The area with a higher concentration of voucher use includes numerous multi-family residential developments.

Affordable units have been strategically placed to improve access to resources and opportunities for all residents but specifically for areas that currently experience less access to resources and opportunity. Three candidate sites selected to accommodate affordable units are found in block groups where five to 15 percent of households use housing choice vouchers. The placement of candidate sites in the block group where five to 15 percent of households use housing choice vouchers will not create a concentration or segregation of affordable units as candidate sites have been distributed strategically in order to improve access to resources and opportunities.

Figure C-9: Housing Choice Vouchers



Source: California Department of Housing and Community Development – AFFH Data Viewer

## 2. Community Development Block Grants (CDBG)

The Community Development Block Grants (CDBG) Program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income households (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and
- Public services for low-income households and those with special needs.

Alameda County administers CDBG funds on behalf of the City through the CDBG Urban County Program. Using these funds, the Alameda County Community Development Agency administers the minor home rehabilitation grants and home improvement loan assistance. The Alameda County Healthy Homes Department Minor Home Rehabilitation Program provides grants of up to \$3,000 to low-income homeowners for minor plumbing, carpentry, and electrical repairs and can be used for railings, grab bars, toilets, water heaters, doors, locks, and more. Renew Alameda County is a home improvement loan assistance program for low-income homeowners, which aims to help keep existing homeowners in their homes and maintain existing housing stock in a safe, livable condition. Additionally, in 2020, the City created and began administering the Dublin Home Rehabilitation Program to provide supplemental assistance to homeowners that may have received a grant or loan through the County's programs and need additional funding assistance or were turned down because they were not able to meet all of the County's criteria. The program provides grants of up to \$5,000 for rehabilitation and beautification projects.

## 3. HOME Program

HOME Investment Partnerships provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

The City does not currently receive funding from the HOME Program.



## C. Opportunities for Energy Conservation

### 1. Energy Use and Providers

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also benefits associated with energy conservation including improved air quality and lower energy costs.

According to Dublin General Plan Chapter 13 – Environmental Resources Management: Energy Conservation Element, regulatory and service agencies, including California Energy Commission (CEC), the California Public Utilities Commission (CPUC), and PG&E, play roles in decreasing energy consumption. In 2011, the CPUC’s California Energy Efficiency Strategic Plan envisioned California’s local governments would be leaders in using energy efficiency to reduce energy use and global warming emissions both in their own facilities and throughout their communities. The CPUC sees local governments taking a very active role in energy efficiency improvements through efforts to provide both incentives and regulatory requirements to mandate decreased energy consumption.

#### Alternative Sources

East Bay Community Energy’s power mix is mostly sourced from renewable energy and large hydropower. Our Board of Directors have established the goal of purchasing 100 percent clean power by 2030 — a full 15 years before the State’s goal date. Meanwhile, the City of Dublin took the bold action of transitioning residential customers onto 100 percent renewable energy service effective in January 2022, to accelerate the reduction of emissions and hasten the investment in wind, solar, and battery storage projects. In doing so, the City set the “default” service level for customers as Renewable 100, EBCE’s service sourced from 100 percent California wind and solar, including the output of EBCE’s Scott Haggerty Wind Center in Livermore. Any EBCE customer can choose our Bright Choice service, sourced from renewable energy, large hydroelectric, natural gas, and nuclear energy, if they prefer to save money on their PG&E bill each month.

According to the Energy Conservation Element, common uses of solar energy are solar water heating systems and photovoltaic facilities. The Tri-Valley climate is suitable for the implementation of solar energy technologies. In addition to more alternative sources being used by the utility provider, individual properties are increasingly generating their own power and drawing less off the grid. The City currently generates 19 percent of its energy needs from solar voltaic arrays. The remaining energy comes East Bay Community Energy (EBCE), which provides the City with 100 percent renewable energy. Of the energy consumed by City-owned buildings, 57 percent is produced by the solar arrays at the Civic Center, Dublin Library, Fire Station 16, Fire Station 17, Fire Station 18, Shannon Center, and the Senior Center.

Wind energy is also a viable option in Dublin. There are currently no wind energy facilities in the City.

As part of the Energy Conservation Element, the City has adopted the following guiding policies:

- Educate Dublin residents and local businesses on the variety of energy programs available.
- Encourage energy efficient improvements be made when residential and commercial properties change ownership.

- Explore additional ways to support solar and wind power generation options.
- Encourage the installation of alternative energy technology in new residential and commercial development.
- Encourage designing for solar access.
- Encourage energy efficient improvements on residential and commercial properties.
- Serve as a model for residents, local businesses, and public agencies by continuing to reduce the City's energy demand.

## 2. *Electric Vehicle Chargers and Solar*

In addition to the base requirements of California Green Building Standards Code (CGBSC), the City adopted the CalGreen Tier 2 requirements for electric vehicle (EV) charger space calculations. The adoption of Tier 2 requires double the amount of non-residential “EV capable” stalls than before (10 percent of stalls to 20 percent of stalls). The adoption of Tier 2 requirements also increases the multi-family residential standard from six percent to 10 percent for EV “capable” stalls. To be considered “EV capable,” a parking stall must have an installed “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).

Most new residential dwelling units are required to install solar panels. For residential projects that qualify for an exception and commercial development, the City requires future access to solar systems by installing conduit from the solar zone (as defined by the CA Energy Code, Title 24 Part 6) to a location within the building that is suitable for future controllers and inverters. The conduit shall be installed as part of the original construction and prior to first occupancy.

## D. Affirmatively Furthering Fair Housing (AFFH)

AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

## 1. Fair Housing Laws

The following lists State and local fair housing laws and specifies how the City complies:

### State

- **California Fair Employment and Housing Act (FEHA):** The City continues to implement and update programs that promote fair and equal access to housing. The City also continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.
- **Government Code Section 65008:** The City continues to implement programs that encourage affordable housing development. Programs A.2, A.5, B.4, D.1, D.2, D.4, and E.1 ensure compliance with the State's requirement for fair review of affordable housing development.
- **Government Code Section 8899.50:** The City implements programs and actions in compliance with State law that affirmatively furthers fair housing. As detailed in Appendix C, the City administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The City promotes state-funded programs, such as the First-Time Homebuyer Loan Program, on the City's website and at the public counter. The City continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The City has an adopted Density Bonus Ordinance consistent with State Density Bonus Law. The City provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities. Chapter 2: Housing Plan, details the City's compliance with State law with Program B.3: Density Bonus.
- **No-Net-Loss Law:** Chapter 2: Housing Plan, and Appendix D: Adequate Sites Analysis details how the City maintains adequate sites to meet its RHNA.
- **Excessive Subdivision Standards:** The City continues to update its Zoning Ordinance, waive certain development fees, and offer incentive packages to facilitate housing development.
- **Housing Element Law:** The City identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.

### Local

- **Alameda County COVID-19 Eviction Moratorium:** No landlord in Alameda County may evict a tenant who has experienced a substantial hardship or inability to make rent payments due to the COVID-19 pandemic. The City also provided an emergency rental assistance program and promoted other rental assistance resources on its website.
- **Local Ordinances:** The City has multiple local ordinances that establish procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices.

- **Housing Plan Programs:** Chapter 2: Housing Plan, and Appendix E: Housing Plan Programs Summary detail the City’s goals, policies, programs, and objectives. The City addresses the need to provide additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for current and future residents of Dublin.

## 2. Fair Housing Enforcement and Outreach Capacity

The City partners with the Eden Council for Hope and Opportunity (ECHO) for fair housing resources and services. ECHO provides information for tenants on their housing rights and provides mediation services between landlords and tenants. ECHO’s goal is to promote equal housing access and provide support services to prevent homelessness and promote permanent housing conditions. Programs organized by ECHO relating to fair housing include the following:

- Fair Housing Services
- First-Time Home Buyer Counseling
- First Time Homebuyer Education
- Homeseeking Counseling
- Shared Housing Counseling and Placement
- Rent Review and Relocation Programs
- Rental Assistance Program
- Tenant/Landlord Services

Additional fair housing organizations with services available to Dublin residents include the following:

- **Housing and Economic Rights Advocates (HERA)** – HERA is a California statewide, not-for-profit legal service and advocacy organization dedicated to helping Californians — particularly those most vulnerable — build a safe, sound financial future, free of discrimination and economic abuses, in all aspects of household financial concerns. They provide free legal services, consumer workshops, training for professionals and community organizing support, create innovative solutions and engage in policy work locally, statewide and nationally.
- **Housing Equity Law Project (HELP)** – HELP seeks to expand legal protections in fair housing through advocacy, leadership training, education and outreach, and enforcement of anti-discrimination laws.
- **Project Sentinel** – Project Sentinel's Fair Housing Center provides education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and advocate for those who have experienced housing discrimination.

### Fair Housing and Civil Rights Findings, Lawsuits, Enforcement, Settlements or Judgments

The City’s Community Development Department works closely with residents, property owners, outside agencies, and other City departments to resolve health, safety, and public nuisance conditions that adversely affect the quality of life in Dublin and that are not in compliance with adopted regulations. Enforcement is provided proactively and on a complaint basis. Most code violations are resolved on the initial contact made by Staff. Staff generally works under the model of voluntary compliance within a reasonable amount of time allotted. In rare instances, penalties are assessed to those who fail to comply with the Dublin Municipal Code. The Planning Division is primarily responsible for enforcing the provisions of the Zoning Ordinance and the Property Maintenance Ordinance, and the Building and Safety Division

is primarily responsible for enforcing the provisions of the California Building Codes, the Dublin Municipal Code, and the Uniform Housing Code. In 2021, the City processed 134 code enforcement complaints relating to housing. These complaints addressed issues relating to property maintenance, access to heating and air conditioning, construction without building permits, and incomplete kitchen and plumbing facilities. A spatial analysis of code enforcement cases did not show any pattern or trend that may indicate certain areas may have a higher need for housing rehabilitation. The spatial analysis only included code enforcement cases related to poor housing conditions and did not include cases unrelated to housing conditions such as overgrown vegetation and minor code violations. Dublin's housing supply is relatively new and in good condition. The City proactively enforces the Zoning Code and code enforcement officers have not recorded instances of homes in need of significant rehabilitation or replacement. While there is little to no need for major rehabilitation, the City understands the importance of minor rehabilitation as part of regular housing maintenance. To address the need, the City has added **Program A.1: Housing Rehabilitation Assistance** and **Program E.5: Housing for Persons with Developmental Disabilities** to help residents repair their homes as needed.

None of the code enforcement complaints received by the City related to fair housing issues. Should a fair housing complaint be brought to the City's attention, the City would direct the complaint to ECHO for further assistance. During the 5<sup>th</sup> Cycle Housing Element, the City was not involved in any fair housing lawsuits, settlements, or judgments. Between 2016 and 2021, ECHO received a total of 90 fair housing complaints from Dublin residents. In 2021, 19 complaints were filed on the basis of race (two), national origin (10), and disability (seven). Since 2016, a total of 57.3 percent of cases had insufficient evidence and the rest resulted in: 32.6 percent counseling, 3.4 percent successful conciliation, 1.1 percent dropped, 12.4 percent education to landlord, 2.2 percent referred to attorney/DFEH/HUD, and 12.4 percent are still pending.

The City is in compliance with existing fair housing laws. There have been no findings against the City of Dublin from the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) or from the State Department of Fair Employment and Housing (DFEH).

### Fair Housing Capacity

The Alameda County Housing Collaborative reports the following fair housing capacity findings from the 2020 Alameda County Analysis of Impediments to Fair Housing:

- Stakeholders and participating jurisdictions have commented that inadequate funding and organizational capacity are the primary limitations on expanding or improving fair housing enforcement. HUD directs recipients of CDBG funds to use the grant's administrative or social services allocations for fair housing activities, including creation of an analysis of impediments. However, HUD also caps those allocation amounts, which limits participating jurisdictions from using more of these funds on fair housing activities.
- Participating jurisdictions generally do not use any other public or private source of funding for their fair housing activities. While participating jurisdictions have limited funding to offer fair housing organizations, fair housing organizations have other funding sources, such as HUD's Fair Housing Initiatives Program (FHIP); however, these organizations generally do not have many

other private funding sources. Other fair housing activities are funded from federal and state resources, such as services provided by the Office of Fair Housing and Equal Opportunity and Department of Fair Employment and Housing.

- The number of fair housing organizations and their respective capacities has also constrained the amount of fair housing activities. Participating jurisdictions commented that a reduction in the number of fair housing organizations has lessened fair housing activities overall.
- According to HUD guidance, a common factor for fair housing complaints can be a lack of affordable housing supply. According to the California Housing Partnership’s Housing Emergency Update for Alameda County, federal and state funding to Alameda County for affordable housing has declined by 80 percent since 2008, leaving a deficit of approximately \$124 million annually (California Housing Partnership, 2018). Additionally, while LIHTC production and preservation in Alameda County has increased by 67 percent overall from 2016, the state production and preservation has decreased by 23 percent. Lastly, the report finds that Alameda County needs 52,291 more affordable rental homes to meet the need. To combat this lack of state and federal funding, local tax initiatives have been approved, including the County’s Measure AI, Berkeley’s Measure O, and Emeryville’s Measure C; however, due to the demand for affordable housing, the need still far exceeds these local measures.

In addition, ECHO reports the following capacity constraints:

- **Inadequate funding** – Funding from a couple jurisdictions in the County is insufficient.
- **HUD capping allocation amounts** – The 15 percent public services allocation should be increased.
- **Reduction in the number of fair housing organizations in the region** – At least two fair housing agencies in the East Bay have closed their doors.
- **Lack of affordable housing supply** – Affordable housing must be affordable to persons on public assistance and be accessible for persons with disabilities and senior citizens.
- **Findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights** – ECHO has not filed any administrative complaints in recent years as mediation attempts, in place of litigation, has been very successful.

### Housing Element Outreach

During preparation of the 2023-2031 Housing Element, the City solicited input and feedback from the community. This included targeted outreach to special needs populations through local organizations, community groups, and agencies. Details on the outreach conducted are provided in Appendix F – Community Engagement Summary.

During the April 26, 2022, Planning Commission meeting, the City received the following public comment: “Persons with disabilities will benefit greatly from assisted living projects. It is very important that people with disabilities have access to safe housing with available services. In Dublin many persons with disabilities have problems affording disability services. These services sometimes cost too much, especially for disabled individuals with many medical needs. Assisted living projects can help these residents afford the care that they need. Some disabled residents would like to see more assisted living projects with services rather than new housing projects that do not accommodate services for persons

with disabilities.” The public comment led the City to investigate issues disabled residents may face in finding fair housing. The public comment directly led the City to assessing the issue of fair housing for disabled residents at a local level. The City recognizes the importance of providing a variety of housing types to address the differing needs of Dublin residents. Chapter 2: Housing Plan includes Programs B.2, B.17, D.6, E.1, E.3, and E.5 to address this comment and the needs of persons with disabilities.

No further comments or feedback were submitted regarding other fair housing topics or issues.

### 3. Analysis of Federal, State, and Local Data and Knowledge

#### Integration and Segregation Patterns and Trends

To ensure equal representation of all segments of the community, the Dublin City Council approved the transition to district-based elections, effective in 2024 and 2026, as shown in the figure below. With the division of the City into four separate voting districts of approximately equal population, residents will be represented by one Councilmember who resides in that district and is elected by the voters of that district. The Mayor will continue to be elected at large every two years. The City conducted a robust community engagement process to notify residents of this change in voting procedure and to encourage residents to participate in the map-drawing process. It should be noted that the City of Dublin experienced rapid growth over a short period of time. A 2022 study by Quicken Loans reported Dublin’s population as the 11<sup>th</sup> fastest growing in the United States. The Dublin population grew by 6.05 percent in 2018, 4.5 percent in 2021, and a total of 50 percent since 2010. Dublin was the only city in California to make the top 20 list. As such, the City’s new district-based elections will provide a more integrated community.

Figure C-10a: Dublin 2022 Districting



#### Race and Ethnicity

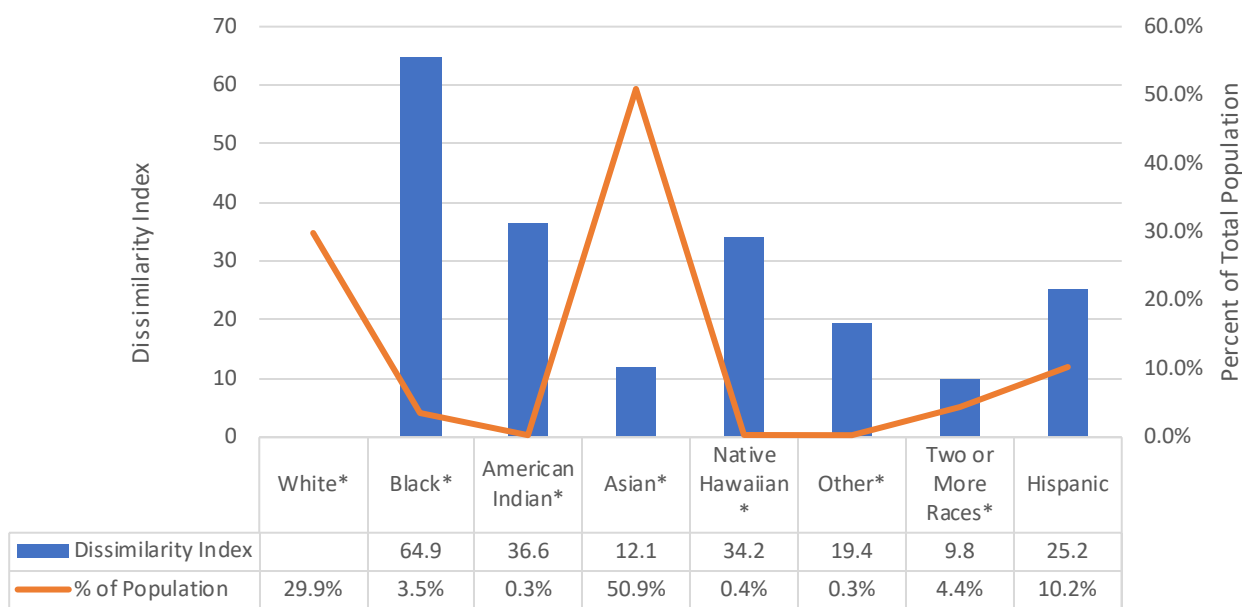
The dissimilarity index is the most-commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating



complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

**Figure C-10** shows the dissimilarity index for racial and ethnic groups in the City. The figure shows segregation for the City’s Black population, which has a dissimilarity index of 64.9. No other racial or ethnic group scored above 60. When compared to the overall population, persons who identify as Black represent only 3.5 percent of the total City population. Similarly, those who identify as American Indian and Native Hawaiian had higher dissimilarity indices of 36.6 and 34.2, respectively, despite making up a combined six percent of the total population. When a racial or ethnic population is small, its dissimilarity index may be high even if the racial or ethnic group members are evenly distributed throughout the area. Thus, when a group's population is less than 1,000, exercise caution in interpreting its dissimilarity indices.

**Figure C-10b: Dissimilarity Index with White Population, Dublin**



\*Non-Hispanic only.

Source: Census Scope, Social Science Data Analysis Network

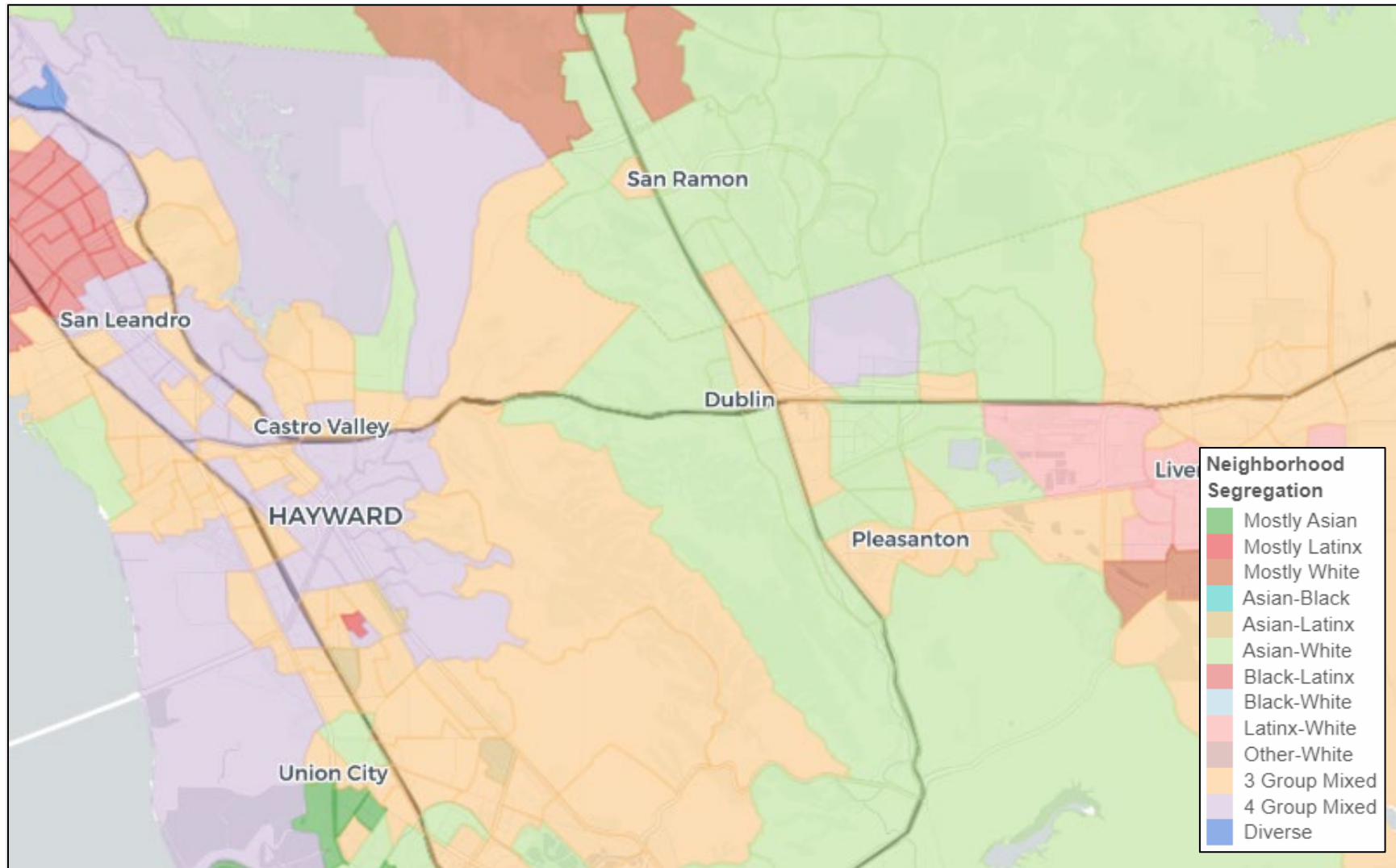
**Figures C-11a** through **C-11b** show spatial mapping of neighborhood segregation for the City and surrounding region. As shown, the City is mostly made up of “Asian-White” neighborhoods with some neighborhoods of “Group Mixed.” During the last decade, the Tri-Valley region has seen an increase in population identifying as Asian. Some areas in the region have experienced more significant increases in Asian populations than others. The increase is coupled with the decrease in population of other groups such as Black and White populations. **Table B-4** in **Appendix B** highlights the shift in racial/ethnic composition of Dublin from 2010 to 2020, as does **Figures C-11b** and **C-11b**. The most significant change is the more than doubling of the Asian population in Dublin. During the same period, the population of Black residents reduced by more than half and the population of White residents followed a similar trend. While not as dramatic as Dublin, the region followed a similar trend. The dramatic increase of one ethnic group, coupled with the decrease of another ethnic group, can create a higher dissimilarity index. This is

consistent with the rest of the region to the north and to the south of the City and correlates with the data in **Figure C-10b** showing more than half of the City's population is made up of persons who identify as Asian. This is also consistent with the segregation and integration figures which illustrate an increase in integration City-wide between 2010 and 2020. The area to the east of the City is still reported as "High POC (People of Color) Segregation," though as noted earlier this may be due to the City's large Asian population. The census tract surrounding Highway 680 and the tract west of Dougherty Road report "Racially Integrated" in 2020 compared to the prior "Low-Medium Segregation" in 2010. These trends show the City is continuing to further diversify and communities are becoming more integrated.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Another major factor is the concentration and availability of affordable housing, which the City deliberately chose to disperse when selecting properties for the Sites Inventory (as shown in **Appendix D**). Other factors include housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

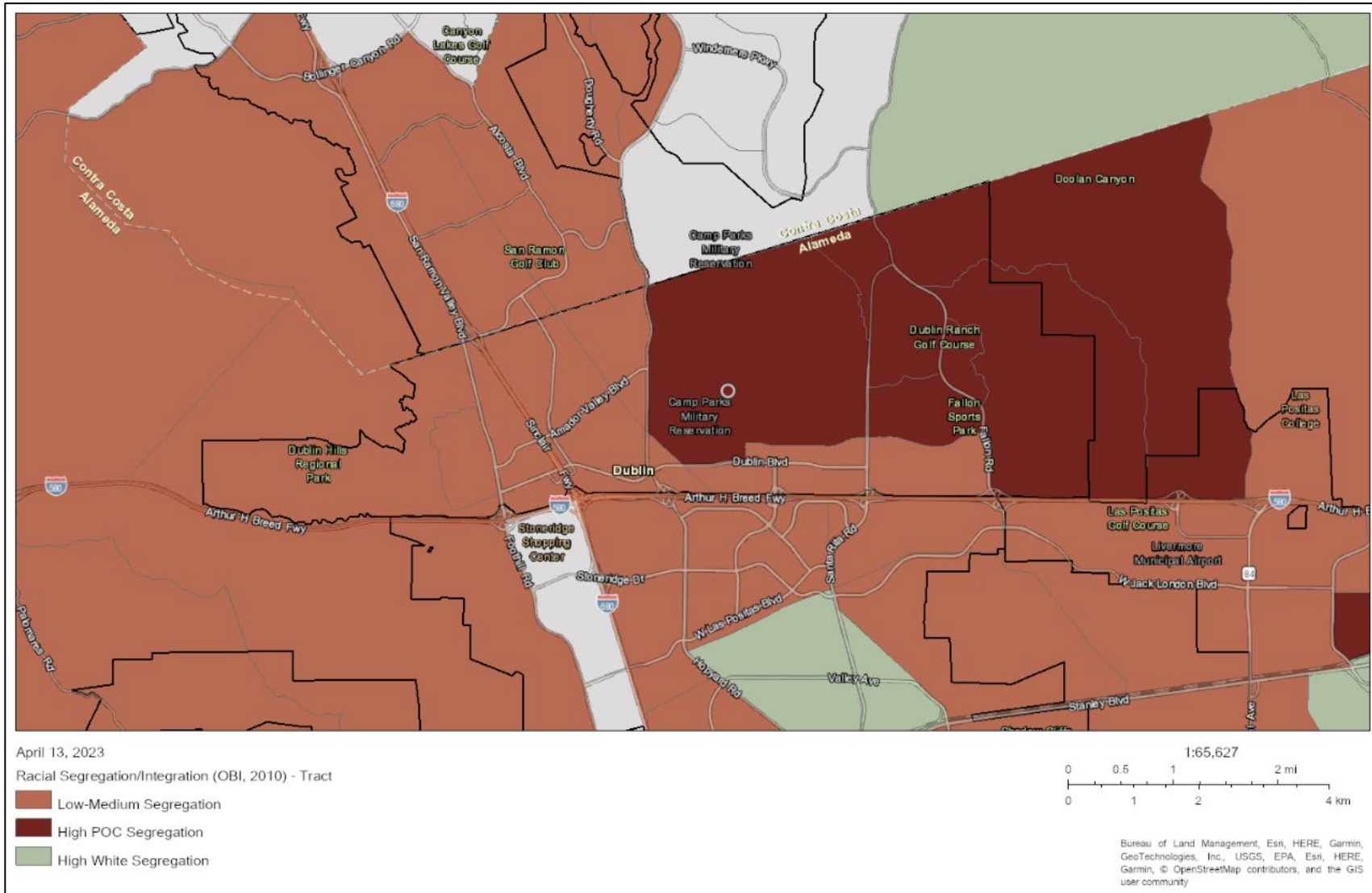
Feedback from residents highlights the complexity of segregation and integration. Many residents voiced their opinion that there is a high need for housing choices at all income levels, but other residents in opposition to address the issue of housing choice may contribute to the disparities of incomes in the City and the region. The public comments directly led the City to further assess the issue of housing choice for residents at a local level **Table 2-1** in the **Housing Plan** provides actions to improve housing choice for residents and further integrate the community.

Figure C-11a: Neighborhood Segregation by Race and Ethnicity (2021)



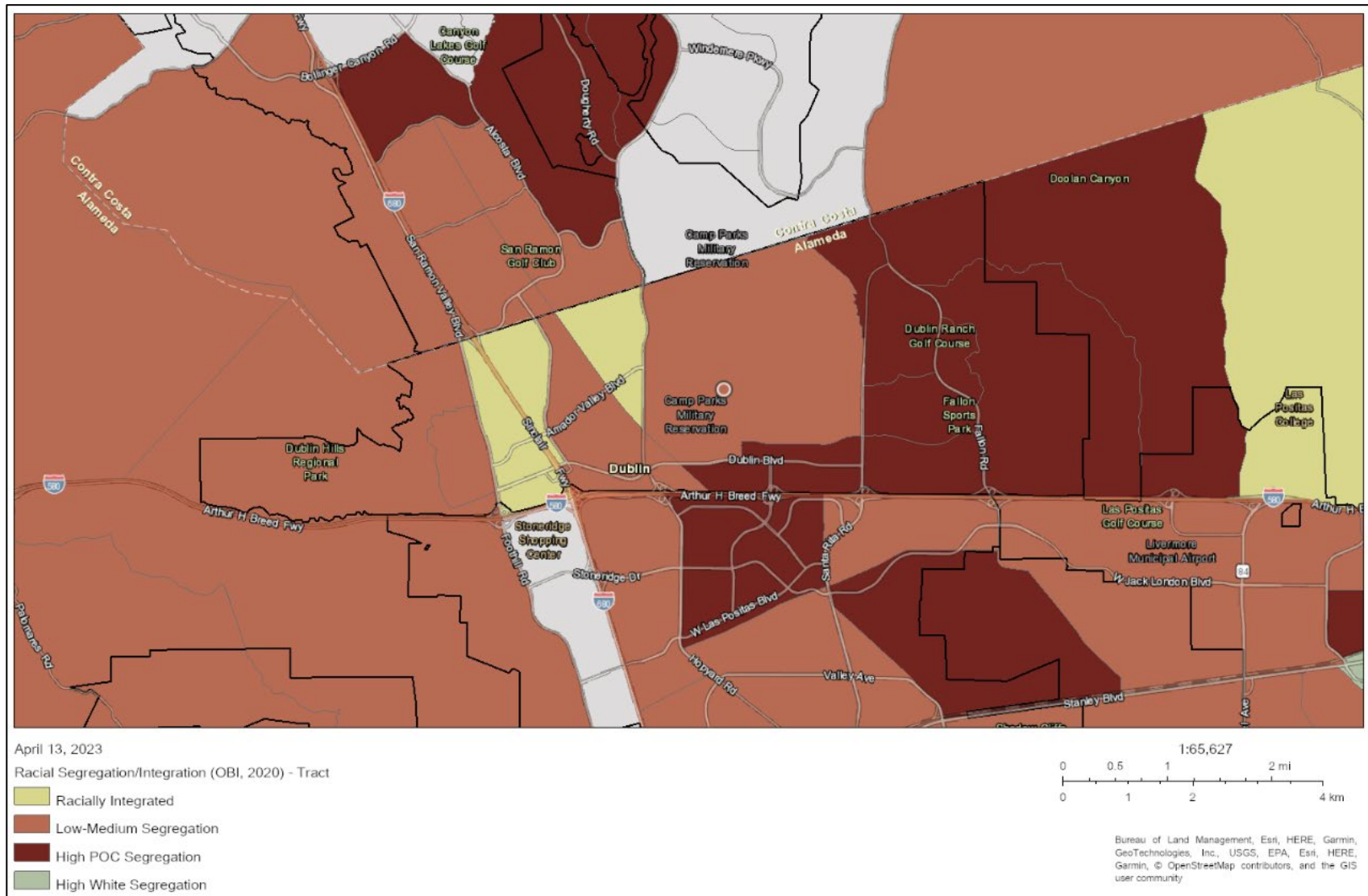
Source: Urban Displacement Project, University of California Berkeley (2021).

Figure C-11b: Neighborhood Segregation/Integrations (2010)



Source: California Department of Housing and Community Development – AFFH Data Viewer.

Figure C-11c: Neighborhood Segregation/Integrations (2020)



Source: California Department of Housing and Community Development – AFFH Data Viewer.



**Disability**

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects.

**Table C-17** displays the data for persons with disabilities in the City, County, and State. Overall, about 10.7 percent of the California population reported having at least one disability. In the City, about 5.6 percent of persons reported at least one disability. The County reported a higher percentage than the City at 9.2 percent. Of the 5.6 percent of Dublin residents who reported a disability, the most common disabilities were independent living and ambulatory difficulties, which could be tied to the City’s senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

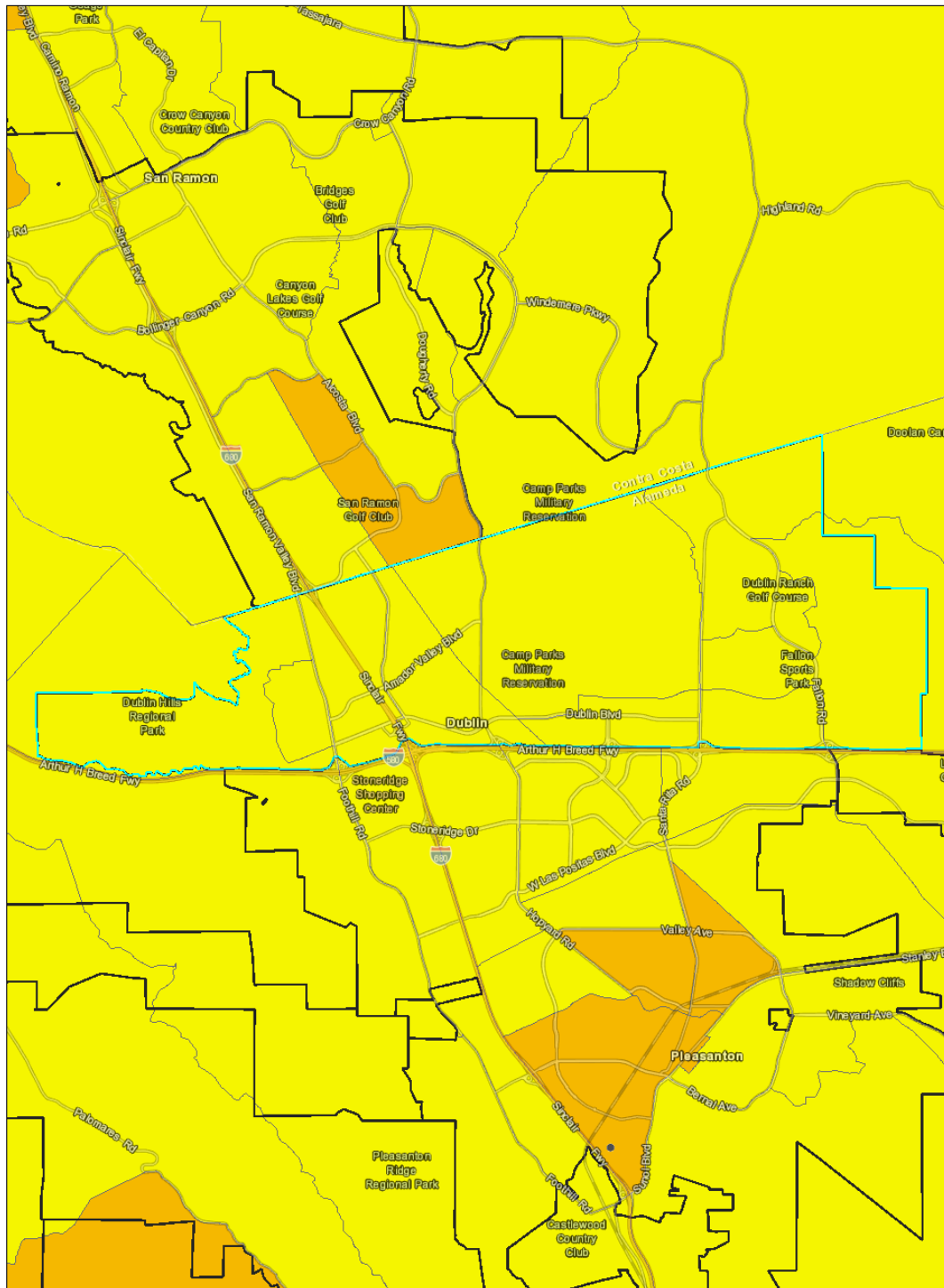
Disability	City of Dublin	Alameda County	California
Total with a Disability	5.6%	9.2%	10.7%
Hearing Difficulty	1.3%	2.3%	3%
Vision Difficulty	1.6%	1.7%	2%
Cognitive Difficulty	2.2%	3.5%	4.1%
Ambulatory Difficulty	2.3%	4.6%	5.5%
Self-care Difficulty	1.3%	2.1%	2.5%
Independent Living	2.4%	3.9%	4.3%

*Source: American Community Survey, 5-Year Estimates, 2020.*




The data in **Figure C-12** below displays data for disability status in Dublin by census tract. The data shows that in Dublin all of the census tracts report under 10 percent of the population to have at least one disability. Overall, majority of the surrounding areas shows less than 10 percent of the population has reported at least one disability with some pockets of the region which have a population between 10 and 20 percent that reports a disability.

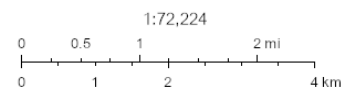
Although there is no concentration of the population to have at least one disability, it is the policy and practice of the City to take all reasonable steps to ensure its services, programs and activities are accessible to all members of the public including persons with disabilities. Community resources and services are located near community parks, fire and police services, grocery stores and commercial uses, and medical offices. Approximately 94.6 percent of residents are located within half a mile of transit. Within the City are two Bay Area Rapid Transit (BART) stations – the Dublin/Pleasanton Station and West Dublin/Pleasanton Station – which operate between 5:00am to 12:00am on weekdays with 15-minute headways during the week and 30-minute headways during the weekend.

Figure C-12: Persons with Disabilities, Dublin



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-  City/Town Boundaries
- (R) Population with a Disability (ACS, 2015 - 2019) - Tract
-  < 10%
-  10% - 20%



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Source: California Department of Housing and Community Development – AFFH Data Viewer



**Familial Status**

**Table C-18** displays household type for the State, the County, and the City. Overall, Dublin has the largest percentage of married-couple family households and the State has the smallest with approximately 16 percent less. Dublin has the lowest percentage of female households without a spouse but with children under 18 years old. Non-family households represent the smallest household type in Dublin at 21.3 percent. Approximately 28 percent of households in the State and 26.4 percent of County households have at least one person above the age of 65, while there are only 18 percent of households in Dublin. Different household types have varying housing needs – senior households may benefit from reasonable accommodation procedures and being located near medical facilities, single-parent households may benefit from affordable housing options due to limited income, and family households may benefit from larger housing units located near community areas and schools.

Familial Status	City of Dublin	Alameda County	California
Total Households	20,883	573,174	13,103,114
Married-Couple Family Households	65.9%	50.5%	49.7%
Households With Own Children Under 18	45.7%	29.9%	29.7%
Non-Family Households	21.3%	33.5%	31.4%
Households with one or more people 65 years+	18%	26.4%	28%
Female Headed Households, No Spouse Present, with Own Children Under 18	4.6%	5%	6%

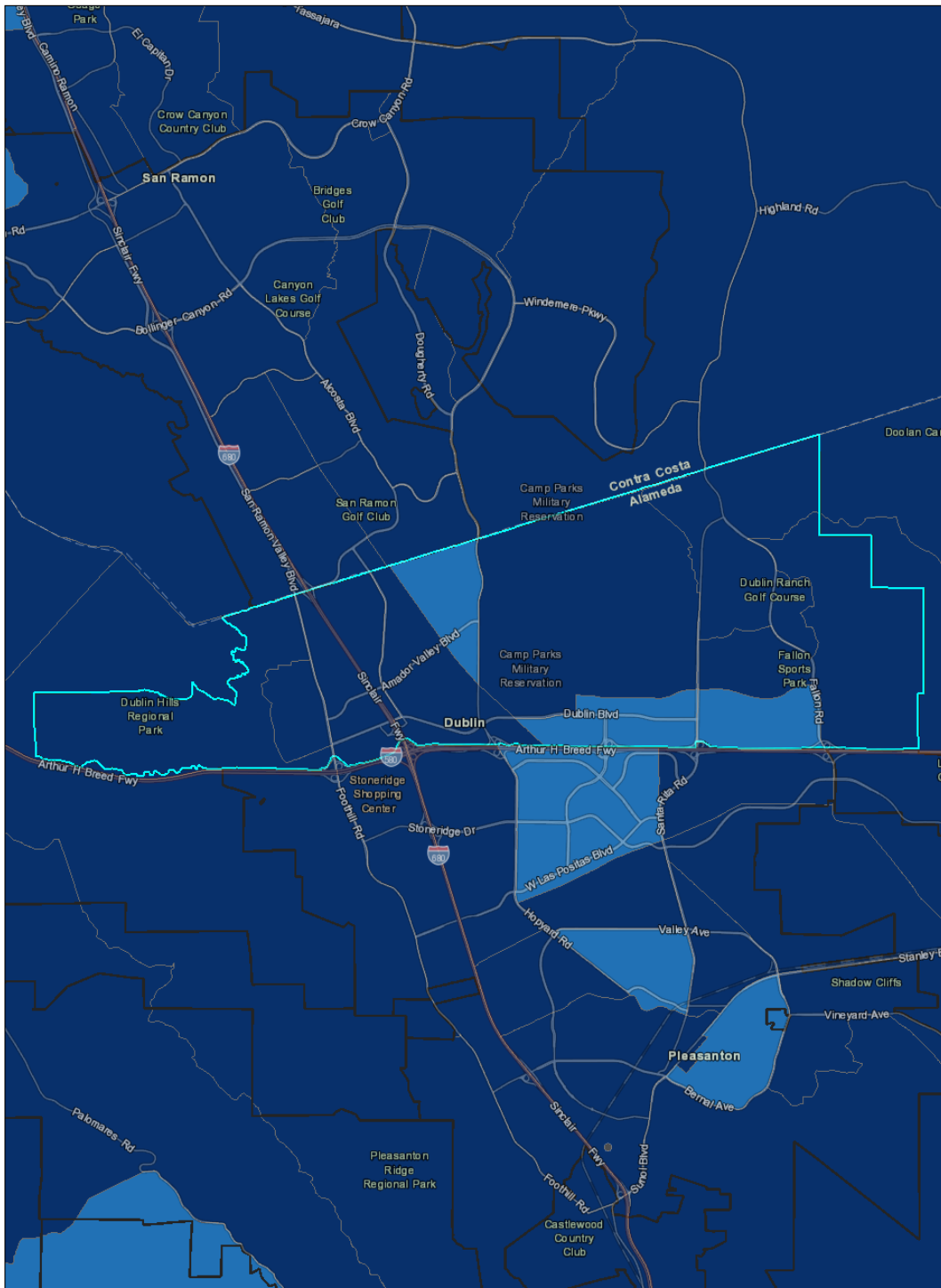
*Source: American Community Survey, 5-Year Estimates, 2020.*

The data in **Figure C-18** and **Figure C-13** below shows living arrangements of children by census tract in Dublin. **Figure C-13** shows the percent of children in married couple households by census tract in Dublin. The data shows that most census tracts have children living in married couple households (above 80 percent per tract). There are three census tracts in Dublin where between 60 and 80 percent have children living in married couple households.

The City deliberately chose to disperse affordable housing when selecting properties for the Sites Inventory (as shown in **Appendix D**). In the three census tracts where 60 and 80 percent have children living in married couple households there are six candidate sites meant to accommodate low and very low-income units. Affordable units have been strategically placed to improve access to resources and opportunities for all residents but specifically for areas that currently experience less access to resources and opportunity.

**Figure C-14** shows the percent of children in female headed households with no spouse/partner by census tract in Dublin. The data shows that the City has no census tracts where female headed households with no spouse and children present are more than 20 percent. Although there is no concentration of female headed households with no spouse and children present, affordable units have been strategically placed to improve access to resources and opportunities for all residents but specifically for areas that currently experience less access to resources and opportunity. Female headed households with no spouse and children present may benefit from increased access.

Figure C-13: Married Couple Households with Children



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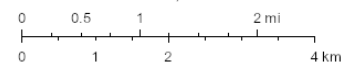
City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

60% - 80%

> 80%

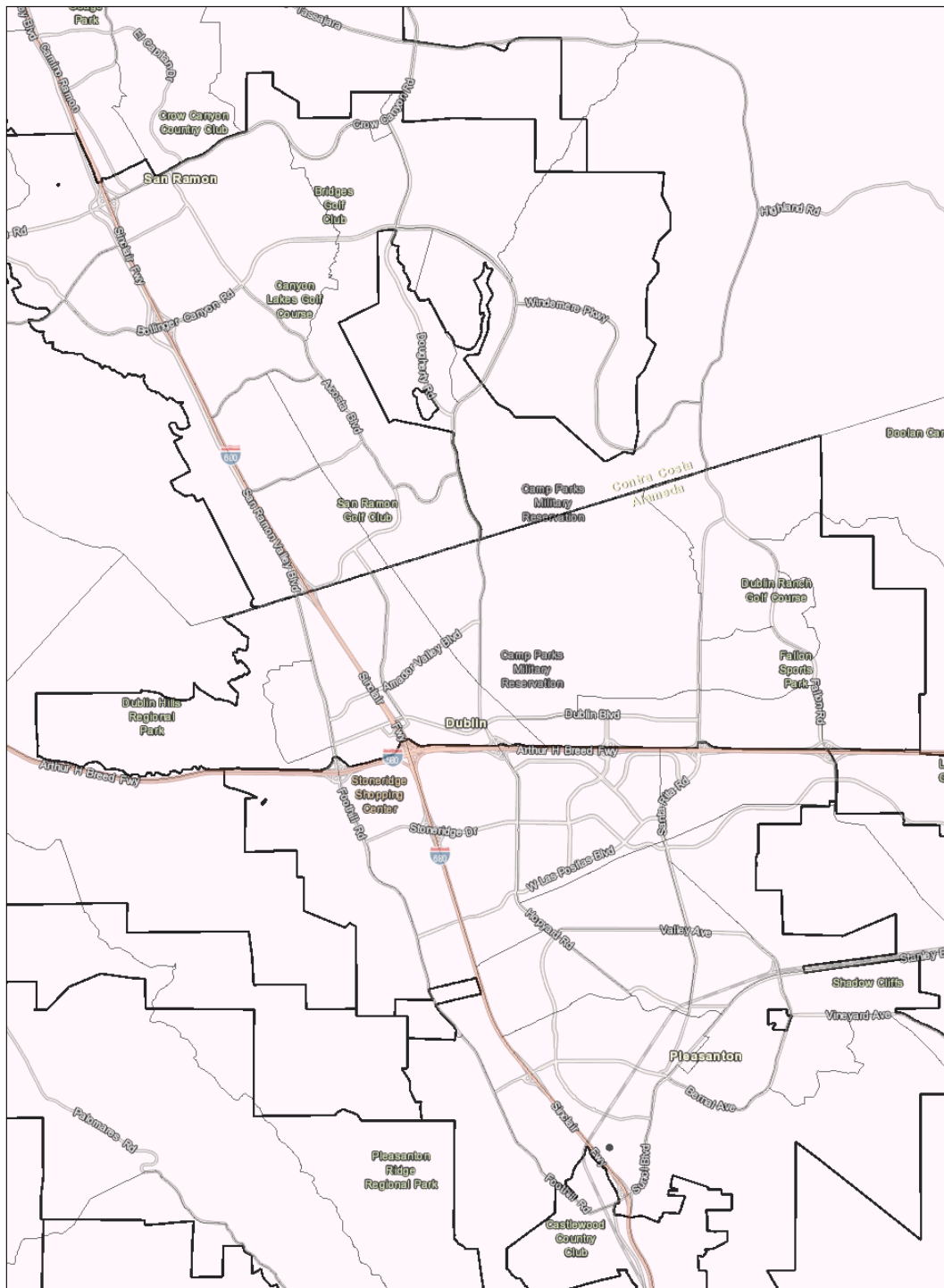
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Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure C-14: Female Headed Households, No Spouse/Partner Present with Children



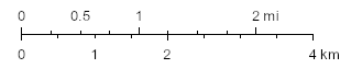
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City/Town Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

≤ 20%

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Source: California Department of Housing and Community Development – AFFH Data Viewer

**Household Income**

Regarding household income, the City had a significantly higher median household income than the County and State in 2020. As **Table C-19** shows, the majority of the City’s households are considered higher earning; approximately 72 percent of households in Dublin earn more than the State median-income. Additionally, over 35 percent of households in Dublin earn \$200,000 or more annually. Just about 12 percent of City residents earn less than \$50,000 annually, compared to 24.8 percent and 32.6 percent for the County and State, respectively.

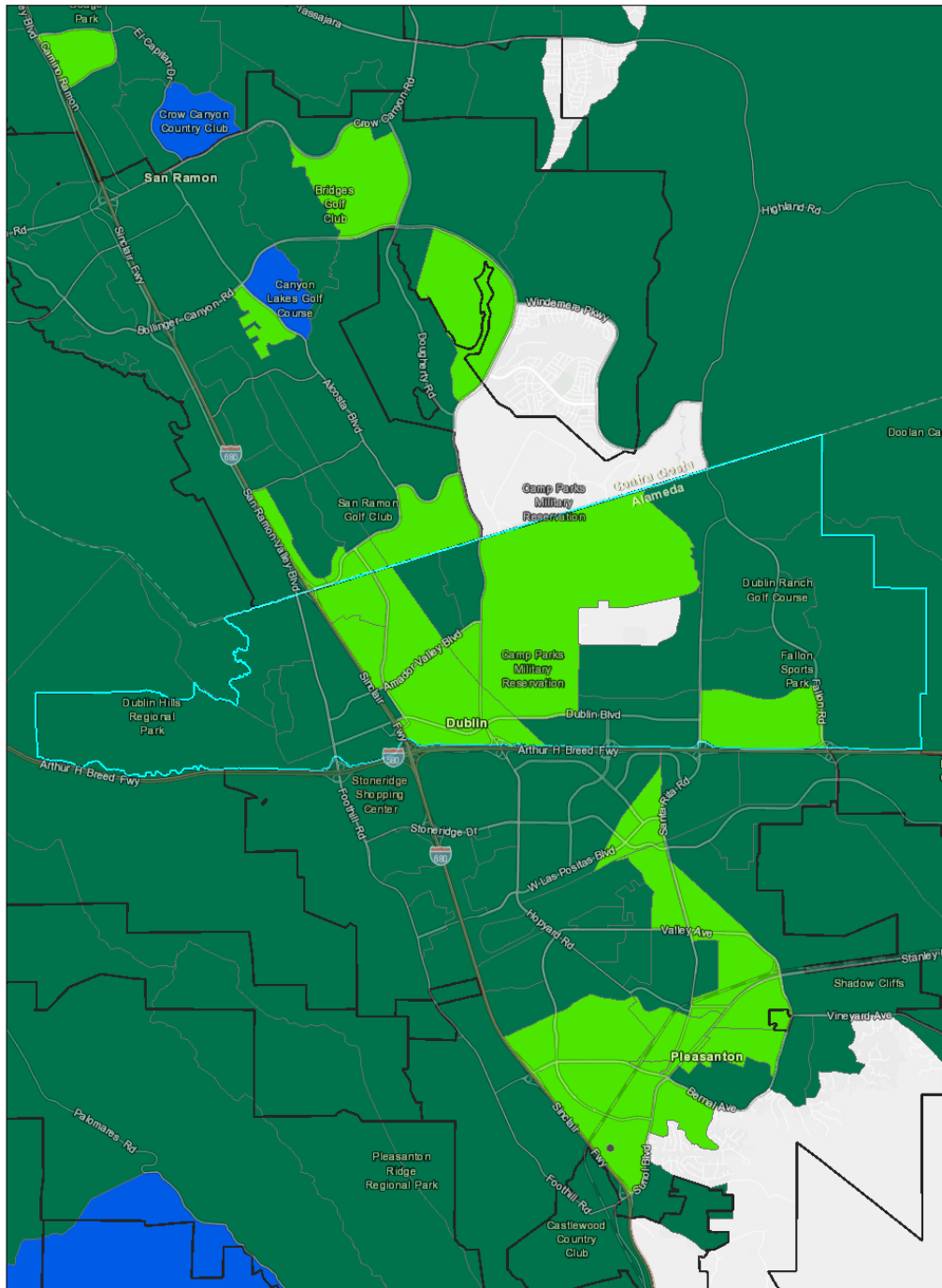
Households Income	City of Dublin	Alameda County	California
Less than \$10,000	2.4%	4.1%	4.7%
\$10,000-\$14,999	1.4%	3.3%	3.9%
\$15,000-\$24,999	1.6%	5.1%	6.9%
\$25,000-\$34,999	1.6%	5.2%	7.1%
\$35,000-\$49,999	4.9%	7.1%	10%
\$50,000-\$74,999	7.4%	12%	15.3%
\$75,000-\$99,999	8.6%	11.2%	12.3%
\$100,000-\$149,999	20.4%	17.9%	17.1%
\$150,000-\$199,999	16%	12.6%	9.4%
\$200,000 or More	35.7%	21.7%	13.3%
<b>Median Household Income</b>	<b>\$152,745</b>	<b>\$104,888</b>	<b>\$78,672</b>

*Source: American Community Survey, 5-Year Estimates, 2020.*





**Figure C-15a** shows median household income by block group in Dublin. The data shows that Dublin has a small range of median income levels. There is a large number of block groups in Dublin whose median income for households is greater than \$125,000. The remaining block groups range from \$87,100 to \$125,000. There are no block groups in the City with a majority of residents earning a median household income less than \$87,100. **Figure C-15b** shows that there were more census blocks earning \$125,000 in 2014 than in 2019. This may indicate that census blocks are becoming more diverse based on household income.

Although Dublin experiences higher median incomes, it is still important to provide improved access to resources and opportunities to all households. Affordable units have been strategically placed to improve access to resources and opportunities for all residents but specifically for areas that currently experience less access to resources and opportunity. Lower-income households will benefit from increased access to resources and opportunities

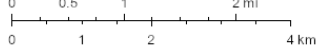
Figure C-15a: Median Income for Households in Dublin, 2019



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-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000

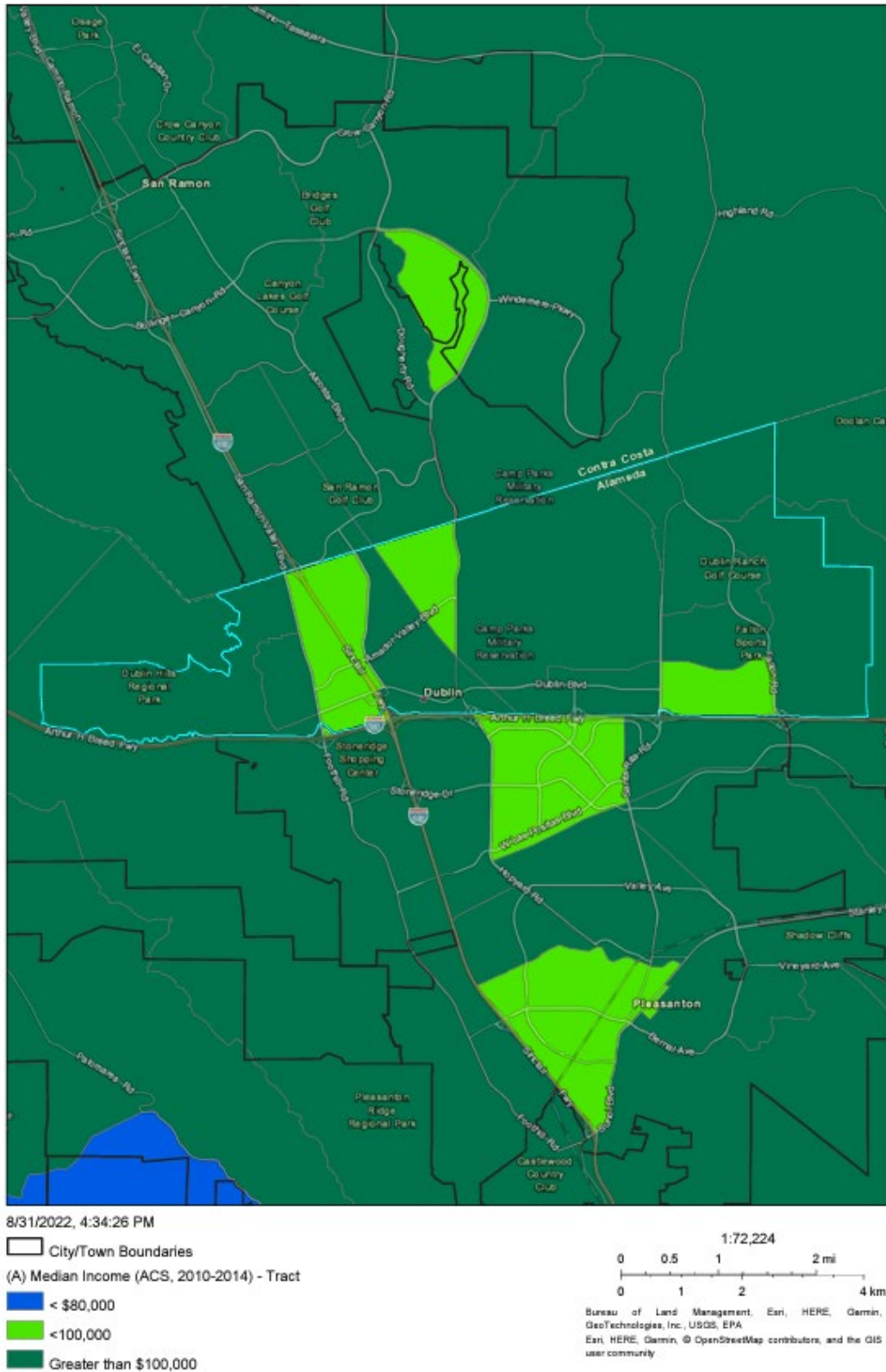
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Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure C-15b: Median Income for Households in Dublin, 2014



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Hate Crimes**

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice.

As shown in **Table C-20**, between 2014 and 2020, a total of four hate crimes were reported in Dublin, which were all based on race, ethnicity, and ancestry. Specifically, the hate crimes that occurred in 2014 related to anti-Black or African American actions, the hate crime reported in 2017 related to anti-Asian actions, and the hate crime reported in 2019 related to anti-Hispanic or Latino. No further details are available as the Federal Bureau of Investigation (FBI) does not make case-specific data available.

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2014	2	0	0	0	0	0	2
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0
2017	1	0	0	0	0	0	1
2018	0	0	0	0	0	0	0
2019	1	0	0	0	0	0	1
2020	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>

*Source: Federal Bureau of Investigation, Crime Data Explorer, 2014-2020.*

**Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)**

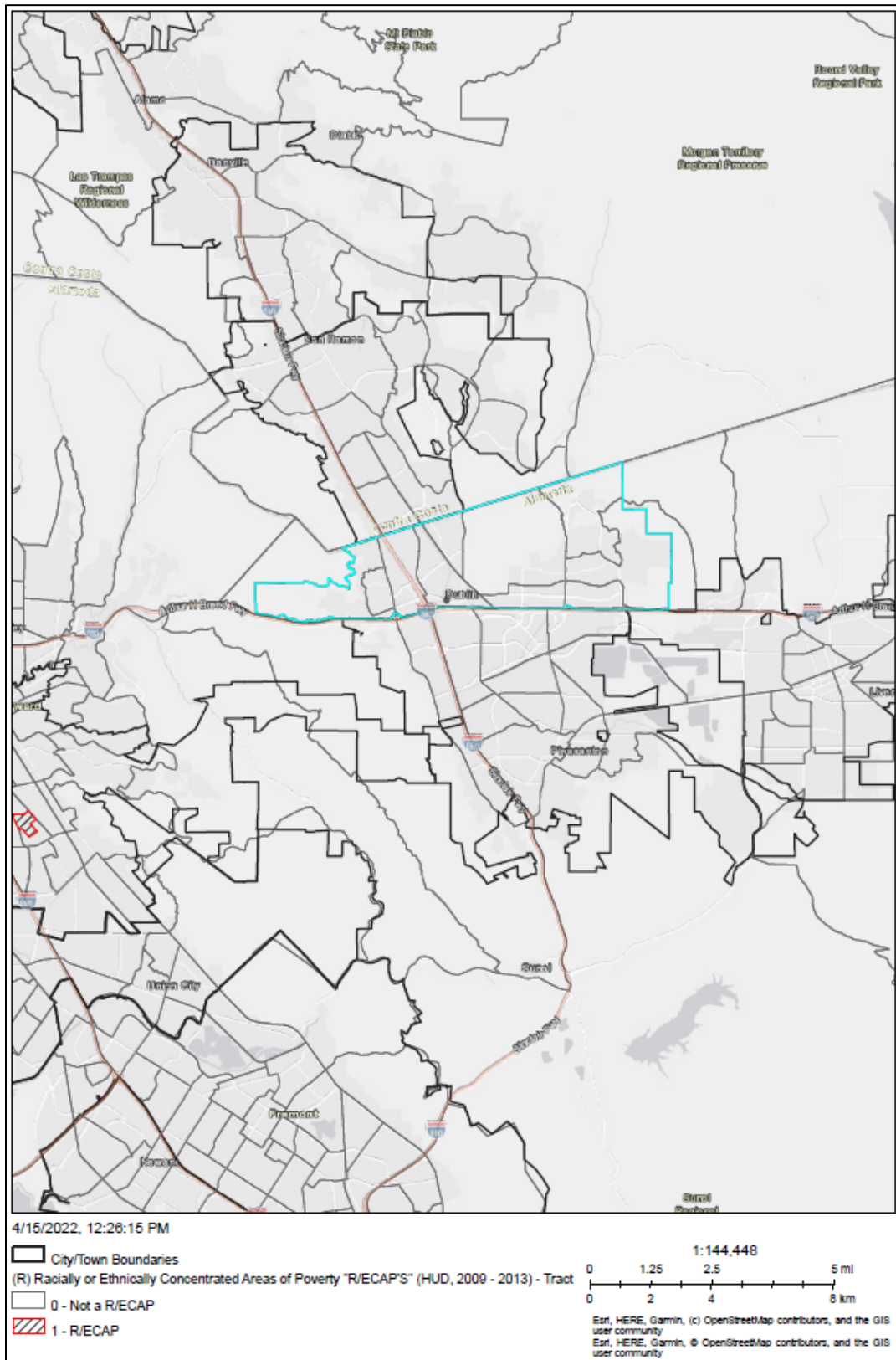
To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Neighborhoods of extreme poverty are defined as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD also defines a neighborhood as a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas to understand patterns of segregation and poverty in a city.

**Figure C-16** shows there are no R/ECAPs located in Dublin, nor in the surrounding communities.



Figure C-16: R/ECAP in Dublin and Neighboring Communities



Source: California Department of Housing and Community Development – AFFH Data Viewer

### Racially and Ethnically Concentrated Areas of Affluence (RCAA)

Racially or Ethnically Concentrated Areas of Poverty are a long-standing, contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups). Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2015-2019 American Community Survey and measured at the census tract level. HCD has created an RCAA metric to reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis of racially concentrated areas of poverty and affluence pursuant to AB 686 and AB 1304. HCD's RCAA metric is created by first calculating a Location Quotient (LQ) for each California census tract using data from the 2015-2019 ACS. This LQ represents the percentage of total white population (White Alone, Not Hispanic or Latino) for each census tract compared to the average percentage of total white population for all census tracts in a given Council of Governments (COG) region. For example, a census tract with a LQ of 1.5 has a percentage of total white population that is 1.5 times higher than the average percentage of total white population in the given COG region. To determine the RCAAs, census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG Area Median Income (AMI), or 1.5 times the State AMI, whichever is lower, are assigned a numeric score of 1. A score of 1 indicates that a census tract is an RCAA. Census tracts that did not meet this criterion are assigned a score of 0.

The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.

The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract. Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

**Figure C-17** shows census tracts that meet the RCAA criterion. As illustrated, there is one census tract on the western side of the City that would be classified as an RCAA under HCD's criterion. **Table C-21** highlights the demographic and income data of the census block classified as an RCAA. There are many RCAAs in the County and in jurisdictions surrounding Dublin.

By cross-referencing **Figure C-17a** and **Figure C-17b**, a string of RCAAs that run from Pleasanton to Walnut Creek and taper off towards Martinez emerges. **Figure C-17a** shows one census tract, Tract 4505.01, that is designated a RCAA in the City. The identified census tract is comprised of a variety of different zoning designations. Land uses ranged from commercial, residential, and planned development designations. Majority of the zoning designated in this census tract is for single family residential. As identified in **Figure C-28**, eastern and western parts of the City, including the RCAAs, are least affordable. **Figures C-15a** and **C-15b** show the City generally has high median incomes, though between 2014 and 2019 the median income decreased for two census tracts and increased for two census tracts. The RCAA census tract has remained at a median income above \$125,000 since 2014. The neighboring communities of San Ramon, Pleasanton, and Livermore report high median incomes generally greater than \$100,000. The City of Livermore is the only jurisdiction to have census tracts reporting less than \$60,000, but the number of jurisdictions reporting this lower median income has decreased since 2010. As such, the region has generally experienced an increase in median incomes.

Relating to race and ethnicity, **Figures C-11b** and **C-11c** show the City has been progressively diversifying since 2010. The RCAA census tract has not changed between 2010 and 2020 and remains a “Low-Medium Segregation” area; however, the neighboring census tract to the east has diversified and is now rated “Racially Integrated.” Overall, the City is showing diversifying trends. This is similar to the region where large areas that were once “High White Segregation” have changed to “Low-Medium Segregation” and in some cases changed to Racially Integrated. This is a similar trend for the Tri-Valley region where many areas once categorized as High white Segregation now report Low-Medium Segregation. Specifically, four census tracts in Dublin, Pleasanton, and unincorporated area east of Dublin now report Racially Integrated in areas previously identified as High-White and Low-Medium Segregation.

When compared to the County as a whole, the City’s White population earns a median income of approximately \$129,794 whereas the County’s White population earns a median income of approximately \$115,050 (**Table C-22**). In both jurisdictions, the White population represents just about 30 percent of the total population.

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers, which restrict access to opportunities based on protected classes, as defined by State law. The City has added programs to **Chapter 2: Housing Plan** to address RCAAs present in the City. Dublin is one of few jurisdictions in the Tri-Valley area that is not a majority RCAA. Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the County. By cross-referencing **Figure C-15a** and **C-15b**, it is apparent that Dublin is becoming more diverse in income levels.

**Table C-21: RCCAs - Median Household Income by Race by Block Group, Dublin**

Block Group	Percent Population White	Median Income
Block Group 1, Census Tract 4505.01	59.5%	\$138,929

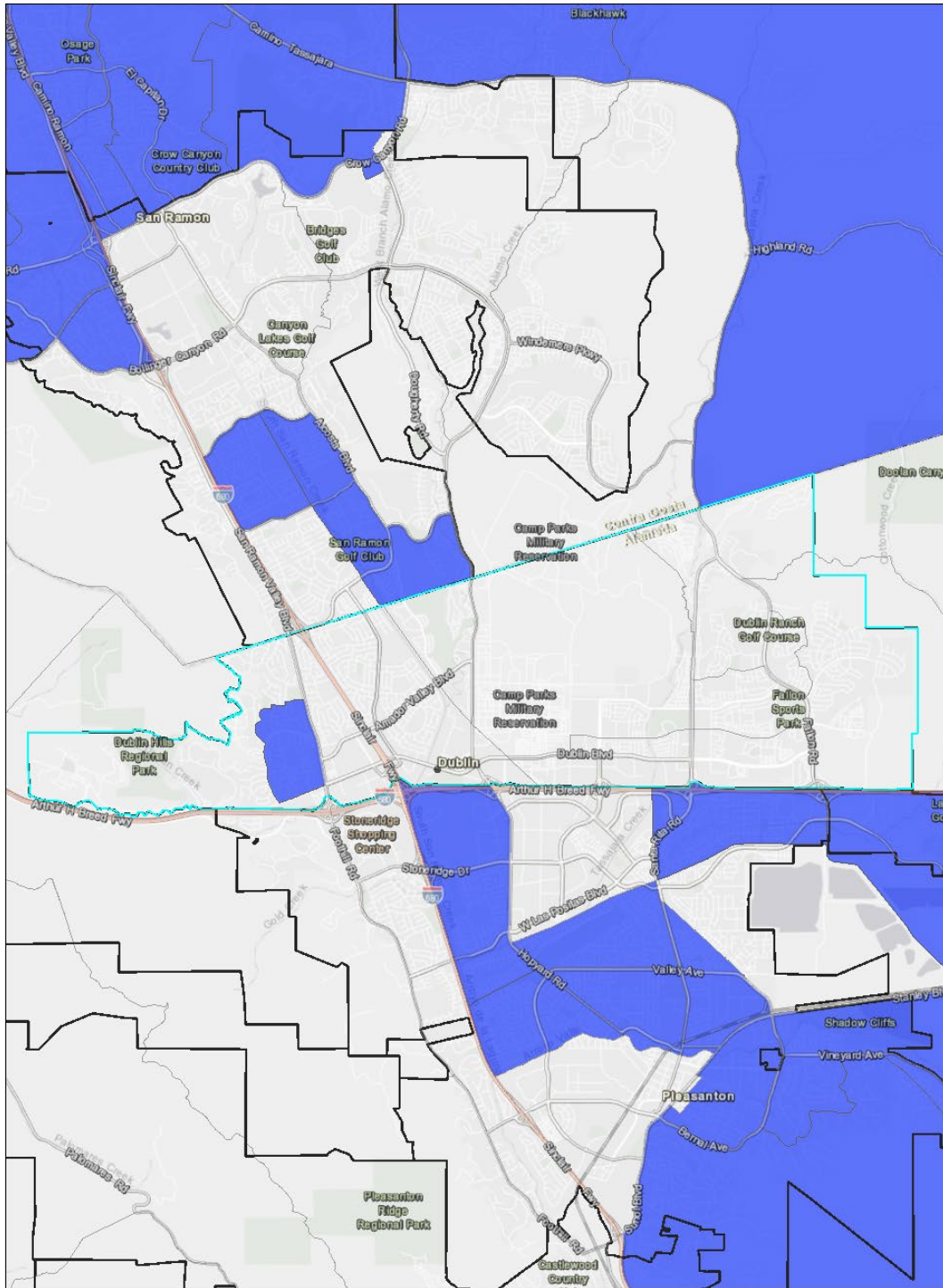
*Source: (U.S. Census Bureau) from HCD AFFH Data Viewer, Accessed February 4, 2022.*

**Table C-22: RCCAs - Median Household Income by Race, Dublin and Alameda County**

Race	Dublin		Alameda County	
	Median Income <sup>1</sup>	Population	Median Income <sup>1</sup>	Population
White (Not Hispanic or Latino)	\$129,794	29.9%	\$115,050	30.6
All Households	\$152,745	--	\$104,888	--

Notes: <sup>1</sup> Median income in the past 12 months (in 2020 inflation-adjusted dollars)  
*Source: American Community Survey, 5-Year Estimates, 2020.*

Figure C-17a: Racially Concentrated Areas of Affluence (RCAA), Dublin



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City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:72,224

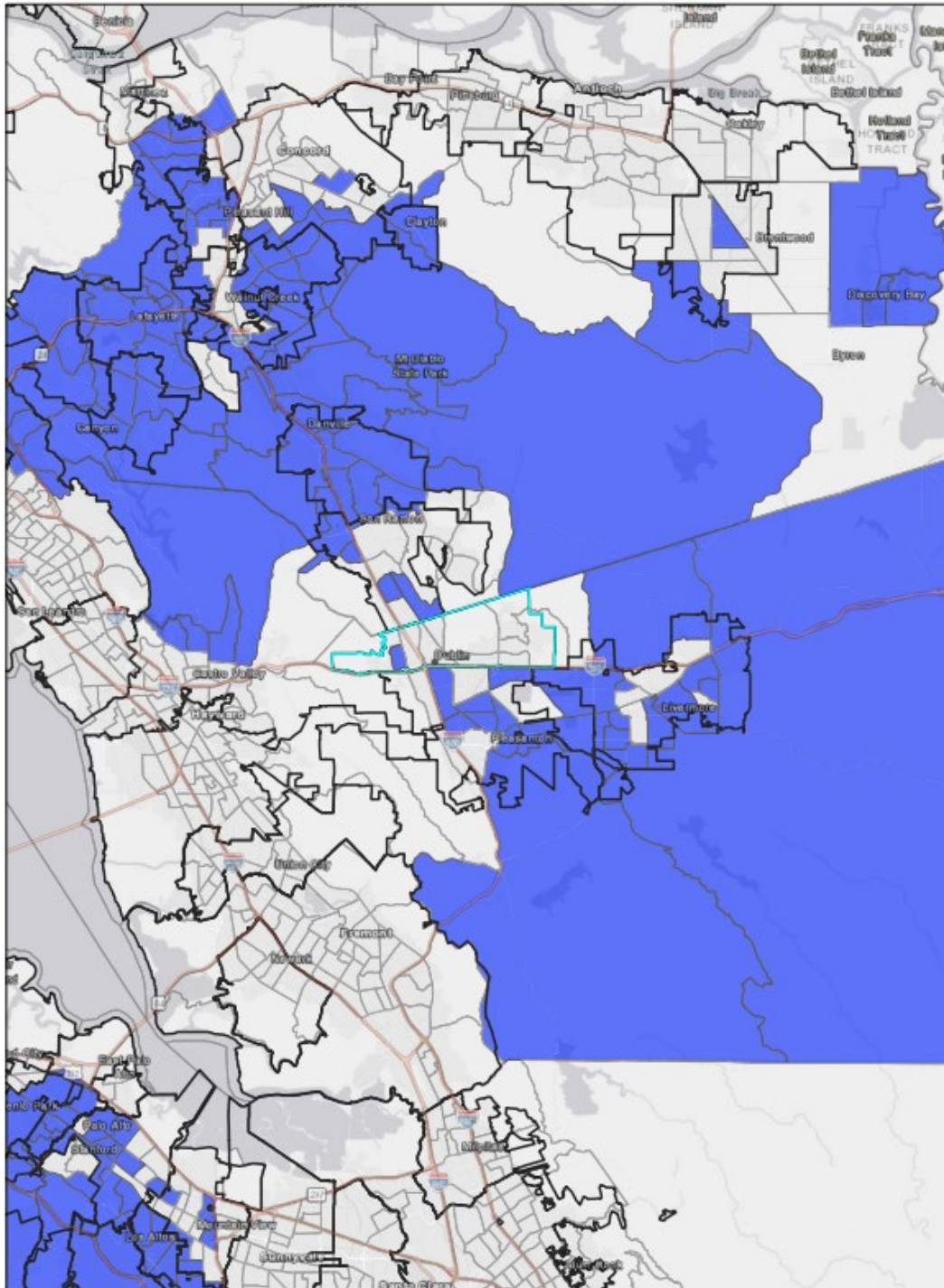


Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure C-17b: Racially Concentrated Areas of Affluence (RCAA), Dublin



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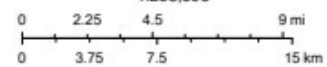
City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:288,895



Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: California Department of Housing and Community Development – AFFH Data Viewer

**Disparities in Access to Opportunities**

**REGIONAL OPPORTUNITY INDEX (ROI)**

The University of California, Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both people and place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

The ROI: People is a relative measure of people's education, economic, housing, mobility/transportation, health/environment, and civic life opportunities as follows:

- Education: Assesses people’s educational success in the form of higher education, elementary school achievement, and elementary school attendance.
- Economic: Measures a community’s economic well-being in the form of employment and income level.
- Housing: Measures a community’s relative residential stability, in the form of homeownership and housing costs.
- Mobility/Transportation: Assesses a community’s relative opportunities for overcoming rural isolation.
- Health/Environment: Measures a community’s health, particularly infant, teen, and general health.
- Civic Life: Assesses social and political engagement in the form of households that speak English and voter turnout.

**Figure C-18** illustrates the City’s ROI: People results. As shown, Dublin residents generally have high assets in education, economic, housing, mobility/transportation, health/environment, and civic life opportunities. This is consistent with neighboring communities that also report high opportunities.

The ROI: Place is a relative measure of an area's assets in education, economic, housing, mobility/transportation, health/environment, and civic life opportunities as follows:

- Education: Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs.
- Economic: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- Housing: Measures housing availability in a community, in the form of housing sufficiency and housing affordability.
- Health/Environment: Measures how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- Civic Life: Measures the social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and citizenship.

**Figure C-19** illustrates the City’s ROI: Place results. The City offers high to moderate assets in education, economic, housing, mobility/transportation, health/environment, and civic life opportunities. Areas of



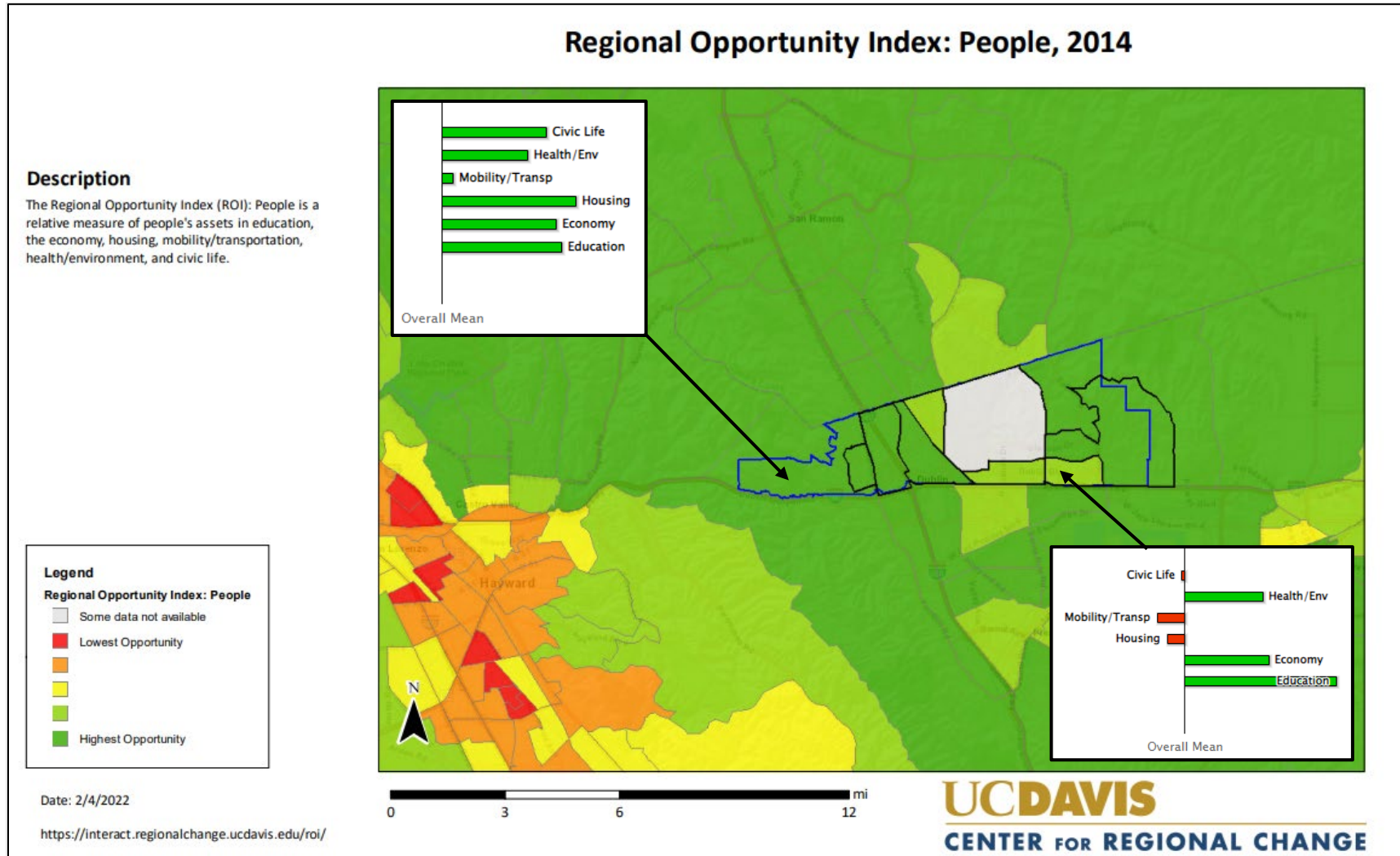
low opportunity exist in east Dublin. This is due to low health and environmental factors; all other assets remain highly rated. However, this data does not include the significant development in east Dublin, such as the Kaiser Medical Center and residential developments, since the data in 2014 was released

In addition, **Table C-23** displays specific ROI data for the City and the State. The data shows the following key findings:

- The City shows excellent educational scores with almost double the percent of college educated adults, greater high school graduation and University of California/California State University eligibility rates, and significantly higher proficiency levels.
- Dublin residents have a higher percentage of employment with greater incomes. Jobs in the City are generally higher quality and have been growing at a faster rate.
- While housing adequacy is greater in Dublin, a higher percentage of residents experience a cost burden.
- A greater percentage of Dublin residents have access to vehicles and commute less.
- General health and environmental factors in Dublin are highly rated. Infant health, prenatal care, years of life lost, and air quality are better rated in Dublin. The City does have less access to supermarkets, indicating a need for additional resources for existing residents. This data does not include the Whole Foods in Persimmon Place, which was opened in 2015, or Lucky's at Fallon Gateway, which opened in 2018.
- As it relates to civic involvement, almost all Dublin residents speak English and a high percentage vote.

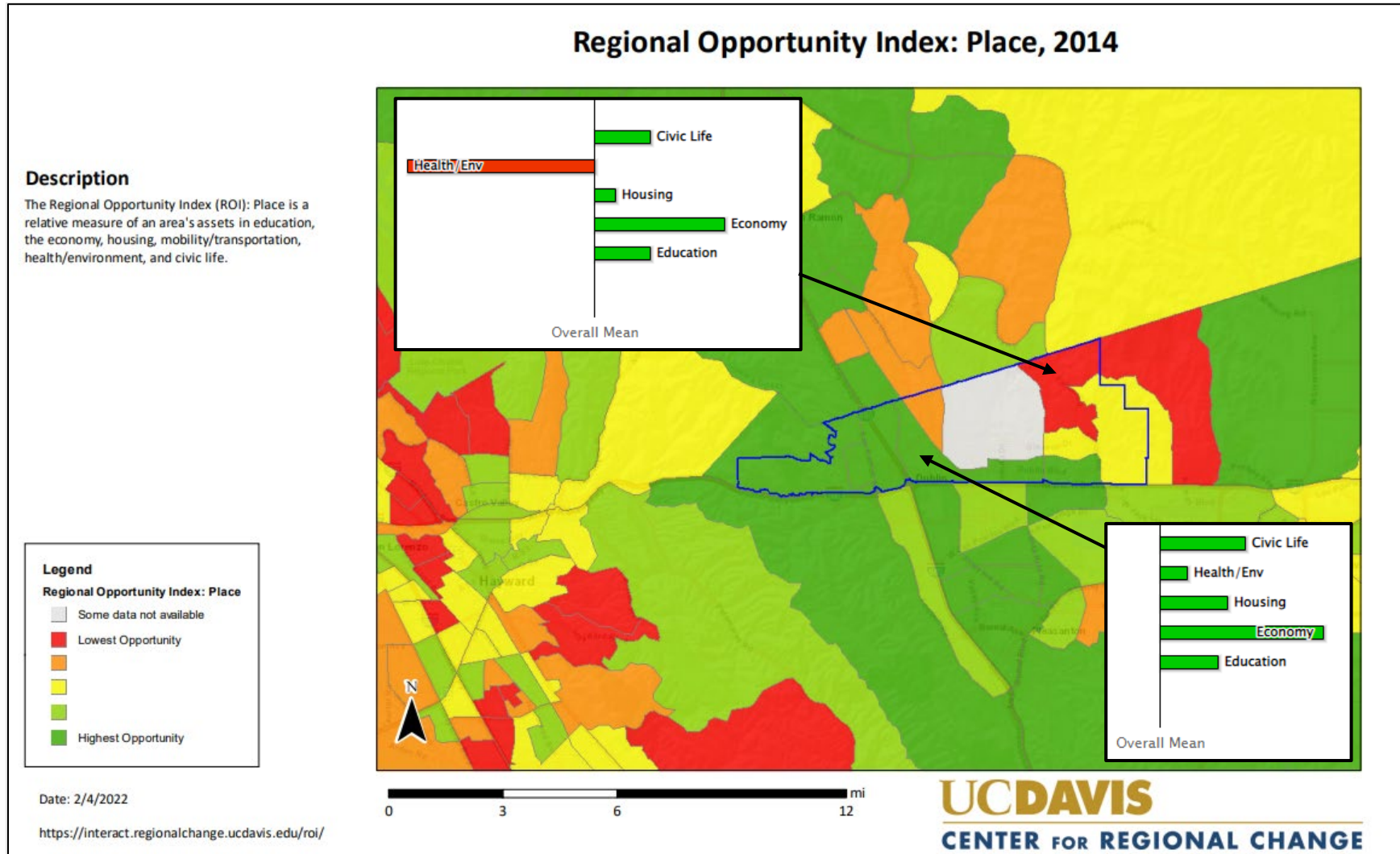
Overall, the City is shown to be a high opportunity city. As part of the candidate sites analysis, the City identified sites that can accommodate new housing units at a variety of income levels in areas where future residents will have access to high degrees of opportunity. By increasing stable and affordable housing options, the City hopes to further increase opportunities for current and future Dublin residents.

Figure C-18: Regional Opportunity Index, People – Dublin and Neighboring Communities



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure C-19: Regional Opportunity Index, Place – Dublin and Neighboring Communities



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Table C-23: Opportunity Indicators, Dublin and California			
ROI Indicator		Dublin	California
Education	<b>People</b>		
	College Educated Adults	63.2%	38%
	Math Proficiency	84.8%	70.1%
	English Proficiency	82.9%	65%
	Elementary Truancy	18.6%	24.3%
	<b>Place</b>		
	High School Graduation Rate	93.6%	83.1%
	UC/CSU Eligibility	62.9%	41%
	Teacher Experience	25.1%	36.3%
High School Discipline Rate	1.3%	6.4%	
Economic	<b>People</b>		
	Employment Rate	95.5%	89.4%
	Minimum Basic Income	88.4%	63.5%
	<b>Place</b>		
	Job Availability	977.4	701.8
	Job Quality	4.9%	2.9%
	Job Growth	56.4%	40.4%
Bank Accessibility	0.4	0.2	
Housing	<b>People</b>		
	Home Ownership	58.5%	54.7%
	Housing Cost Burden	59.5%	51.6%
	<b>Place</b>		
Housing Adequacy	97.6%	90.6%	
Housing Affordability	0.2%	0.2%	
Mobility	<b>People</b>		
	Vehicle Availability	92%	86.4%
	Commute Time	51.8%	59.9%
Internet Access	5	4	
Health/Environmental	<b>Place</b>		
	Infant Health	94.8%	94.9%
	Birth to Teens	0.9%	6.6%
	Years of Life Lost	17.2%	29.8%
	<b>Place</b>		
	Air Quality	8.6%	10%
	Prenatal Care	88.6%	83.1%
	Access to Supermarket	22.9%	53.3%
Health Care Availability	1.8%	1.8%	
Civic Life	<b>People</b>		
	Voting Rates	37.6%	30.6%
	English Speakers	95.9%	88.1%
	<b>Place</b>		
US Citizenship	83.2%	82.6%	
Neighborhood Stability	80.6%	84.9%	

Source: UC Davis Center for Regional Change and Rabobank, 2014.

### *CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC/HCD) OPPORTUNITY AREA DATA*

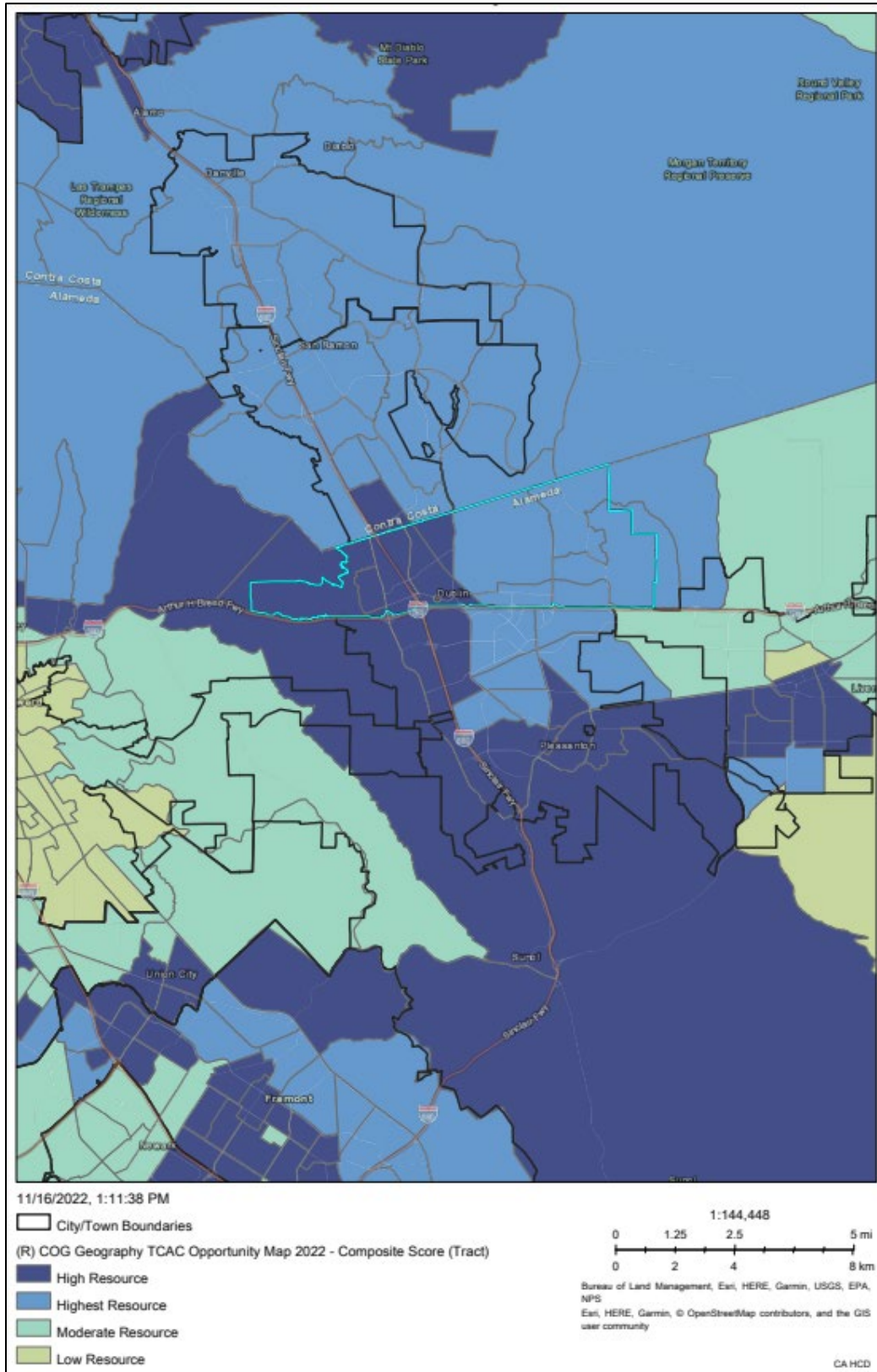
HCD together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region where research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice.

**Figure C-20** shows the 2022 TCAC Opportunity Scores for the City and surrounding region. As illustrated, the City is categorized as both High and Highest Resource. This is generally consistent with the regions north and south of the City. The regions to the east and west with moderate resource scores represents mostly undeveloped land. Overall, future housing developments within the City will benefit from access to high levels of resources, bringing additional opportunities for existing and future residents.



Figure C-20: TCAC/HCD Opportunity Map



Source: California Department of Housing and Community Development – AFFH Data Viewer

### *TCAC/HCD DATA – EDUCATIONAL OPPORTUNITIES*

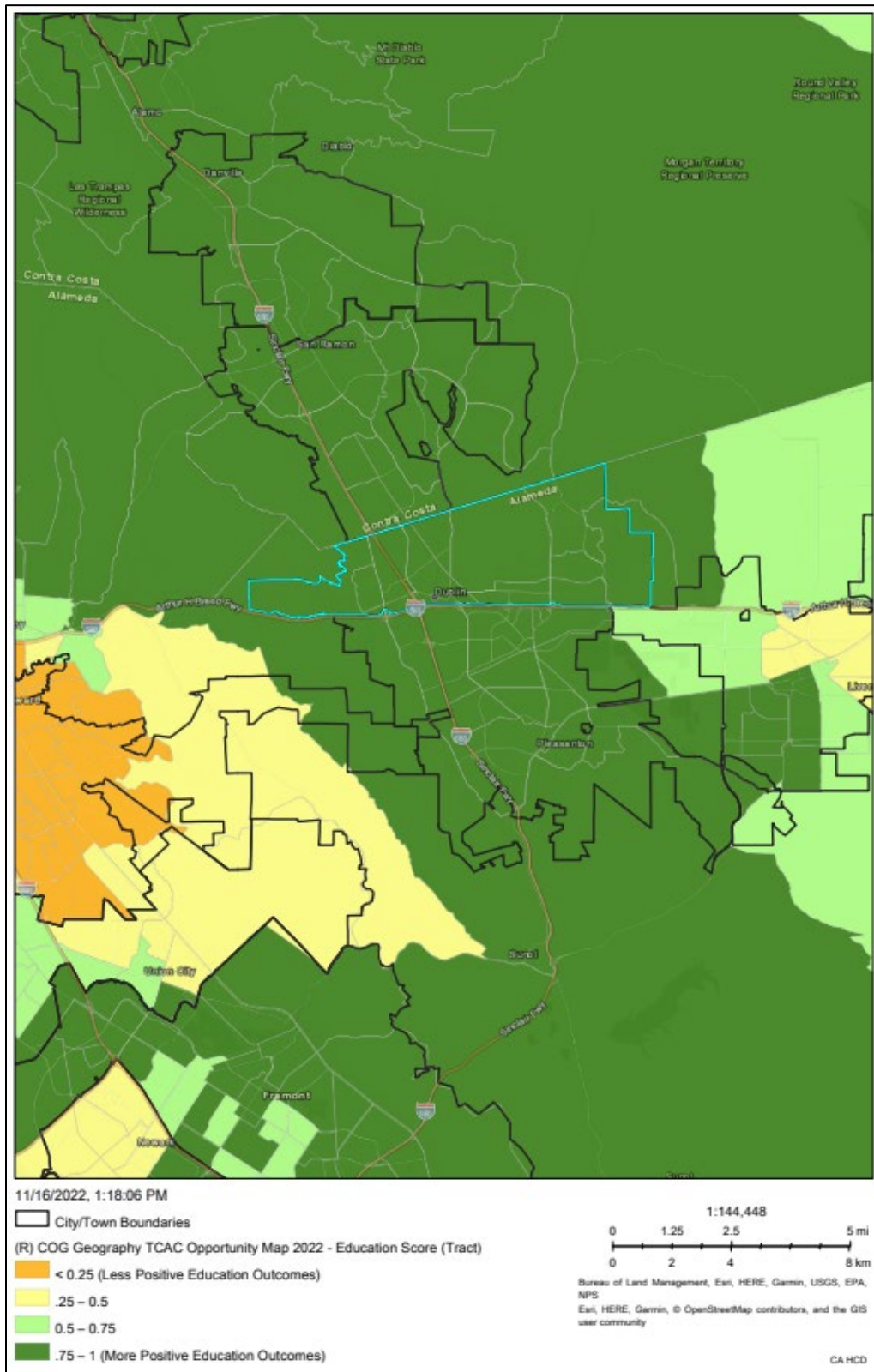
The TCAC/HCD Opportunity Area Maps include 2022 education data, as illustrated in **Figure C-21**. This data represents opportunity levels based on the following four factors:

- Math proficiency – Percentage of fourth graders who meet or exceed math proficiency standards.
- Reading proficiency – Percentage of fourth graders who meet or exceed literacy standards.
- High school graduation rates – Percentage of high school cohort that graduated on time.
- Student poverty rate – Percentage of students not receiving free or reduced-price lunch.

**Figure C-21** shows educational scores for the City and surrounding region. The entire City is scored at the highest positive educational outcomes. This signifies Dublin provides high opportunities for education achievement and in return Dublin residents show high educational achievements and successes in achieving college degrees. Overall, future housing developments within the City will benefit from access to high levels of resources, bringing additional opportunities for existing and future residents.



Figure C-21: TCAC/HCD Opportunity Map – Educational Opportunities



Source: California Department of Housing and Community Development – AFFH Data Viewer

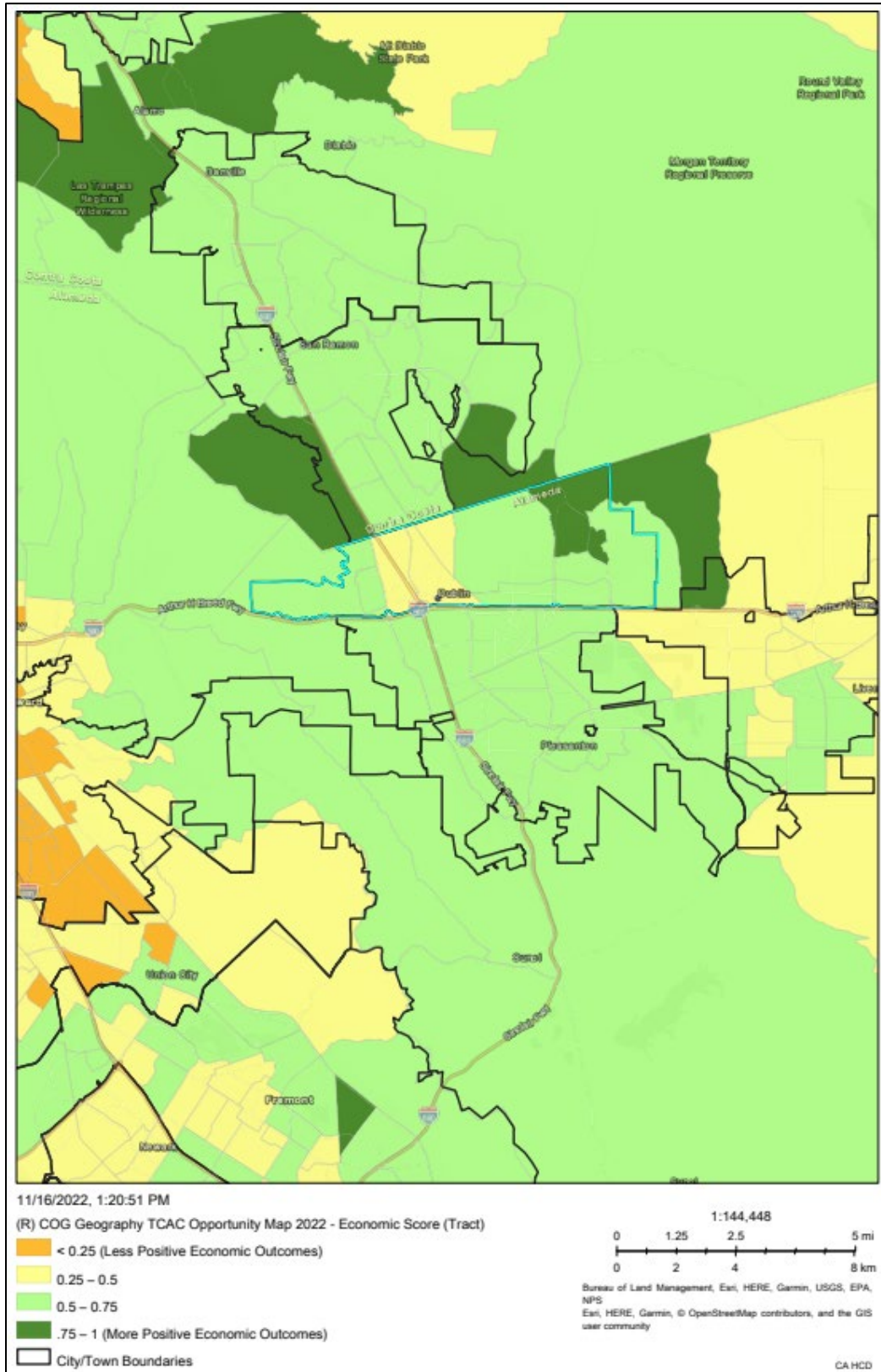
### *TCAC/HCD DATA – ECONOMIC OPPORTUNITIES*

The TCAC/HCD Opportunity Area Maps include 2022 economic data, as illustrated in **Figure C-22**. This data represents opportunity levels based on the following five factors:

- Poverty – Percent of population with income above 200 percent of federal poverty line.
- Adult Education – Percent of adults with a bachelor's degree or above.
- Employment – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- Job Proximity – Number of jobs filled by workers with less than a Bachelor of Arts degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- Median Home Value - Value of owner-occupied units.

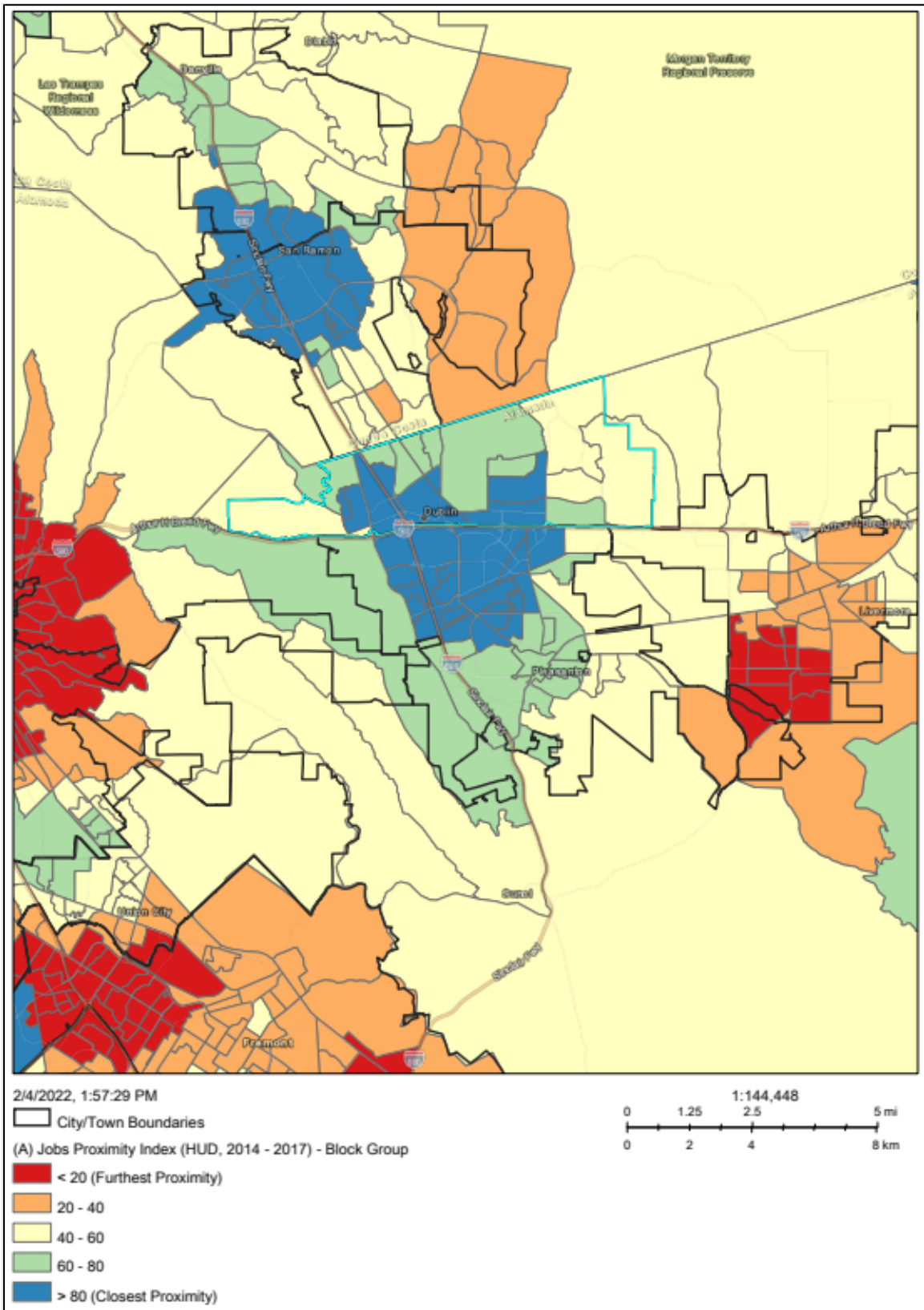
**Figure C-22** shows economic opportunity scores for Dublin and the surrounding region. The majority of the City has a high level of positive economic outcome. The area of the City near Interstate-680 is shown to have moderate economic outcomes; this area includes a large percentage of residential uses as well as the City's downtown region and large commercial and industrial centers. When compared to proximity to jobs (**Figure C-23**), Dublin residents generally live close to employment. Overall, Dublin residents have high access to positive economic opportunities. Future housing development will add to opportunities for existing and future residents.

Figure C-22: TCAC/HCD Opportunity Map – Economic Opportunities



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure C-23: Jobs Proximity Index



Source: California Department of Housing and Community Development – AFFH Data Viewer



### HUD OPPORTUNITY INDICATORS

Opportunity indicators also help inform communities about disparities in access to opportunity. HUD developed opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess resident's access to key opportunity assets in the County. **Table C-24** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices for Alameda County:

- **Low Poverty Index:** The low poverty index captures the poverty rate at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of fourth grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital.
- **Transit Trips Index:** The transit trips index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The low transportation cost index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health.

**Table C-24** displays the opportunity indicators by race and ethnicity for persons in Alameda County – data is not available for the City. There are lower school proficiency rates and labor market rates among the population identifying as Black non-Hispanic and Hispanic. In addition, Alameda County residents report low job proximity scores, which is not the case for Dublin residents who benefit from high proximity to employment.

Table C-24: Opportunity Indicators, Alameda County							
(Alameda County, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White*	74.5	64.8	69.0	62.5	88.4	41.6	50.0
Black*	59.4	46.9	47.4	66.1	90.4	36.0	50.7
Hispanic	58.3	39.9	48.6	70.0	90.1	31.0	50.3
Asian or Pacific Islander*	71.5	61.9	66.3	63.9	88.5	44.4	49.7
Native American*	63.5	50.9	49.7	63.1	89.7	37.9	51.1
<b>Population Below Federal Poverty Line</b>							
White*	63.7	50.6	58.0	69.8	90.1	32.1	47.8
Black*	46.2	32.8	42.9	74.6	92.5	26.3	48.3
Hispanic	44.9	29.4	45.6	76.1	91.6	29.1	49.6
Asian or Pacific Islander*	62.3	53.1	63.2	74.5	91.6	47.2	43.2
Native American*	42.1	18.3	43.3	76.7	91.9	12.8	52.8
*Non-Hispanic Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping Tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

**ACCESS TO TRANSIT**

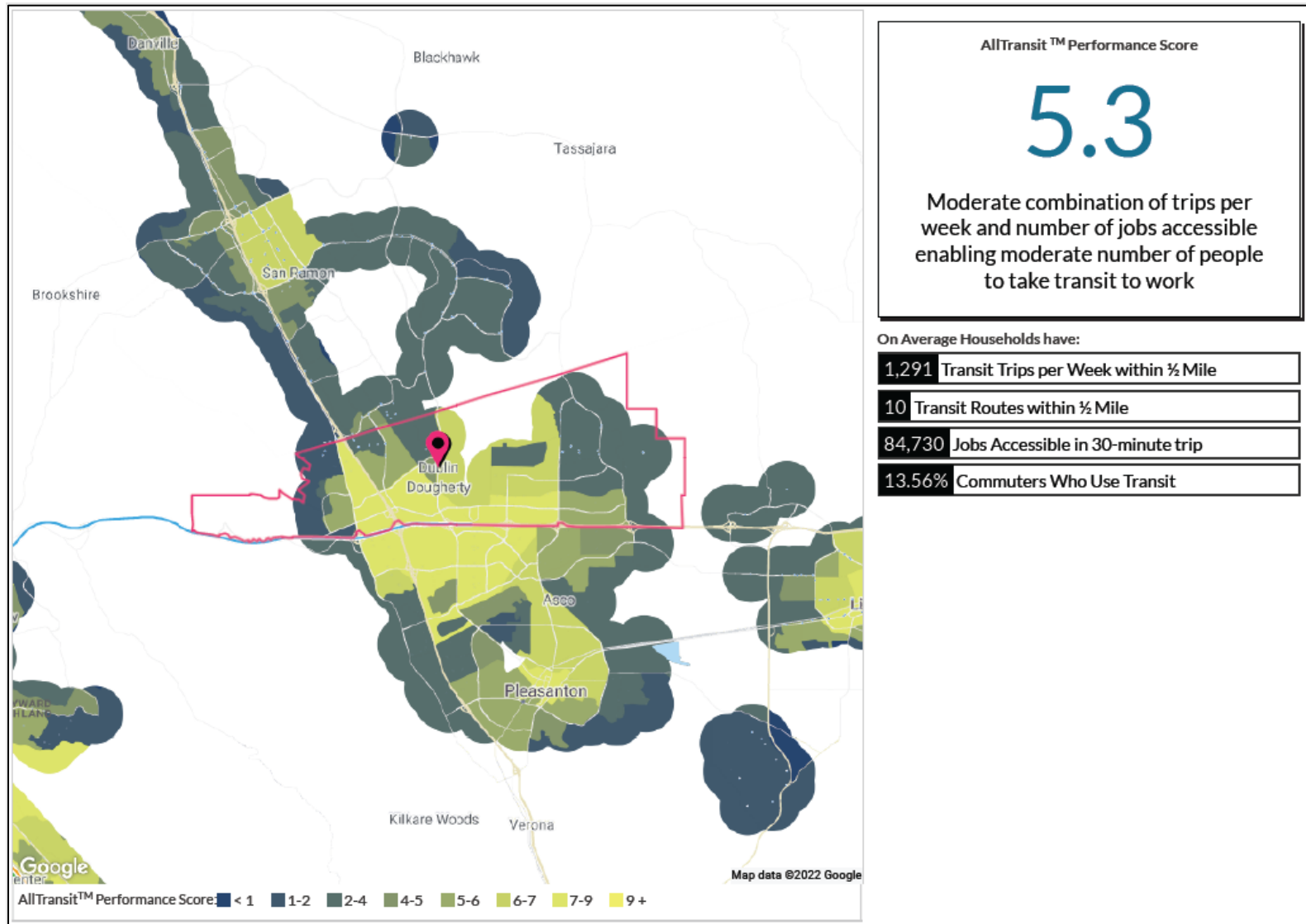
Access to transportation, specifically public transit, provides households with affordable and environmentally-friendly commuting options. It can also increase accessibility to essential retail, such as grocers and markets, and recreational activities.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Dublin scored a AllTransit performance score of 5.3, as shown in **Figure C-24** below, illustrating moderate combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work. Additionally, AllTransit identified the following transit related statistics for Dublin:

- 94.6 percent of all jobs in Dublin are located within half a mile of transit.
- There are 3,765 customer households within a 30-minute transit commute of local businesses.
- 1.11 percent of workers in Dublin walk to work.
- 0.41 percent of workers in Dublin bike to work.
- No low-income households (earning under \$50,000) live within half a mile of high frequency full-day transit.

Within the City are two Bay Area Rapid Transit (BART) stations – the Dublin/Pleasanton Station and West Dublin/Pleasanton Station – which operate between 5:00am to 12:00am on weekdays with 15-minute headways during the week and 30-minute headways during the weekend. The Dublin/Pleasanton Station opened first; development patterns led to the addition of the West Dublin/Pleasanton Station later.

Figure C-24: All Transit Performance Score – Dublin (2021)



Source: AllTransit Fact Sheet, 2021.



## *CALENVIROSCREEN - ENVIRONMENTAL JUSTICE*

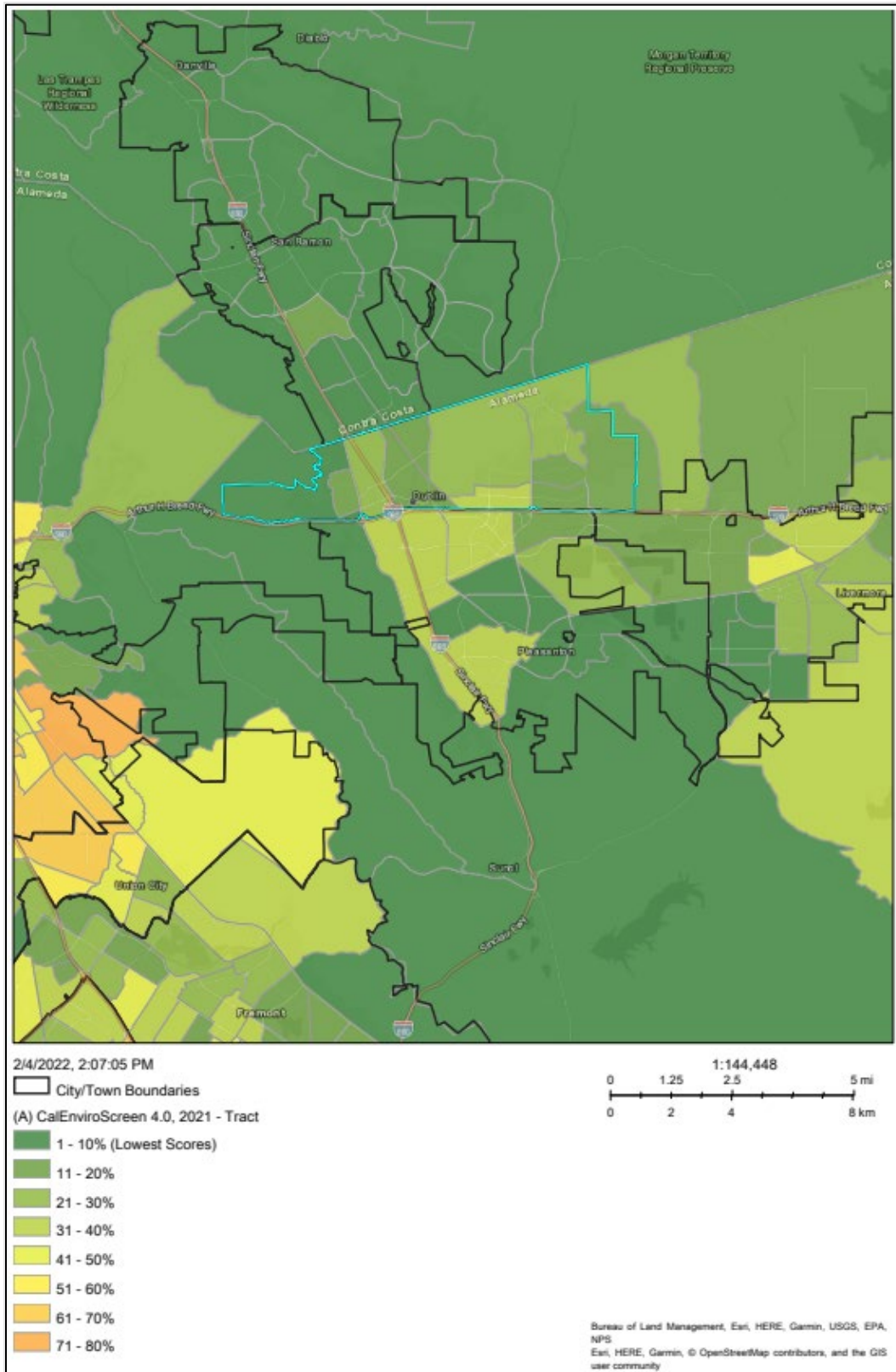
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution, called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

The CalEnviroScreen 4.0 Model is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model uses the following analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Calculates a final CalEnviroScreen score for a given census tract relative to the other tracts by multiplying the pollution burden and population characteristics components together.
- Measures the relative pollution burdens and vulnerabilities in one census tract compared to others; the score is not a measure of health risk.

**Figure C-25** displays mapped results of the CalEnviroScreen 4.0 for the City and surrounding region. The City has low to moderate levels of pollution burdens. **Tables C-25** and **C-26** compare two census tracts with the highest and lowest pollution burdens in the City. As detailed, Census Tract 6001450400 reports a higher pollution burden, but is still considered relatively low to moderate on the scale. The housing burden and unemployment percentile in this census tract is greater than that of Census Tract 6001450502. In general, new housing opportunities throughout the City would have access to low levels of pollution burdens.

Figure C-25: All Transit Performance Score – Dublin



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Table C-25: CalEnviro Screen 4.0 – Highest Scoring Census Tract (6001450400)**

Pollutant	Percentile*	Health Risk/Burden	Percentile*
CalEnviro Screen 4.0	29	Pollution Burden	41
Ozone	25	Asthma	18
Particulate Matter 2.5	25	Low Birth Weight	72
Diesel Particulate Matter	93	Cardiovascular Rate	10
Toxic Releases	42	Education	21
Traffic	86	Linguistic Isolation	47
Drinking Water	39	Poverty	14
Lead from Housing	33	Unemployment	53
Cleanup Sites	10	Housing Burden	32
Groundwater Threats	75		
Hazardous Waste	78		
Impaired Water	0		
Solid Waste	0		

\*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.  
 Source: CalEnviroScreen 4.0 (Accessed 2/7/2022)

**Table C-26: CalEnviro Screen 4.0 – Lowest Scoring Census Tract (6001450502)**

Pollutant	Percentile*	Health Risk/Burden	Percentile*
CalEnviro Screen 4.0	4	Pollution Burden	26
Ozone	18	Asthma	12
Particulate Matter 2.5	20	Low Birth Weight	23
Diesel Particulate Matter	51	Cardiovascular Rate	6
Toxic Releases	44	Education	15
Traffic	99	Linguistic Isolation	31
Drinking Water	39	Poverty	3
Lead from Housing	3	Unemployment	11
Cleanup Sites	50	Housing Burden	4
Groundwater Threats	44		
Hazardous Waste	47		
Impaired Water	0		
Solid Waste	0		

\*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.  
 Source: CalEnviroScreen 4.0 (Accessed 2/7/2022)

**Disproportionate Housing Needs and Displacement**

**RACE AND ETHNICITY**

Disproportionate housing needs refer to disparities in cost burden, overcrowding, substandard housing, and displacement risk for special needs populations in comparison to the rest of the population. Housing needs are assessed by the HUD Comprehensive Housing Affordability Strategy (CHAS), based on ACS data. Housing problems and severe housing problems include the following elements:

**Housing Problem**

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1+ person per room
- Cost burden greater than 30 percent

**Severe Housing Problem**

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1.5+ person per room
- Cost burden greater than 50 percent

**Table C-27** shows a breakdown of housing challenges for Dublin and Alameda County households by race and ethnicity. Dublin residents experience lower rates of housing challenges for both owner and renter households. Renter households across both jurisdictions experience more housing challenges than owner households. Renters and homeowners who identify as White have the highest rates of household challenges and those who identify as Asian report the second highest rates of housing problems.

Has One or More Housing Challenges	White	Black or African American	Asian	American Indian	Pacific Islander	Hispanic or Latino
<b>City of Dublin</b>						
Owner Households	3.2%	0%	2.3%	0.1%	0%	0.9%
Renter Households	3.5%	0.4%	2.3%	0.1%	0.1%	0.8%
<b>Alameda County</b>						
Owner Households	2.6%	0.8%	2.5%	0%	0%	1.5%
Renter Households	3.8%	3.2%	3.5%	0.1%	0.1%	4.5%

*Source: HUD, Consolidated Planning/CHAS Data, City of Dublin and Alameda County.*

The HUD R/ECAP maps did not identify any racially or ethnically concentrated areas of poverty in Dublin. The analysis conducted for this housing element concluded that there is one census tract that is considered Racially Concentrated Areas of Affluence (RCAA) in the City. The RCAA area is concentrated in the City predominantly in the Downtown Dublin Region. The low- and very low-income sites associated with the residential development in the Downtown Region provides affordable housing opportunities within this area with high access to resources, services, and transportation.

**DISABILITY**

The City has a relatively low disabled population. **Table C-17** showed data for persons with disabilities in the City, County, and State. In Dublin, about 5.6 percent of persons reported at least one disability. The sites inventory has identified a concentration of low- and very low- income sites located in the Downtown Dublin Region and Central Dublin Region. The placement of these sites was strategically located to increase affordable housing opportunities. In both regions, there are nearby service amenities which can provide increased housing security for the City’s disabled population.

**INCOME AND FAMILIAL STATUS**

The majority of the City has high rates of populations categorized as moderate- to above moderate-income. From the most recent 2019 data, the western and eastern areas of the City have higher rates of residents considered to be above moderate-income. The central areas of the City have higher rates of residents considered to be moderate-income. The sites inventory located low- and very low-income sites within the Downtown Dublin Region as they have the highest opportunities ratings, high resources rating, and high transit connectivity. The low- and very low-income sites within this area will provide increased affordable housing options where there are higher rates of moderate- and above moderate-income

residents. Furthermore, the location of these sites is ideal to married couple households with children where they are already present as well as where there are variety of resources and opportunities in close proximity and a mass transit center which grants access to the San Francisco Bay Area.

### PERSONS EXPERIENCING HOMELESSNESS

**Table B-27** shows the population of persons experiencing homelessness in Dublin, in the surrounding cities, and in Alameda County. People experiencing homelessness in Dublin are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness may include the following:

- Lack available resources to support stable housing access
- Spikes in rent increase and lack of tenant protections
- Housing discrimination
- Evictions
- Lack of housing affordable to low- and moderate-income persons
- Increases in the number of persons whose incomes fall below the poverty level
- Reductions in public subsidies to the poor
- The deinstitutionalization of the mentally ill

Dublin has experienced a 42 percent increase in its homeless population between 2017 and 2022. Residents experiencing homelessness in Dublin have exhibited the following unique challenges to housing:

- Need for increased affordable housing options
- Need for smaller housing unit options such as SRO's
- Rental assistance
- Higher likelihood for transitional and supportive housing
- Lack of access to emergency shelters

Homelessness is a serious issue throughout the region. Although the City has partnered with organizations to assist persons experiencing homelessness, the City has also committed to the following programs:

- **Program B.12:** Single-Room Occupancy (SRO)
- **Program E.8:** Homeless Assistance
- **Program D.3:** Emergency Shelters
- **Program B.11:** Transitional and Supportive Housing
- **Program E.4:** Low Barrier Navigation Centers

### Patterns and Trends for Disproportionate Housing Needs Based On Homeless Status

In 2022, the City reported 29 total persons experiencing homelessness. Across the Tri-Valley region this was 343 and in Alameda County 9,747, as reported by EveryOne Home. Racial trends show a majority of those experiencing homelessness in the Tri-Valley are White followed by Black or African American; for Alameda County, the majority are Black or African American follower by White. Across all regions males make up the majority of homeless persons. A total of 34.4 percent of those experiencing homelessness in 2022 across Alameda County reported a chronic health problem or medical conditions. In addition, almost

half reported psychiatric or emotional conditions (49 percent), PTSD (42.1 percent), and/or a physical disability (32.7 percent).

Analysis of homeless persons has historically indicated that homeless persons in the City are located close to where services are offered. While by nature homeless in transient, there is typically higher incidents of homeless persons located in areas that provide easy access to transportation and services or fulfill the day to day needs of the population.

The City has evaluated the location of homeless persons in sheltered versus unsheltered living conditions. It was found that most homeless persons in the community are currently living in unsheltered conditions; this corresponds with data from the Tri-Valley region. Current land use patterns and the built environment have no known influence on the location and extent of homelessness in the community. As persons experiencing homelessness are in need of low cost, emergency, or transitional housing shelter with access to services, a suite of housing Programs have been included in the Housing Element to support the specific needs of the community. These programs address local trends by supporting service-based housing to the most vulnerable populations in the City, improving public facilities and infrastructure, and accessing funding to support regional programs and community organizations. **Appendix A** identifies agencies, organizations, and programs the City has partnered with and supported to assist the needs of those experiencing homelessness in the City and region. Additionally, **Section 5** “Candidate Housing Sites,” in this Appendix, provides services and resources available throughout various regions in Dublin.

### **COST BURDEN**

**Table C-28** shows data for renter households experiencing overpayment and cost burden for Dublin, Alameda County, and the State of California. The City had the lowest rates of cost burden in 2020 after experiencing a two percent decrease for those with a cost burden over 30 percent between 2017 and 2020. Alameda County also experienced a minimal decrease in cost burden over the five-year period. **Figures C-26** and **C-27** show overpayment by tenure. Both figures show there is a relatively similar percentage of overpayment between renters and homeowners throughout the City. The Primary Planning Area, as shown in General Plan Figure 1-2, experiences higher rates of overpayment at 40 to 60 percent. Both figures show consistency with neighboring communities, with **Figure C-27** showing a generally lower percentage of the City’s renters overpaying for housing compared to the region.

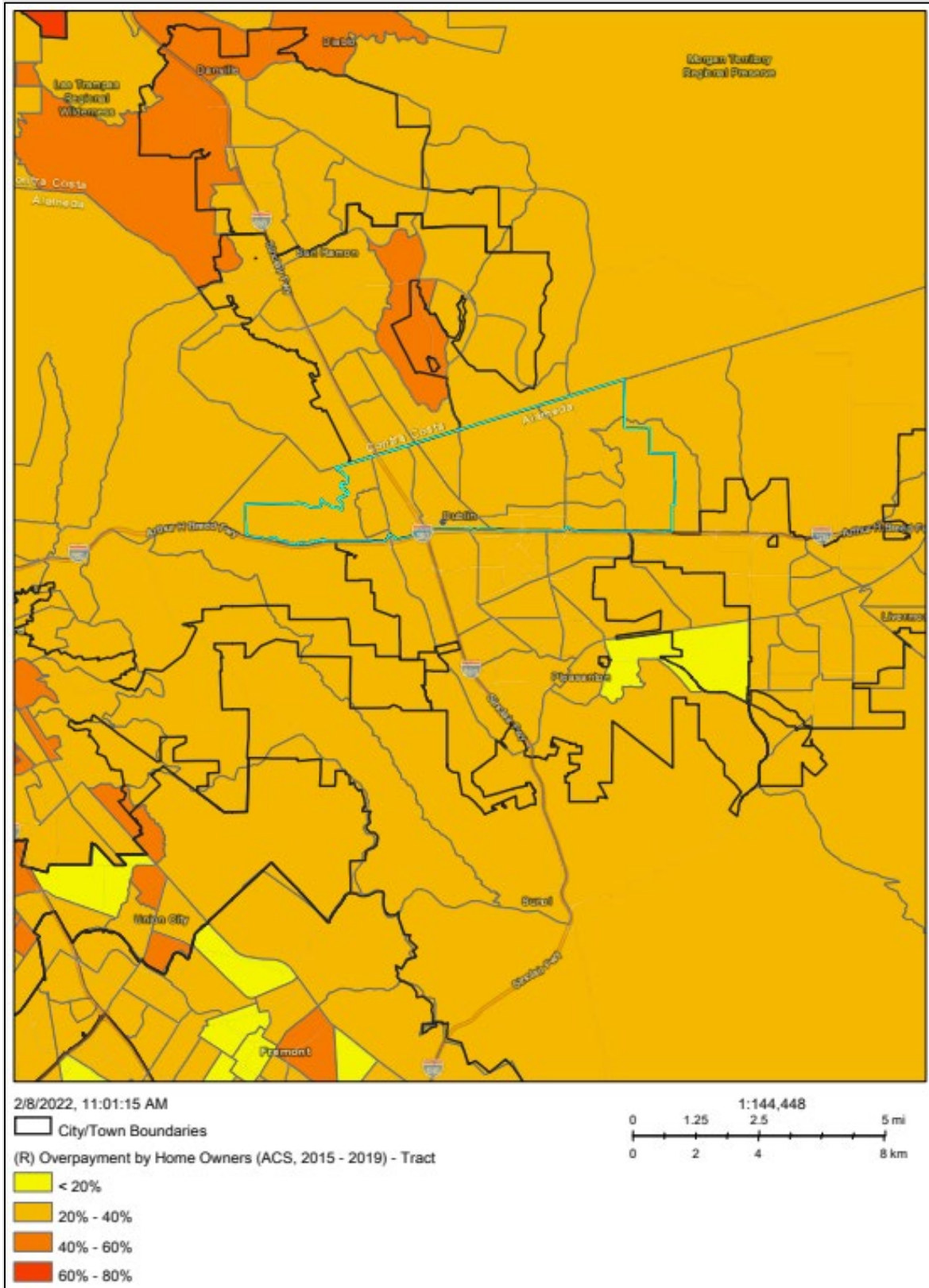
**Table C-28: Cost Burden Change Over Time by Geography (2017-2020)**

Overpayment/ Cost Burden	City of Dublin		Alameda County		State of California	
	2017	2020	2017	2020	2017	2020
Cost Burden >30%	42%	40%	49%	48%	53%	53%
Cost Burden >50%	17%	17%	24%	24%	27%	27%
No Cost Burden	58%	60%	51%	52%	47%	47%

*Source: American Community Survey, 5-Year Estimates, 2020 and 2017.*

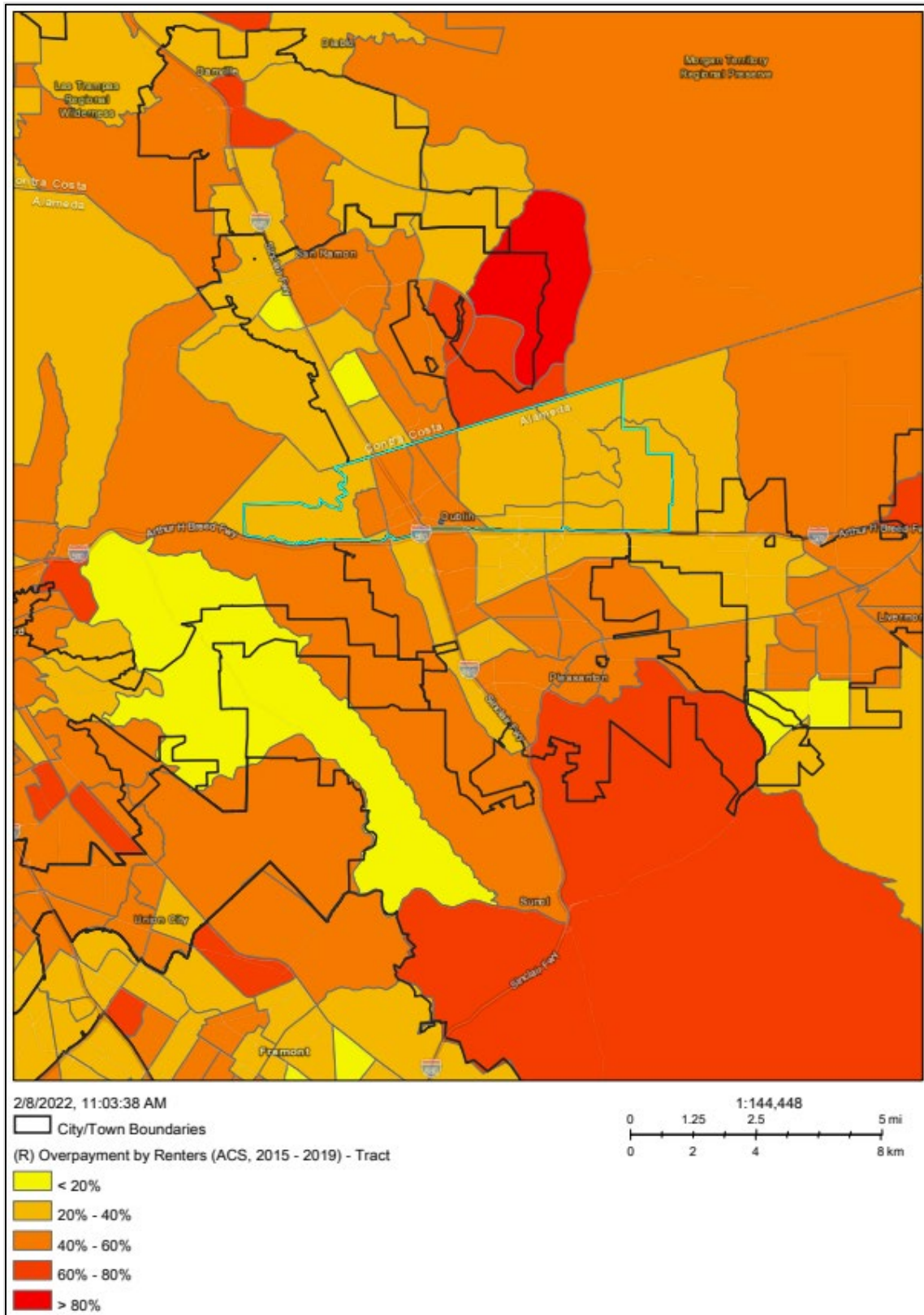


Figure C-26: Overpayment by Homeowners



Source: California Department of Housing and Community Development – AFFH Data Viewer

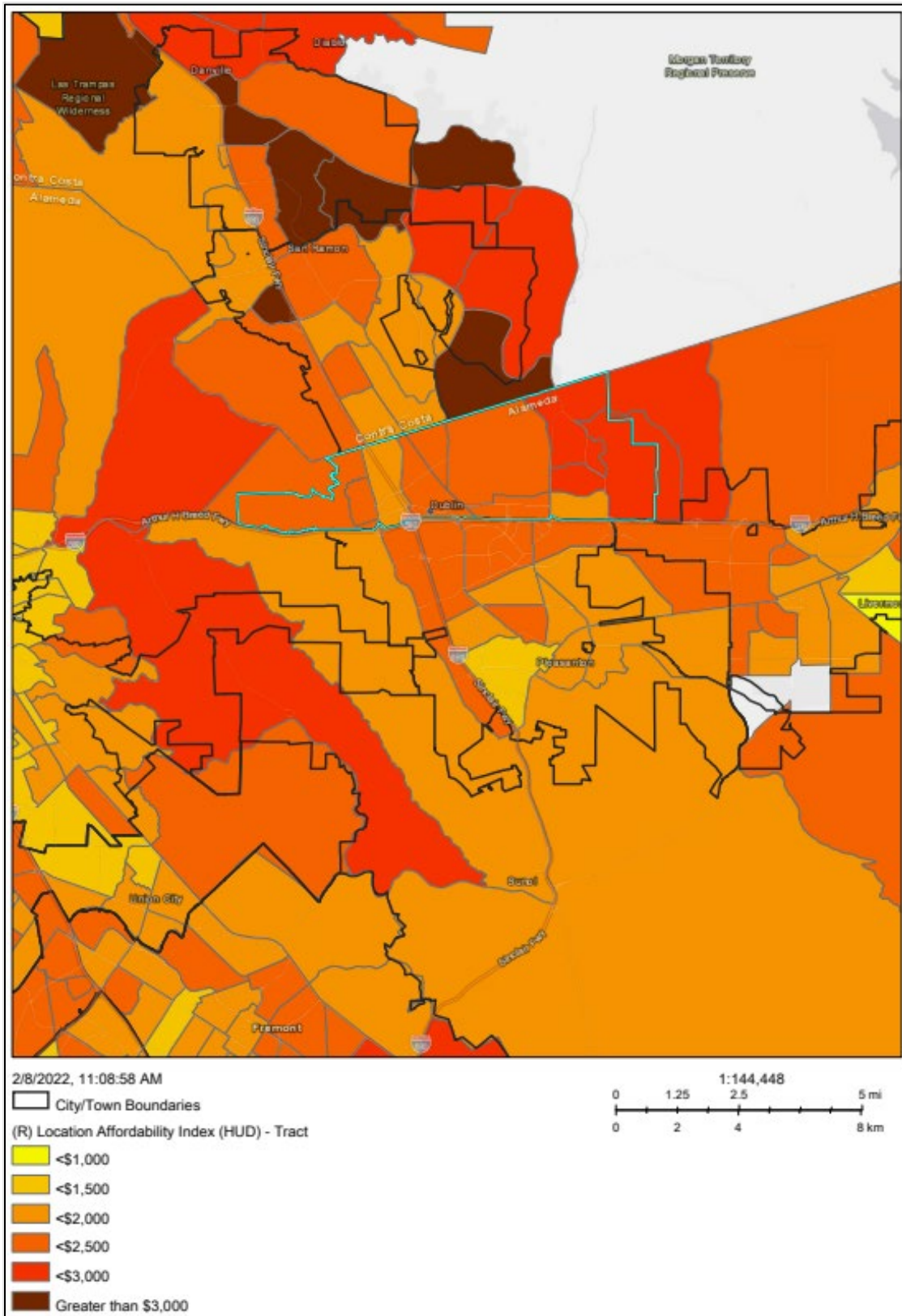
Figure C-27: Overpayment by Renters



Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure C-28: Location Affordability by Median Gross Rent



Source: California Department of Housing and Community Development – AFFH Data Viewer

In addition to overpayment, general housing affordability is also an important factor. **Figure C-28** displays the location of affordable rents throughout the City and the surrounding region. In comparison to the area to the north of Dublin, the City has a higher rate of affordable rents. There is a pocket of median gross rent exceeding \$3,000 in the eastern part of the City; however, the rest of the City has a median gross rent which does not exceed \$2,500. The low- and very low-income sites associated with the residential development in the Downtown, Central, and Eastern Dublin regions of the City will provide access to supportive services such as job opportunity and transit amenities and will ensure that there are affordable housing options in geographical areas that are experiencing overpayment.

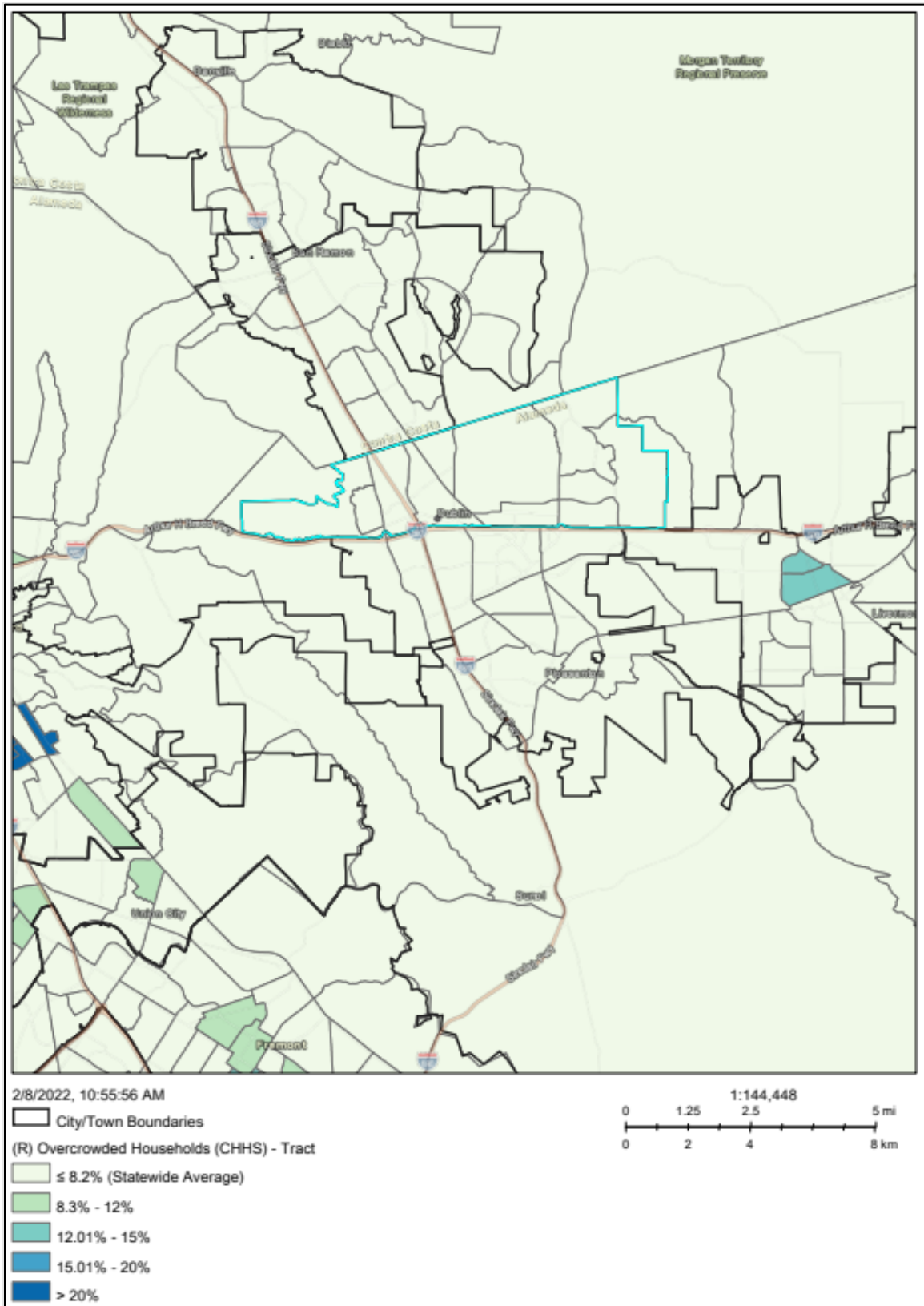
**OVERCROWDING**

**Table C-29** shows overcrowding trends for the City, County, and State from 2010 to 2020. Overcrowding in all three regions has increased to varying degrees. Across all geographies in the table, renter households experiencing overcrowding at higher rates than owner households. Severely overcrowded owner households in Dublin experienced decreases dropping from 0.1 percent to 0.03 percent. **Figure C-29** also shows overcrowded households in the City and the region. The City and the majority of the surrounding area does not have an overcrowding rate that exceeds the statewide average.

Table C-29: Overcrowding of Total Occupied Units Change Over Time by Geography						
Overcrowding and Tenure	City of Dublin		Alameda County		State of California	
	2010	2020	2010	2020	2010	2020
<b>Owner Households</b>						
Overcrowded	0.8%	0.8%	1.3%	1.6%	1.8%	1.7%
Severely Overcrowded	0.1%	0.03%	0.4%	0.4%	0.5%	0.6%
<b>Renter Households</b>						
Overcrowded	0.7%	2.1%	2.4%	3.5%	3.5%	3.5%
Severely Overcrowded	0.3%	0.9%	2.6%	2.4%	2.2%	2.4%

*Source: American Community Survey, 5-Year Estimates, 2020 and 2010.*

Figure C-29: Overcrowded Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

**SUBSTANDARD HOUSING**

**Table C-30** below displays the City’s housing stock by year built. Older housing may generally require more upkeep and regular maintenance and can cause a cost burden on both renters and homeowners. Units over 30 years of age are considered older and more at-risk of requiring upgrades. Approximately 32.6 percent of the City’s housing stock was built prior to 1980. **Table C-31** provides specific figures on the number of units lacking complete plumbing facilities in comparison to year the residence was built. Most substandard housing units with incomplete plumbing were built after 1950. A total of six units are overcrowded, lack complete plumbing facilities, and were built prior to 1950. In total, **Table C-31** shows there are 53 units requiring additional care and maintenance to create a safe and livable environment for its tenants.

Year Built	Number of Occupied Housing Units	Percent
2014 or later	2,865	13.3%
2010 to 2013	2,447	11.4%
2000 to 2009	6,250	29.1%
1990 to 1999	2,939	13.7%
1980 to 1989	2,350	10.9%
1970 to 1979	943	4.4%
1960 to 1969	3,120	14.5%
1950 to 1959	297	1.4%
1940 to 1949	147	0.7%
1939 or earlier	149	0.7%

*Source: American Community Survey, 5-Year Estimates, 2020.*

Year Built	Number of Occupied Housing Units Lacking Plumbing Facilities
<b>1.00 or Less Occupants Per Room</b>	
Built 1950 or later	47
Built 1940 to 1949	0
Built 1939 or earlier	0
<b>1.1 or More Occupants Per Room</b>	
Built 1950 or later	0
Built 1940 to 1949	0
Built 1939 or earlier	6

*Source: American Community Survey, 5-Year Estimates, 2020.*

**SENIOR HOUSEHOLDS**

The senior population is generally regarded as those over the age of 65. Senior householders may be more at risk of requiring additional services, accessibility improvements, and be located near public transit or community resources and commercial and retail needs. **Table C-32** shows occupied household trends by age of householder for the City, County, and State from 2010 to 2020. The table shows an overall increase in senior householders between 2010 and 2020, except for Dublin where the senior population over the age of 75 has decreased. Householders between the ages of 65 and 74 across the State had the greatest increase. In comparison, senior householders in Dublin increased by just over two percent for the 65 to

74 age group. Senior households remain a small portion of the Dublin community, but still require additional attention when considering the location of future senior housing developments.

**Table C-32: Occupied Households by Age of Households by Geography**

Age of Households	City of Dublin		Alameda County		State of California	
	2010	2020	2010	2020	2010	2020
65 to 74 years	6.2%	8.6%	9%	13.1%	9.9%	14%
75 to 84 years	3.1%	2.9%	5.9%	6.2%	6.6%	7%
85 years and over	0.6%	0.9%	2.5%	3%	2.6%	3.4%

*Source: American Community Survey, 5-Year Estimates, 2020.*

**TENURE**

**Table C-33** displays tenure trends for the City, County, and State between 2010 and 2020. The City reports higher rates of home ownership than households in the County and across the State. While 53.6 percent of Alameda County households are owner-occupied, Dublin households are made up of 63.7 percent owner-occupied units. This represents a decrease of about three percent over ten years. The trend is consistent across the County and the State where homeownership has decreased over the ten-year period.

**Table C-33: Tenure Change Over Time by Geography**

Tenure	City of Dublin		Alameda County		State of California	
	2010	2020	2010	2020	2010	2020
Owner Households	66.3%	63.7%	55.1%	53.6%	57.4%	55.3%
Renter Households	33.7%	36.3%	44.9%	46.4%	42.6%	44.7%
<b>Total Occupied Households</b>	<b>13,273</b>	<b>20,883</b>	<b>532,026</b>	<b>573,174</b>	<b>12,392,852</b>	<b>13,103,114</b>

*Source: American Community Survey, 5-Year Estimates, 2020.*

**DISPLACEMENT**

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunities. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

**Urban Displacement**

The U.C. Berkeley Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. The displacement typologies and the criteria used to identify each category are listed in **Table C-34** with the census tracts identified in each, as illustrated in **Figure C-30**.

**Figure C-30** shows the City does not have any census tracts reporting displacement or gentrification risks. Over half of census tracts in Dublin report stability with either moderate/mixed income or advanced exclusivity. One census tract is currently becoming exclusive. Overall, the City is surrounded by areas of stable and advanced exclusivity. Stable mixed and moderate incomes exist throughout Pleasanton, as well as two areas of displacement and gentrification occurring in Livermore.

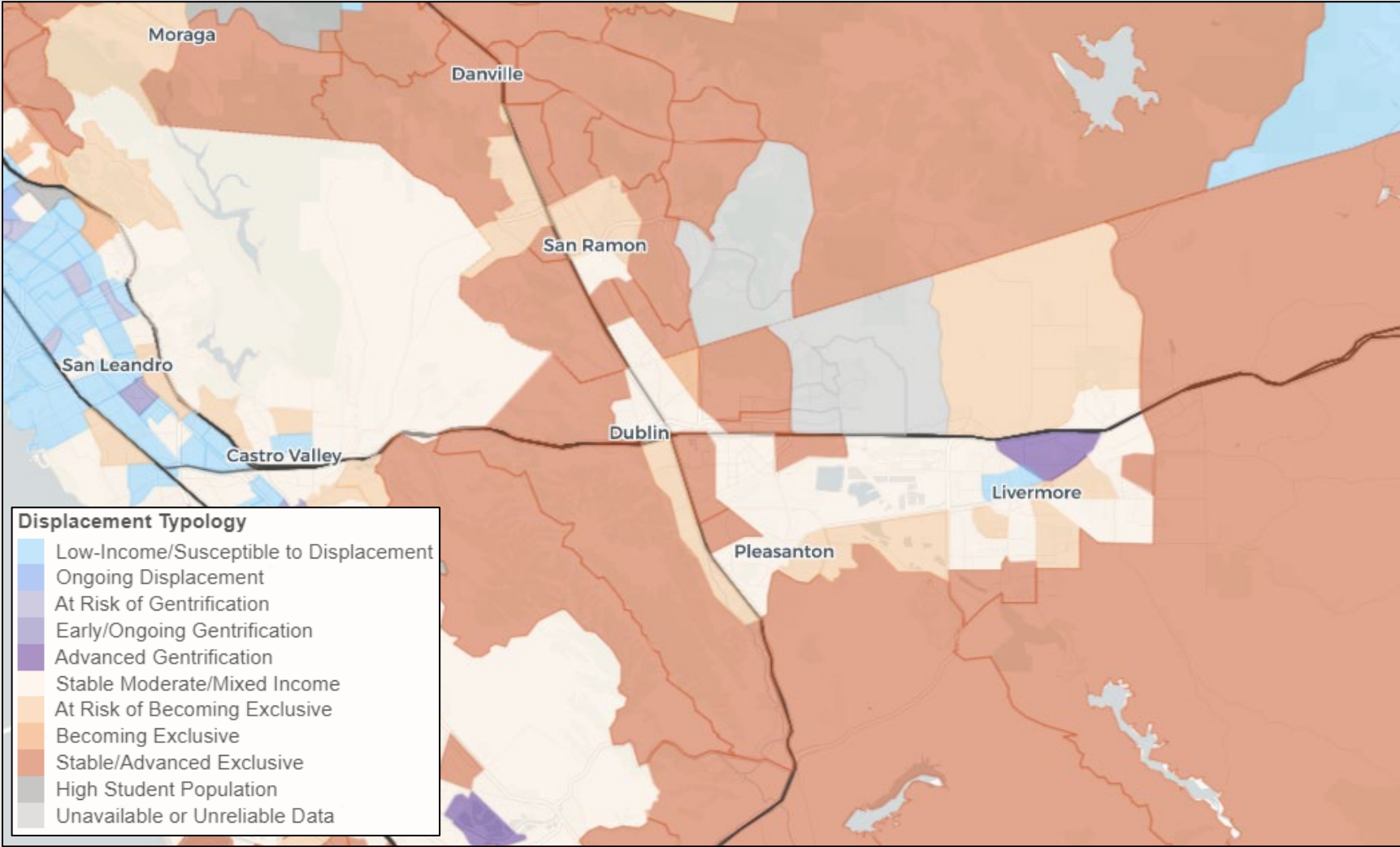


**Table C-34: Displacement Typology Criteria and Dublin Census Tracts**

Modified Types and Criteria	Dublin Census Tracts	
Low-Income/Susceptible to Displacement <ul style="list-style-type: none"> <li>• Low or mixed low-income tract in 2018.</li> </ul>	--	
Ongoing Displacement of Low-Income Households <ul style="list-style-type: none"> <li>• Low or mixed low-income tract in 2018.</li> <li>• Absolute loss of low-income households, 2000-2018.</li> </ul>	--	
At Risk of Gentrification <ul style="list-style-type: none"> <li>• Low or mixed low-income tract in 2018.</li> <li>• Housing affordable to low or mixed low-income households in 2018.</li> <li>• Did not gentrify 1990-2000 OR 2000-2018.</li> <li>• Marginal change in housing costs OR Zillow home or rental value increases in the 90<sup>th</sup> percentile between 2012-2018.</li> <li>• Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap.</li> </ul>	--	
Early/Ongoing Gentrification <ul style="list-style-type: none"> <li>• Low or mixed low-income tract in 2018.</li> <li>• Housing affordable to moderate or mixed moderate-income households in 2018.</li> <li>• Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018.</li> <li>• Gentrified in 1990-2000 or 2000-2018.</li> </ul>	--	
Advanced Gentrification <ul style="list-style-type: none"> <li>• Moderate, mixed moderate, mixed high, or high-income tract in 2018.</li> <li>• Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.</li> <li>• Marginal change, increase, or rapid increase in housing costs.</li> <li>• Gentrified in 1990-2000 or 2000-2018.</li> </ul>	--	
Stable Moderate/Mixed Income <ul style="list-style-type: none"> <li>• Moderate, mixed moderate, mixed high, or high-income tract in 2018.</li> </ul>	6001450300 6001450400	6001450501
At Risk of Becoming Exclusive <ul style="list-style-type: none"> <li>• Moderate, mixed moderate, mixed high, or high-income tract in 2018.</li> <li>• Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.</li> <li>• Marginal change or increase in housing costs.</li> </ul>	--	
Becoming Exclusive <ul style="list-style-type: none"> <li>• Moderate, mixed moderate, mixed high, or high-income tract in 2018.</li> <li>• Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.</li> <li>• Rapid increase in housing costs.</li> <li>• Absolute loss of low-income households, 2000-2018.</li> <li>• Declining low-income in-migration rate, 2012-2018.</li> <li>• Median income higher in 2018 than in 2000.</li> </ul>	6001450200	
Stable/Advanced Exclusive <ul style="list-style-type: none"> <li>• High-income tract in 2000 and 2018</li> <li>• Affordable to high or mixed high-income households in 2018.</li> <li>• Marginal change, increase, or rapid increase in housing costs.</li> </ul>	6001450502 6001450101 6001450102	
Unavailable or Unreliable Data	6001450750 6001450751	6001450752

Source: Urban Displacement Project, University of California Berkeley (2021).

Figure C-30: Displacement and Gentrification Around the Dublin Region (2021)



Source: Urban Displacement Project, University of California Berkeley (2021).

In addition to displacement and gentrification data, the UC Berkeley Urban Displacement Project also analyzes the occurrence of anti-displacement policies, as defined below:

- **Just Cause Eviction Ordinance.** Just cause eviction statutes are laws that allow tenants to be evicted only for specific reasons. These “just causes” can include a failure to pay rent or violation of the lease terms.
- **Rent Stabilization or Rent Control.** Rent Control ordinances protect tenants from excessive rent increases, while allowing landlords a reasonable return on their investments. Such ordinances limit rent increase to certain percentages, but State law allows landlords to raise rents to the market rate once the unit becomes vacant.
- **Rent Review Board and/or Mediation.** Rent review boards mediate between tenants and landlords on issues related to rent increases and encourage them to come into voluntary agreement. As mediators, the board normally does not make binding decisions.
- **Mobile Home Rent Control.** Mobile home rent control places specific rent increase restrictions on the land rented by mobile homeowners, or the mobile homes themselves.
- **SRO (Single-Room Occupancy) Preservation.** Single room occupancies, also called residential hotels, house one or two people in individual rooms. Tenants typically share bathrooms and/or kitchens. These are often considered a form of permanent residence affordable for low-income individuals. SRO Preservation Ordinances help to preserve or create new SRO units.
- **Condominium Conversion Regulations.** In addition to state laws regulating the conversion of multi-family rental property into condominiums, many cities have enacted condominium conversion ordinances. These impose procedural restrictions and/or substantive restrictions on the ability to convert apartment units into condominiums to protect the supply of rental housing.
- **Foreclosure Assistance.** Many cities and counties have local programs that assist homeowners when they are at risk of foreclosure. These programs may be funded with federal grants.
- **Jobs-Housing Linkage Fee or Affordable Housing Impact/Linkage Fee.** Affordable housing impact/linkage fees are charges on developers of new market-rate, residential developments. They are based on the square footage or number of units in the developments and are used to develop or preserve affordable housing.
- **Commercial Linkage Fee/Program.** Commercial linkage fees are charged to developers per square foot of new commercial development. Revenues are used to develop or preserve affordable housing.
- **Housing Trust Fund.** A housing trust fund is a designated source of public funds—generated through various means—that is dedicated to creating affordable housing.
- **Inclusionary Zoning/Housing (Below Market Rate Housing).** Inclusionary housing policies require market-rate developers of rental or for-sale housing to rent or sell a certain percentage of units at affordable prices. Some policies include a provision for developers to pay “in-lieu fees” in place of building the housing; this revenue is used to develop affordable units elsewhere.
- **Density Bonus Ordinance.** Density bonuses allow developers of market-rate housing to build higher-density housing, in exchange for having a certain portion of their units offered at

affordable prices. In this inventory, we only include a city as having this policy if they allow an additional density bonus beyond that mandated by the State.

- **Community Land Trusts.** Community land trusts are nonprofit, community-based organizations (supported by the city or county) whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.
- **First Source Hiring Ordinances.** First Source hiring ordinances ensure that residents are given priority for new jobs created by municipal financing and development programs.

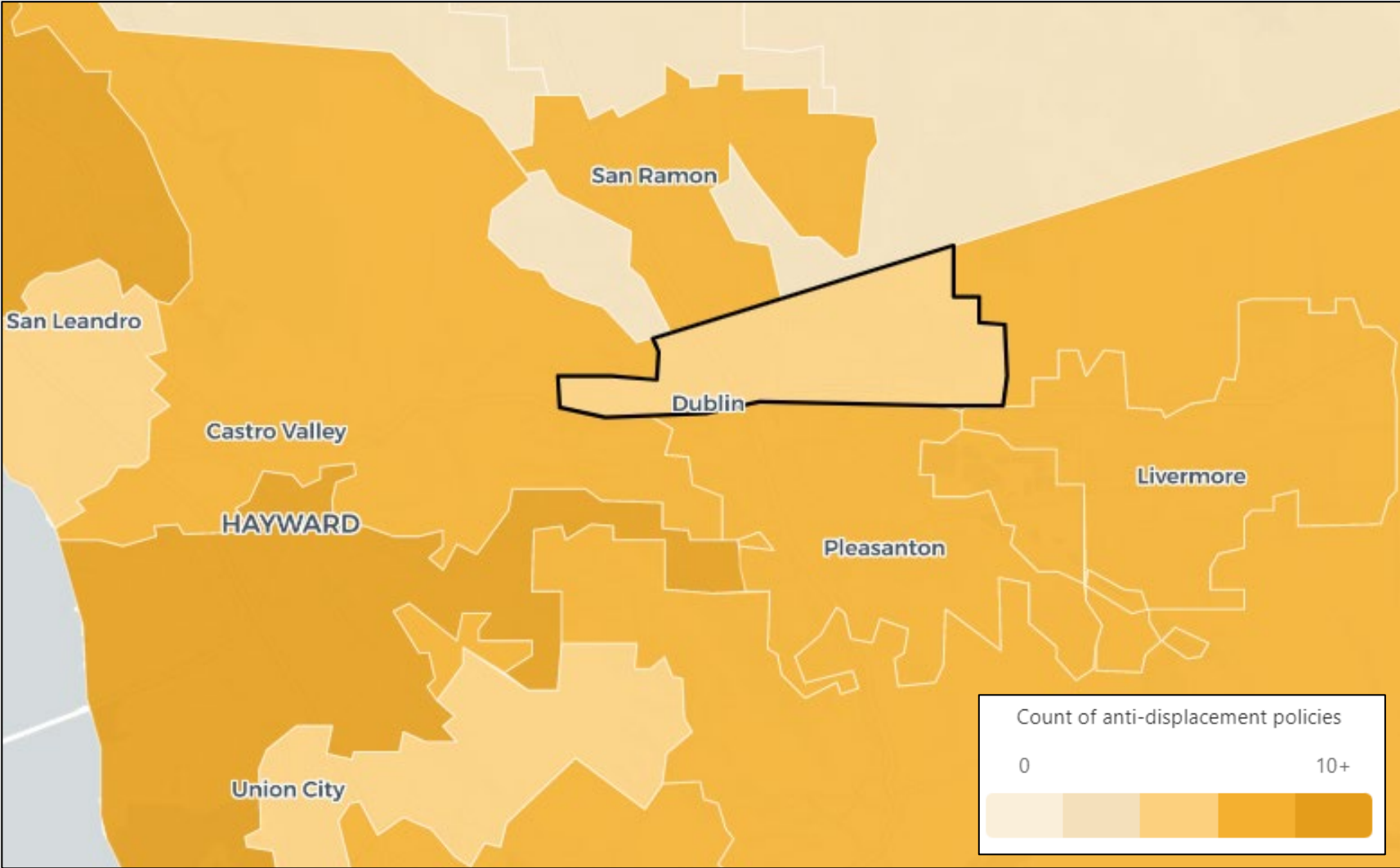
**Table C-35** identifies which of these policies the City has adopted, according to the Urban Displacement Project as specified above. While the City is reported not having a Density Bonus Ordinance, Dublin Municipal Code Chapter 8.52 establishes regulations for implementing the City’s Density Bonus Ordinance, which was adopted in March 2007 and updated in November 2019. **Figure C-31** illustrates the propensity of anti-displacement policies across jurisdictions surrounding Dublin. As shown, the Urban Displacement Project incorrectly identifies the City as having fewer anti-displacement policies than communities in the region.

Table C-35: Anti-Displacement Policies	
Anti-Displacement Measures	Dublin Policy Measure
Just Cause Eviction Ordinance	No
Rent Stabilization or Rent Control	No
Rent Review Board and/or Mediation	No
Mobile Home Rent Control	No
SRO Preservation	Yes
Condominium Conversion Regulations	Yes
Foreclosure Assistance	Yes
Jobs-Housing Linkage Fee	No
Commercial Linkage Fee	Yes
Housing Trust Fund	No
Inclusionary Zoning	Yes
Density Bonus Ordinance	Yes
Community Land Trusts	No
First Source Hiring	No

*Source: Urban Displacement Project, University of California Berkeley (2021), and the City of Dublin.*

The UC Berkely Urban Displacement Project provides data on redlining. According to the UC Berkely Project, redlining was a process in which the Home Owners’ Loan Corporation (HOLC), gave neighborhoods ratings to guide investment. This policy is named for the practice of categorizing neighborhoods as red or “hazardous” on HOLC maps – riskiest in terms of loan issuance. The “hazardous” rating was in large part based on racial demographics; redlining was an explicitly discriminatory policy that made it hard for residents of color to get loans for homeownership or maintenance and led to cycles of disinvestment. According to the UC Berkely Urban Displacement Project research, the City of Dublin does not have redlined zones, nor was it identified as having historical policies that promoted redlining.

Figure C-31: Anti-Displacement Policies Around the Dublin Region (2021)



Source: Urban Displacement Project, University of California Berkeley (2021).

**At-Risk Assisted Affordable Housing**

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from affordable to market-rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. This section will provide:

- An inventory of assisted housing units that are at risk of converting to market-rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

**Table C-36** below identifies deed-restricted, assisted rental properties within Dublin, of which 59 units are at-risk of converting from affordable to market-rate units between 2023 and 2033. Consistent with the requirements to analyze impacts of potential conversion of these units to market-rate units, this section provides an analysis to preserve these at-risk units.

Project Name	Total Units	Assisted Units	Type	Unit Types	Funding Source	Earliest Date of Conversion	Units at Risk
Park Sierra at Iron Horse Trail	283	57	Senior/VLI Vouchers	1, 2	Tax Credits/ Bonds	2029	57
Pine Grove 55+ Apartments	322	292	Senior	1, 2	Tax Credits/ Bonds/ City Loan	2062	0
Wicklow Square Senior Apartments	54	53	Senior/ Disabled	1	Tax Credits/ City Loan	2075	0
Fairway Family Community	304	243	Family	1, 2, 3	Tax Credits/ Bonds/ City Loan	2062	0
Camellia Place	112	111	Senior/ Disabled/ Family	1, 2, 3	HCD MHP Grant/ Tax Credits/ CalHFA Bonds/ HOME	2062	0
Carlow Court Senior Apartments at Emerald Vista	50	49	Senior/ Disabled	1	City Loan/ Private	2067	0
Wexford Way at Emerald Vista	130	129	Family/ Disabled	1, 2, 3, 4	City Loan/ Private	2067	0
Avalon Dublin Station	505	50	Family	Studio, 1, 2, 3	Private	2067	0
Archstone Apartments	177	2	Senior/ Disabled	1, 2	Private	2033	2
Dublin Station by Windsor (Formerly Eclipse at Dublin Station)	305	30	Moderate Income	Studio, 1, 2, 3	Private	2063	0

Project Name	Total Units	Assisted Units	Type	Unit Types	Funding Source	Earliest Date of Conversion	Units at Risk
Tralee Village Apartments	130	16	Low/Moderate Income	1, 2, 3	Private	2069	0
Tralee Townhomes	103	3	Moderate Income	3	Private	2063	0
Valor Crossing	66	65	Homeless Veterans	1, 2, 3	HCD Grant/LIHTC	2072	0
<b>Total</b>	<b>2,541</b>	<b>1,100</b>					<b>59</b>

**Cost of Preserving At-Risk Units**

While there are many options to preserve at-risk units including providing financial incentives to property owners to extend lower-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market-rate units. To determine the subsidy needed, fair market rents were compared to market-rate rents. **Table C.34** below outlines an estimated monthly subsidy that would be required to preserve these at-risk units.

Unit Size	Monthly Rents		Number of Units At-Risk*	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate Rents <sup>2</sup>				
Efficiency	\$1,538	\$2,726	0	\$1,188	\$0	\$0
1-Bedroom	\$1,854	\$2,655	59	\$801	\$47,259	\$567,108
2-Bedroom	\$2,274	\$3,173	0	\$899	\$0	\$0
3-Bedroom	\$3,006	\$4,720	0	\$1,714	\$0	\$0
4-Bedroom	\$3,578	N/A	0	N/A	\$0	\$0
<b>Total</b>						<b>\$567,108</b>

\*This is based upon the assumption that the units at-risk of converting to market rate at Archstone Apartments and Park Sierra at Iron Horse Trail are only 1-bedroom units.

Source:

1. HUD FY 2022 Fair Market Rent Documentation System – Oakland-Fremont, CA HUD Metro FMR Area.
2. Kimley-Horn and Associates Analysis – based on apartments listed for rent across 15 properties on April 13, 2022.

**Cost of Replacing At-Risk Units**

The City can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with concrete block with steel frame buildings and parking provided on-site. Square footage estimates are based on estimated size of units to be replaced and assume housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis. **Table C-38** below estimates that \$7,980,812 would be required to replace the at-risk units.



Unit Size	Cost per Square Foot <sup>1</sup>	Average Square Foot per Unit <sup>2</sup>	Replacement Cost per Unit	Number of Units At-Risk*	Total Replacement Cost
Efficiency	\$179.40	629	\$112,843	0	\$0
1-Bedroom	\$179.40	754	\$135,268	59	\$7,980,812
2-Bedroom	\$179.40	1,041	\$186,755	0	\$0
3-Bedroom	\$179.40	1,446	\$259,412	0	\$0
4-Bedroom	\$179.40	N/A	N/A	0	\$0
<b>Total</b>					<b>\$7,980,812</b>

\*This is based upon the assumption that the units at-risk of converting to market rate at Archstone Apartments and Park Sierra at Iron Horse trail are only 1-bedroom units.

Source:

1. *International Code Council – August 2021.*
2. *Kimley-Horn and Associates Analysis – based on apartments listed for rent across 15 properties on April 13, 2022.*

**Resources to Preserve At-Risk Units**

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG).** CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements, and public services.
- **HOME Investment Partnership.** Local jurisdictions can receive funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower-income households. Eligible activities include housing acquisition, rehabilitation, development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program.** The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants, senior citizens, disabled persons, and other individuals for securing affordable housing.
- **Section 202/811 Program.** Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 Program for construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811 funds, which can be used to develop group homes, independent living facilities, and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs.** CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides

acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.

- **Low-Income Housing Tax Credit (LIHTC)**. This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)**. The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

### **Qualified Entities to Preserve At-Risk Units**

The following organizations have the experience and capacity to potentially assist in preserving future at-risk units:

- Eden Housing
- Mercy Housing
- BRIDGE Housing
- Allied Housing
- Building Opportunities for Self Sufficiency (BOSS)
- East Bay Asian Local Development Corporation
- Affordable Housing Associates
- Resources for Community Development

### **Quantified Objectives**

State law requires that jurisdictions establish the maximum number of units that can be preserved over the planning period. The City's objective is to preserve the 59 affordable units at-risk of converting to market-rate units as outlined in Program A.5 the **Chapter 2: Housing Plan**.

### **Senate Bill 330 (SB 330)**

Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, local jurisdictions are restricted in the policies and regulations that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB 330 sets a temporary five-year prohibition of residential density reduction associated with a "housing development project," from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

The City has identified sites as part of its adequate sites analysis that have existing residential uses. Program B.15 is included in the Housing Plan to maintain compliance with SB 330.

#### 4. Assessment of Contributing Factors to Fair Housing

HUD requires an analysis of impediments to fair housing every five years. The County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI), released January 2020, examines contributing factors to fair housing across the region, including Dublin. The AI includes goals and priorities the region and jurisdictions agree to implement to improve fair housing conditions following community feedback and analysis.

For Alameda County, the primary issue identified as part of the AI was housing affordability and availability. Additional issues found to affect the region include:

- Across the County, white residents make up the majority of homeowners, but only approximately a third of the County's population.
- Segregation between white residents and minority residents has increased in the last decade.
- The County's black resident population has decreased by nearly seven percent since 1990. Black residents are primarily located in Oakland and Berkeley, but the percentage of black residents in these areas has decreased by 19 percent and 10 percent, respectively, since 1990.
- Overall, minority residents are being displaced from areas with a traditionally large minority population. Some specific minority majority cities, however, are seeing increases in minority populations.
- Areas with higher levels of minority residents have less access to proficient schools, jobs, and environmental health.
- Median rents have risen an average of \$1,000 (unadjusted for inflation) since 2010, representing an increase of 55 percent in a nine-year period.
- The average home sales prices have increased from approximately \$300,000 to nearly \$900,000 in less than 20 years (unadjusted for inflation).
- The wage needed to rent an average housing unit in the County is \$44.79 an hour or \$93,000 a year.
- Homelessness has increased by 42 percent since 2017.
- Minority households, especially black and Hispanic households, have the highest rate of disproportionate housing needs, which includes having incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and households with a cost burden greater than 30 percent.
- Overall, the rate of mortgage approvals has gone up in the last seven years, but the disparities in the rate of approval across race and ethnicity have stayed relatively the same. Black applicants continue to have the lowest mortgage approval rate at 59.1 percent and Hispanic applicants the second lowest at 61.5 percent compared to white applicants at 70 percent.
- Based on community feedback, Housing Choice Voucher holders and those with disabilities often find it difficult to find an appropriate housing unit. Some find it difficult to find an appropriately sized unit that will take their voucher and others experienced that the vouchers will not cover the rent of an appropriately sized unit.

- Disability, race, and familial status are the most common bases of housing discrimination complaints forwarded to the California Department of Fair Employment and Housing and the Office of Fair Housing and Equal Opportunity.

The AI is required to identify specific contributing factors to the above issues. The contributing factors listed below were identified as creating, perpetuating, and/or increasing the severity of fair housing issues for the whole region.

- Contributing factors affecting segregation:
  - Displacement of residents due to economic pressures
  - Location and type of affordable housing
  - Historical discrimination against people of color
  - Limited supply of affordable housing within neighborhoods
- Contributing factors affecting R/ECAPs:
  - Displacement of residents due to economic pressures
  - Lack of private investments in specific neighborhoods
  - Lack of public investment in specific neighborhoods, including services or amenities
  - Location and type of affordable housing
  - Lack of local taxation to support social services and affordable housing
  - Limited supply of affordable housing within neighborhoods
- Contributing factors affecting access to opportunity:
  - Access to financial services
  - Lack of private investments in specific neighborhoods
  - Location of employers
  - Location of proficient schools and school assignment policies
  - Location and type of affordable housing
  - Limited supply of affordable housing in areas with access to opportunity
- Contributing factors affecting disproportionate housing needs:
  - The availability of affordable units in a range of sizes
  - Displacement of residents due to economic pressures
  - Lack of private investments in specific neighborhoods
  - Land use and zoning laws
  - Lending discrimination
  - High cost of developing affordable housing
  - Limited supply of affordable housing within neighborhoods
- Contributing factors affecting publicly supported housing:
  - Land use and zoning laws
  - Community opposition
  - Source of income discrimination
  - Lack of federal, state, and local funding for publicly supported housing
- Contributing factors affecting disability and access:
  - Access to publicly supported housing for persons with disabilities

- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Location of accessible housing
- Limited supply of affordable housing within neighborhoods
- Contributing factors affecting fair housing:
  - Lack of local private (nonprofit) fair housing outreach and enforcement
  - Lack of local public (local, state, federal) fair housing enforcement
  - Lack of resources for fair housing agencies and organizations
  - Lack of federal, state, and local funding to support affordable housing

As part of the City's 2023-2031 Housing Element AFFH Analysis, the following contributing factors have been identified to specifically affect fair housing in the City:

- **Displacement Risk Due to Economic Pressures.** Dublin residents generally earn a high annual income. As **Figure B-5** shows, approximately half of Dublin households earn over \$150,000. Additionally, **Table B-33** states the median home value in Dublin is \$934,500, which is the second highest value in the region and greater than Alameda County's median home value. Given the current housing market trends and the high propensity for greater incomes, lower income households may feel economic pressures to relocate out of the City. Lower-income households in the eastern and western parts of the City are most at risk of displacement due to rising housing costs and reduced affordability indices.
- **Location and Type of Affordable Housing.** As noted above, the Dublin community is generally affluent and has high housing costs, in addition to being a very high opportunity City. The retail trade and arts, entertainment, recreation, accommodation, and food service sectors represent about 15 percent of the City's total workforce but earn incomes that are much lower than the City's median income. Persons working in these sectors, as well as other sectors earning below the City's median income, may not have the opportunity to live in the City they work in and commute longer distances. Lower-income households are more susceptible to experiencing housing problems due to inability to repair housing issues or renting more affordable units with existing housing issues. **Figure C-28** indicates eastern and western parts of the City, including Racially Concentrated Areas of Affluence (RCAs), are least affordable.
- **Access to Opportunities for Persons with Disabilities.** Affordability, design, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as State law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. Units built prior to 1989 are not required to be accessible to persons with disabilities. As shown in **Figure B-8**, 32.6 percent of the City's housing stock was built prior to 1989. Aging housing is distributed throughout Dublin, so the City will focus on a citywide approach to addressing housing issues.
- **Racially Concentrated Areas of Affluence.** There is one census tract, Tract 4505.01, that is designated an RCA in the City. The census tract is located towards the western side of the City along San Ramon Road. RCAs may represent a public policy issue to the extent that they have

been created and maintained through exclusionary and discriminatory land use and development practices.

## 5. Analysis of Sites Pursuant to AB 686

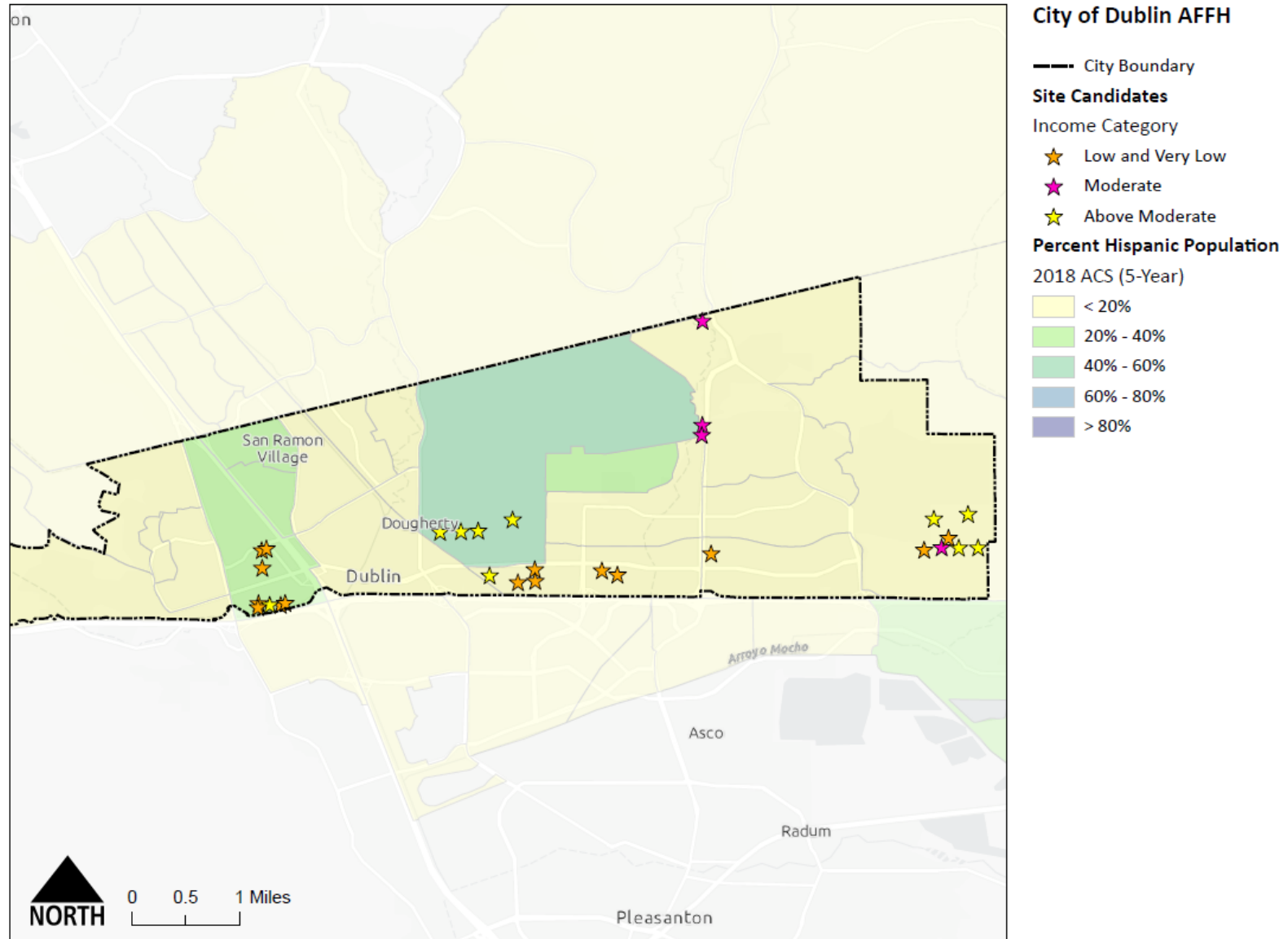
AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix D), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. **Figures C-32** through **C-38** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data.

**Figure C-32** shows the identified candidate sites to meet the RHNA in relation to the percentage of Dublin residents with Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for future housing growth in the City. **Figure C-29** shows the following:

- 17 candidate sites to accommodate RHNA (totaling 2,180 units, including 952 units affordable to low- and very low-income households) are located within block groups that have a percentage of the population with Hispanic origin less than 20 percent.
- 8 candidate sites to accommodate RHNA (totaling 1,323 units, including 608 units affordable to low- and very low-income households) are located within block groups that have a percentage of the population with Hispanic origin between 20 and 40 percent.
- Four candidate sites to accommodate RHNA (totaling 676 units, including no units affordable to low- and very low-income households) are located within block groups that have a percentage of the population with Hispanic origin between 40 and 60 percent.

Overall, **Figure C-32** shows a balanced diversity of incomes from the candidate sites in relation to the percentage of Hispanic population – higher- and lower-income candidate sites are located in areas with both higher and lower percentages of persons identifying as Hispanic.

Figure C-32: Candidate Sites and Percent Hispanic Population



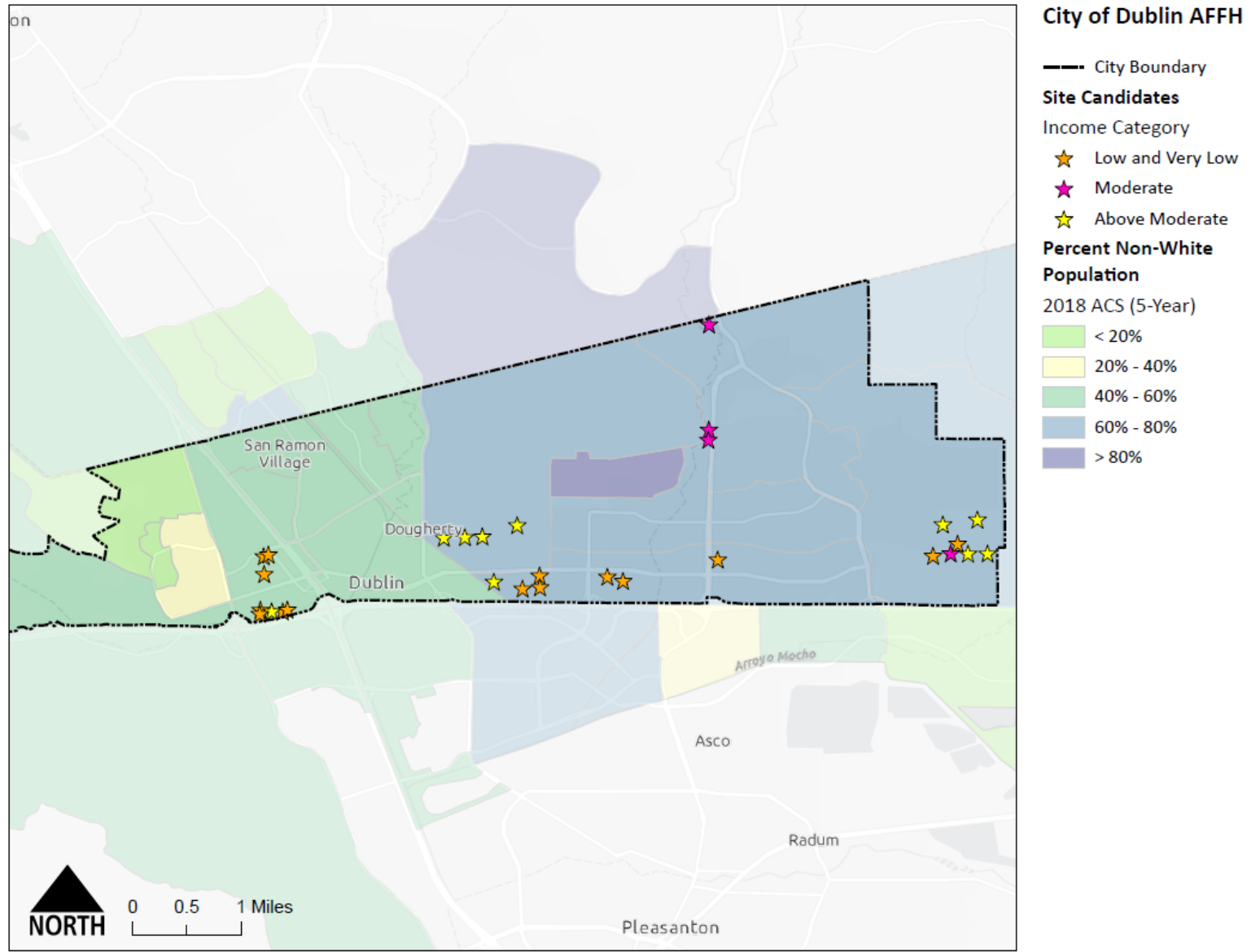


**Figure C-33** shows the identified candidate sites to meet the RHNA in relation to the percentage of Non-White population per census block group. **Figure C-33** shows the following:

- Eight candidate sites to accommodate RHNA (totaling 1,323 units, including 608 units affordable to low- and very low-income households) are located within block groups that have a percentage of Non-White population between 40 and 60 percent.
- 21 candidate sites to accommodate RHNA (totaling 3,486 units, including 952 units affordable to low- and very low-income households) are located within block groups that have a percentage of Non-White population between 60 and 80 percent.

Overall, Figure C-33 shows a balanced diversity of incomes through the candidate sites in relation to the percentage of Non-White population – higher- and lower-income candidate sites are located in areas with both higher and lower percentages of persons identifying as Non-White.

Figure C-33: Candidate Sites and Percent Non-White Population

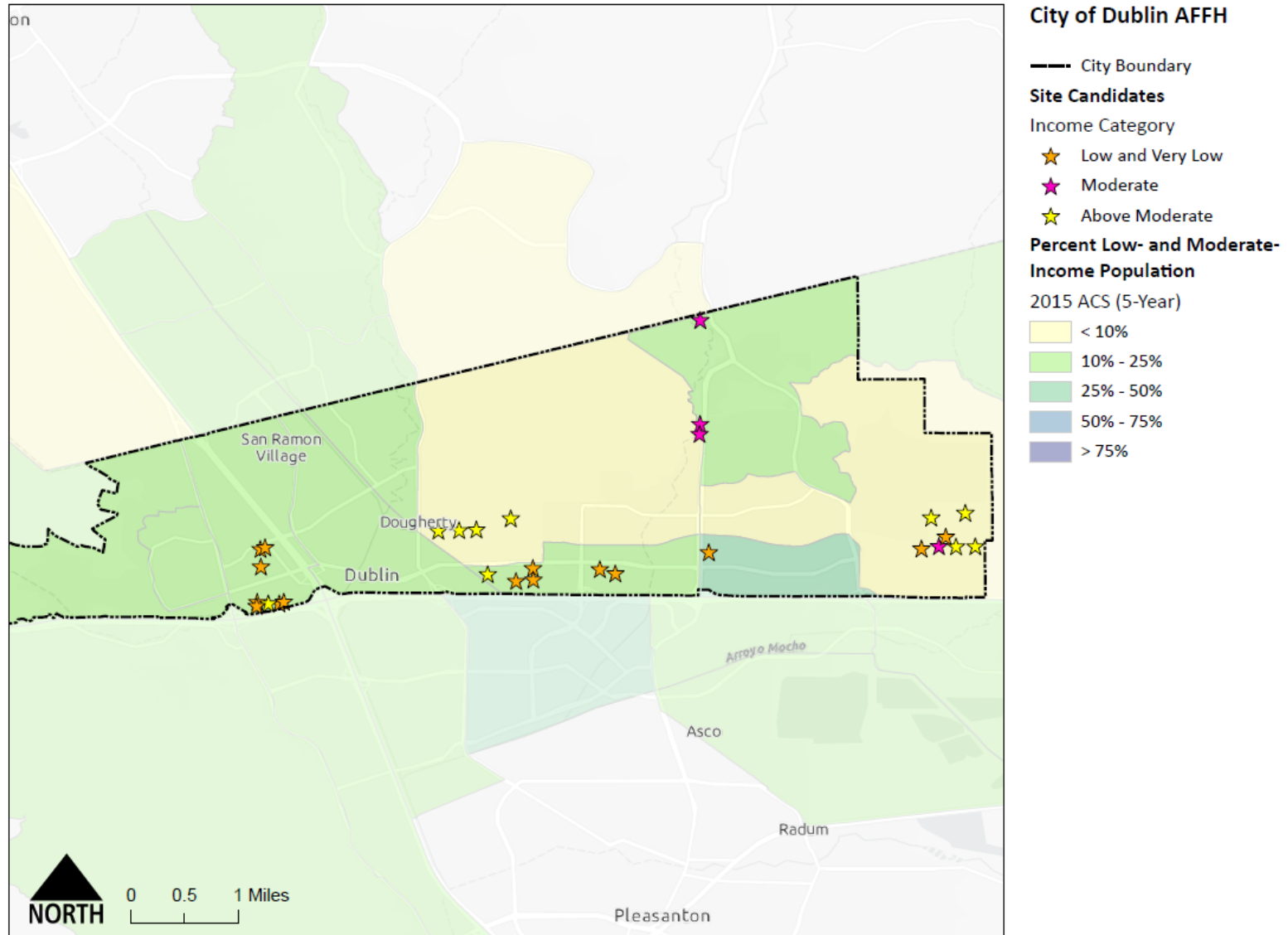


**Figure C-34** below shows the identified candidate sites to meet the RHNA in relation to the percentage of low- and moderate-income population per census block group. **Figure C-34** shows the following:

- 11 candidate sites to accommodate RHNA (totaling 1,686 units, including 134 units affordable to low- and very low-income households) are located within block groups that have a percentage of low- and moderate-income population less than 10 percent.
- 17 candidate sites to accommodate RHNA (totaling 3,023 units, including 1,326 units affordable to low- and very low-income households) are located within block groups that have a percentage of low- and moderate-income population between 10 and 25 percent.
- One candidate site to accommodate RHNA (totaling 100 units, including 100 units affordable to low- and very low-income households) is located within a block group that has a percentage of low- and moderate-income population between 25 and 50 percent.

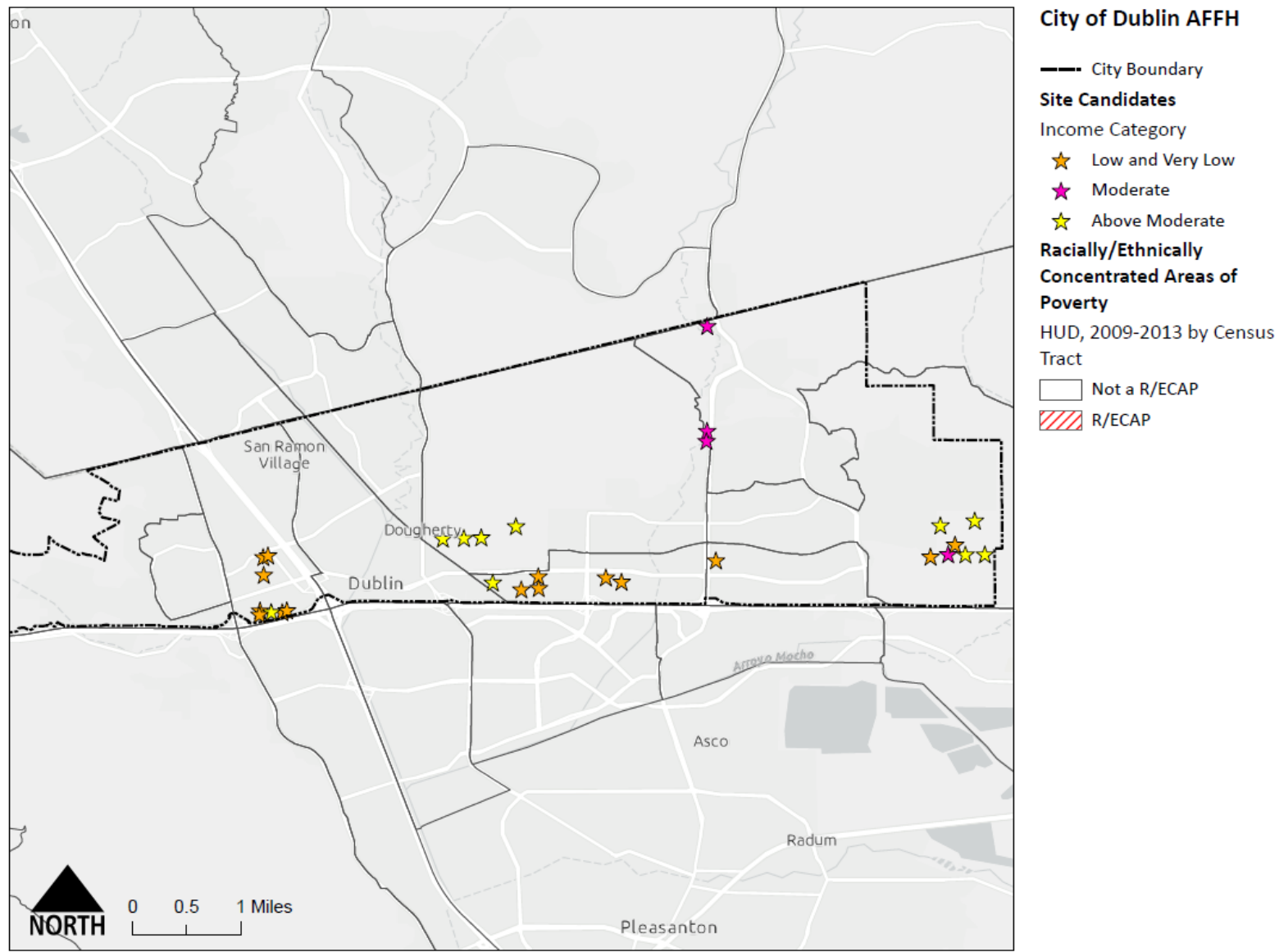
Overall, **Figure C-34** shows a higher number of lower income candidate sites in areas with 25 to 50 percent low- and moderate-income populations. However, as the majority of the City is shown to be within that range, this is not disproportionately impacting neighborhoods or furthering separation of incomes throughout the City. In addition, these areas have much greater access to community resources and public transportation. The areas marked as having less than ten percent population earning low- and moderate-incomes are made up of the Parks Reserve Forces Training Area (also known as Camp Parks), hillsides, and existing neighborhoods. As such, some sites are identified in the eastern-most region but the large majority of the less than ten percent low- and moderate-income population area is not likely to develop over the next eight years. In general, and as detailed in the Candidate Housing Sites section below, lower-income sites were identified in areas with existing resources and opportunities and are not considered concentrated areas of poverty.

Figure C-34: Candidate Sites and Percent Low- and Moderate-Income Population



**Figure C-35** below shows the identified candidate sites to meet the RHNA in relation to R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. As shown, there are no R/ECAPs located within Dublin.

Figure C-35: Candidate Sites and R/ECAPs

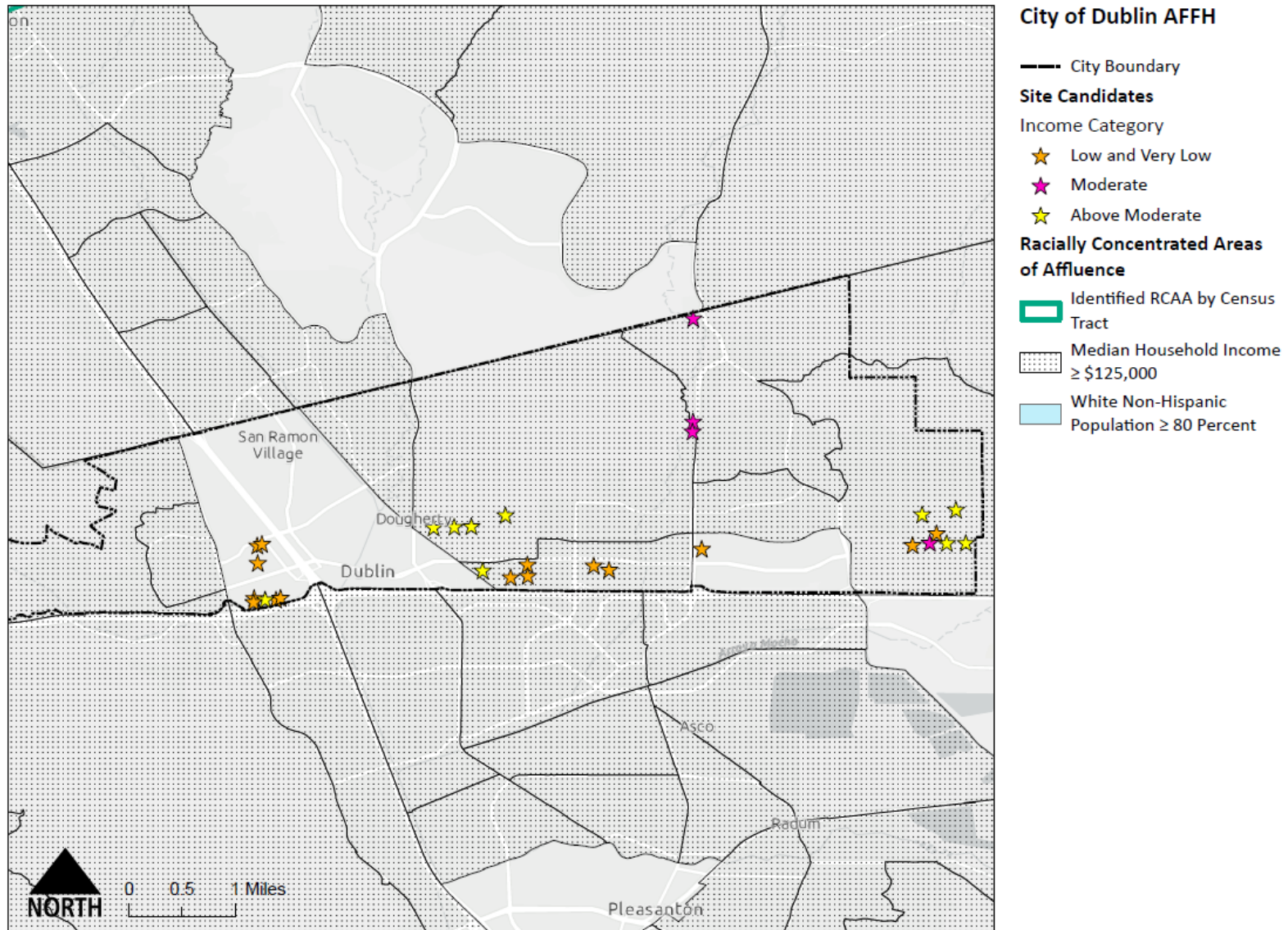


**Figure C-36** below shows the identified candidate sites to meet the RHNA in relation to RCAAs within the City. RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with both a White, Non-Hispanic population greater than 80 percent and median-household income greater than \$125,000. **Figure C-36** shows there are no RCAAs located within the City.

In addition, Figure C-36 shows lower-income sites have been identified in areas with median-household incomes that are both below and above \$125,000. Approximately 61 percent of lower-income sites are located in areas identified as having median household incomes above \$125,000.



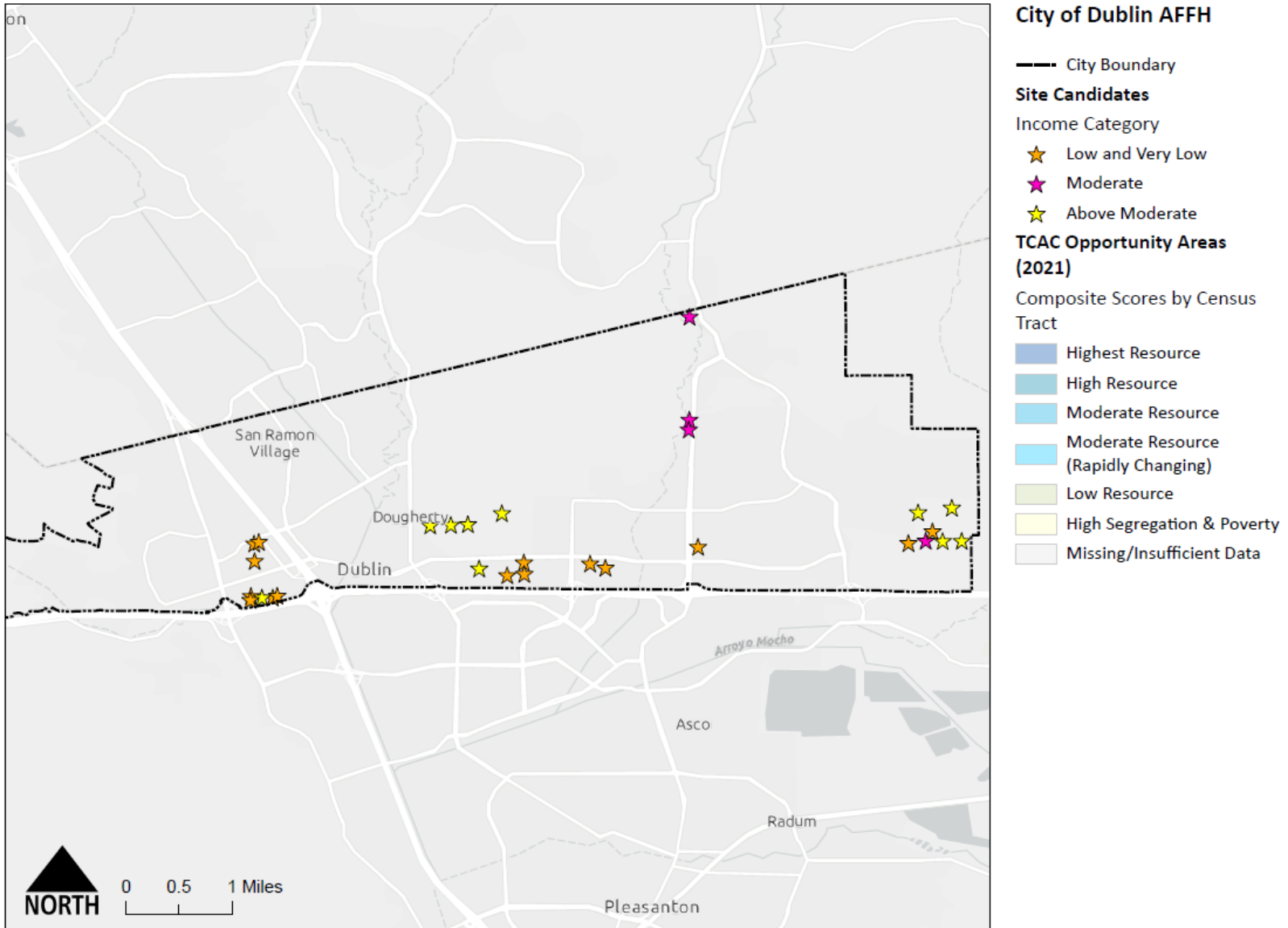
Figure C-36: Candidate Sites and RCAAs



**Figure C-37** below shows the identified candidate sites to meet the RHNA in relation to California Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity areas within the City. TCAC/HCD Opportunity Area Maps show how resources are spatially distributed throughout the City. The figure shows the following findings:

- Eight candidate sites to accommodate RHNA (totaling 1,323 units, including 608 units affordable to low- and very low-income households) are located within census groups identified as High Resource areas.
- 21 candidate sites to accommodate RHNA (totaling 3,486 units, including 952 units affordable to low- and very low-income households) are located within census groups identified as Highest Resource areas.

Figure C-37: Candidate Sites and TCAC/HCD Opportunity Areas

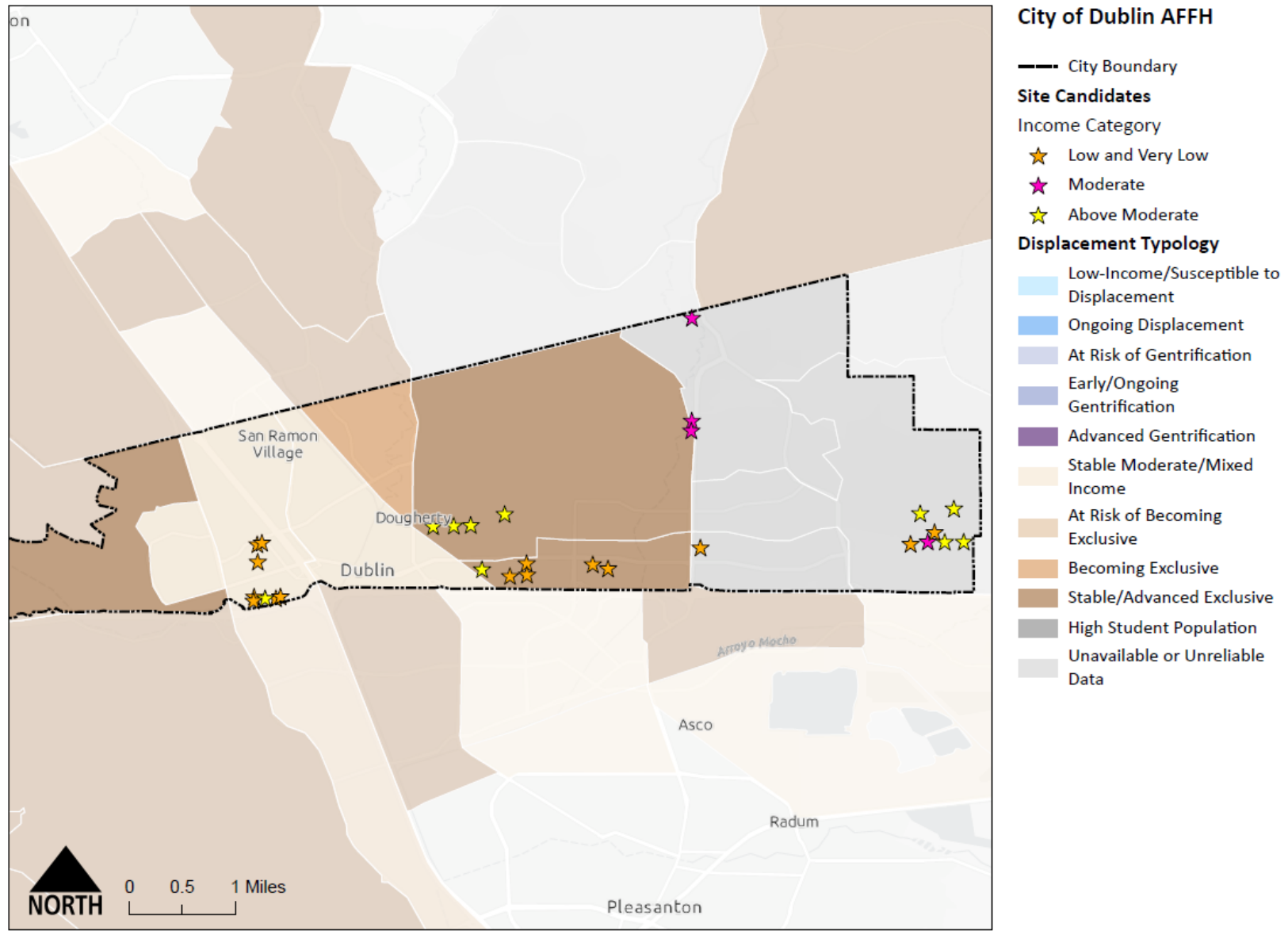


**Figure C-38** shows the identified candidate sites to meet the RHNA in relation to displacement and gentrification data. The figure shows the following findings:

- Eight candidate sites to accommodate RHNA (totaling 1,323 units, including 608 units affordable to low- and very low-income households) are located within Stable Moderate/Mixed-Income displacement typology areas.
- 11 candidate sites to accommodate RHNA (totaling 2,243 units, including 718 units affordable to low- and very low-income households) are located within Stable/Advanced Exclusive displacement typology areas.
- 10 candidate sites to accommodate RHNA (totaling 1,243 units, including 234 units affordable to low- and very low-income households) are located within an that has unavailable or unreliable data.

**Figure C-38** shows lower-income sites are located evenly between Stable Moderate/Mixed Income areas and Stable/Advanced Exclusive areas. Lower-income sites in the more exclusive areas will create opportunities for greater balance.

Figure C-38: Candidate Sites and Displacement Mapping





**Candidate Housing Sites**

As noted above, the City has identified candidate sites to accommodate future housing growth based on existing access to community resources, services, and public transportation, while also considering the availability of land, developer interest, and general likelihood the sites would develop residential uses over the next eight years. Throughout the sites selection process, the City prioritized locating affordable housing in areas that have existing resources to facilitate access. The result of this is the location of lower-income candidate sites near Dublin’s two BART stations, grocery stores, employment opportunities, and City resources. The City anticipates seeing a growth in diversity of housing types in single-family neighborhoods as pipeline projects move forward and as ADUs and Senate Bill 9 (SB 9) units are constructed. In addition, the City has allocated \$461 million dollars towards new and existing infrastructure the 2022-2027 Capital Improvement Plan for general improvements, public art, parks, and streets.

The following analyzes three “regions” of the City where candidate sites have been identified in relation to the location of resources and services.

**DOWNTOWN DUBLIN REGION**

**Figure C-39: Downtown Dublin Region**



**Figure C-39** shows the sites identified as part of the Adequate Sites Analysis in the Downtown Dublin Region. These sites include pipeline projects and units permitted based on existing capacity through the Downtown Dublin Specific Plan – see Appendix D for further details on the sites strategies. The West Dublin/Pleasanton BART Station is located directly adjacent to Site #3 – providing close and convenient access to public transportation into the entire San Francisco Bay Area. In addition, the Wheels bus route 30R travels along Dublin Boulevard and has stops at the cross-sections between Dublin Boulevard and Golden Gate Drive, as well as Dublin Boulevard and Amador Plaza Road.

**Table C-39** shows the RHNA by income group for the Downtown Dublin Region. In total, this region will produce 1,328 units from pipeline projects and in the Downtown area. There are a total of 610 low-income units, 212 moderate-income units, and 506 above-moderate income units. The variety of housing options at different incomes allows for residents from different income levels to live in the Downtown area.

Site Number	Map Category	Low-Income	Moderate-Income	Above Moderate-Income	Total
1	Pipeline	112	0	1	113
2	Pipeline	134	0	2	136
3	Pipeline	0	162	2	164
7	Pipeline	0	0	499	499
21	Pipeline	174	0	2	176
4	Downtown	80	0	0	80
20	Downtown	110	50	0	160
<b>TOTAL</b>		<b>610</b>	<b>212</b>	<b>506</b>	<b>1,328</b>

The region offers a number of options for grocery stores (Sprouts Farmers Market, Target Grocery, 99 Ranch Market, Safeway) within the existing commercial retail center between Amador Valley Road and Dublin Boulevard. The center also includes other larger retail businesses, restaurants, banks, gas stations, and some existing residential developments. These allow for convenient access to essential needs, as well as create opportunities for employment within walking distance to and from the candidate sites.

The Dublin Senior Center is located directly adjacent to Site #4. The Dublin Civic Center, public library, sports grounds and playground, and Public Safety Complex are all located close to this region, just to the east of the Interstate 680 Freeway. Adjacent to the Civic Center is a business complex with a number of medical offices that may address the needs of current and future residents of the region. The One Medical center is also located within the Downtown Dublin Region along Dublin Boulevard.

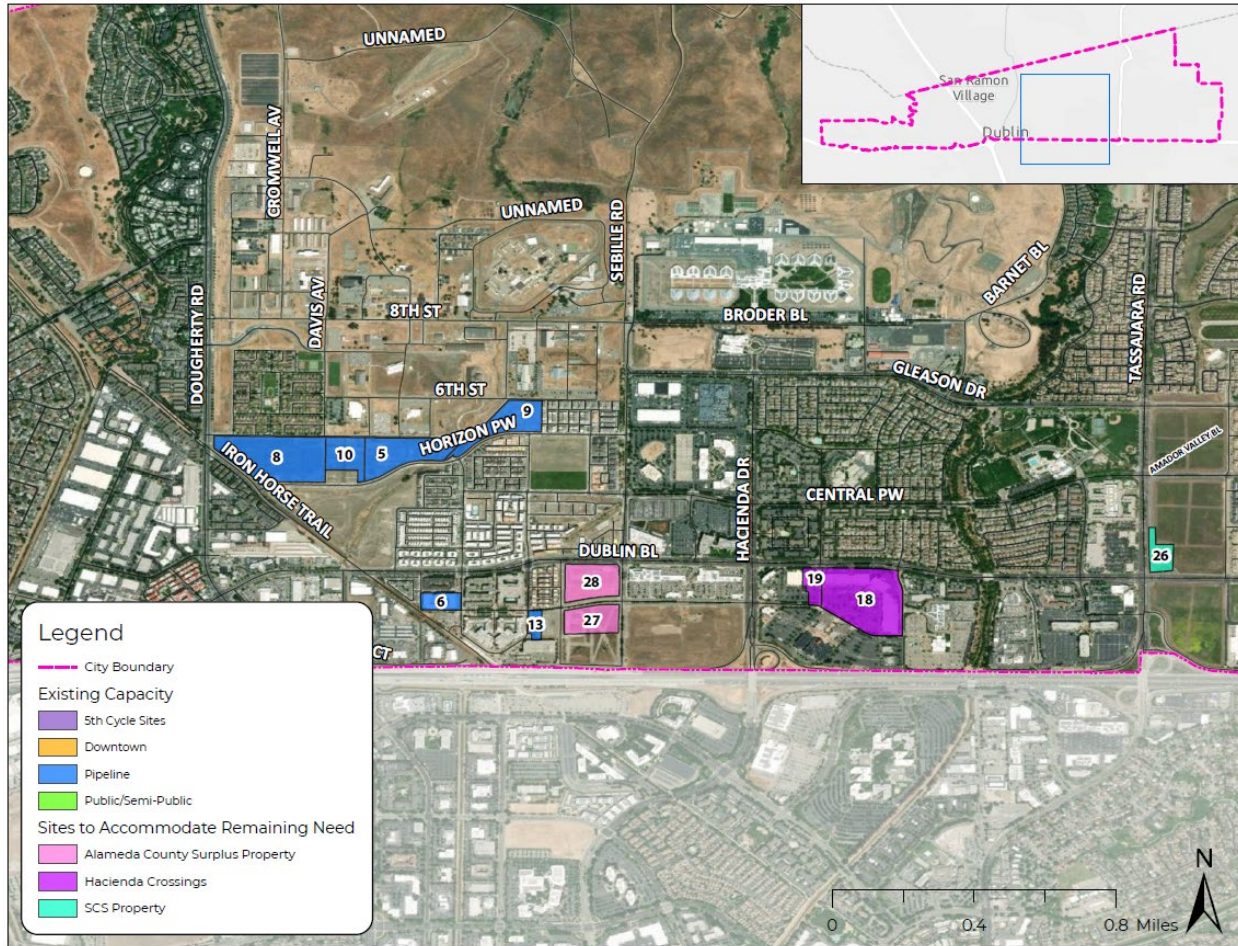
Overall, the Downtown Dublin Region is deemed to be an ideal location for housing types of all incomes and offers a great variety of resources and opportunities in very close proximity and a mass transit center for accessing other parts of the Greater Bay Area. Specifically, as shown in **Figures C-18 to Figure C-20**, this region has high resources and opportunities. **Figure C-18** shows that in the Downtown Region, the ROI’s score across all categories in people were high. In particular, the Housing, Education, and Economy categories had the highest scores. The region also scored a AllTransit performance score of 9+, as shown in **Figure C-24**, illustrating high combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work. This score is reinforced with the region’s high job



proximity index score of greater than 80. When compared to proximity to jobs (**Figure C-23**), Dublin residents generally live close to employment. Overall, Dublin residents have high access to positive economic opportunities. Future housing development in the Downtown Region will add to opportunities for existing and future residents.

**CENTRAL DUBLIN REGION**

**Figure C-40: Central Dublin Region**



**Figure C-40** shows the sites identified as part of the Adequate Sites Analysis in Central Dublin Region. These sites include a number of pipeline projects and new rezoning opportunities at the Alameda County Surplus Property and Hacienda Crossings shopping center. As shown in **Table C-40**, the Central Dublin Region had the greatest number of total sites compared to the other two regions. In total, there are 2,404 units. Of the total, this region also had the greatest number of low-income sites at 853 units. Majority of the units produced in this region is from pipeline projects (995 units).

Site Number	Map Category	Low-Income	Moderate-Income	Above Moderate-Income	Total
5	Pipeline	0	0	112	112
6	Pipeline	0	22	198	220
8	Pipeline	0	0	113	113
9	Pipeline	0	0	225	225
10	Pipeline	0	0	226	226
13	Pipeline	98	0	1	99
18	Hacienda Crossings	239	0	239	478
19	Hacienda Crossings	58	0	58	116
26	SCS Property	100	0	0	100
27	Alameda County Surplus Property	111	0	111	222
28	Alameda County Surplus Property	247	0	246	493
<b>TOTAL</b>		<b>853</b>	<b>22</b>	<b>1,529</b>	<b>2,404</b>

The City’s first BART station – Dublin/Pleasanton BART Station – is located directly south of Site #13. Along Dublin Boulevard, there are Wheels bus stops for routes 1, 2, 501, 502, and 504. Additional routes are located along Central Parkway (routes 1, 2, 501, and 504), Hacienda Drive (routes 1 and 501), and Gleason Drive (route 1). Along Dougherty Road, there are also bus stops for routes 1, 35, 335, and 502). In total, the area is well equipped with access to public transportation to travel throughout Dublin and to access the Greater Bay Area.

Residential uses in the Central Dublin Region have access to a variety of grocery store options – Sahara Market, Vijetha Indian Supermarket, Namaste Plaza, Whole Foods, New Indian Bazar, and Safeway. Dublin Boulevard is a commercial and retail corridor with many options for restaurants, retail and commercial needs (from big box stores to small businesses), car dealerships, banks, and many existing residential developments ranging from single-family to high-density multi-family. A number of large office buildings and employment centers are located within this region. Current and future residents have close access to these resources and potential employment opportunities.

The Dublin Civic Center, public library, sports grounds and playground, fire department, and police department are all located within the Central Dublin Region. This region also home to the Alameda County Sheriff’s Department, Santa Rita Jail, and the County Fire Department, as well as Camp Parks in the northern area. For medical services, residents can seek assistance at the Sutter Health medical facility on the corner of Dublin Boulevard and Tassajara Road. A number of individual medical offices are also located throughout the Central Dublin Region.

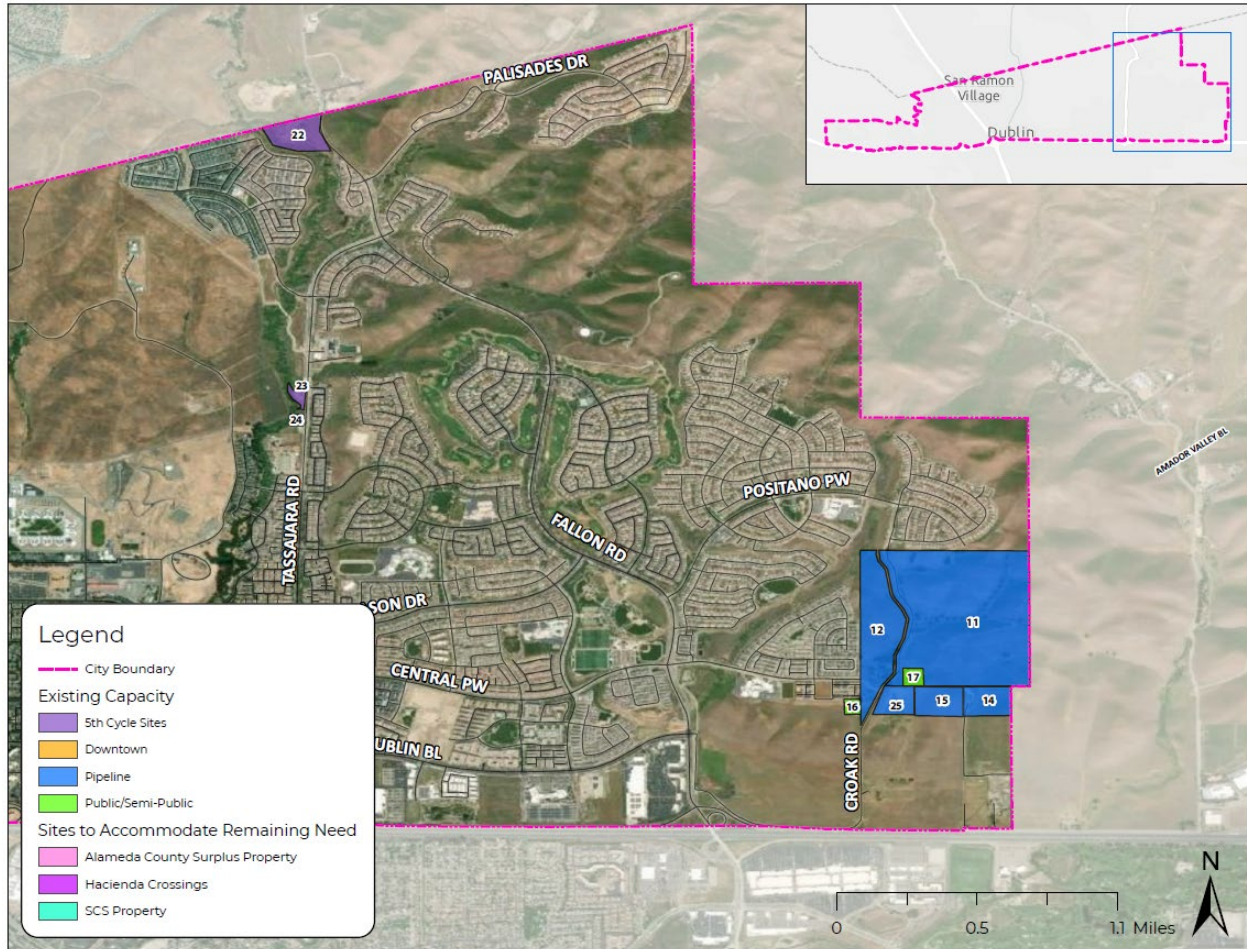
Similar to the Downtown Dublin Region, the Central Dublin Region is deemed to be an ideal location for housing types of all incomes. The area offers a great variety of resources and opportunities in very close proximity and a mass transit center for accessing other parts of the Greater Bay Area. Central Dublin Region will see the most residential development as it was allocated the most RHNA sites. This region has high access to resources and opportunities as shown in **Figures C-18 to C-20**. Central Dublin scored highly in its economy category. This indicates that the City has a healthy economic well-being in the form of



employment and income level. Furthermore, **Figure C-30** illustrates that there are households with a stable moderate/mixed income in the Central Dublin Region. The region also scored a AllTransit performance score of 9+, as shown in **Figure C-24**, illustrating high combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work. This score is reinforced with the region’s high job proximity index score of greater than 80. When compared to proximity to jobs (**Figure C-23**), Dublin residents generally live close to employment.

**EASTERN DUBLIN REGION**

**Figure C-41: Eastern Dublin Region**



**Figure C-41** shows the sites identified as part of the Adequate Sites Analysis in Eastern Dublin Region. These sites include pipeline projects, public and semi-public sites, and sites also identified in the 5<sup>th</sup> Cycle Housing Element. **Table C-41** shows the RHNA by income group for the Eastern Dublin Region. This region had the greatest number of moderate-income units compared to the other two regions at 278 units. The Eastern Region had the least number of low-income units due to the regions lower access to resources and opportunities. In total, 1,152 units are allocated in the Eastern Dublin Region.

Site Number	Map Category	Low-Income	Moderate-Income	Above Moderate-Income	Total
11	Pipeline	9	13	265	287
12	Pipeline	8	13	265	286
14	Pipeline	0	0	97	97
15	Pipeline	0	0	96	96
25	Pipeline	0	110	0	110
16	Public/Semi-Public	74	0	0	74
17	Public/Semi-Public	60	0	0	60
22	5th Cycle Sites	0	114	0	114
23	5th Cycle Sites	0	19	0	19
24	5th Cycle Sites	0	9	0	9
<b>TOTAL</b>		<b>151</b>	<b>278</b>	<b>723</b>	<b>1,152</b>

Wheels bus routes 2 and 501 are available throughout the residential neighborhoods along Fallow Road, Positano Parkway, and Central Parkway. Routes 2 and 501 also have stops along Tassajara Road. The Eastern Dublin Region has the lowest access to public transportation, which contributes to a lower number of affordable units identified in the region.

The Eastern Dublin Region has more limited accessibility to a variety of grocery store options. At the Fallon Gateway shopping center, located at the corner of Dublin Boulevard and Fallon Road, residents have Lucky and Target Grocery. Fallon Gateway also offers a number of additional commercial and retail businesses and restaurants. Additional restaurants are accessible along Dublin Boulevard and Tassajara Road.

The Eastern Dublin Region contains a fire station, sports parks and soccer fields, schools, golf courses, and the Tassajara Creek Regional Park. For medical resources, residents have access to the Kaiser Permanente urgent care and medical offices.

As shown in **Figure C-19**, Eastern Dublin scored the lowest in access to opportunities compared to the other two regions – though this is based on data that dates back a few years while the area has seen additional development interest and overall improvements in recent years. **Figure C-28** illustrates the location of affordable rents throughout the City. The entire eastern region of Dublin had a median gross rent exceeding \$3,000 while the rest of the City has a median gross rent which doesn’t exceed \$2,500. Furthermore, **Table B-33** shows the median home value in Dublin is \$934,500, which is the second highest value in the region. Lower-income households in the eastern parts of the City are most at-risk of displacement due to the rising housing costs and reduced affordability indices. This can also be seen in **Figure C-30**, where the eastern parts of Dublin is currently becoming stable/advanced exclusive where there are increase to housing costs in this region.

Residents in this region have lower access to essential needs, community resources, public transportation, and employment opportunities – residents are more likely to need to drive longer distances. Given these conditions, the Eastern Dublin Region is found to be lacking in the resources and accessibility needed for lower income units. Fewer affordable units are identified in this region than in the Downtown and Central Regions. The City anticipates affordable units to continue developing in Eastern Dublin primarily through

ADUs and SB 9 units. The City will continue to work with developers in identifying resource and transportation access needs. As detailed in Appendix D, the City has shown extensive history of developing affordable housing units and it will continue to collaborate with the appropriate organizations and agencies to create opportunities for all in areas that best serves the needs of Dublin residents. In addition, the Eastern Dublin Specific Plan ensures that as development continues in the area that services and resources are also being addressed. For example, a second high school is currently under development in the area.

## ***6. Analysis of Fair Housing Priorities and Goals***

**Chapter 2: Housing Plan** of this Housing Element provides goals, policies, and programs to increase housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for all current and future residents of Dublin.

**Table C-39** provides a matrix of identified AFFH issues and how they are addressed in the Housing Plan.

**Table C-42: Affirmatively Furthering Fair Housing Programs Matrix**

Fair Housing Issue	Contributing Factors	Priority	Programs
Fair Housing Capacity	<ol style="list-style-type: none"> <li>1. Inadequate and limited funding.</li> <li>2. Lack of affordable housing supply.</li> </ol>	Medium	<p><b>Program B.5: Commercial Linkage Fee</b> – City funds collected from non-residential developments allocated towards:</p> <ul style="list-style-type: none"> <li>• Affordable housing construction loans</li> <li>• First-Time Homebuyer Loan Program</li> <li>• Homeownership training and foreclosure prevention services</li> <li>• Housing Division administrative costs</li> <li>• Alameda County Homeless Management Information System</li> </ul> <p><b>Program E.1: Affirmatively Further Fair Housing</b> – Collaboration with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and refer select complainants to appropriate state or federal agencies for further investigation, action, and resolution.</p> <p><b>Program E.2: Equal Housing Opportunity</b> – Continued contract through Alameda County with ECHO Housing. The City will continue to be the point-of-contact for fair housing complaints, information requests, and referrals to ECHO Housing. The City will also continue to provide information and educational materials on fair housing services for property owners, apartment managers, and tenants.</p>

**Table C-42: Affirmatively Furthering Fair Housing Programs Matrix**

Fair Housing Issue	Contributing Factors	Priority	Programs
<p>Need for affordable housing in new developments</p>	<ol style="list-style-type: none"> <li>1. Two regionally concentrated areas of affluences with high median incomes and majority White population.</li> <li>2. Availability of affordable housing in census tracts becoming and currently identified as exclusive.</li> <li>3. Displacement risks due to economic pressures.</li> <li>4. Location and type of affordable housing.</li> </ol>	<p>High</p>	<p><b>Program A.2: Housing Choice Voucher Rental Assistance</b> – Rental subsidies for extremely low- and very low-income households. The City will continue to support 350 households annually throughout the planning period.</p> <p><b>Program B.1: Mixed-Use Development</b> – Facilitation of high-density units in mixed-use projects to provide access to jobs, commercial/retail uses, services, recreation, and multi-modal transportation.</p> <p><b>Program B.2: Affordable Housing Developers</b> – Outreach to and provide assistance to affordable housing developers, as well as negotiate incentive packages project-by-project. The City aims to facilitate the construction of 100 affordable units throughout the planning period, including 20 affordable units for extremely low-income households and/or persons with special housing needs.</p> <p><b>Program B.4: Inclusionary Zoning</b> – Required inclusion of 12.5 percent affordable units for residential developments proposed with 20 or more units.</p>



**Table C-42: Affirmatively Furthering Fair Housing Programs Matrix**

Fair Housing Issue	Contributing Factors	Priority	Programs
<p>Availability of accessible housing units for persons with disabilities</p>	<p>Over 30 percent of the City’s housing stock was built prior to 1989 before Fair Housing Act and State laws regarding accessibility requirements for persons with disabilities were adopted.</p>	<p>Medium</p>	<p><b>Program A.1: Housing Rehabilitation Assistance</b> – Support for accessibility grants through the Minor Home Improvement Program. The City aims to support 32 households between 2023 and 2031.</p> <p><b>Program E.3: Reasonable Accommodations</b> – Encourage and promote accessible housing for persons with disabilities and promote information on reasonable accommodations.</p> <p><b>Program E.5: Housing for Persons with Developmental Disabilities</b> – Encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities. The City will seek State and Federal funding in support of housing construction and rehabilitation targeted for persons with developmental disabilities. The City will also collaborate with the Regional Center of the East Bay to implement an outreach program informing families within Dublin of housing and services available for persons with developmental disabilities.</p>
<p>At-Risk Units</p>	<p>59 units (senior and disabled) are at risk of losing their affordability in 2029.</p>	<p>High</p>	<p><b>Program A.5: Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate</b> – The City will coordinate with property owners to develop strategies and identify potential solutions to maintain affordability controls. The City will also</p>

**Table C-42: Affirmatively Furthering Fair Housing Programs Matrix**

Fair Housing Issue	Contributing Factors	Priority	Programs
			maintain its inventory of assisted units and establish and early warning system to establish strategies early on. The City will pursue partnership opportunities with non-profit entities to preserve affordable housing in the City.



## **APPENDIX D:** **ADEQUATE SITES ANALYSIS**



The Housing Element is required to identify sites by income category to meet the City’s Regional Housing Needs Allocation (RHNA). The sites identified within the 2023-2031 Housing Element represent the City’s ability to accommodate housing at the designated income levels during the 2023-2031 planning period. None of the sites identified as part of the analysis are environmentally constrained, nor have other constraining factors (i.e., parcel shape, contaminations, title conditions, etc.) been identified. All sites have been assessed for the highest potential for residential development during the planning period. This Appendix provides detailed information on the sites identified to meet the City’s RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

**Table D-1** shows the City’s 2023-2031 RHNA by income category and how the RHNA will be accommodated. The analysis demonstrates the City has the capacity to meet the RHNA through a variety of methods, including:

- Projects in the pipeline
- Future development of accessory dwelling units (ADUs)
- Capacity on existing, residentially-zoned sites
- Identification of land to rezone to accommodate remaining RHNA

<b>Table D-1: Summary of Sites Inventory</b>					
	<b>Extremely Low- /Very Low- Income</b>	<b>Low- Income</b>	<b>Moderate- Income</b>	<b>Above Moderate- Income</b>	<b>Total</b>
<b>RHNA (2023-2031)</b>	<b>1,085</b>	<b>625</b>	<b>560</b>	<b>1,449</b>	<b>3,719</b>
<b>Projects in the Pipeline and ADUs</b>					
Projects in the Pipeline	535		210	2,104	2,849
Accessory Dwelling Units	96		48	16	160
<b>Existing Zoning</b>					
Downtown Dublin	190		50	0	240
Vacant 5th Cycle Sites	0		252	0	252
Public/Semi-Public Sites	134		0	0	134
<b>Total Potential Capacity Based on Existing GP and Zoning</b>	<b>324</b>		<b>302</b>	<b>0</b>	<b>626</b>
<b>Strategies to Accommodate Remaining Need</b>					
Alameda County Surplus Properties	358		0	357	715
Hacienda Crossings	297		0	297	594
SCS Property	100		0	0	100
<b>Additional Rezone Capacity</b>	<b>755</b>		<b>0</b>	<b>654</b>	<b>1,409</b>
<b>Sites Inventory Total</b>					
<b>Total Units (All Categories)</b>	<b>1,710</b>		<b>560</b>	<b>2,774</b>	<b>5,044</b>

## A. Adequacy of Sites to Accommodate RHNA

### 1. Availability of Water, Sewer, and Dry Utilities

The City has existing or planned water, sewer, and dry utilities that have been designed and located to accommodate potential residential development identified for the 2023-2031 Housing Element.

The Dublin San Ramon Services District (DSRSD) owns and operates sanitary sewer facilities in Dublin and Sam Ramon and a wastewater treatment plant in Pleasanton. DSRSD's wastewater treatment plant in Pleasanton has a capacity of 17 million gallons per day (MGD); the City of Livermore operates another plant which also serves Tri-Valley residents and businesses and has a capacity of eight MGD. Regional wastewater disposal matters are handled by the Livermore Amador Valley Water Management Agency (LAVWMA), a joint powers authority formed in June 1974 between DSRSD and the cities of Pleasanton and Livermore. LAVWMA is responsible for maintaining the pipeline that transports treated wastewater from the two treatment plants to San Lorenzo. It is then discharged into San Francisco Bay by the East Bay Dischargers Authority (EBDA), another joint powers authority made up of the City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, the City of Hayward, and Union Sanitary District and provides contract services to LAVWMA, DSRSD, and the cities of Pleasanton and Livermore. EBDA operates and maintains a large outfall system to the Bay.

DSRSD is the water retailer for residents in Dublin and the Dougherty Valley portion of San Ramon. DSRSD buys wholesale potable water from Zone 7 of the Alameda County Flood Control and Water Conservation District (also referred to as the Zone 7 Water Agency, or Zone 7). Zone 7 obtains most of its water supply from the State Water Project (SWP), with additional supplies derived from the local watershed and the Byron Bethany Irrigation District. Zone 7 uses the main groundwater aquifers in the Tri-Valley area to store imported water. Approximately 80 percent of Zone 7's water comes from the SWP, traveling from the Sierra Nevada mountains through Lake Oroville and the Sacramento/San Joaquin Delta. The water is then pumped into the South Bay Aqueduct near Tracy, where it enters the Tri-Valley. Zone 7 also pumps DSRSD's groundwater quota for delivery to DSRSD customers.

According to the General Plan Water Resources Element, potable and recycled water use in Dublin has generally increased since 2002 with much of the increased water usage resulting from planned growth. The Water Resources Element identifies residential users, specifically single-family residential users, as the largest consumer of water in the City. Although total water demand has increased for the single-family residential category, the total number of single-family residences has increased at a greater rate than the total water demand rate reported. Therefore, the average annual water consumption per single-family residence has decreased due to installation of water-efficient fixtures, planting water-efficient and drought-tolerant landscapes, use of recycled water for landscape irrigation, and increased public education regarding the importance of water conservation.

The City's electric power is supplied by a combination of private suppliers which sell power to Pacific Gas and Electric (PG&E) for resale. PG&E's distribution system provides electricity directly to residential and



commercial customers. Most electric power is brought to electric substations in the region via transmission lines connected to the statewide grid system. Electric power capacity is looked at on a subregional (rather than citywide) basis. Local electrical capacity is a function of transmission network capacity to bring this power to the subregion, capacity of the local substations to lower the voltages (or step down the power) to deliverable suitable voltage, and the ability of the local distribution network to deliver adequate power to customers. Additionally, the City receives renewable energy from East Bay Community Energy (EBCE). EBCE supplies energy received from clean sources such as hydropower, wind, and solar.

Natural gas is supplied directly to residential and commercial customers by PG&E. Natural gas is pumped from underground reservoirs into large transmission pipelines, which transport the gas to local distribution pipelines. Some local distribution systems lead to underground storage. These natural gas storage areas are utilized during seasonal peaks.

The General Plan Energy Conservation Element establishes policy programs which promote energy conservation and efficiency in new and existing buildings throughout the City.

Each site in the Sites Inventory has been evaluated to ensure there is adequate access to utility services and connections, including water, sewer, and dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure services.

## ***2. Accessory Dwelling Units and Junior Accessory Dwelling Units***

In addition to primary dwelling units, there is capacity for the development of Accessory Dwelling Units (ADUs) and Junior ADUs on existing and future single-family properties. It is anticipated an additional 160 ADUs can be accommodated throughout the community during the 2023-2031 planning period.

The State Department of Housing and Community Development (HCD) has supported a strategy for estimating future development of ADUs in the City based on the average number of ADUs from past performance (2018 to 2021). **Table D-2** displays the City's past performance in permitting ADUs from 2018 through 2021. The data shows that in total, the City nearly doubled ADU production between 2020 and 2021. The City has taken actions to incentivize ADUs, such as streamlining the review process, modified the development standards, developed prototype plans, prepared an ADU Manual, and waived permit fees for certain ADUs, which are anticipated to further increase ADU production. From January 1, 2022, to June 30, 2022, the City has issued building permits for two ADUs, and nine ADUs passed final inspection. The City is currently processing building permits for ten additional ADUs and one junior ADU. The City is also actively assisting seven property owners with serious interest in using the City's new prototype plans, which became available in spring 2022. Additionally, the East Ranch project has submitted the first of two Site Development Review (SDR) Permit applications, which includes two of the three floor plans with ADU options. Based on the first SDR Permit application, up to 66 ADUs could be allowed. The developer is currently working on the second SDR Permit application, which would also include ADU options.

Using a conservative estimate of 20 ADUs per year, the City anticipates a total of 160 new ADUs between 2023 to 2031. The estimates are consistent with the City’s most recent ADU trends and are reflective of the changes in State law and the City’s recent efforts to streamline review and incentivize ADU production.

**Table D-2: Accessory Dwelling Units Past Performance and Future Projections**

Year	ADU Permitted and Projected
2018	19
2019	11
2020	11
2021	20
<b>Annual Projection (2023-2030)</b>	<b>20 per year*</b>
2023	20
2024	20
2025	20
2026	20
2027	20
2028	20
2029	20
2030	20
<b>Projection Period Total</b>	<b>160</b>

Note: Data for 2018 through 2021 is based on the total number of building permits issued for ADUs and reported in the General Plan and Housing Element Annual Progress Reports.

To support the assumptions above, the City can demonstrate the appropriate amount of land and market opportunity for ADU development. The City has a total of 4,268 parcels zoned for residential use, totaling 993 acres. In accordance with State law, ADUs are allowed in all zones that allow single-family or multiple-family residences. Junior ADUs are permitted on parcels with an existing or proposed single-family residence in the A, R-1, R-2, R-M, and Planned Development zoning districts. As such, the City has potential to permit at least 4,268 ADUs and 4,268 Junior ADUs, totaling 8,536 units. Combined with a market appetite based on past performance (**Table D-2**), 160 ADUs represent an appropriate assumption.

Additionally, to facilitate the development of ADUs available for lower-income households, Program B.7 is included in the **Housing Plan**. For the purposes of Sites Inventory, the City assumes a percentage of ADUs will be affordable based on the draft *Using ADUs to Satisfy RHNA Technical Memo*, produced by the Association of Bay Area Governments (ABAG). ABAG’s analysis consisted of the following steps:

- Calculated maximum rent limits for RHNA income categories for one-person and two person households by county
- Surveyed rents for ADUs in the ABAG region
- Used survey data to determine proportion of ADUs within each income category
- Created assumption of how many persons will occupy each ADU, finalize proportions

Using ABAG’s analysis, **Table D-3** shows estimated ADU projections for Dublin by income category.



<b>Income Category</b>	<b>Percentage</b>	<b>Units</b>
Low- and Very Low-Income	60%	96 units
Moderate-Income	30%	48 units
Above Moderate-Income	10%	16 units
<b>Total</b>		<b>160 units</b>

### 3. Projects in the Pipeline

HCD guidance states that residential projects that are in review, approved, permitted, or receive a certificate of occupancy after the beginning of the RHNA period may be credited toward meeting the RHNA based on the affordability and unit count of the development. **Table D-4** shows 11 projects in the pipeline totaling 2,849 units, including the following:

- 266 very low-income units
- 269 low-income units
- 210 moderate-income units
- 2,104 above moderate-income units

Project Name	Project Status*	Map ID	Projected Units by Income Category				Total
			Extremely Low-/ Very Low**	Low**	Moderate**	Above Moderate	
Eden Housing / Regional Street Senior Affordable Housing	Planning Application Approved	1	112	0	0	1	113
BRIDGE Housing / Amador Station	Planning Application Approved	2, 3	56	78	162	4	300
Ashton at Dublin Station	Under Construction	6	0	0	22	198	220
Boulevard (Phases 2 + 3)	Under Construction	5, 8	0	0	0	225	225
Boulevard (Phases 4 + 5)	Under Construction	9, 10	0	0	0	451	451
Avalon Bay Communities (Saint Patrick Way)	Under Construction	7	0	0	0	499	499
Eastern Dublin/ Pleasanton BART Station (Site D-1)	Planning Pre-Application Filed	13	98	0	0	1	99
Branough	Planning Application Filed	14	0	0	0	97	97
Righetti	Planning Application Filed	15	0	0	0	96	96
ROEM Development / Dublin Family Affordable Apartments	Planning Pre-Application Filed	21	0	174	0	2	176
East Ranch	Planning Application Approved	11 and 12	0	17	26	530	573
<b>Total Projected Units</b>			<b>266</b>	<b>269</b>	<b>210</b>	<b>2,104</b>	<b>2,849</b>
*As of September 2022							
**Lower- and moderate-income units in the pipeline will be deed-restricted.							

<sup>1</sup> Project unit projections are planning-level assumptions and are subject to change. Table is based upon available data at the time the draft document was prepared.

## B. Very Low- and Low-Income Sites Inventory

This Section contains a description and listing of the sites identified to meet the City's very low- and low-income allocation.

### 1. Strategy for Accommodating Very Low- and Low-Income RHNA

#### Existing Zoning and Land Use

HCD has identified 30 dwelling units per acre as the default density, or feasible density to accommodate very low- and low-income housing. The City has four zoning districts that can accommodate residential development at this density, including Residential Multiple (R-M), Downtown Dublin, Public/Semi-Public, and certain Planned Developments. Parcels within these zoning districts were analyzed for compliance with Assembly Bill 1397 (AB 1397) requirements and analyzed for vacancies or opportunity for redevelopment.

Existing residentially zoned parcels can accommodate 324 very low- and low-income units. Utilizing the City's existing residentially zoned land, ADU assumptions, and projects in the pipeline, the City can accommodate approximately 19 percent of the very low- and low-income allocation.

#### Downtown Dublin Specific Plan

The Downtown Dublin Specific Plan establishes development standards and design guidelines to create a mixed-use center that provides a wide array of opportunities for shopping, services, dining, working, living, and entertainment in a pedestrian-friendly and aesthetically pleasing setting that attracts both local and regional residents. Downtown Dublin consists of 284 acres and the Specific Plan designates three districts: Village Parkway, Transit-Oriented, and Retail. Although all three districts allow residential development, only the Transit-Oriented and Retail Districts allow development at a density of at least 30 dwelling units per acre.

- **Transit Oriented District.** The Transit Oriented District is zoned to allow a minimum residential density of 30 dwelling units per acre with a maximum of 85 dwelling units per acre. The district has seen multiple residential projects constructed with at least 60 dwelling units per acre (see **Table D-5** for recent multi-family residential development in Downtown Dublin).
- **Retail District.** The Residential District is zoned to allow a minimum residential density of 22 dwelling units per acre and has no maximum density. The district has seen two residential projects constructed with at least 30 dwelling units per acre (see **Table D-5**).

Residential development within the Specific Plan is also governed by a Development Pool with 2,500 units, which has a projected remaining balance of 796 units. Based on previous development within the Specific Plan and an analysis of sites within the Downtown feasible for residential development during the planning period, 416 units are projected to develop affordably for lower-income households. This includes the Dublin Family Affordable Apartments, which is currently under Pre-Application review, and is further detailed in the Projects in the Pipeline section above. To facilitate the development of these 416 projected affordable units, **Program B.9** in the **Housing Plan** specifies that these units will not be subject to the Development Pool, nor a Community Benefit Program Agreement.

Project Name	GPLU	Zoning	Lot Size	Estimated Density	Total
Aster (Bay West), 6775 Golden Gate Drive	DDTOD	DDZD	4.97 acres	63 du/acre	313
Avesta Development, 7601 Amador Valley Blvd.	DDRD	DDZD	0.98 acres	34 du/acre	35
Connelly Station, 7550 Saint Patrick Way	DDTOD	DDZD	3.68 acres	84 du/acre	309
The Perch / Trumark, 7144 Regional Street	DDRD	DDZD	2.72 acres	22 du/acre	60
Valor Crossing, 7500 Saint Patrick Way	DDTOD	DDZD	1.37 acres	48 du/acre	66
Wicklow Square Senior Apartments, 7606 Amador Valley Blvd.	DDRD	DDZD	0.59 acres	32 du/acre	54

**Projects in the Pipeline**

As shown in **Table D-4**, there are five projects currently in the pipeline that are accommodating a total of 535 lower-income units – 266 extremely/very low- and 269 low-income units. The table includes status updates for these projects as of October 2022. These five pipeline housing projects with affordable units include Eden Housing/Regional Street Senior Affordable Housing, BRIDGE Housing/Amador Station, and East Ranch, which have approved Planning applications. Both the Eastern Dublin/Pleasanton BART Station (Site D-1) and ROEM Development/Dublin Family Affordable Apartments have Pre-Applications under review. No further affordability information is available as of October 2022.

**Rezoning**

After utilizing existing residentially zoned land, pipeline projects, and ADU assumptions, the City has a remaining unmet housing need of 755 very low- and low-income units. To accommodate the remaining need, the City has identified a total of 25.7 acres to be rezoned in the following areas:

- Alameda County Surplus Property
- Hacienda Crossings Shopping Center
- SCS Property

The City’s complete rezone strategy and analysis is detailed below in **Section 5: Rezone Strategy to Accommodate Remaining Very Low- and Low-Income RHNA**.

**2. Calculation of Unit Capacity**

**Site-by-Site Calculation**

The City has identified unit capacity on sites considering existing development and the feasibility of adding housing, development standards for the respective zone, and the feasible buildable acreage of the site. Then unit capacity was calculated by multiplying the net acreage of the site (considering existing environmental issues and existing structures) by the assumed density. A sample site calculation for a site is shown below in **Table D-6**.

Table D-6: Sample Sites Calculation	
Site Descriptor	Data
Unique ID	S-86
APN	986-0034-012-00
Zone	Rezone of Alameda County Surplus Properties
Assumed Density	66 du/acre
Existing Use	Vacant Lot
Existing Structures	0
Acreage	Approximately 7.5 acres
Net Units	493
Affordability Assumptions	50 percent
Total Affordable Unit Yield	247

**Affordability Assumptions**

Sites identified for rezoning to accommodate the remaining RHNA are assumed to develop with 50 percent of units affordable to very low- and low-income households and 50 percent of units affordable to above moderate-income households. The goal of the 2023-2031 Housing Element is to create more opportunities for affordable housing and to work with the affordable housing development community to bring additional very low- and low-income housing opportunities to Dublin.

**PAST PERFORMANCE**

The City can demonstrate a past performance in approving residential projects that include at least 50 percent affordable units. **Table D-7** below displays example completed housing projects in the City with at least 50 percent affordable units. As shown, the majority have developed at near 100 percent affordability. These projects range in density from 32 dwelling units per acre to 56, which in a few instances are densities higher than typically allowed on the site. All projects were able to achieve their listed densities without development exceptions. In addition, the City currently has a number of projects in the pipeline with affordable units, as well as high densities, that demonstrate ability to develop affordable units at high densities.

**Table D-7: Completed Affordable Housing Developments**

Name	APN	Year Completed	Acreage	Zone	Allowable Density	Built Density	Total Units	Total Affordable Units
<b>Camellia Place</b> 5450 DeMarcus Boulevard, A1	986-0034-008-00	2007	1.98 acres	PD	20.1 – 60 du/acre	56 du/acre	112	111
<b>Carlow Court at Emerald Vista</b> 6880 Mariposa Circle	941-2839-013-00	2013	1.03 acres	PD	14.1 – 25.0 du/acre	49 du/acre	50	49
<b>Oak Grove at Dublin Ranch</b> 4161 Keegan Street	985-0048-004-00	2007	6.84 acres	PD	20.1 – 60 du/acre	44 du/acre	304	243
<b>Pine Grove at Dublin Ranch</b> 3115 Finnian Way	985-0048-003-00	2007	6.85 acres	PD	20.1 – 60 du/acre	47 du/acre	322	292
<b>Valor Crossing</b> 7500 Saint Patrick Way	941-1500-032-02	2017	1.37 acres	DDZD TOD	30 – 85 du/acre	48 du/acre	66	65
<b>Wexford Way at Emerald Vista</b> 6900 Mariposa Circle	941-2839-014-04	2013	3.29 acres	PD	14.1 – 25.0 du/acre	40 du/acre	130	129
<b>Wicklow Square</b> 7606 Amador Valley Boulevard	941-0305-042-00	2005	0.59 acres	DDZD RD	22 – 85 du/acre	32 du/acre	54	53

*Source: City of Dublin, March 11, 2022, and September 21, 2022.*

The City has identified sufficient land, including land identified for rezoning, to accommodate the 2023-2031 RHNA. To support the assumption that projects will develop with affordable units, the City has identified programs and policies encouraging affordable developer interest and feasibility. These programs are detailed in **Chapter 2: Housing Plan**.

### 3. Adequacy of Sites to Accommodate Very Low- and Low-Income Housing

#### Selection of Sites

Sites identified to meet the City’s very low- and low-income RHNA were selected based on AB 1397 parcel size requirements of at least half an acre but not greater than 10 acres. Each site identified in the City’s Sites Inventory meets the minimum default density of 30 dwelling units per acre or will be rezoned to comply with the minimum density requirement as outlined in Section 5 below. The City has a demonstrated history of approving residential projects, specifically affordable units at this density. This supports the viability of these sites for affordable housing development.



## Vacant Parcels

The City has identified sufficient land to accommodate 55.8 percent of Dublin’s very low- and low-income RHNA on currently vacant parcels. Of the 15 total parcels identified as having potential to accommodate lower-income units, eight parcels (150.6 buildable acres) are currently vacant and have a propensity to accommodate 1,089 very low- and low-income units.

Three of the vacant sites to accommodate lower-income units are pipeline projects proposing 497 affordable units. The remaining five vacant sites include the two Public/Semi-Public sites (134 affordable units), the SCS property (100 affordable units), and the two Alameda County Surplus Property sites (358 affordable units).

Therefore, the existing uses on the remaining 44.2 percent of sites identified to accommodate very low- and low-income units are not presumed to impede additional residential development. Existing uses on the non-vacant sites have also been evaluated for potential to accommodate future residential uses.

## Replacement Analysis

The Sites Inventory includes three sites with existing residential units. This includes one pipeline project (Site 14, the Branaugh project site) and two 5<sup>th</sup> Cycle Sites in East Dublin (Sites 12 and 23). As such, Program B.15 is included in the **Housing Plan** to ensure demolished residential units occupied by lower-income households, or households subject to affordability requirements within the last five years, are replaced in compliance with Government Code Section 65915.

## Public/Semi-Public Sites

The City identified two Public/Semi-Public sites in the Sites Inventory, totaling 4.5 acres, on portions of large, master-planned developments occurring in east Dublin that can accommodate 134 lower income units. The Public/Semi Public land use designation allows a broad range of uses, including the potential for affordable housing developed by a non-profit entity. The two sites in the inventory total 4.5 acres and are planned for affordable housing at a minimum density of 30 dwelling units per acre.

## Alameda County Surplus Property

The City is in coordination with the Alameda County Surplus Property Authority to support housing development on two surplus properties at the Dublin Transit Center. The two surplus properties include 715 total units, of which 358 units would be affordable to lower-income households, on 10.8 buildable acres. More details are provided in **Section 5**. The Alameda County Surplus Property Authority reports that a Request for Proposals (RFP) will be issued within three to five years, dependent on market conditions. **Program B.16** is included in the Housing Plan to facilitate coordination with the Alameda County Surplus Property Authority regarding development of the sites. There are no known conditions that may preclude development on the sites or affect compliance with the Surplus Land Act.

## Hacienda Crossings Shopping Center

The City is in coordination with the Hacienda Crossings shopping center to support permitting a residential mixed-use development to help revitalize the shopping center, which is currently underutilized, has

vacant tenant spaces, and could benefit from introduction of residential development. The two properties include 594 total units, of which 297 units would be affordable to lower-income households, on a total of 12.4 buildable acres (one parcel measuring 10 acres and the other measuring 2.4 acres). More details are provided in **Section 5**.

## **SCS Property**

On February 15, 2022, the City Council approved a Preferred Plan for the SCS Property, which is a vacant 76.9-acre property located north of Interstate 580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The Preferred Plan includes a 2.5-acre Public/Semi-Public site for affordable housing, which is envisioned to include high-density affordable housing at a density of 40 dwelling units per acre and can accommodate 100 units affordable to lower-income households. More details are provided in **Section 5**.

## **Identification of Small or Large Sites**

AB 1397 identifies parcels measuring between half an acre and 10 acres to be appropriate for the development of affordable housing units. Parcels that are less than half an acre (“smaller”) or above 10 acres (“larger”) are not deemed adequate to accommodate lower-income housing needs unless past performance shows a tendency for affordable housing projects to develop on smaller or larger sites.

The City’s Sites Inventory does not include affordable units on sites that fall outside the size requirements of AB 1397. The Sites Inventory includes a total of 13 parcels ranging from 1.2 to 10 buildable acres to accommodate lower-income units.

Parcels with gross acreage larger than 10 acres have been selected and assumed to develop with lower-income housing, but they have buildable acreage below 10 acres. For example, Site 16 has a gross acreage of 136.6 but the buildable acreage of the Public/Semi-Public site is two acres for lower-income housing. Development of the parcel may be facilitated via subdivision, parceling, site planning, or other methods to ensure appropriate parcel sizing and to encourage the development of housing affordable to lower-income households; the zoning meets the default density requirements for lower-income unit development. Furthermore, the two-acre portion of this site has a different General Plan land use designation than the remainder of the larger property.

The City has reviewed all sites for environmental concerns and considerations as well as development and land use restrictions. Additionally, each site has been reviewed for existing use; access to infrastructure, water, utilities; and additional development constraints. Where the analysis showed increased barriers to development related to environmental concern, infrastructure concerns or existing conditions and development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards) the sites were removed. Larger sites were analyzed for potential for development and the analysis yielded findings that guided the site selection process. The findings showed that larger sites had subareas within individual parcels that exhibited higher potential for redevelopment than other subareas in the same parcel. This finding led the City to determine the “buildable” acreage of individual large sites.

The SCS property, Site 26, has a gross acreage of 30.4 acres, but as detailed above, only 2.5 acres are identified in the Sites Inventory. The property's approved Preferred Plan identifies 2.5 acres for 100 affordable units.

The Alameda County Surplus Property includes two total sites (Sites 27 and 28) – one of 12.3 acres and one of 7.5 acres. Less than 10 acres are identified as buildable on the 12.3 acre site due to the approval of the Westin Hotel on the southern 5.88 acres. As such, it does not exceed 10 acres and is not considered a constraint to affordable housing development.

Two parcels (Sites 18 and 19) are identified as part of the Hacienda Crossings shopping center sites, including one measuring exactly 10 acres with potential to accommodate 239 lower-income units. This parcel contains a large parking lot and several vacant commercial stores. The City has been in coordination with property owners who are in support of redeveloping the shopping center by adding residential development in order to revitalize the center and improve the underutilized land. While the parcel itself measures 18.8 acres, only 10 acres are considered buildable in compliance with AB 1397 and in following with existing trends in the development of affordable housing. As such, the size of the site is not considered to impede on the development of housing, nor affordable housing.

Lastly, there are two additional parcels in the Sites Inventory with lower-income units that are larger than 10 buildable acres. Both parcels, Site 11 and 12, are pipeline projects as part of the East Ranch project. The parcel is over 165 acres. Similar projects within the vicinity at comparable densities, such as Jordan Ranch and Positano, were also recently developed. The East Ranch project is approved with 17 low-income units. Past and future development indicates that large parcels in the City are suitable for development of affordable units.

#### **4. Non-Vacant Sites**

For non-vacant sites, State law requires that the City analyze:

- The extent to which existing uses may constitute an impediment to the future residential development within the planning period
- Past experience converting existing uses to higher density residential uses
- Current market demand for the existing use
- Analysis of leases that would prevent redevelopment of the site
- Development trends
- Market conditions
- Regulations or incentives to encourage redevelopment

#### **Lease Analysis**

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites. The City made diligent efforts to review existing lease agreements; however, the City does not have access to private party lease agreements or other contractual agreements amongst private parties. While the City does not have access to lease structures,

as these are private documents, Staff conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including the following:

- Past performance redeveloping non-vacant sites
- Analysis of existing use
- Market analysis of land costs and redevelopment opportunities

In addition, the City has met with the property owners of existing non-vacant sites at Hacienda Crossings shopping center and in Downtown Dublin. Property owners expressed interest and support in the City's Sites Inventory rezone strategy to allow for residential uses on these non-vacant parcels. Furthermore, the Hacienda Crossings shopping center has a large, underutilized parking lot, which could be redeveloped with housing should the existing buildings need to remain. As shown in Table D-8 below, the City has had past experience with redevelopment of non-vacant sites. The Tralee Village development was similar to what is proposed at Hacienda Crossings as it includes a strip mall and parking area. Future residential development at Hacienda Crossing and Downtown Dublin may include the demolition of currently vacant retail structures, and/or separate residential development in the current parking area with the addition of a parking structure or underground parking to account for the lost spaces. Specific details on the development of the site will depend on proposals and collaboration with potential developers.

### **Past Performance Developing Non-Vacant Sites for Residential Uses**

**Table D-8** lists previously approved projects developed on non-vacant sites. As shown, the City has been successful in not only approving residential housing developments on non-vacant sites, but also in approving the development of affordable units on non-vacant sites. Alameda County Housing Collaborative's Non-Vacant Site Database also provides additional residential projects that were approved in neighboring jurisdictions – showing a regional tendency and further supporting Dublin's use of non-vacant sites in the Sites Inventory as a way of meeting the City's RHNA.

Project and Address	Acreage	Economic Band	Previous Use	Zoning	Density	Year Completed	Total Unit Count	Affordable Unit Count
<b>The Perch</b> 7144 Regional Street	2.72	Medium/Low Rent Levels	Distributor	DDZD	22 du/acre	2018	60	0
<b>Aster</b> 6775 Golden Gate Drive	4.97	Medium/Low Rent Levels	Car Dealership	DDZD	63 du/acre	2017	313	313
<b>Valor Crossing</b> 7500 Saint Patrick Way	1.37	Medium/Low Rent Levels	Car Dealership	DDZD	48 du/acre	2017	66	65
<b>Avesta Senior Care Facility</b> 7601 Amador Valley Blvd.	0.98	Medium/Low Rent Levels	Vacant Commercial Building	DDZD	36 du/acre	2021	35	0
<b>Tralee Village - Condos</b> 6670 Dublin Blvd.	3.87	Medium/Low Rent Levels	K-Mart Strip Mall	PD	34 du/acre	2012	130	16
<b>Tralee Village - Townhomes</b> 6656 Adare Street	6.15	Medium/Low Rent Levels	K-Mart Strip Mall	PD	17 du/acre	2014	103	2

The City has identified the Hacienda Crossings shopping center as a non-vacant candidate site, due to the existence of vacant tenant spaces and vast, underutilized parking lot uses. These sites were selected, in part, due to property owner interest. These sites are identified in **Table D-9** to revitalize the shopping center and create mixed-use development opportunities. Given the City’s past development history on non-vacant sites, shown in Table D-8, as well as with Program B.14 included in the Housing Plan, the City does not anticipate existing uses at Hacienda Crossings to impede residential development.

Site 18 in **Table D-9** is one of two parcels at Hacienda Crossings shopping center to be rezoned. The parcel contains a large parking lot serving existing "big box" department stores, several of which are currently vacant. This parcel has a significant opportunity for redevelopment based on economic trends and existing housing development to the north across Dublin Blvd. Notably, the site is less than one mile from the Dublin/Pleasanton BART station. The City is also proactively coordinating with the property owners, who are considering redeveloping the site to include housing units.

Site 20 in **Table D-9** is in Downtown Dublin and is part of the Retail District. The existing uses include a large parking lot and a "big box" style store, Hobby Lobby. As part of the Downtown Dublin Preferred Vision (Preferred Vision), this site is planned to include residential units. Based on the existing uses on the site and alignment with the Preferred Vision, only about half of the acreage of the parcel is considered buildable in this analysis.

Additionally, while Sites 23 and 25 have older, existing residential uses, Program B.15 is in place to ensure the units are replaced and a formal replacement housing program is adopted. As such, these units are not considered to impede future residential development.

## **Non-Residential Uses**

The City has identified sites that may develop with both residential and nonresidential uses. However, development history shows a tendency to include residential uses over 100 percent commercial. In Downtown Dublin, no recent projects have been proposed with 100 percent new non-residential development on a site that allows residential and non-residential uses, except for minor commercial remodels and additions. An assisted living facility (considered non-residential) was recently developed in Downtown Dublin, but the project also included residential units. At the Dublin Transit Center, projects have either been proposed with mixed uses or stand-alone residential uses, with the exception of the Westin Hotel on the southern portion of Site 27. Limited commercial development has been proposed at the Transit Center, but commercial uses have been restricted to the ground floor of multi-family residential developments. Other non-residential uses in at the Transit Center have been converted to residential uses or complimentary uses to multi-family developments, such as the associated leasing offices and fitness centers.

## ***5. Rezone Strategy to Accommodate Remaining Very Low- and Low-Income RHNA***

After utilizing pipeline projects, projected ADU assumptions, and existing residentially zoned land (including 5<sup>th</sup> Cycle Housing Element sites, Public/Semi-Public Sites, and Downtown Dublin), there is a remaining need of 720 lower-income units. Below is the strategy for rezoning sites to meet the City's remaining RHNA.

### **Part 1: Rezoning Opportunities Utilizing Alameda County Surplus Property Authority Sites**

The City has identified two parcels owned by the Alameda County Surplus Property Authority for rezoning to accommodate a portion of the remaining lower-income RHNA. The County is supportive of amending the General Plan and rezoning these sites to accommodate future residential development. The two vacant parcels total 19.7 acres, of which 10.8 acres are buildable due to the approval of the Westin Hotel on the southern 5.88 acres of Site 28. On Site 28, a total of 3.4 acres are identified for future residential development to allow the remaining three acres to be developed with a compatible use. The second parcel – Site 29 – is 7.5 acres in total. The average density of 66 dwelling units per acre proposed for these sites is comparable to the average residential density within the Transit Center and is based on existing development trends, proximity to high-capacity transit, and coordination with the property owner. Utilizing the unit capacity outlined above, the City assumes a density of 66 dwelling units per acre with a 50 percent affordability factor. In total, the proposed rezoned parcels can accommodate 715 units, of which 358 are estimated to be affordable to lower-income households.

## Part 2: Rezoning Opportunities Utilizing Hacienda Crossings

The City has identified two parcels at the Hacienda Crossings shopping center for rezoning to accommodate a portion of the remaining lower-income RHNA. The property owners are supportive of permitting a residential mixed-use development to help revitalize the shopping center, which is currently underutilized, has vacant tenant spaces, and could benefit from introduction of residential development. The two parcels total 21.2 acres, but only 12.4 acres are identified as buildable acreage for future residential development. The two parcels are envisioned to develop with residential units at an average density of 48 dwelling units per acre, similar to the nearby Waterford Place Shopping Center and Apartments. This density is also based on existing development trends, proximity to high-capacity transit, and coordination with the property owners. Utilizing the unit capacity calculations outlined above, the City assumes a density of 48 dwelling units per acre with a 50 percent affordability factor. In total, the proposed rezoned parcels can accommodate 594 units, of which 297 are estimated to be affordable to lower-income households.

## Part 3: Rezoning Opportunities Using SCS Property

On February 15, 2022, the City Council approved a Preferred Plan for the SCS Property, which is a vacant 76.9-acre property located north of Interstate 580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The Preferred Plan includes a 2.5-acre Public/Semi-Public site for affordable housing that contemplates between 70 and 150 units. The City has identified this 2.5-acre site for rezoning to accommodate a portion of the remaining lower-income RHNA. The SCS Property has been included in several development proposals in recent years. However, under the current proposal, the 2.5-acre Public/Semi-Public site included in the Sites Inventory (Site S-82) is envisioned to include high-density affordable housing at a density of 40 dwelling units per acre. In total, the proposed rezoned parcel complies with the Preferred Plan and can accommodate 100 units affordable to lower-income households.

## C. Moderate- and Above Moderate-Income Sites Inventory

This Section contains a description and listing of the sites identified to meet Dublin's moderate- and above moderate-income allocation.

### 1. Strategy for Accommodating Moderate-Income Allocation

Utilizing pipeline projects, projected ADU assumptions, and existing residential zoning, the City can fully accommodate the 560 moderate-income RHNA utilizing the sources detailed below.

#### Projects in the Pipeline

As shown in **Table D-4**, there are three projects currently in the pipeline that are accommodating a total of 210 moderate-income units. The BRIDGE Housing/Amador Station project has received planning application approval for a total of 300 units, including 162 units affordable to moderate-income households. The East Ranch project has approval for 26 moderate-income units. The Ashton at Dublin



Station project is currently constructing 220 units, including 22 units affordable to moderate-income households.

### **Accessory Dwelling Units (ADUs)**

Based on ABAG's *Using ADUs to Satisfy RHNA Technical Memo*, the City estimates 30 percent of the 160 projected ADUs will develop at a moderate-income affordability, totaling 48 units. **Table D-3** provides a breakdown of projected ADU development by affordability level.

### **5<sup>th</sup> Cycle Sites**

State law limits a jurisdiction's ability to re-use sites from the prior RHNA cycle. Vacant sites identified in the last two Housing Elements and non-vacant sites identified in a prior Housing Element may not be counted towards the lower-income RHNA categories unless: 1) the sites are zoned at the "default" density of 30 dwelling units per acre; or 2) the sites allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. In October 2020, the City Council gave direction to allow housing by right rather than up zoning properties. A "use by right" is one in which the use does not require "a conditional use permit, planned unit development permit, or other discretionary local government review or approval," such as the Community Benefit Agreement, although it specifically allows for design review. The City may count units on the existing 5<sup>th</sup> Cycle Sites as either moderate- or above moderate-income units since they do not meet the minimum density of 30 dwelling units per acre required to count for lower-income categories. These sites can accommodate 252 total units, including 252 moderate-income units.

### **Downtown Dublin**

Of the 240 units projected in Downtown Dublin, not including pipeline projects, 50 units are projected to develop as moderate-income units. This assumption is made based on existing trends of affordable housing development throughout the City.

## **2. Strategy for Accommodating Above Moderate-Income Allocation**

Utilizing pipeline projects alone, the City can fully accommodate the above moderate-income RHNA of 1,449 units, with a surplus of units from the projected ADU assumptions, existing residential zoning, and rezone strategies, utilizing the following sources.

### **Projects in the Pipeline**

As shown in **Table D-4**, there are 11 projects currently in the pipeline that are accommodating a total of 2,104 above moderate-income units. Two of the projects have received Planning approval and four are currently under construction. Four pipeline projects are currently in Planning review.

### **Accessory Dwelling Units (ADUs)**

Based on ABAG's draft *Using ADUs to Satisfy RHNA Technical Memo*, the City estimates that 10 percent of the 160 projected ADUs will develop at an above moderate-income affordability, totaling 16 units. **Table D-3** provides a breakdown of projected ADU development by affordability level.

### **Rezone Strategies**

As discussed in Section B.5 of this Appendix, the rezone strategies are anticipated to accommodate residential development at an affordability of 50 percent. The other 50 percent of units (654 units) are anticipated to develop at an above moderate-income level.

## Selection of Sites

The Sites Inventory contains a selection of sites that are most likely to be developed for moderate- and above moderate-income housing. For the purpose of identifying sites with the potential to be developed within the planning period, this analysis considered existing zoned parcels that permit residential as a primary use.

For the purposes of this analysis, projected ADU assumptions were calculated separately as outlined within Section A.2 above. ADUs represent additional potential units to meet the City's RHNA.

## D. Summary of RHNA Status and Sites Inventory

The City has reviewed all sites for environmental concerns and considerations as well as development and land use restrictions. Additionally, each site has been reviewed for existing use; access to infrastructure, water, utilities; and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerns, infrastructure concerns or existing conditions and development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards) the sites were removed. The result is a list and analysis of sites that are most ripe for development or redevelopment for housing. A summary of the City's ability to meet the RHNA obligation for 2023-2031 is shown in **Table D-1**.

## E. Sites Identified to Accommodate RHNA and Maps

**Figures D-1** through **D-3** below map all sites identified to accommodate the City's 2023-2031 RHNA. **Table D-9** is the Sites Inventory sorted by Unique ID for reference in the maps.

Figure D-1: 2023-2031 RHNA Sites Inventory Map





Figure D-2: 2023-2031 RHNA Sites Inventory Map

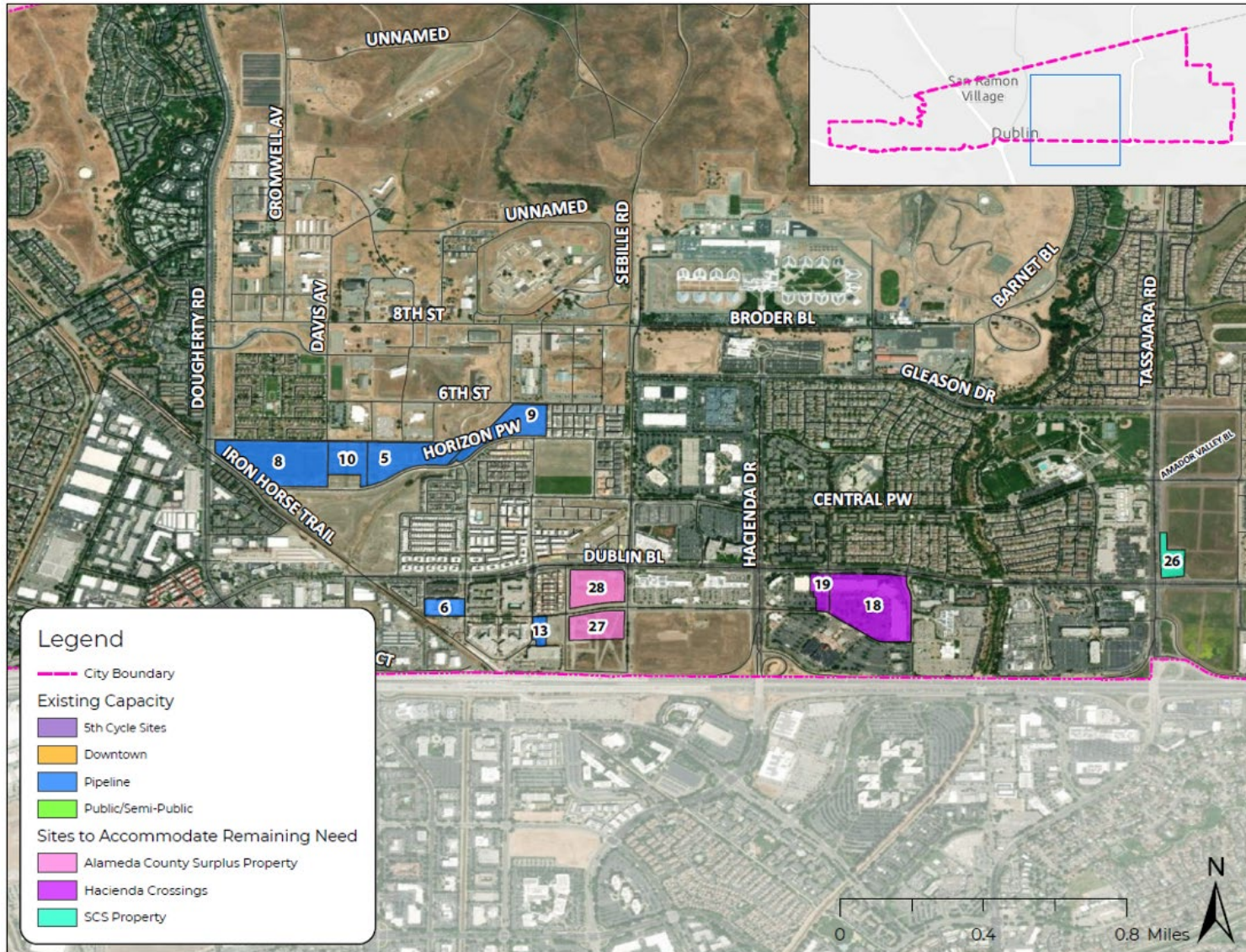




Figure D-3: 2023-2031 RHNA Sites Inventory Map

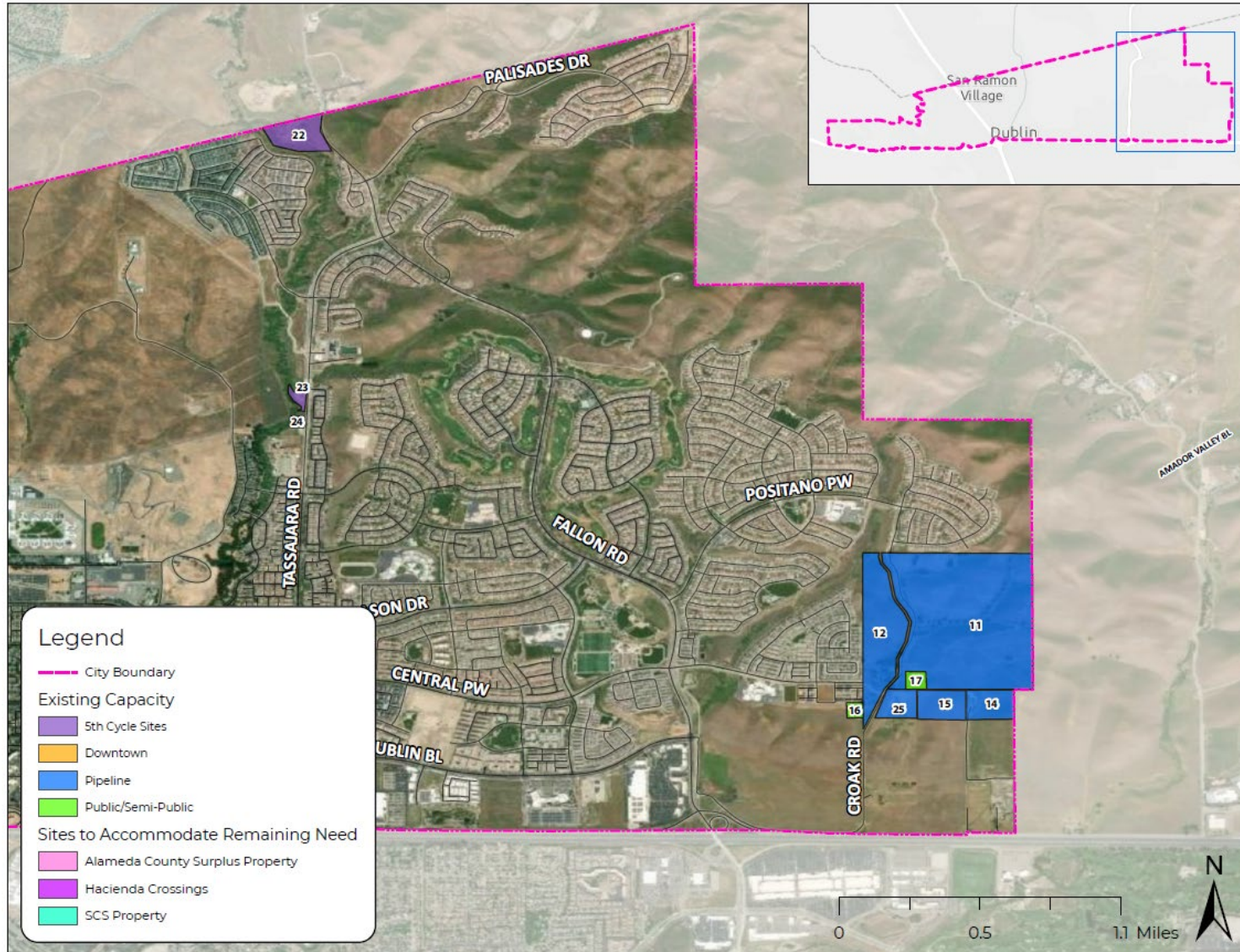


Table D-9: City of Dublin 6<sup>th</sup> Cycle Housing Element Candidate Sites

Unique ID	Map Category	APN	Vacancy	Existing Units	Street Address	Gross Acreage	Buildable Acreage	HCD Sizing Criteria	5 <sup>th</sup> Cycle?	ZONING	GPLU	Expected Density	Rezone Expected Density	Net Potential Units	Net Units by Income Category			Assumed Income Category	Pipeline Projects	Rezone	Existing Use and Additional Information
															Low	Mod.	Above Mod.				
1	Pipeline	941-1500-025-00	Yes	5	6543 Regional Street, Dublin, CA 94568	1.3	1.3	Yes	Yes	DDZD	DDTOD	73	-	113	112	0	1	Low and Very Low	Yes	No	This site is a project in the pipeline and will be an affordable housing development by Eden Housing. The project will include 112 units of affordable housing.
2	Pipeline	941-2842-002-00	No	0	6501 Golden Gate Drive, Dublin, CA 94568	2.6	2.6	Yes	No	DDZD	DDTOD	73	-	136	134	0	2	Low and Very Low	Yes	No	This site (1/2) is a project in the pipeline and will be an affordable housing development by BRIDGE Housing. The project will include 134 units of lower-income housing and 162 units of moderate-income housing.
3	Pipeline	941-2842-004-00	No	0	6501 Golden Gate Drive, Dublin, CA 94568	1.1	1.1	Yes	No	DDZD	DDTOD	73	-	164	0	162	2	Moderate	Yes	No	This site (2/2) is a project in the pipeline and will be an affordable housing development by BRIDGE Housing. The project will include 134 units of lower-income housing and 162 units of moderate-income housing.
4	Downtown	941-0305-028-00	No	2	7590 Amador Valley Blvd., Dublin, CA 94568	2.9	2.9	Yes	No	DDZD	DDRD	85	-	80	80	0	0	Low and Very Low	No	Yes	The City has a memorandum of understanding with an affordable housing developer to develop on this property, the site of a former Grocery Outlet.
5	Pipeline	986-0073-001-00	Yes	0	790 5 <sup>th</sup> Street, Dublin, CA 94568	10.3	10.3	No	No	DCZD	DC	N/A	-	112	0	0	112	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Boulevard project, a development of 1,995 units.
6	Pipeline	986-0034-009-00	Yes	0	5421 Campbell Lane, Dublin, CA 94568	2.4	2.4	Yes	No	PD	HDR	N/A	-	220	0	22	198	Moderate	Yes	No	This parcel is a project in the pipeline as part of the Ashton at Dublin Station project, a development of 220 units, 22 of which will be moderate income.
7	Pipeline	941-1500-047-07	Yes	0	6700 Golden Gate Drive, Dublin, CA 94568	8.6	8.6	Yes	No	DDZD	DDTOD	N/A	-	499	0	0	499	Above Moderate	Yes	No	This parcel is a project in the pipeline by developer Avalon Bay Communities and is a development of 499 units.
8	Pipeline	986-0072-001-00	Yes	0	150 Adams Avenue, Dublin, CA 94568	17.3	17.3	No	No	DCZD	DC	N/A	-	113	0	0	113	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Boulevard project, a development of 1,995 units.
9	Pipeline	986-0068-001-00	Yes	0	Unaddressed Parcel	7.7	7.7	Yes	No	DCZD	DC	N/A	-	225	0	0	225	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Boulevard project, a development of 1,995 units.
10	Pipeline	986-0064-002-00	Yes	0	180 5 <sup>th</sup> Street, Dublin, CA 94568	5.5	5.5	Yes	No	DCZD	DC	N/A	-	226	0	0	226	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Boulevard project, a development of 1,995 units.
11	Pipeline	905-0002-002-00	Yes	0	4038 Croak Road,	129.0	129.0	No	Yes	PD	NP	3	-	287	9	13	265	Low and Very Low	Yes	No	This parcel is a project in the pipeline as part of the East Ranch

Table D-9: City of Dublin 6<sup>th</sup> Cycle Housing Element Candidate Sites

Unique ID	Map Category	APN	Vacancy	Existing Units	Street Address	Gross Acreage	Buildable Acreage	HCD Sizing Criteria	5 <sup>th</sup> Cycle?	ZONING	GPLU	Expected Density	Rezone Expected Density	Net Potential Units	Net Units by Income Category			Assumed Income Category	Pipeline Projects	Rezone	Existing Use and Additional Information
															Low	Mod.	Above Mod.				
					Dublin, CA 94588																project. Similar projects within the vicinity at comparable densities, such as Jordan Ranch and Positano, were also recently developed.
12	Pipeline	905-0002-001-01	No	1	Unaddressed Parcel	34.1	34.1	No	Yes	PD	NP	10	-	286	8	13	265	Low and Very Low	Yes	No	This parcel is a project in the pipeline as part of the East Ranch project. Similar projects within the vicinity at comparable densities, such as Jordan Ranch and Positano, were also recently developed.
13	Pipeline	986-0034-013-01	Yes	0	5201 Ironhorse Parkway, Dublin, CA 94568	2.5	2.5	Yes	No	PD	CO	80	-	99	98	0	1	Low and Very Low	Yes	No	This parcel is a project in the pipeline at the Dublin Transit Center including 98 units of affordable housing.
14	Pipeline	905-0001-004-04	No	3	1881 Collier Canyon Road, Dublin, CA 94568	40.1	9.9	Yes	No	PD	IP	8	-	97	0	0	97	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Branaugh project, a development of 97 units.
15	Pipeline	905-0001-005-02	Yes	0	Unaddressed Parcel	49.7	9.8	Yes	No	PD	IP	8	-	96	0	0	96	Above Moderate	Yes	No	This parcel is a project in the pipeline as part of the Righetti project, a development of 97 units.
16	Public/Semi-Public	985-0027-002-00	Yes	0	Unaddressed Parcel	136.6	2.5	Yes	No	PD	P/SP	30	-	74	74	0	0	Low and Very Low	No	No	This parcel has the Public/Semi-Public designation, which allows a broad range of uses including affordable housing developed by a non-profit entity. This parcel is in east Dublin and is currently vacant.
17	Public/Semi-Public	905-0002-001-01	Yes	1	Unaddressed Parcel	34.1	2.0	Yes	No	PD	P/SP	30	-	60	60	0	0	Low and Very Low	Yes	No	This portion of the parcel has the Public/Semi-Public designation, which allows a broad range of uses including affordable housing developed by a non-profit entity. This parcel is in east Dublin and is currently vacant.
18	Hacienda Crossings	986-0008-009-00	No	10	4820 Dublin Blvd., Dublin, CA 94568	18.8	10.0	Yes	No	PD	GC	-	48	478	239	0	239	Low and Very Low	No	Yes	This parcel is one of two parcels at Hacienda Crossings shopping center to be rezoned (see Section 5, Part 2). This parcel contains a large parking lot serving existing "big box" department stores, several of which are currently vacant. This parcel has a significant opportunity for redevelopment based on economic trends and existing housing development to the north across Dublin Blvd. Notably, the site is less than one mile from the Dublin/Pleasanton BART station. The City is also proactively



Table D-9: City of Dublin 6<sup>th</sup> Cycle Housing Element Candidate Sites

Unique ID	Map Category	APN	Vacancy	Existing Units	Street Address	Gross Acreage	Buildable Acreage	HCD Sizing Criteria	5 <sup>th</sup> Cycle?	ZONING	GPLU	Expected Density	Rezone Expected Density	Net Potential Units	Net Units by Income Category			Assumed Income Category	Pipeline Projects	Rezone	Existing Use and Additional Information
															Low	Mod.	Above Mod.				
																					coordinating with the property owners, who are considering redeveloping the site to include housing units. Although this site is considered a large parcel as it is over 10 acres, only 10 acres of the site are considered "buildable" based on AB 1397 and existing trends in the development of affordable housing.
19	Hacienda Crossings	986-0008-010-00	No	3	4980 Dublin Blvd., Dublin, CA 94568	2.4	2.4	Yes	No	PD	GC	-	48	116	58	0	58	Low and Very Low	No	Yes	This parcel is one of two parcels at Hacienda Crossings shopping center to be rezoned (see Section 5, Part 2). This parcel contains a large parking lot serving existing "big box" department stores, several of which are currently vacant. This parcel has a significant opportunity for redevelopment based on economic trends and existing housing development to the north across Dublin Blvd. Notably, the site is less than one mile from the Dublin/Pleasanton BART station. The City is also proactively coordinating with the property owners, who are considering redeveloping the site to include housing units.
20	Downtown	941-0305-040-00	No	0	7050 Amador Plaza Road, Dublin, CA 94568	7.5	3.8	Yes	No	DDZD	DDRD	85	-	160	110	50	0	Low and Very Low	No	Yes	This parcel is in Downtown Dublin and is part of the Retail District. The existing uses include a large parking lot and a "big box" style store, Hobby Lobby. As part of the Downtown Dublin Preferred Vision (Preferred Vision), this site is planned to include residential units. Based on the existing uses on the site and alignment with the Preferred Vision, only about half of the acreage of the parcel is considered buildable in this analysis.
21	Pipeline	941-1500-030-00	No	0	6513 Regional Street, Dublin, CA 94568	1.7	1.7	Yes	Yes	DDZD	DDTOD	105	-	176	174	0	2	Low and Very Low	Yes	No	This parcel is in Downtown Dublin and is part of the Transit-Oriented District. The existing uses include a parking lot and a vacant one-story commercial complex. The Transit-Oriented District allows residential development up to 85 du/ac to maximize development proximate

Table D-9: City of Dublin 6<sup>th</sup> Cycle Housing Element Candidate Sites

Unique ID	Map Category	APN	Vacancy	Existing Units	Street Address	Gross Acreage	Buildable Acreage	HCD Sizing Criteria	5 <sup>th</sup> Cycle?	ZONING	GPLU	Expected Density	Rezone Expected Density	Net Potential Units	Net Units by Income Category			Assumed Income Category	Pipeline Projects	Rezone	Existing Use and Additional Information	
															Low	Mod.	Above Mod.					
																						to the West Dublin/Pleasanton BART station, which is about a quarter mile away from this site. This parcel is a project in the pipeline as part of the Dublin Family Affordable Apartments proposing 176 total units. In addition, several recent developments and projects in the pipeline in the Transit Oriented District further reinforce this site's propensity to redevelop with high-density housing.
22	5th Cycle Sites	986-0004-001-00	No	1	7440 Tassajara Road, Dublin, CA 94568	11.6	11.6	No	Yes	PD	MDR	10	-	114	0	114	0	Moderate	No	No	This parcel is in east Dublin and is a mostly vacant site adjacent to existing townhome-style development. The site includes one residential unit on the west side of the site. Based on surrounding development and the existing zoning and land use designation, this site is anticipated to develop moderate-income units.	
23	5th Cycle Sites	986-0003-001-02	No	0	6060 Tassajara Road, Dublin, CA 94568	1.9	1.9	Yes	Yes	PD	MHD and OS	10	-	19	0	19	0	Moderate	No	No	This parcel is in east Dublin and is a vacant site adjacent to existing townhome-style development. Based on surrounding development and the existing zoning and land use designation, this site is anticipated to develop moderate-income units.	
24	5th Cycle Sites	986-0028-002-00	No	1	5868 Tassajara Road, Dublin, CA 94568	1.0	1.0	Yes	Yes	PD	SC	10	-	9	0	9	0	Moderate	No	No	This parcel is in east Dublin and is a mostly vacant site adjacent to existing townhome-style development. The site includes one residential unit on the west side of the site. Based on surrounding development and the existing zoning and land use designation, this site is anticipated to develop moderate-income units.	
25	5th Cycle Sites	905-0001-006-03	Yes	0	3457 Croak Road, Dublin, CA 94588	50.7	7.2	Yes	Yes	PD	GCCO	15.4		110	0	110	0	Moderate	No	No	This parcel is in east Dublin and is a vacant site adjacent to existing townhome-style development. Based on surrounding development and the existing zoning and land use designation, this site is anticipated to develop moderate-income units.	
26	SCS Property	985-0051-006-00	Yes	0	4441 Tassajara Road, Dublin, CA 94568	30.4	2.5	Yes	No	PD	GC	40	-	100	100	0	0	Low and Very Low	No	No	This site is a vacant parcel north of Dublin Blvd. and east of Tassajara Road. This parcel and those adjacent have been included in several development proposals in	

Table D-9: City of Dublin 6<sup>th</sup> Cycle Housing Element Candidate Sites

Unique ID	Map Category	APN	Vacancy	Existing Units	Street Address	Gross Acreage	Buildable Acreage	HCD Sizing Criteria	5 <sup>th</sup> Cycle?	ZONING	GPLU	Expected Density	Rezone Expected Density	Net Potential Units	Net Units by Income Category			Assumed Income Category	Pipeline Projects	Rezone	Existing Use and Additional Information
															Low	Mod.	Above Mod.				
																					recent years, the most recent of which is known as the SCS Property. Under the most recent proposal, this portion of the site is envisioned to include high-density affordable housing. Although the site is more than 30 acres, the Preferred Plan and the proposed development plans identify a 2.5-acre site including 100 affordable units.
27	Alameda County Surplus Property	986-0034-014-00	Yes	0	Unaddressed Parcel	12.3	3.4	Yes	No	PD	CO	-	66	222	111	0	111	Low and Very Low	No	Yes	This parcel is one of two parcels to be rezoned as part of the Alameda County Surplus Property (see Section 5, Part 1). The County is supportive of amending the General Plan and rezoning these sites to accommodate these units. Notably, a third parcel of Alameda County Surplus Property in the same area (Site 13) is currently an affordable housing project in the pipeline. Although this parcel is a large parcel at 12.3 acres, only 3.4 acres are buildable due to the approval of the Westin Hotel on the southern 5.88 acres of the site. 3.4 acres are identified for future residential development to allow the remaining three acres to be developed with a compatible use.
28	Alameda County Surplus Property	986-0034-012-00	Yes	0	Unaddressed Parcel	7.5	7.5	Yes	No	PD	CO	-	66	493	247	0	246	Low and Very Low	No	Yes	This parcel is one of two parcels to be rezoned as part of the Alameda County Surplus Property (see Section 5, Part 1). The County is supportive of amending the General Plan and rezoning these sites to accommodate these units. Notably, a third parcel of Alameda County Surplus Property in the same area (Site 13) is currently an affordable housing project in the pipeline.



**APPENDIX E:**  
***HOUSING PLAN PROGRAMS SUMMARY***





## Housing Plan Programs Summary

This Appendix contains an outline of all the Policy Programs included within **Chapter 2: Housing Plan**. **Table E-1** includes each program’s objectives, responsible agency, funding source, and timeline.

<b>Table E-1: Housing Plan Programs</b>				
Program	Objectives	Responsible Agency	Funding Source	Timeframe
<b>A.1: Housing Rehabilitation Assistance</b>	Continue to support the Alameda County Community Development Agency to implement the Minor Home Improvement Program (including accessibility grants) and Renew Alameda County and promote the Dublin Home Rehabilitation Program through dissemination of informational materials with the goal of assisting 36 households between 2023 and 2031.	Alameda County Community Development Agency; Community Development Department	CDBG; Alameda County Measure A-1 Bond Fund; Dublin General Fund	Create informational materials by January 31, 2025; Annually review available funding for support; 2023-2031
<b>A.2: Housing Choice Voucher Rental Assistance</b>	Continue to support the assistance of 350 lower-income households each year between 2023 and 2031. Continue to refer interested households to the Housing Authority of Alameda County.	Housing Authority of Alameda County	HUD Section 8	Annually coordinate with the Housing Authority of Alameda County; 2023-2031
<b>A.3: Code Enforcement</b>	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis. Conduct residential inspections to ensure property maintenance standards are met and to abate substandard structures. Annually review code enforcement cases, and establish new programs within one year when 15 or more cases arise in a year regarding the same issue. Perform annual reviews of City ordinances.	Community Development Department	General Fund	On a case-by-case basis; Annually review code enforcement cases and establish new programs within one year to address reoccurring issues; Annually review City ordinances and make changes based on reoccurring issues

Table E-1: Housing Plan Programs				
Program	Objectives	Responsible Agency	Funding Source	Timeframe
				of 15 or more cases within one year; 2023-2031
<b>A.4: Condominium Conversion Ordinance</b>	Monitor conversion activities annually. If the seven-percent conversion limit is met, identify new programs or ordinance amendments to preserve rental housing stock.	Community Development Department	Permit Processing Fees	Review conversion activities annually and, if the seven percent conversion limit is met, make program changes within one year; 2023-2031
<b>A.5: Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate</b>	Maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market-rate units.	Community Development Department	General Fund	Develop the warning system by January 31, 2025; Review annually; Outreach to begin by January 31, 2025; Annually seek funding opportunities; 2023-2031
	Outreach to and coordinate with property owners with assisted housing units at-risk of converting to market-rate units to preserve affordability.			
	Facilitate and promote tenant outreach, noticing, and education, as well as funding opportunities, as available.			
	Proactively seek funding opportunities for units at-risk of converting to market-rate units.			
<b>B.1: Mixed-Use Development</b>	Facilitate the construction of 300 residential units within mixed-use projects between 2023-2031.	Community Development Department	Affordable Housing Fund; General Fund	Annually review permitting and construction rates; Assist applicants and developers on a project-by-project basis; Mid-cycle review of development incentives and, if development is occurring at a rate
	Continue to incentivize mixed-use projects through flexible development standards and other means.			
	Mid-cycle review development incentives to identify if development is occurring as anticipated; if it is not, identify and promote additional incentives.			



**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
				less than anticipated, then identify and promote additional incentives within one year; 2023-2031
<b>B.2: Affordable Housing Developers</b>	Negotiate a specific incentives package for each project, with increased incentives for projects that include units for extremely low-income households, seniors, and persons with disabilities.	Community Development Department	Affordable Housing Fund; General Fund	On a case-by-case basis; Annually outreach to housing developers; 2023-2031
	Provide application/technical assistance as requested by potential developers or property owners.			
	Provide assistance to affordable housing developers to facilitate the construction of 100 affordable housing units between 2023-2031, with the goal of achieving 20 affordable units for extremely low-income households and/or persons with special needs.			
	Contact developers to discuss affordable housing opportunities.			
<b>B.3: Density Bonus</b>	Review and revise the Density Bonus Ordinance to ensure continued compliance with State law through the Planning Period.	Community Development Department	General Fund	Provide information on a case-by-case basis; Revise as necessary to maintain compliance with State law throughout the Planning Period; Review annually; 2023-2031
	Continue to implement the Density Bonus Ordinance and provide the Ordinance to developers and other interested parties.			
	Maintain updated information on the City's affordable housing incentives, such as density bonus and fee deferment, on the City's website.			
<b>B.4: Inclusionary Zoning Regulations</b>	Review the Inclusionary Zoning Regulations.	Community Development Department	Affordable Housing Fund, General Fund	Review the Inclusionary Regulations and In-
	Prepare a nexus study reviewing the Affordable Housing In-Lieu Fee.			

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	Facilitate the construction of 250 affordable housing units.			Lieu Fees by January 31, 2025; Prepare a nexus study by January 31, 2025
<b>B.5: Commercial Linkage Fee</b>	Prepare a nexus study reviewing the Commercial Linkage Fee.	Community Development Department	Affordable Housing Fund; General Fund	Prepare a nexus study reviewing the Commercial Linkage Fee by January 31, 2025; Provide information on a case-by-case basis; Review and seek additional funding annually; 2023-2031
	Utilize funding to facilitate the construction of 100 affordable housing units.			
	Assist at least 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.			
<b>B.6: Housing Type and Size Variations</b>	Require developers to provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs.	Community Development Department	General Fund	On a case-by-case basis; 2023-2031
<b>B.7: Accessory Dwelling Units and Junior Accessory Dwelling Units</b>	Facilitate the development of at least 160 ADUs.	Community Development Department	General Fund	Create and update public information on ADUs by January 31, 2024; Implement campaign by January 31, 2024; Review ADU development annually; 2023-2031
	Maintain updated information on the City's ADU processes, related code, and incentives, on the City's website.			
	Implement a public awareness campaign for constructing ADUs.			

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
<b>B.8: Accessory Dwelling Unit Monitoring Program</b>	Maintain the ADU Monitoring Program.	Community Development Department	General Fund	Review annually and revise within six months if a development gap occurs; 2023-2031
	Annually review progress and, if a gap develops between projected and actual ADU development, then make proportional changes within six months.			
<b>B.9: Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397</b>	Amend the Downtown Dublin Specific Plan to specify the units on the three non-vacant lower-income sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program Agreement requirement.	Community Development Department	General Fund	Adopt the Downtown Specific Plan Amendment by January 31, 2025
<b>B.10: Objective Design Standards and Streamlined Ministerial Review</b>	Review and, as necessary, revise the Citywide Multi-Family Objective Design Standards to ensure continued compliance with State law in order to facilitate the development of housing.	Community Development Department	General Fund	Amend the Site Development Review Permit findings by January 31, 2024; Review annually; 2023-2031
	Continue to implement the Citywide Multi-Family Objective Design Standards.			
	Amend the Sites Development Review Permit findings to remove subjective language in Findings 3 and 6 to provide objective standards in accordance with SB 35.			
<b>B.11: Transitional and Supportive Housing</b>	Amend the Zoning Ordinance to comply with statutory requirements by permitting transitional and supportive housing as a residential use by-right in all zones where housing is permitted and only subject to those restrictions that apply to other residential dwellings of the same types in the same zone.	Community Development Department	General Fund	Amend the Zoning Ordinance by January 31, 2024; Annually outreach to local organizations and agencies; Review and seek additional funding for local and regional homelessness efforts annually; 2023-2031
	Collaborate with local organizations and agencies to discuss the needs of persons experiencing homelessness.			
	Support and, when possible, fund local and regional efforts to address the housing needs of persons experiencing homelessness.			
<b>B.12: Single-Room Occupancy (SRO)</b>	Review permitting procedures for SROs and amend DMC Section 8.12.050 to remove potential constraints.		General Fund	Review permitting procedures for

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	<p>Provide technical assistance for potential SRO developers on a project-by-project basis.</p> <p>Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness.</p> <p>Support and, when possible, fund local and regional efforts to address the housing needs of persons in Dublin who previously experienced homelessness.</p>	Community Development Department		SROs and amend the DMC Section 8.12.050 to remove potential constraints by January 31, 2025; Provide technical assistance for potential SRO developers on a project-by-project basis; Outreach to local organizations and agencies annually; Review and seek additional funding for local and regional homelessness efforts annually; 2023-2031
<b>B.13: Universal Design Ordinance</b>	Maintain updated information about the Universal Design Ordinance on the City’s website and at City Hall.	Community Development Department	Permit Processing Fees	Update as necessary; 2023-2031
<b>B.14: Residential Incentives</b>	Promote existing incentives and identify potential new incentives for the development of residential uses on sites identified in the Sites Inventory that allow both residential and non-residential uses.	Community Development Department	General Fund	Annually outreach to housing developers; Mid-cycle review of housing development and available sites and revise incentives as appropriate, if development does

Table E-1: Housing Plan Programs				
Program	Objectives	Responsible Agency	Funding Source	Timeframe
				not occur as projected; 2023-2031
<b>B.15: Replacement Housing</b>	Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years.	Community Development Department	General Fund	Adopt a replacement housing program by January 31, 2025
<b>B.16: Publicly-Owned Lands</b>	Coordinate with Alameda County Surplus Property Authority to develop 715 units. In coordination with the Alameda County Surplus Property Authority, identify a tentative schedule of actions for development of the property.	Community Development Department	General Fund	Identify a tentative schedule of actions by January 31, 2024; Establish incentives and resources by January 31, 2024; Partner with the County to issue an RFP by January 31, 2025; Complete the rezonings by January 31, 2026; Offer assistance throughout the development process and support efforts to process applications; Annually conduct outreach to the development community and promote incentives
	In conjunction with Program C.1, complete the rezonings by January 31, 2026.			
	Conduct outreach to developers (including, but not limited to, one-on-one meetings, workshops, and written communication) to provide information on development opportunities on publicly-owned lands, incentives, and available assistance.			
	Establish and promote incentives and resources available for the development of publicly-owned land that may include fee waivers, priority processing, and financial assistance.			
	By 2028, the City will review progress for development of the property. If development activity has not substantially progressed or conditions are known that would prevent development from occurring in the planning period, additional actions will be identified by the City to further encourage development and maintain adequate sites to accommodate the RHNA. The additional actions may include but is not limited to: additional incentives, further outreach to potential			

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	developers, negotiations with the landowner(s), rezonings, and/or other strategies.			until an application is submitted.
<b>B.17: Community Care Facilities</b>	Amend the Zoning Ordinance to allow community care facilities in all zones allowing residential uses.	Community Development Department	General Fund	Amend the Zoning Ordinance regarding community care facilities by January 31, 2024; Amend the Zoning Ordinance regarding the definition of "Family" by January 31, 2024
	Amend the Zoning Ordinance to revise the definition of "Family" to eliminate constraints for persons with disabilities.			
<b>B.18: Planned Development (PD) Zoning</b>	Review vacant and underutilized properties with existing PD zoning and rezone these properties to a residential zoning district with established development standards. PD zoning will not be mandated on residential sites and will continue to be used as an option for property owners and developers that desire further flexibility.	Community Development Department	General Fund	By January 31, 2025, review and implement rezonings and amendments to the Zoning Ordinance
	Review the Zoning Ordinance and consider further amendments to provide the option for property owners and developers to request PD zoning if they desire more flexibility.			
<b>B.19: Development of Large Parcels</b>	Conduct one-on-one meetings with developers and property owners.	Community Development Department	General Fund	Annually meet with developers and property owners; Annually conduct outreach and advertising; Establish a large
	Proactively conduct outreach advertising available incentives, resources, and relevant information for the development of larger sites.			
	Establish, maintain, and promote an inventory of large sites appropriate for residential development.			



**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	Facilitate and streamline parceling, or other similar planning methods, to encourage the development of large sites with affordable housing components.			sites inventory by January 31, 2024; Facilitate and streamline parceling, or other similar actions, for large sites through 2031
<b>C.1: Sites Inventory and RHNA Monitoring</b>	<p>Ensure the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling the City’s RHNA and identify additional sites as necessary if development does not occur as projected.</p> <p>Complete the rezoning strategies.</p>	Community Development Department	General Fund	Complete the rezoning strategies by January 31, 2026; Review the Sites Inventory annually and as projects are proposed; 2023-2031
<b>C.2: Safety Element and Environmental Justice Policies</b>	Adopt an updated Seismic Safety and Safety Element, which identifies and addresses flood and fire hazards.	Community Development Department	General Fund	Adopt an updated Seismic Safety and Safety Element by January 31, 2024
<b>D.1: Remove Development Constraints</b>	<p>Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend zoning code when applicable.</p> <p>Amend parking requirements for for-sale and for-rent multi-family developments.</p>	Community Development Department	General Fund	Review development standards every two years and amend zoning code within one year if constraints are identified; 2023-2031; Adopt amendments to parking requirements by January 31, 2025

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
<b>D.2: Fee Deferment</b>	Continue to offer the deferment of Traffic Impact Fees, Public Facilities Fees, and Fire Facilities Fees for multi-family projects in the Transit Districts and development processing and development impact fees for affordable housing projects that exceed the inclusionary housing requirements for on-site construction of affordable units.	Community Development Department	Inclusionary Zoning In-Lieu Fee Fund	Outreach to housing developers annually; Work with developers on a case-by-case basis; Maintain updated information on the City's affordable housing incentives, such as density bonus and fee deferment, on the City's website; 2023-2031
	Maintain updated information on the City's affordable housing incentives, such as density bonus and fee deferment, on the City's website.			
<b>D.3: Emergency Shelters</b>	Review and amend, if necessary, the Emergency Shelters Ordinance for consistency with Government Code Section 65583(a)(4).	Community Development Department	General Fund	By January 31, 2025, amend the Emergency Shelters Ordinance and Zoning Ordinance
	Amend the Emergency Shelters Ordinance and Zoning Ordinance to comply with AB 139 parking requirements.			
<b>D.4: Monitoring of Development Fees</b>	The City will evaluate development fee impacts on housing development and make appropriate adjustments.	Community Development Department	General Fund	By January 31, 2025, evaluate developments fees and make appropriate adjustments; Review every two years; 2023-2031
<b>D.5: Maintain Zoning, Development Standards, and Fee Schedules Online</b>	Maintain updated zoning, development standards, and fee schedules on the City's website.	Community Development Department	General Fund	Maintain updated zoning, development standards, and fee schedules on the

Table E-1: Housing Plan Programs				
Program	Objectives	Responsible Agency	Funding Source	Timeframe
				City's website throughout the Planning Period; 2023-2031
<b>D.6: Parking Requirements Near Public Transit</b>	Amend the Zoning Ordinance to comply with the requirements established by AB 2097.	Community Development Department	General Fund	Amend the Zoning Ordinance by January 31, 2024
<b>E.1: Affirmatively Further Fair Housing</b> <i>(See Chapter 2: Housing Plan for further details)</i>	Create and promote informational materials on the location of participating voucher properties and availability of voucher programs/financial assistance.	Community Development Department	General Fund; State and Federal Grants	Review metrics and actions annually and make changes as appropriate within one year; 2023-2031
	Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing. Outreach to community land trusts and provide them with information on affordable housing. Outreach to community land trusts and provide them with information on affordable housing opportunities in the City.			
	Partner with the County to annually provide housing choice voucher rental assistance for up to 350 lower-income households through the end of the Planning Period.			
	Partner with the County to provide home purchase assistance for a minimum of 20 households by the end of the Planning Period.			
	Annually outreach to landlords to expand the location of participating voucher properties.			
	Annually host an educational workshop on voucher programs and source of income discrimination.			
	Affirmative marketing to promote equal access to government-assisted housing and to promote housing opportunities throughout the City.			
	Continue to implement inclusionary zoning regulations and promote the creation of affordable units over the payment of in-lieu fees.			

Table E-1: Housing Plan Programs

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	<p>Facilitate the development of 160 <u>ADUs</u> through additional objectives listed in Program B.7 – <u>particularly in lower-density zones as an additional method of addressing “missing middle” housing. As noted in Program B.7, the City has already established permit-ready plans, created an ADU manual and webpage, and is waiving certain permitting fees. The City will also be implementing a public awareness campaign as a way to promote ADU development and address missing middle.</u></p> <p>The City has already adopted amendments to its Zoning Code to facilitate SB 9 – State law authorizing duplexes in single family Zones – projects. The City will further promote SB9 developments by creating a factsheet for public dissemination.</p> <p>The City’s existing standards allow for 14 to 25 units per acre on medium-/high-density sites. The City will outreach to and coordinate with developers to identify opportunities for and barriers to the development of so-called “missing middle” housing product types within the City. Based on that outreach, the City will consider whether policy changes to eliminate such barriers would be an effective tool for enhancing mobility, increasing fair housing choice and/or decreasing disparities in access to opportunities.</p> <p><u>Research and establish homesharing program(s) and/or policies. Coordinate with local organizations to assist with matching tenants with existing homeowners. The City will assist with outreach and facilitate annual presentations, as well as conduct outreach to eligible and potential homeowners.</u></p> <p><u>The City currently allows parcels within a half-mile of AB 2097 defined “major transit stops” (BART stations) to develop at densities of at least 10 units per acre –</u></p>			

Table E-1: Housing Plan Programs

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	<p><u>providing potential additional missing-middle housing opportunities. This area is already identified for focused redevelopment through Program B.1: Mixed-Use Development and Program B.14: Residential Incentives. Additionally, the City has identified vacant parcels within this area as candidate housing sites in this Housing Element (see Candidate Sites #27 and #28).</u></p> <p><u>In 2022, the City adopted multi-family objective design standards. Multi-family accounts for duplexes and triplexes which may provide for and facilitate missing-middle housing. The City will promote the standards to potential developers.</u></p> <p>Partner with the County to assist a minimum of 10 lower-income households in finding housing, beginning no later than January 31, 2026, through the end of the Planning Period.</p> <p>On a project-by-project basis, promote the development of affordable units through the inclusionary zoning requirements over the payment of in-lieu fees. Biennial review of the number of affordable units built and adopt amendments within one year if there is a trend showing developers are paying in-lieu fees rather than building affordable units.</p> <p>Facilitate the construction of 160 ADUs.</p> <p>Create and promote an SB 9 factsheet no later than January 31, 2026.</p> <p>Complete missing-middle outreach by January 31, 2026, and complete consideration of policy changes suggested by outreach by January 31, 2028.</p>			

Table E-1: Housing Plan Programs

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	<p><u>Research and establish homesharing program(s) by January 31, 2025. Annually coordinate with relevant organizations and homeowners and facilitate presentations annually.</u></p>			
	<p><u>Provide development opportunities for at least 350 affordable units including missing middle housing, ADUs and other residential product types.</u></p>			
	<p>Create and promote informational materials on housing accessibility, rehabilitation, and maintenance resources.</p>			
	<p>Hold a workshop with relevant community organizations and groups to discuss the needs of persons with disabilities and identify whether additional resources and development concessions are needed. If necessary and changes are identified, adopt amendments within 6 months.</p>			
	<p>Extend search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities.</p>			
	<p>Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.</p>			
	<p>Facilitate the construction of affordable housing for special needs populations.</p>			
	<p>Create informational materials on housing accessibility, rehabilitation, and maintenance resources by January 31, 2025. Material will be distributed at the Senior Center, Civic Center, and community events. Information will be sent and made available to organizations and groups who assist persons with disabilities and seniors.</p>			
	<p>Host an annual workshop with relevant organizations and groups to discuss the needs of persons with disabilities – establish programs, funding, or code</p>			



**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	amendments within one year following feedback. Aim to involve a minimum of five organizations.			
	Provide home repair and rehabilitation assistance for up to 36 households by the end of the Planning Period.			
	Aim to assist a minimum of 20 households with special needs access housing choice vouchers by extending search times.			
	Establish and implement new programs geared at improving accessibility in the focus areas.			
	Identify and pursue a minimum of 2 funding opportunities annually to address accessibility issues.			
	Facilitate the construction of 100 units for special needs populations.			
	Review future policies and programs for potential restrictive practices that would limit diversity in the RCAs.			
	Affirmative marketing to increase diversity within the RCAs. This may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship.			
	Establish specific incentives for the development of affordable units in the RCAA and high opportunity areas (including, but not limited to, permit streamlining and reduced fees).			
	Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAs. If restrictive practices are identified, address prior to adoption of the new policies and programs or within six months for existing policies and programs.			

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
	Conduct affirmative marketing to increase diversity within the RCAAs every two years.			
	Conduct a biennial survey of affordable units to identify how households find affordable units within the City.			
	Establish incentives for affordable developments in RCAA and high opportunity areas by January 31, 2025.			
<b>E.2: Equal Housing Opportunity</b>	Provide referrals to appropriate agencies for services.	Community Development Department; ECHO Housing; Alameda County Community Development Agency	CDBG; General Fund	Provide referrals as requested; Maintain updated information throughout the Planning Period and distribute by January 31, 2025; 2023-2031
	Distribute fair housing information in public locations.			
	Post information on the City’s website.			
<b>E.3: Reasonable Accommodations</b>	Maintain updated information on reasonable accommodations on the City’s website and at the Civic Center.	Community Development Department	General Fund	Amend the Zoning Ordinance to remove constraints to reasonable accommodation requests by January 31, 2025
	Amend the Zoning Ordinance to remove potential constraints for reasonable accommodation requests.			
<b>E.4: Low-Barrier Navigation Centers</b>	Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process.	Community Development Department	General Fund	By January 31, 2025, adopt procedures and regulations for low-barrier navigation centers; Review annually and, if necessary, make changes within one year; 2023-2031
	Annually review regulations and procedures and update as necessary to comply with State law updates.			

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
<b>E.5: Housing for Persons with Developmental Disabilities</b>	Encourage construction and rehabilitation of housing with supportive services for persons with developmental disabilities.	Community Development Department	General Fund	By January 31, 2025, review regulatory incentives; Review funding and incentives annually; Outreach to housing developers and local organizations annually; 2023-2031
	Seek State and Federal funding to support housing construction for persons with developmental disabilities.			
	Review and identify regulatory incentives for projects proposing housing for persons with developmental disabilities.			
	Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities.			
	Collaborate with local organizations and agencies to identify resources and services for persons with disabilities experiencing homelessness.			
<b>E.6: Farmworker and Employee Housing</b>	Amend the Dublin Municipal Code to comply with the Health and Safety Code.	Community Development Department	General Fund	By January 31, 2025, amend the DMC; 2023-2031
<b>E.7: First-Time Homebuyer Loan Program</b>	Promote the FTHLP program online on the City's website and at the public counter.	Community Development Department	Affordable Housing Fund; State and Federal Grants	Review the FTHLP annually and update as opportunities become available to expand the program and ensure compatibility with similar loan programs; 2023-2031
	Provide FTHLP loans to households earning up to 120 percent AMI.			
	Review the FTHLP for opportunities to broaden the use of the program and to ensure compatibility with similar loan programs offered by the County and the State.			
<b>E.8: Homeless Assistance</b>	Support and, when possible, fund local and regional efforts that seek to address and lessen homelessness.	Community Development Department; HCCC; Tri-Valley Haven	CDBG; State and Federal Grants; General Fund	Review and seek funding opportunities

**Table E-1: Housing Plan Programs**

Program	Objectives	Responsible Agency	Funding Source	Timeframe
				annually; 2023-2031
<b>E.9: Water and Sewer Service Providers</b>	Deliver 2023-2031 Housing Element to DSRSD following adoption.	Community Development Department	General Fund	Immediately after adopting the 2023-2031 Housing Element
	Coordinate with DSRSD when reviewing proposed residential projects.			
<b>F.1: Green Building Guidelines</b>	Continue to implement the provisions of the Green Building Ordinance and State Standards and Codes.	Community Development Department	Permit Processing Fees; General Fund	Continue to implement throughout the Planning Period; Maintain and distribute updated outreach materials; 2023-2031
	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.			
<b>F.2: Energy Conservation</b>	Implement applicable Building Code regulations, provide Green Building training to Staff, and distribute energy conservation information to the public.	Community Development Department	Permit Processing Fees; General Fund	Provide training; Maintain and distribute updated informational materials; 2023-2031



**APPENDIX F:**  
**COMMUNITY ENGAGEMENT SUMMARY**



## Community Engagement Summary

Section 65583 of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). As such, a summary of community participation is provided within this Appendix.

As part of the 2023-2031 Housing Element Update process, the City conducted a variety of outreach and engagement efforts beginning in Winter 2020. These include virtual community workshops, study sessions with the Planning Commission and City Council, check-in meetings with the City Council, an online survey in English and Mandarin, social media outreach, news articles, direct mailings, an informational webpage, one-on-one meetings with property owners, and public meetings. Project materials, including meeting and workshop recordings, flyers, and draft public review documents are available on the City's website: [dublin.ca.gov/2241/Housing-Element-Update](https://dublin.ca.gov/2241/Housing-Element-Update).

A summary of community engagement and outreach for the 2023-2031 Housing Element is outlined below:

- **Housing Element Update Webpage:** A Housing Element Update webpage was created on the City's website to provide relevant information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, surveys and forms, and contact information. The website also provided a link to the community survey tool as well as the contact information of the City for residents and community members to send additional comments or request additional information. The website is available at: <https://dublin.ca.gov/2241/Housing-Element-Update>.
- **City Council Meeting #1:** On February 18, 2020, Staff presented to City Council and members of the public during a regular City Council meeting. The presentation provided the Council with introductory information on the Housing Element Update process, details on the City's RHNA allocation, and key milestones. The agenda item was organized to solicit input and recommendations from the City Council.
- **City Council Meeting #2:** On October 6, 2020, Staff presented to City Council and members of the public during a regular City Council meeting. The presentation provided the Council with an update on the update process and preliminary information on the strategies to meet the RHNA allocation. The agenda item was organized to solicit input and recommendations from the City Council.
- **City Council Meeting #3:** On June 15, 2021, Staff presented to City Council and members of the public during a regular City Council meeting. The presentation provided the Council with an update on the update process and background on the RHNA appeals procedures. The agenda item was organized to solicit input and recommendations from the City Council.



- **City Council Meeting #4:** On November 2, 2021, Staff presented to City Council and members of the public during a regular City Council meeting. The presentation revolved around the strategies to meet the RHNA allocation and particular candidate sites. The agenda item was organized to solicit input and recommendations from the City Council.
- **Community Survey:** From December 20, 2021 through February 28, 2022, the City released an online community survey to solicit feedback and input on potential locations for housing and possible housing policies. The survey was made available in English and Mandarin and was linked on the Housing Element Update webpage. There was a total of 205 respondents that participated in the survey.
- **Candidate Sites Meetings:** Throughout the Housing Element Update, the City held meetings with property owners and developers regarding active projects and future developments on existing and new candidate sites, such as meeting with the Alameda County Surplus Property Authority on February 8, 2022, and the Hacienda Crossings shopping center owner on February 10, 2022. In addition to these meetings, the City has been engaged in multiple year-long discussions about the SCS property vision. The SCS property has also conducted extensive outreach and involved an Urban Land Institute Technical Advisory Panel (ULI TAP). All outreach conducted for the SCS project is available on the project website at: <https://courbanize.com/scsproperty>.
- **Community Workshop #1:** On January 19, 2022, the City conducted a virtual community workshop to inform the community of the Housing Element Update process, the RHNA allocation, and upcoming engagement opportunities. The workshop also solicited feedback and input from participants through live polling and a Q&A session.
- **Community Workshop #2:** On February 17, 2022, the City held a second virtual community workshop. This workshop provided participants with information on the City's engagement efforts and proposed strategies to meet the RHNA allocation. The workshop also solicited feedback and input from participants through live polling and a Q&A session.
- **Planning Commission Meeting #1:** On March 8, 2022, Staff presented the Planning Commission with background information on the Housing Element Update process and a status update. The presentation included community engagement efforts to-date and consideration of strategy options to address the City's RHNA. The agenda was organized to be informative and solicit feedback from the Commission.
- **City Council Meeting #5:** On March 15, 2022, Staff presented the City Council with a status update on the Housing Element Update and sought a decision from the Council on which RHNA strategy to move forward with in preparation for the Public Review Draft Housing Element.
- **Public Review Draft Housing Element:** On April 15, 2022, the City published the Public Review Draft 6<sup>th</sup> Cycle Housing Element. The Draft Housing Element was made available for 30 days online, at City Hall, and a public library for the community's review. A simple, online feedback form was available concurrently to collect input on each chapter and appendix. The form gathered a total of four responses, which are included within this Appendix F.
- **Planning Commission Meeting #2:** On April 26, 2022, Staff presented the Planning Commission with an update on the Housing Element Update, including feedback received from the Public

Review Draft. Planning Commission recommended City Council direct Staff to submit the Draft 2023-2032 Housing Element to HCD for review.

- **City Council Meeting #6:** On May 17, 2022, Staff presented the City Council with an update on the Housing Element Update and sought direction from the Council on submitting the Draft 2023-2032 Housing Element to HCD for review.
- **Special Needs Populations Outreach:** The City made diligent efforts to outreach to all segments of the community throughout the update process. This included outreach to local organizations that serve special needs populations in Dublin and in the region, as well as noting comments made at public meetings.
- **Planning Commission Adoption Hearing:** On October 16, 2022, Staff presented the Planning Commission with a final draft of the 2023-2031 Housing Element, with related amendments to implement the Housing Element. The Planning Commission adopted Resolution No. 22-14 recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023-2031 Housing Element and authorize Staff to submit the Housing Element to the Southern California Department of Housing and Community Development for certification; 3) Approve association amendments to the General Plan, Eastern Dublin Specific Plan and Downtown Dublin Specific Plan; and 4) approve amendments to Planned Development Zoning for Sites D-2 and E-2 of the Dublin Transit Center and Hacienda Crossings shopping center.
- **City Council Adoption Hearing:** On November 15, 2022, Staff presented the City Council with a final draft of the 2023-2031 Housing Element, with related amendments to implement the Housing Element and Planning Commission’s comments and recommendations. City Council unanimously voted in favor to:
  1. Adopt Resolution No. 133-22, adopting an Initial Study/Negative Declaration; approving the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, and associated amendments to the Eastern Dublin Specific Plan; and authorizing Staff to submit the Housing Element to HCD for certification;
  2. Adopt Resolution No. 134-22, amending the Downtown Dublin Specific Plan to specify residential units on three housing element sites are allowed by right and not subject to the Development Pool or Community Benefit Program;
  3. Waive the reading and introduce the Ordinance approving amendments to the Planned Development Zoning Stage 1 Development Plan and approving a Stage 2 Development Plan for Sites D-2 and E-2 of the Dublin Transit Center; and
  4. Waive the reading and introduce the Ordinance approving amendments to the Planned Development Zoning Stage 1 Development Plan and approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center.

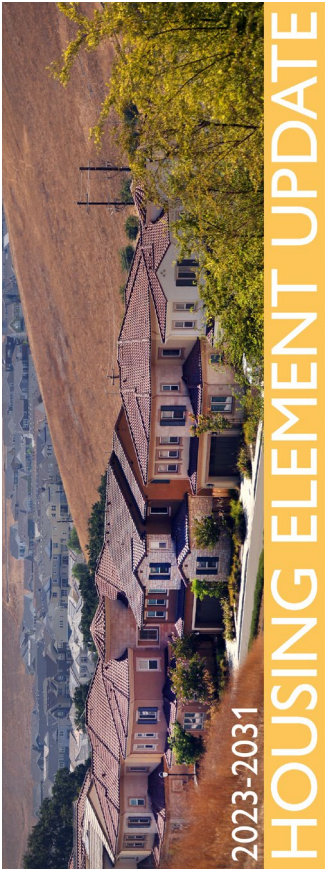
This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

## F.1 Community Workshop #1

This Section contains all available materials created for the virtual community workshop. Public comments for the workshop were received verbally and through the Zoom chat function. The recorded workshop is available on the City's YouTube channel.



100 Civic Plaza  
Dublin, CA 94568



### IMPORTANT NOTICE

- «NAME»
- «AGENCY»
- «ADDRESS»
- «CITYSTATEZIP»



## Housing Element Update Workshop

January 19, 2022, at 6:00 p.m.

The workshop will be held via teleconference. A Zoom Meeting link is available below and on the City's Housing Element Update webpage: <https://dublin.ca.gov/2241/Housing-Element-Update>

The City of Dublin is conducting a workshop to receive community feedback on the Housing Element Update to help create policies and programs that appropriately address the housing needs of current and future Dublin residents.

The Housing Element is one of seven mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs for all economic segments. The City is currently in the process of updating its General Plan Housing Element for the 2023-2031 planning period.

Additional information about the Housing Element Update can be found on the City's website at the link provided above.

Zoom Meeting link:

<https://dublinca.zoom.us/j/83461588853?pwd=QjdDMHVTVWjVabI ErzRqbIN2Vllldz09>

Passcode: ES0vdg89

### We Want to Hear from You!!

In addition to the workshop, the City is conducting a survey for the Housing Element Update to receive community feedback. The survey is available at the following link <https://forms.office.com/r/3C7vkiLsY0> and will be open through February 28, 2022.



Questions? Contact:

Michael P. Cass, Principal Planner  
(925) 833-6610

[michael.cass@dublin.ca.gov](mailto:michael.cass@dublin.ca.gov)





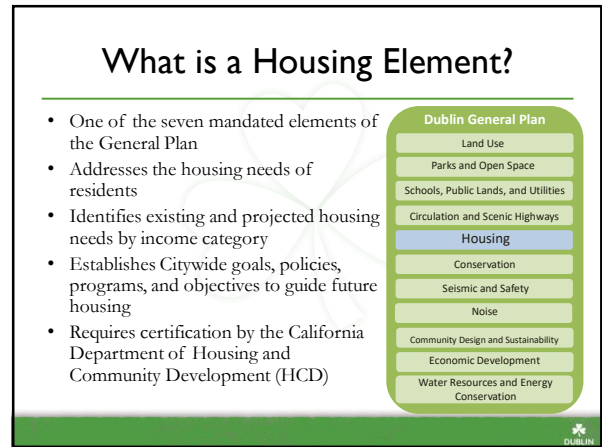
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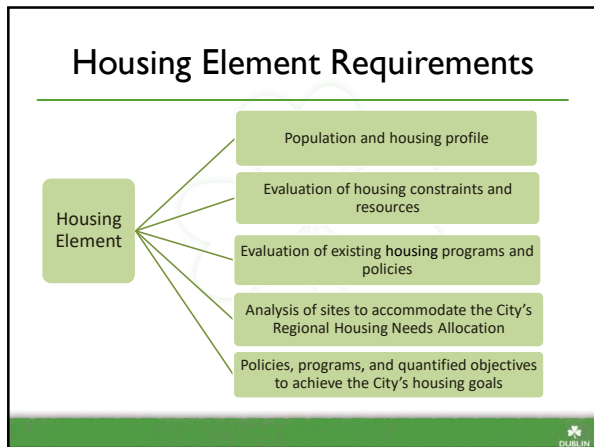
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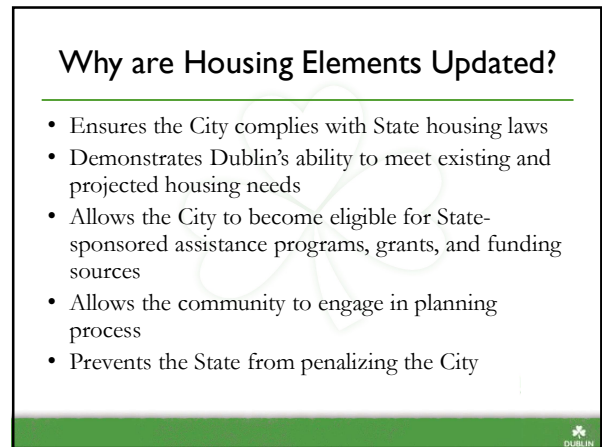
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5



6



### What is included in the Update Process?

- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions, and policies, programs, and objectives
- Analysis of adequate sites to meet RHNA
- CEQA Review
- HCD Review and Certification
- Planning Commission/City Council Meetings

7




DUBLIN CALIFORNIA

## Regional Housing Needs Allocation (RHNA)

8


### What is RHNA?

- Regional Housing Needs Allocation (RHNA)
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment, transportation, and households



9

### How is RHNA determined?



**Department of Housing and Community Development**  
HCD determined and distributed the State's housing need to Regional Planning Agencies (MPOs)

**Association of Bay Area Governments**  
ABAG developed methodology to determine "fair share" distribution of the region's housing need to local jurisdictions

**City of Dublin RHNA**  
2023-2031  
**3,719**

10

### RHNA Allocation: 6<sup>th</sup> Cycle (2023-2031)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$68,500	1,085
Low Income	51 - 80% MFI	\$68,501	\$109,600	625
Moderate Income	81 - 120% MFI	\$109,601	\$150,700	560
Above Moderate Income	>120% MFI	\$150,701	--	1,449
<b>Total:</b>				<b>3,719</b>

\*Based on the 2021 median family income for a family of 4 in Alameda County - \$125,600

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DUBLIN CALIFORNIA

## Outreach Efforts To-Date

12



### Project Efforts To-Date

- City Council Check-Ins
  - October 2020
  - November 2021
- Sites Analysis:
  - City Council advised on strategies to meet City’s RHNA
  - City Council advised a selection of sites dispersed throughout the City

13



## Workshop Discussion

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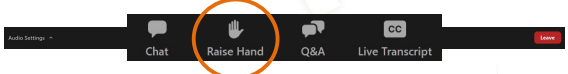
### Discussion Questions

- In a few words, tell us about your housing experience in Dublin.
- What are some housing challenges or needs in Dublin?
- What are some housing opportunities in Dublin?
- What is your vision for housing in Dublin?


15

### Open Discussion

- If you have a question or comment, please click on the “raise hand” function and we will unmute you to speak.
- You may also type in questions or comments in the chat or Q&A functions.




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## Next Steps

17

### Tentative Housing Element Update Schedule



Event	Date
Virtual Community Workshop # 1	January 19, 2022
Community Survey	Winter 2021/2022
Virtual Community Workshop # 2	February 17, 2022
Planning Commission Study Session	March 2022
City Council Study Session	March 2022
Public Review Draft	April 2022
City Council Review	May 2022

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## We Want Your Input!

- Provide your input and comments by taking a quick survey
- Available in English and Mandarin
- Got to: <https://forms.office.com/r/3C7vkiLsY0>



Also available on the Housing Element webpage:  
<https://dublin.ca.gov/2241/Housing-Element-Update>

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## Your participation is important!

The survey and other engagement opportunities provide the City with important community feedback to help shape:

- ✓ Goals
  - ✓ Policies, and
  - ✓ Programs
- Within the Housing Element.

The City of Dublin wants to hear your ideas about Housing. Your input is very important!

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## Thank you!

Questions?

**Michael Cass**, Principal Planner

[Michael.cass@dublin.ca.gov](mailto:Michael.cass@dublin.ca.gov)

(925) 833-6610

Or visit: <https://dublin.ca.gov/2241/Housing-Element-Update>

Subscribe for e-notifications on the Housing Element webpage.

21

In a few words, tell us about your housing experience in Dublin.

expensive

fast growing

low density

sprawling

costly

competitive

# What are some housing opportunities in Dublin?

ADUs

Limited affordable housing

transit-oriented development

upzoning



# What are some housing challenges or needs in Dublin?

Public transit

making Dublin walkable

+1 to limited public transit

Affordability

Environmental concerns

impact to schools

School overcrowding

Traffic

bureaucratic red tape

# What are some housing challenges or needs in Dublin?

Infrastructure- water, electricity



# What is your vision for housing in Dublin?

Transit oriented districts :)

Reduce miles driven - mixed use

affordable units

mixed income housing

lower density housing and more office space

## F.2 Community Workshop #2

This Section contains all available materials created for the virtual community workshop. Public comments for the workshop were received verbally and through the Zoom chat function. The recorded workshop is available for viewing on the Housing Element Update webpage.



# 2023-2031 HOUSING ELEMENT UPDATE



100 Civic Plaza  
Dublin, CA 94568

## IMPORTANT NOTICE

«NAME»  
«AGENCY»  
«ADDRESS»  
«CITYSTATEZIP»



## Housing Element Update Workshop #2

February 17, 2022, at 6:00 p.m.

The workshop will be held via teleconference. A Zoom Meeting link is available below and on the City's Housing Element Update webpage: <https://dublin.ca.gov/2241/Housing-Element-Update>

The City of Dublin is conducting the second of two workshops to receive community feedback on the Housing Element Update to help create policies and programs that appropriately address the housing needs of current and future Dublin residents.

The Housing Element is one of seven mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs for all economic segments. The City is currently in the process of updating its General Plan Housing Element for the 2023-2031 planning period.

Additional information about the Housing Element Update can be found on the City's website at the link provided above.

Zoom Meeting link:  
<https://dublinca.zoom.us/j/82382805239?pwd=c2taeG4lWlhydEVGaEN4c1IKanNxZz09>  
Passcode: ES0vdg89

### We Want to Hear from You!!

In addition to the workshop, the City is conducting a survey for the Housing Element Update to receive community feedback. The survey is available at the following link <https://forms.office.com/r/3C7ykiLsY0> and will be open through February 28, 2022.



Questions? Contact:  
Michael P. Cass, Principal Planner  
(925) 833-6610  
[michael.cass@dublin.ca.gov](mailto:michael.cass@dublin.ca.gov)



2023-2031  
**HOUSING ELEMENT UPDATE**

**City of Dublin  
 Community Workshop #2**

Time: 6 PM  
 Date: Thursday, February 17, 2022  
 Location: Virtual - Zoom

1

## Agenda

- Overview of Housing Element
- Outreach Efforts To-Date
- Candidate Sites Strategies
- Policies and Programs
- Next Steps

2

**DUBLIN**  
 CALIFORNIA

## Overview of Housing Element

3

## What is a Housing Element?

- One of the seven mandated elements of the General Plan
- Addresses the housing needs of residents
- Identifies existing and projected housing needs by income category
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development (HCD)

Dublin General Plan

- Land Use
- Parks and Open Space
- Schools, Public Lands, and Utilities
- Circulation and Scenic Highways
- Housing**
- Conservation
- Seismic and Safety
- Noise
- Community Design and Sustainability
- Economic Development
- Water Resources and Energy Conservation

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## Why are Housing Elements Updated?

- Ensures City complies with State housing laws
- Demonstrates Dublin's ability to meet existing and projected housing needs
- Allows City to become eligible for State-sponsored assistance programs, grants, and funding sources
- Allows the community to engage in planning process
- Prevents the State from penalizing City

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## What is included in the Update Process?

- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions, and policies, programs, and objectives
- Analysis of adequate sites to meet RHNA
- CEQA Review
- Planning Commission/City Council Meetings
- HCD Review and Certification

6





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### Engagement Efforts To-Date

- City Council Check-Ins
  - October 2020
  - November 2021
- Community Workshops
  - January 19, 2022
  - February 17, 2022
- Ongoing Online Survey
  - December 2021-February 2022



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### Preliminary Survey Findings

- Missing housing types:
  1. Affordable housing
  2. Senior housing
- Recommended locations of future housing:
  1. Near transit hubs (such as BART)
  2. Regional shopping centers (such as Hacienda Crossings)
- 72% report need for both for sale and rental units
- 22% report need for more for sale units

9

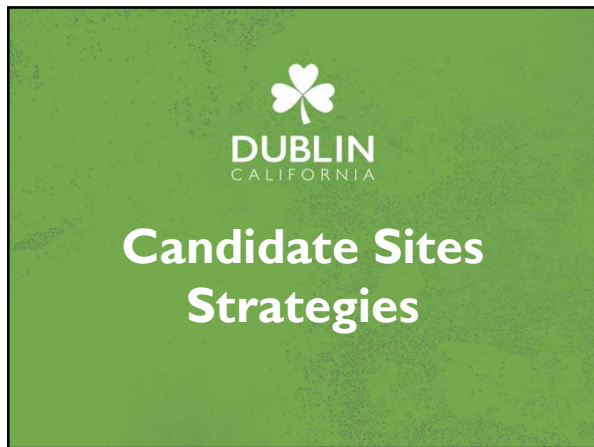
### We Want Your Input!

- Survey is open through end of February
- Available in English and Mandarin
- Go to: <https://forms.office.com/r/3C7vkiLsY0>



Also available on the Housing Element webpage:  
<https://dublin.ca.gov/2241/Housing-Element-Update>

10



11

### RHNA Allocation: 6<sup>th</sup> Cycle (2023-2031)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
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<b>Total:</b>				<b>3,719</b>

\*Based on the 2021 median family income for a family of 4 in Alameda County - \$125,600

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## Candidates Sites Strategies

- Housing Element must identify candidate sites to accommodate 2023-2031 RHNA need of 3,719 total units
- Candidate sites must consider:
  - Access to community resources and services
  - Infrastructure
  - Environmental barriers
  - Access to transportation

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## City Council Approved Strategies

- Projected ADU development
- “Pipeline” projects
- Existing Housing Element sites
- Public/Semi-Public Sites
- Downtown



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## Strategies for Remaining RHNA

- Hacienda Crossings
- Alameda County Surplus Properties



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## Participant Activity

- Open aerial map of the City’s candidate sites and request feedback/comments.
- Specify Council direction not to concentrate affordable housing.

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DUBLIN  
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## Policies and Programs

17

## Existing Housing Goals

- **Goal A:** Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents.
- **Goal B:** Expand housing opportunities for all segments of Dublin’s population.
- **Goal C:** Use public and private resources to maintain and enhance existing residential neighborhood characteristics.
- **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.
- **Goal E:** Promote energy efficiency and conservation throughout Dublin.

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## Existing Program Example

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**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:	<ul style="list-style-type: none"> <li>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.</li> </ul>
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





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## New 6<sup>th</sup> Cycle Programs Required

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- Fair Housing
- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development
- Objective Development Standards
- SB 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers

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## New 6<sup>th</sup> Cycle Programs (continued)

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- Housing for Persons with Developmental Disabilities
- Farmworker and Employee Housing
- Funding and Rental Assistance Programs
- Housing Voucher Program
- Density Bonus
- Removal of Development Constraints





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## Participant Activity

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- (Open Ended) Tell us about your experience with housing in the City.
- Fair Housing – what fair housing issues does the City need to address? (ex: discrimination, etc.)
- (Open Ended) Have you recently gone through the entitlement process? If so, do you have any feedback on your experience?
- (Multiple Choice) Are there any particular housing types you would like to see more of in Dublin?
  - Single-family
  - Apartments
  - Condos
  - Townhomes
  - ADUs
  - Senior Housing
  - Affordable Housing
  - Transitional/Supportive Housing
  - Emergency Shelter
  - Other




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**DUBLIN**  
CALIFORNIA


## Next Steps




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## Housing Element Update Schedule

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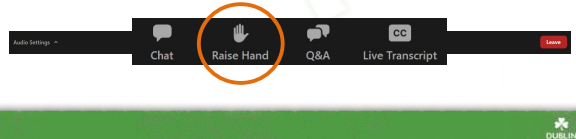
Virtual Workshop #1 January 19, 2022	End of Online Survey February 28, 2022	City Council Check-In March 15, 2022	Planning Commission April 26, 2022
Virtual Workshop #2 February 17, 2022	Planning Commission Study Session March 8, 2022	Public Review Draft April 7- May 7, 2022	City Council Review May 17, 2022



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## Public Comments and Questions

- If you have a question or comment, please click on “raise hand” function and we will unmute you to speak.
- You may also type in questions or comments in the chat or Q&A functions.



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## Thank you!

Questions?

**Michael Cass**, Principal Planner

[Michael.cass@dublin.ca.gov](mailto:Michael.cass@dublin.ca.gov)

(925) 833-6610

Or visit: <https://dublin.ca.gov/2241/Housing-Element-Update>

Subscribe for e-notifications on the Housing Element webpage.

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# Tell us about your experience with housing in the City?

resident in Downtown area

There are a lot of big, expensive, single-family houses with big backyards on big lots in this city

crowded. haphazard. not enough for-sale affordable housing. 3rd fastest growing city in CA

I have rented an apartment, lived in an owned condo, owned a home and am currently renting a home in Dublin over my 20+ years as a resident.

market rate housing price out of reach

Demand for housing is high, supply has not kept up with demand, housing here has gotten especially expensive over the last several years

Frustrated that there is a possibility of disapproving a housing site that has been in the City's plans for 30+ year (specifically East Ranch). Especially because that project will provide a multitude of housing opportunities (also many BMR units).

Since the pandemic there is proof of dire need for housing in Dublin.

Would like to see more housing opportunities (especially affordable housing opportunities) near transit. This is not a very walkable city at all.

# Tell us about your experience with housing in the City?

Renter in downtown area. Would like to buy in the city someday, but high prices and corresponding high down payment make it challenging to get there. Would like to see more housing near transit!



# Do you have any fair housing concerns the City should address? (ex: discrimination, etc.)

inclusionary housing has thus far been mainly moderate income. we need some low income.

A common concern is that people do not want to see affordable housing units spread out. SCS Property for example, has affordable housing confined to a small 2.5 acre space. Is that not a AFFH violation?

Our Veteran housing was successful and would like to see more transitional housing to help others be housed and part of the community.

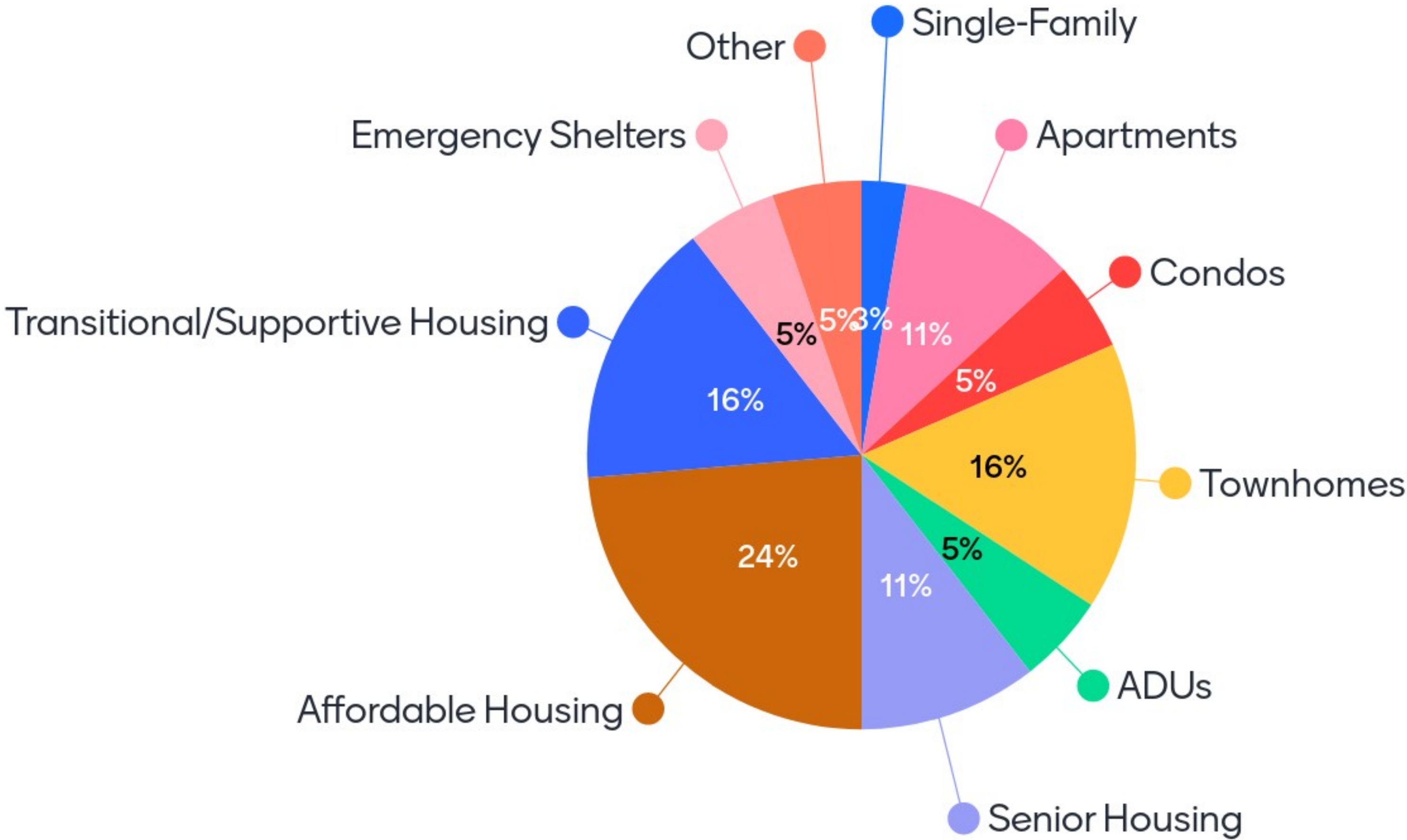
There are no (or few) options for people with disabilities. The East Ranch project will provide this through the Sunflower Hill program yet there is a possibility for denial?

# Have you recently gone through the entitlement? Do you have any feedback based on your experience?

affordable-by-design townhomes



# Are there particular housing types you would like to see more of?



## F.3 Community Survey

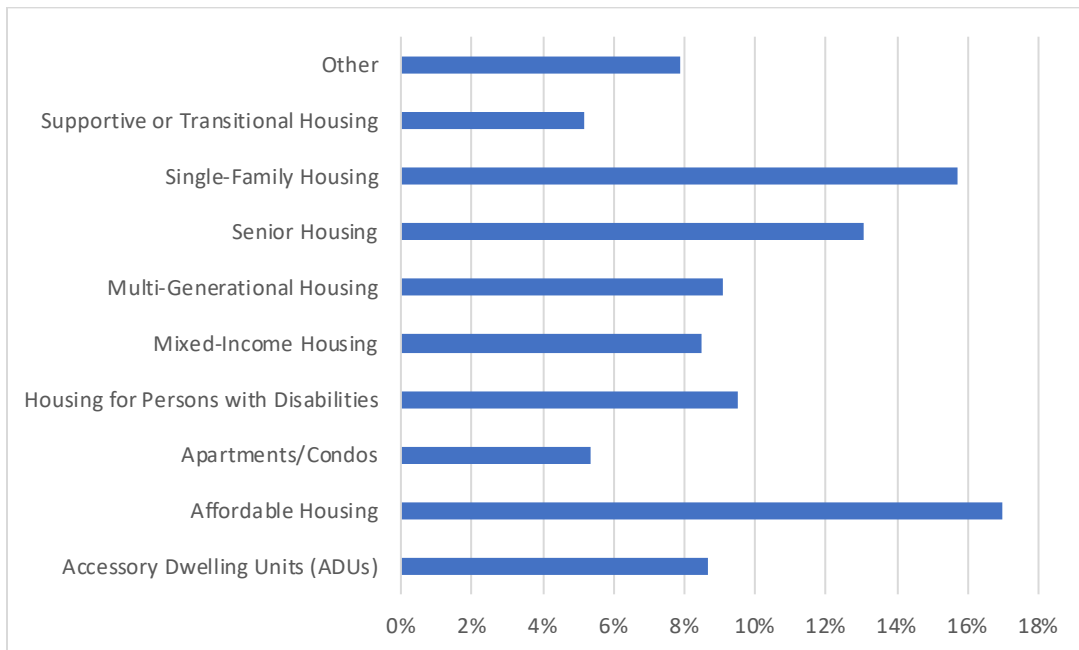
This Section contains a survey summary of all collected data.

## Housing Element Update Community Survey

From December 20, 2021 through February 28, 2022, the City of Dublin launched an online community survey to gather input and feedback regarding the Housing Element Update. Participants were asked to report on their housing experience in Dublin, consider potential policies and programs, and reflect on future housing opportunities in the City. A total of 205 surveys were completed and submitted. Below is a summary of the results.

### *Housing Types*

What Types of housing do you think Dublin is missing? (Please select all that apply)

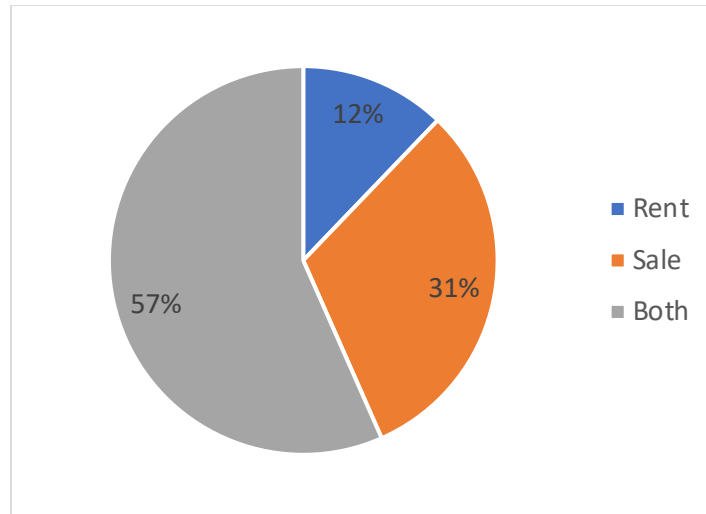


#### **Other:**

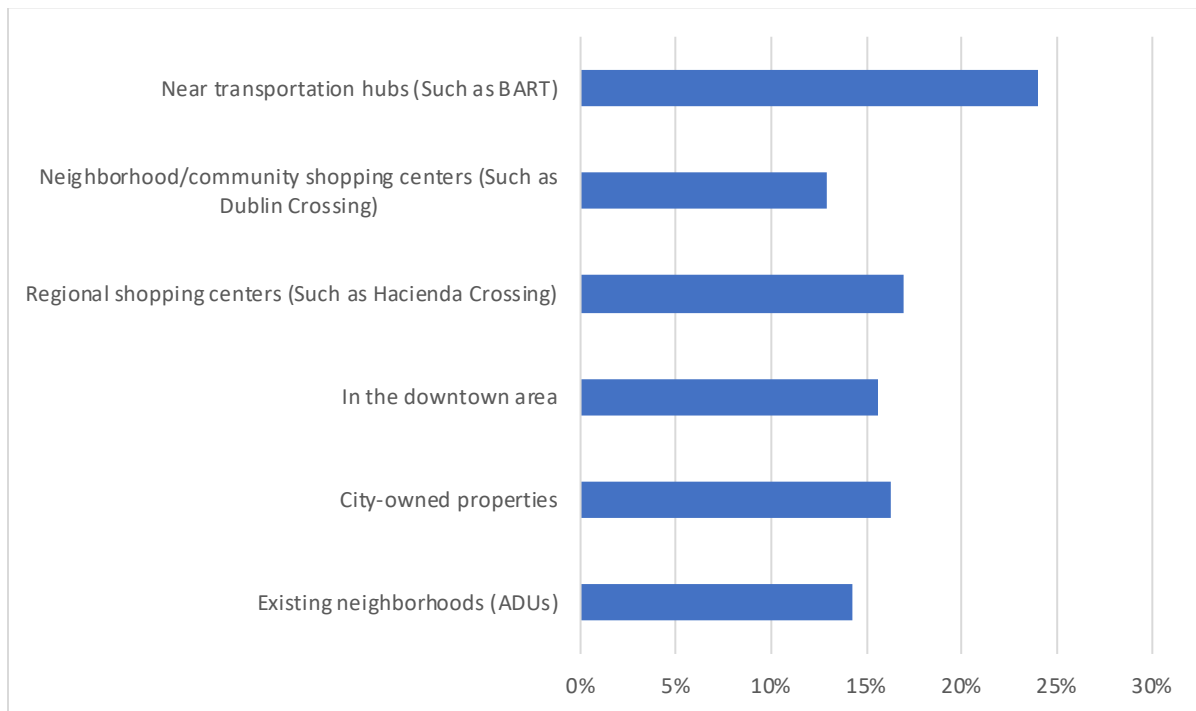
- One-level
- Assisted living through memory/long-term care
- Housing for Dublin workers earning minimum wage
- Low income/senior and diverse housing on the east side of town
- Middle income family housing
- Homes with yards
- Enough housing
- More schools

**City of Dublin**  
2023-2031 Housing Element Update

What type of housing, for rent or for sale, do you think is needed?



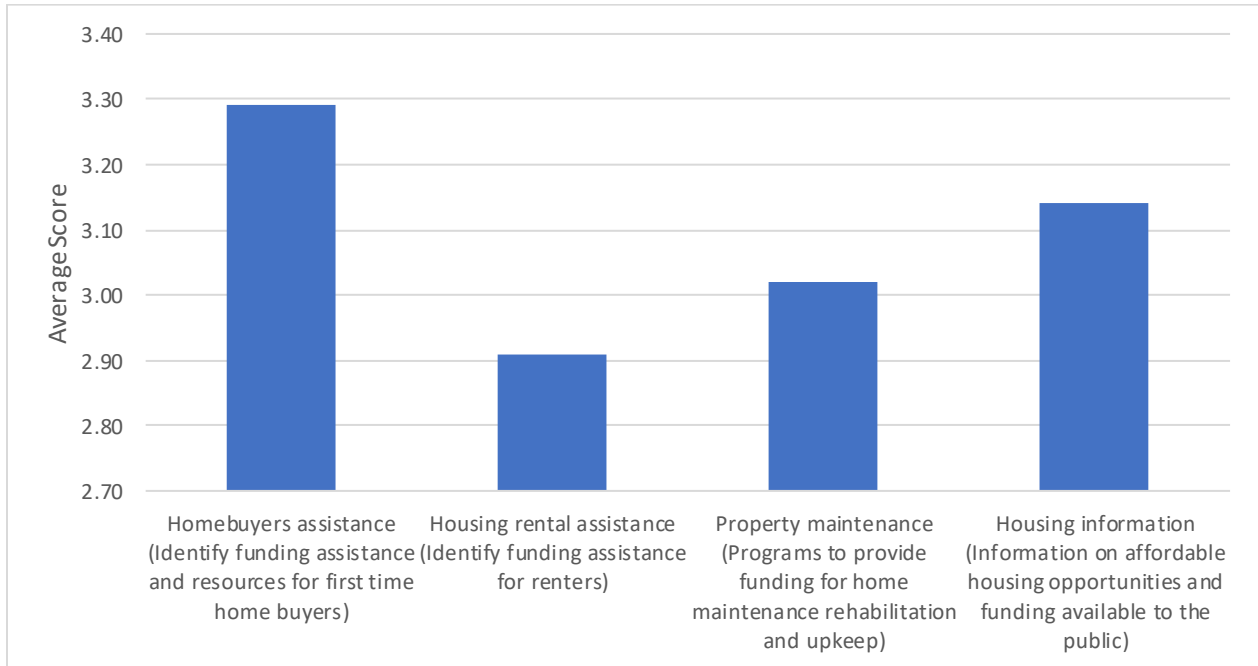
Where do you think the City should locate future housing that is required to be planned for in the Housing Element update? (Please select all that apply)



## Housing Program Opportunities

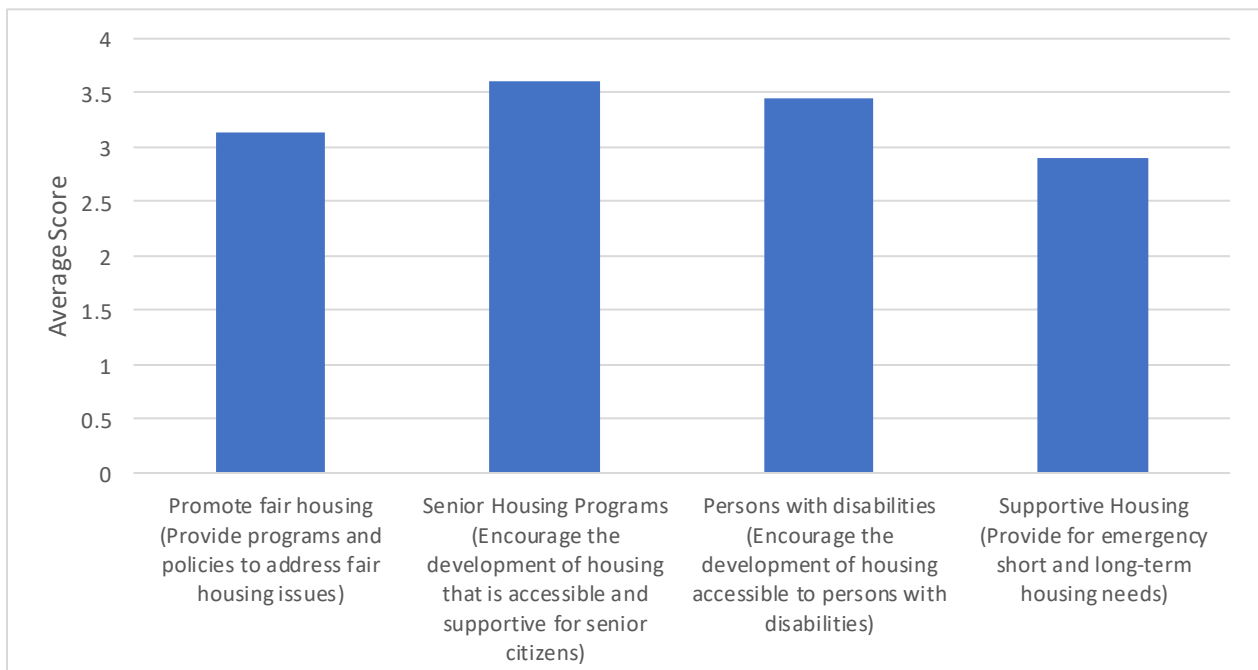
### Community Assistance:

Please rate the following based on importance to the community. (1 being the least important and 5 being the most important)



### Fair Housing:

Please rate the following based on importance to the community. (1 being the least important, 5 being the most important)



## City of Dublin

### 2023-2031 Housing Element Update

## Vision for the Future

In 10 words or less, describe your vision for the future of housing in Dublin.

Infill and affordable housing
Affordable, quality housing for first time home buyers.
I don't to see over population nor do I want to have a lot of low income properties.
Equitable, affordable housing/good neighborhoods for all income levels.
Senior, stand-alone housing, single level.
Not growing.
No more honeycombs. 4-unit max groupings for apts, townhouses.
Town homes located in infill areas or underutilized retail. Leave open space open
Less houses. BUILD MORE SCHOOLS TO SUPPORT NUMBER OF HOMES HERE!
Need middle school and elementary school existing schools are overcrowded.
don't screw up property values
Low and middle income housing desperately needed
Dublin needs to stop additional housing and focus on supporting infrastructure. The city has become a plague of development and homes. Traffic is ridiculous.
Dublin WILL continue to grow; supply needs to keep up.
I think future housing should be scaled way down.
Stop building
Dublin is pretty much built out. We need closer to home employment, not more housing
inclusionary housing by private developers. no more huge apartment buildings.
NO MORE HOUSES PLEASE. The Dublin streets and corresponding freeways cannot handle more houses.
Where people from all incomes can find a home.
Just enough
Land in Dublin is already quite filled up and the school district can't keep up. No more new housing
Affordable housing for mixed demographic population with access to schools, utilities, and basic infrastructure
Stop adding more houses to an already overpopulated city. Keep Dublin small.
More spacious single family homes with bigger lot six having more space between two adjacent homes.
Plan for baby boomers to remain in Dublin to open up existing houses to new families.
Equitable, fair, and transparent community needs.
Please have a affordable housing for low income families
For seniors.
Inclusive for all current and new residents
STOP the excessive overbuilding! Especially the dense housing of condos/townhomes. Dublin should not bear the sole responsibility for any housing shortage for the entire county/state. Schools are overcrowded, roads are overcrowded, great majority of residents agree we are overcrowded and also agree the explanation given to us that the City is required to continue building thousands of units is ridiculous. If this is the case, then push back and do something to change it. STOP allowing those outside our City to determine the well-being of our City based on reports and numbers read from afar. Those that live here and those that have taken positions responsible for our best interests have an obligation to fight for our best interests even when it's hard and even when it's directly against



## City of Dublin

### 2023-2031 Housing Element Update

current established criteria/rules. Circumstances change and therefore rules and criteria may also require change. STOP the building! DEMAND CHANGE to the current criteria. DO WHAT'S BEST AND WANTED FOR OUR RESIDENTS.
Denser housing that makes Dublin more walkable
stop sprawl, start building up, and support mixed-use
Affordable housing for Next generation to stay in Dublin.
Housing Maintenance / mortgage programs for disabled and elderly persons.
Diverse
Dublin is the city of choice for East Bay area
Housing in Dublin should be easily affordable and publicly funded.
It MUST involve additional community infrastructure.
Dublin needs more housing but spread out, not near to existing congested areas.
Less high density housing due to water shortage, climate change, and full schools. More senior citizen housing or senior communities.
accessible to all
No more housing at all.
Add housing to shopping centers, similar to the Waterford Place Apartments which sit above and adjacent to the Shops at Waterford. These properties are generally located near major traffic arteries and transit lines and can support increased density. Adding housing will also support retail without increasing vehicular travel.
Housing for all
Stop building!
Walkable, mixed-use, transit-oriented development
Provide help with SB 9 application
relentless development of large, trashy high-density eyesores
A great place for everyone to live.
I feel the city is overbuilt and overcrowded. More focus on improving infrastructure is needed than housing.
Stopping growth is futile, we need to increase housing supply
dense, accessible, affordable, inclusive, diverse, maintained, transit-oriented
I wish housing didn't outpace schools, but homebuilders rule us.
Modern and mixed with commercial areas and near public transportation
Affordable for housing for anyone to be able to live in this city.
Balanced housing with schools, commercial and SF/MF properties
Nice, safe community close to everything with range of housing options
Slow, steady growth that the schools can keep up with
affordable for those that grew up in this community, currently live and work here
Transit oriented housing for all income levels
Do not construct or allow housing until new schools are built
Smart growth does not burden residents
Dublin should invoke a 10-year moratorium on any new development and focus on failing infrastructure. Schools are overcrowded, there's a traffic nightmare on city roads, city services cannot support any new development. City council has turned Dublin into a concrete jungle and needs a break.

## City of Dublin

### 2023-2031 Housing Element Update

Dublin is overcrowded and there is no infrastructure to support any more homes. STOP Building new homes
Plenty of housing options for people
Dublin Boulevard should have a strong sense of place defined by 4 to 5 story apartments and condos.
Diverse, welcoming to all income levels and ages
We need more single family houses in Dublin
Less condos/stack n pac. Dublin Blvd/Bart areas so congested!
Where housing is seen as a right not a privilege and there is greater understanding that housing is not primarily an investment but a necessity. I hope to see communities with mixed styles of housing, so neighborhoods aren't separated into silos
Overcrowded high density housing is not recommended nor needed.
Less dense in fill housing
Have east Dublin get their share of more diverse housing types vs packing it all into west Dublin so it's not in their fancy backyards & neighborhoods
More housing but not in small downtown area
Great families and affordable housing
Less density
More affordable housing
More housing for all income levels is needed
Pause on housing development to allow infrastructure and schools to catch up.
SCS planning need more open space and infrastructure than housing
Don't turn into Fremont, you're starting to
Affordable
More supportive amenities and parks.
Quiet, safe, affluent, vibrant community
Stop the massive growth. More parks and open land.
no more housing! we are over capacity
More green, fewer new homes
No more dense neighborhoods. More infrastructure.
We need city rule for SB-9
More village like with higher core density areas and transit
Provide more mid-size (1300 - 1600 sq) affordable single-family houses (600K - 800k), instead of building BIG million dollars houses.
low-income housing, affordable housing is still out of reach.
Have more parks and less traffic. It is getting really crowded
One that has much less Mello Roos taxation
Sustainable environmentally conscious inclusive green spaces and community gardens
We need more retail to keep the revenue here.
For young family
Single family homes. Affordable rentals
Sick of stack and pack. NO ADUs. Changes character of neighborhood.
Better living for all
Best housing in the bay area
Available and Affordable to all

## City of Dublin

### 2023-2031 Housing Element Update

Someone in middle single income household 130k could afford a house HERE new perf everything is 780k++
no more housing. it's already too much
A significant reduction in the future approval of an unsustainable number of profligate housing developments.
High density housing ruining character of Dublin please stop it.
Build schools, not houses.
More single family houses needed
Slow down the building. Provide infrastructure.
No more new homes in Dublin. Enough is enough.
Affordable and accessible housing for every income level
Large single family homes with backyards
Please stop building!!! Dublin is full
Affordable single family houses for first time home buyers
Less density
Less houses
More individual homes. No more townhomes!
Walkable (accessible), sustainable. and neighborhood friendly.
needs based. not haphazard. Organized plans. not changed because business.
Develop without impacting already overcrowded schools, traffic, or community safety.
Semi-high-rise
Dublin used to be a great community existing primarily of single family homes. Now Dublin is known for apartments and townhomes. Outsiders don't think of Dublin as having traditional neighborhoods of single family homes. Dublin should work to get back to the neighborhoods which were integral in establishing a great community for families.
Keep the small town feel of the city.
Dublin doesn't need any more condos or apartments
Smaller lot sizes. Build upwards. Don't neglect parks and traffic.
Single family detached homes with neighborhoods and yards are necessary.
Aesthetically pleasing, slow down planning, more schools
More schools for houses.
AFFORDABLE single family homes mixed with apartments and townhomes
More diversity inclusive neighborhoods
Affordable with supporting infrastructure such as schools and roads
Slow Down. Think 100 year plan.
Housing available for all types of individuals and families
less single-family, actually enough homes for those who want them
It's already doomed, between DUSD and the City of Dublin there is no hope.
Less density, affordable 55+ single family home community
housing that never exceeds infrastructure capacity - roads, water, transportation
Inclusive housing that builds a wonderful safe community
No need to construct new homes. Already too crowded
In need of single family homes with big backyards
Make it less crowded

## City of Dublin

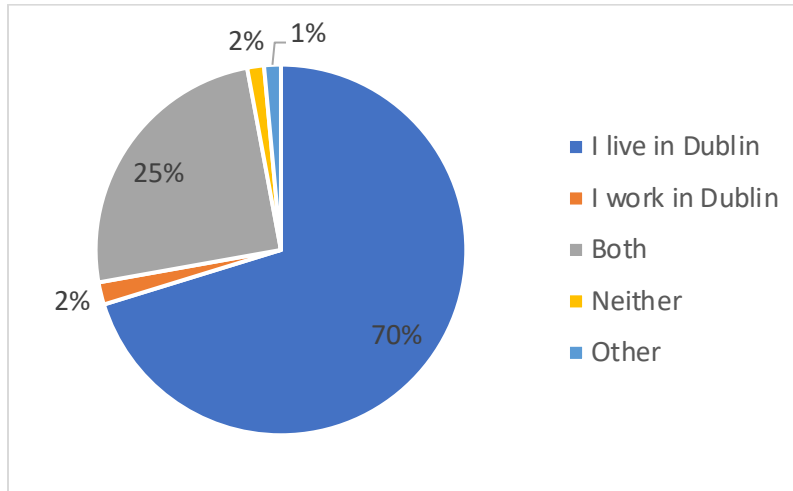
### 2023-2031 Housing Element Update

Yards, community, trees
NO MORE HOUSING DEVELOPMENTS PLEASE! DUBLIN TOO OVERBUILT AND CROWDED.
More schools and parks. Less high density communities
More affordable housing to allow for opportunities for families
Have homes with large lot sizes
Need affordable housing, many of us are leaving Dublin because of housing costs....
Stop building multi-level townhouse style expensive condo developments.
Housing accessible to a mix of socioeconomic backgrounds
Balanced semi-urban open space town
Affordable, multigenerational, and senior housing especially on the eastern side.
Too many already, need community facilities
Housing needs are adequate, if you don't preserve the nature and adjust only according to human needs, we will lose our way, let's not cram the city.
A shining example for the region for YIMBY, especially near Transit
No more housing, more libraries
Accessible for working class that works here
develop housing that creates prestige neighborhood to better the city
Build more homes.
More schools, less houses. Dublin school ratings have dropped due to overcrowding
Don't use up all the lands. Save some for future.
Please stop building these horrible tri-level homes with no front or backyards. We need single family 2-story homes with yards.
No further development, keep small town feel
Stop building homes!
More affordable housing and schools
I'm hoping that only single homes will be built in the future as there is enough high rise condos now. It's beginning to look like downtown New York or Detroit with only concrete for the children to play on. Dublin was once a beautiful country setting that attracted residents that wanted to leave the City. Now we are a City with not so many green space. Who is responsible for making all the decisions to compartmentalize people in square condos where your neighbor can hear you talking? Really, we've lived here for 50 plus years and are very disappointed in how Dublin has changed. More people, more accidents, more crime, more disagreements between neighbors, more litter etc. My vision is not a good one.
Fewer multi-family complexes; lower density
Stop building. Every piece of land does not have to have a structure on it. Nor are there the resources to support additional and continual building of homes. The population is declining for crying out loud.
Building up lots of, affordable, transit accessible, mixed-used units.
No more housing is my vision for Dublin's future.
STOP DESTROYING DUBLIN BY BUILDING ON EVERY SQUARE INCH!
Provide housing that facilitates resident investment in Dublin's 5-star status.
Less housing, more infrastructure like schools and parks please!
Turn existing buildings into housing. Toysrus, vacant buildings
More affordable options for all types of dwellings including for rent and for sale - also for seniors.
Only low income condos in built areas. Open land undeveloped

## Demographics

The following questions will help us understand who in the community is participating in the process. Your information will be kept private.

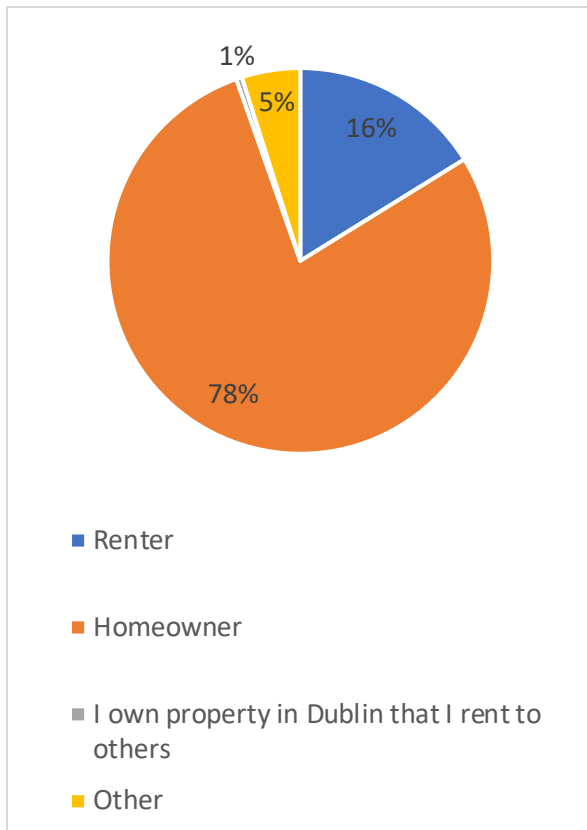
Do you live or work in Dublin?



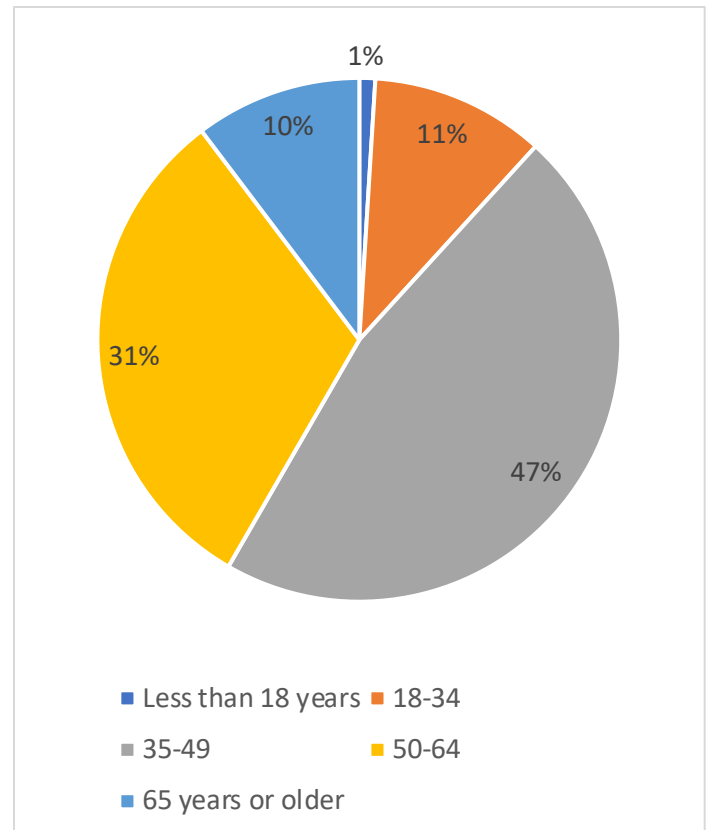
Other:

- Live with parents
- Dependent of a homeowner

Are you a renter or homeowner?



What is our age?



## F.4 City Council Meeting #1

This Section contains materials prepared for the City Council meeting on February 18, 2020.





## STAFF REPORT CITY COUNCIL

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**DATE:** February 18, 2020

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Linda Smith, City Manager

**SUBJECT:** Informational Report on Sixth Cycle Regional Housing Needs Allocation and Housing Element Update  
*Prepared by: Kristie Wheeler, Assistant Community Development Director*

### EXECUTIVE SUMMARY:

The City Council will receive information about the upcoming sixth cycle Regional Housing Needs Allocation (RHNA) and Housing Element Update.

### STAFF RECOMMENDATION:

Receive the report.

### FINANCIAL IMPACT:

None.

### DESCRIPTION:

#### Background

Since 1969, the State has mandated that all California cities and counties plan for their share of the region's housing needs at all income levels. Every eight years, the California Department of Housing and Community Development (HCD) determines the share of the state's housing need for each region based on population projections prepared by the California Department of Finance. Councils of governments then distribute a share of a region's housing need to each city and county within the region. In the Bay Area, that group is called the Association of Bay Area Governments (ABAG). This is known as the Regional Housing Needs Allocation (RHNA) process. While state law does not require an agency to build the housing units assigned through the RHNA process, it does require that land use planning regulations accommodate the units.

Each city and county must then update the Housing Element of its General Plan to provide locations where housing can be built and the goals and policies necessary to meet the community's housing needs. The "No Net Loss" laws ensure that local governments do not downzone these "opportunity sites" after their Housing Element has been certified. Each jurisdiction must also submit an annual report to HCD to

demonstrate progress toward meeting the goals and policies of the Housing Element.

Table 1, below, shows the City of Dublin’s RHNA for the last three cycles.

**Table 1: Regional Housing Need Allocation (from the Adopted Housing Elements)**

	1999-2006		2007-2014		2015-2023	
Income Level	# Units	% of Total	# Units	% of Total	# Units	% of Total
Extremely Low/Very Low	796	15%	1,092	32.8%	796	34.8%
Low	531	9%	661	19.8%	446	19.5%
Moderate	1,441	26%	653	19.6%	425	18.6%
Above Moderate	2,668	50%	924	27.7%	618	27%
<b>Total</b>	<b>5,436</b>	<b>100%</b>	<b>3,330</b>	<b>100%</b>	<b>2,285</b>	<b>100%</b>

Following the last RHNA process, the City updated the Housing Element and demonstrated how the RHNA could be achieved through a combination of approved projects and planned residential units. The City Council adopted the 2015 - 2023 General Plan Housing Element on November 18, 2014, and HCD certified that the updated Housing Element was compliant with State law. The City’s on-going implementation and annual reporting over the past five years have also met with HCD approval. Staff is currently preparing the Annual Progress Report for 2019 and will provide it to the City Council for review and approval at an upcoming City Council meeting.

**Regional Housing Needs Allocation**

ABAG kicked off the sixth RHNA cycle with the formation of a Housing Methodology Committee, which began meeting in October 2019. The Methodology Committee is comprised of nine elected officials (one from each Bay Area county), 12 housing or planning staff members (at least one from each county), 13 regional stakeholders representing diverse perspectives, and one partner from state government. The goals of the Housing Methodology Committee are as follows:

- Advise ABAG staff on the RHNA allocation methodology for the RHNA cycle.
- Ensure the methodology and resulting allocation meet statutory requirements.
- Ensure the methodology and resulting allocation are consistent with the forecasted development pattern included in Plan Bay Area 2050.

Staff anticipates that preparation of the City’s Housing Element Update for the sixth RHNA cycle will be more challenging than the last given the following:

- Higher expected total regional housing need.
- New requirements for identifying eligible sites in Housing Elements.
- More factors to consider in allocations (i.e., overpayment of rent/mortgage, overcrowding in residential unit, greenhouse gas emissions, jobs-housing fit).
- Expanded HCD oversight on methodology and allocations.

- Greater emphasis on social equity.

Of particular concern is the higher expected total regional housing need, which ABAG has indicated is due in part to prior RHNA cycles where the total of number units assigned has gotten progressively smaller while the need for housing has increased. Although the region often meets the needs for market-rate units, the region has consistently struggled to meet the goals for affordable units. Table 2 below shows the decline in the number of units assigned for the region over the last three RHNA cycles and progress toward meeting the RHNA.

**Table 2: Bay Area RHNA Progress 1999-2017**

RHNA		Permitted Total	Percent of RHNA Permitted				
Cycle	Assignment		All	Extremely Low/Very Low	Low	Moderate	Above Moderate
1999-2006	230,743	213,024	92%	44%	79%	38%	153%
2007-2014	214,500	123,098	57%	29%	26%	28%	99%
2015-2023	187,990	87,691	65%	15%	25%	25%	125%

For example, in southern California, HCD recently assigned 1.34 million new housing units through the RHNA process to the Southern California Association of Governments (SCAG) compared to 412,137 units during the prior RHNA cycle. This represents an additional 932,603 units and a more than threefold increase over the prior RHNA cycle. Although SCAG filed a formal objection, HCD did not alter SCAG’s RHNA. Using that metric, a similar increase in the Bay Area RHNA could result in a 6,855-unit allocation for Dublin.

The requirements for identifying eligible sites in the Housing Element is also an area of concern. Over the past three years, there has been additional scrutiny on sites identified in the Housing Element to meet the City’s RHNA. For example, HCD has indicated that sites smaller than 0.5 acres and larger than 10 acres will require supportive analysis to document the viability of a site for housing, and sites identified in the current Housing Element cannot be reused unless rezoned to allow by-right development. Thus, Staff anticipates that the City will need to rezone vacant and underutilized sites, and potentially commercial sites, to be able to accommodate our RHNA.

As shown in Table 3 below, ABAG expects that HCD will issue the Regional Housing Need Determination (RHND) for the nine-county Bay Area in April 2020. Between May and September 2020, ABAG will release the proposed methodology (i.e., how the RHND will be allocated to cities and counties), hold public hearings, and submit the draft methodology to HCD for review and approval. In January 2021, the final methodology should be adopted and ABAG will release the draft RHNA to jurisdictions. Appeals can be submitted until March 2021, and decisions on appeals and the final RHNA will be issued by May 2021. The City will then have until December 2022 to adopt a Housing Element Update.

**Table 3: Key Milestones**

	<b>Key Milestones</b>	<b>Date</b>
1	HCD issues Regional Housing Need Determination (RHDA) for the Bay Area	April 2020
2	ABAG releases proposed RHNA methodology	May 2020
3	Public hearings on proposed RHNA methodology	June 2020
4	ABAG releases draft RHNA methodology and submits to HCD for review	September 2020
5	Final RHNA methodology adopted and draft RHNA released to jurisdictions	January 2021
6	Deadline for appeals	March 2021
7	Decision on appeals and final RHNA issued to jurisdiction	May 2021
8	Deadline to adopt Housing Element Update	December 2022

**Preparing for Housing Element Update**

Senate Bill 2 established a permanent source of funding intended to increase affordable housing stock in California and directed HCD to use 50 percent of the revenue in the first year to establish a program that provides financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production. On October 15, 2019, the City Council adopted a resolution authorizing the submittal of an application for Senate Bill (SB) 2 grant funds.

On January 16, 2020, HCD approved the City's SB 2 grant application totaling \$310,000. The grant includes \$55,000 to prepare an analysis of vacant and underutilized sites that could be used to accommodate the next RHNA allocation.

Staff will begin the site analysis described above later this year and develop a scope of work for the Housing Element Update. Staff anticipates the need to supplement staff resources with consultants to assist with preparation of the Housing Element Update and will be returning to the City Council later this year to select a consultant to begin this process.

**STRATEGIC PLAN INITIATIVE:**

None.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

None.

**ATTACHMENTS:**

None.

  
Linda Smith, City Manager 2/12/2020

## F.5 City Council Meeting #2

This Section contains materials prepared for the City Council meeting on October 6, 2020.



## STAFF REPORT CITY COUNCIL

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**DATE:** October 6, 2020

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Linda Smith, City Manager

**SUBJECT:** Report and Status Update on the Housing Element Update and Regional Housing Needs Allocation  
*Prepared by: Michael P. Cass, Principal Planner*

### EXECUTIVE SUMMARY:

The City Council will receive a report and status update on the Housing Element Update and Regional Housing Needs Allocation. Each California city and county must update their General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Dublin's current Housing Element is for the 2014-2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023-2031 planning period.

### STAFF RECOMMENDATION:

Receive the report and provide feedback on the Housing Element Update.

### FINANCIAL IMPACT:

In July 2020, the City Council adopted a Resolution approving a Consulting Services Agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn's contract amount is \$403,000. The City's Fiscal Year 2020-21 Budget sufficiently covers this cost, including \$55,000 from an approved Senate Bill 2 Planning Grant. In addition, Staff anticipates the cost will be further offset by a pending, non-competitive \$300,000 grant under the Local Early Action Planning (LEAP) Grant Program.

### DESCRIPTION:

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the Regional Housing Needs



Allocation (RHNA) process.

The City's current Housing Element covers the period of 2014-2022. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period.

#### Housing Element Update Planning Process

Following are the key phases of the Housing Element Update planning process, which Staff estimates will take approximately two years to complete:

- Baseline Analysis: Review current Housing Element policies and programs.
- Adequate Sites Identification: Evaluate current Housing Element sites and identify additional sites to meet RHNA.
- Community Engagement: Conduct online survey, stakeholder workshops, and Planning Commission and City Council meetings.
- Policy and Program Development: Develop policies and programs that constitute Housing Policy Plan.
- HCD Review: Prepare a Draft Housing Element and submit to HCD for an initial 60-day review.
- Public Hearings and Adoption: Hold public hearings with the Planning Commission and the City Council to consider adoption of the Housing Element Update and associated General Plan Amendments.

#### Regional Housing Needs Allocation

The Housing Methodology Committee (HMC) is an advisory committee to the Association of Bay Area Governments (ABAG) composed of 35 members including elected officials, local jurisdiction staff members, and stakeholders, and is tasked with creating a methodology for distributing HCD's Regional Housing Needs Determination (RHND) across the local jurisdictions in the nine-county Bay Area. Distribution of the RHND results in each jurisdiction's RHNA, which is the total number of housing units that the jurisdiction must plan for in the next Housing Element update. State law provides a series of statutory objectives that must be met in the RHNA methodology, including increasing affordability in an equitable manner, improving the balance between low-wage jobs and lower-income housing (jobs-housing fit), and addressing equity and fair housing. The statute also requires "consistency" between the RHNA and regional plans, such as Plan Bay Area (PBA).

On June 10, 2020, HCD released the RHND for the Bay Area, which identified 441,176 units (2.35 times the 187,990 units required in the current RHNA cycle). Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low, low, moderate and above-moderate income).

The HMC began meeting in October 2019 to prioritize different factors, consider weights for each factor, and develop a RHNA methodology. On September 14, 2020, the Tri-Valley communities of Dublin, Danville, Livermore, Pleasanton and San Ramon

submitted joint letters to the HMC and ABAG Executive Board expressing concerns with the RHNA methodology under consideration and recommended a methodology that: 1) focuses housing allocations in areas with the highest concentrations of jobs; 2) takes account of geographic and other constraints to housing development; and 3) provides residents with access to viable transit and transportation options (refer to Attachments 1 and 2). On September 18, 2020, the HMC forwarded a recommendation to the ABAG Executive Committee to use Methodology Option 8A. This Option only partially addresses the concerns raised by the Tri-Valley communities. Although preliminary at this time, the recommended methodology would result in a RHNA of 3,630 total units for Dublin. Table 1 shows the City's current and HMC's recommended RHNA by income category.

**Table 1: Current and Preliminary RHNA**

	Extremely / Very Low	Low	Moderate	Above Moderate	Total
RHNA – Current	796	446	425	618	2,285
HMC Recommendation	1,090	610	550	1,410	3,630
Percent Increase	136.93%	136.77%	129.41%	228.16%	158.86%

As shown in Table 2 below, the ABAG Regional Planning Committee and ABAG Executive Board will review HMC's recommendations in October 2020 and submit the draft methodology in winter 2021 to HCD for review and approval. In spring 2021, the final methodology should be adopted and ABAG will release the draft RHNA to jurisdictions. Appeals of the draft RHNA can be submitted until summer 2021, and decisions on appeals and the final RHNA will be issued by the end of 2021. The City will then have until January 2023 to adopt a Housing Element Update.

**Table 2: Key Milestones**

	Key Milestones	Date
1	ABAG Regional Planning Committee reviews proposed RHNA Methodology	October 1, 2020
2	ABAG Executive Board reviews proposed RHNA Methodology	October 15, 2020
3	ABAG submits draft RHNA Methodology to HCD for review	Winter 2021
4	Final RHNA Methodology adopted and draft allocation released to jurisdictions	Spring 2021
5	Deadline for appeals	Summer 2021
6	Decision on appeals and final RHNA issued to jurisdiction	End of 2021
7	Deadline to adopt Housing Element Update	January 2023

Adequate Sites Identification

The Housing Element must include an inventory of specific sites or parcels that are available for residential development to meet the RHNA. Land suitable for residential development must be appropriate and available for residential use in the planning period. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, or environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for

residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use (via program actions).

Following is a summary of key considerations in identifying sites to meet the City's RHNA:

- Density: Housing Element Law allows jurisdictions to assume that a site can be developed with housing affordable to low-income and very-low income households only if the site has the capacity to be developed at or above a certain default density. The default densities vary depending on the location and population of the jurisdiction. For Dublin, the default minimum density is 30 dwelling units per acre.
- Capacity: For all sites in the inventory, the jurisdiction must determine the number of units that can be realistically accommodated for all income categories. Jurisdictions cannot assume development capacity for housing at a particular level of affordability based solely on land use controls and site development requirements. Jurisdictions must now also analyze: 1) realistic development capacity of the site; 2) typical densities of existing or approved developments at a similar affordability level; and 3) the current or planned availability and accessibility to sufficient water, sewer, and dry utilities (e.g., gas and electricity).
- Use of Prior Housing Element Sites: Recent State law limits a jurisdiction's ability to reuse sites from the prior RHNA cycle. Vacant sites identified in the last two housing elements and non-vacant sites identified in a prior housing element may not be counted towards RHNA unless: 1) the sites are zoned at the "default" density of 30 dwelling units per acre; or 2) the sites allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.
- Use of Small and Large Sites: For a jurisdiction to count a site that is less than one-half acre or more than 10 acres towards its lower-income RHNA, the Housing Element must demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units or provide other evidence that the site can be developed as lower-income housing.
- Use of Non-Vacant Sites: Prior to 2018, jurisdictions could rely on sites with existing uses to accommodate the RHNA to evaluate the sites development potential. Now, for non-vacant sites, jurisdictions must also: 1) demonstrate past experience with converting existing uses to higher density residential development; 2) analyze the current market demand for the existing use; and 3) assess any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site. When a jurisdiction relies on non-vacant sites to accommodate more than 50 percent or more of its lower-income RHNA, HCD presumes the existing use will impede additional residential development, so the Housing Element must include site-specific findings based

on substantial evidence that the use is likely to be discontinued during the planning period.

- Use of Vacant Non-Residential Sites: A jurisdiction may choose to identify vacant non-residential sites and rezone those sites to allow housing as part of the Housing Element Update or the Housing Element can include a program to accomplish the rezoning within the first three years of the planning period. The benefit of rezoning the sites as part of the Housing Element Update is that it ensures the Housing Element remains in compliance and allows environmental review of the rezoning to be accomplished as part of the Housing Element Update.
- Use of Sites with Current or Past Residential Uses: Sites that currently have, or in the past five years have had, deed restricted affordable housing for low-income or very-low income households, rent-controlled housing, or housing occupied by low-income or very-low income households are subject to the replacement housing requirements described in Density Bonus Law.
- Adequate Sites Alternatives: A jurisdiction may receive credit for up to 25 percent of the RHNA obligation for any income category through the identification of sites for accessory dwelling units, substantial rehabilitation of housing units with committed assistance from the jurisdiction, conversion of market rate housing to affordable housing with assistance from the jurisdiction, and/or for units under construction between the beginning of the Housing Element projection period and the deadline for adopting the Housing Element (June 30, 2022 to January 31, 2023). Prioritizing land use policies to enable the City to accommodate a portion of RHNA through ADUs would align with the Tri-Valley Housing and Policy Framework.

#### No Net Loss

In addition to the key considerations in identifying sites to meet the City's RHNA, the "No Net Loss" laws (including recently adopted AB 1397 and SB 166) ensure that jurisdictions do not downzone these "opportunity sites" after HCD certifies the Housing Element. Jurisdictions also cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. Similarly, jurisdictions cannot deny a project because it does not include units at the income categories identified in the Housing Element. In light of these requirements, it may be prudent to "overplan" RHNA sites so that the City has some flexibility in its future project approvals. Without such headroom, the City may often be forced to find additional sites each time it approves a residential project that does not meet the requirements at the lower income levels.

#### Preliminary Sites Inventory

Staff has done an initial review of sites that may be able to accommodate the potential RHNA under HMC's recommended methodology where 3,630 units must be planned for in the next Housing Element update. A complete sites inventory and a more in-depth analysis will be completed as Staff delves further into the Housing Element Update and

reports back to the City Council. The following is initial information for illustrative purposes.

The current Housing Element includes 10 remaining vacant sites with a development capacity of 2,456 units. These residential sites are located predominantly in Eastern Dublin with a development capacity of 965 units, and Downtown Dublin with a capacity of 1,491 units. These sites may be reused in the Housing Element update if density is a minimum of 30 units per acre or if housing is permitted by right with a minimum of 20 percent lower-income affordable units. Only the Downtown Transit Oriented District (TOD) currently meets the minimum density requirement of 30 units per acre and has a capacity to provide 891 units. The current Housing Element sites can accommodate approximately 6,952 units (including the 891 units in the TOD) if all sites were “up zoned” to ensure a minimum density of 30 units per acre. Alternatively, if housing is permitted by right with a minimum of 20 percent lower-income affordable units provided, then the development capacity of current Housing Element sites is 2,456 units with no required modifications to existing permitted density. Refer to Attachment 3 for a map and table of existing Housing Element sites.

In addition to reusing prior Housing Element sites, the City could evaluate using other vacant residential sites, underutilized non-residential sites, and vacant non-residential sites. Vacant residential sites with existing residential land uses include a portion of At Dublin, and Dublin Transit Center Site D-1 which could accommodate 456 units, based upon current permitted density. Refer to Attachment 4 for a map and table of vacant residential sites.

The City could evaluate existing underutilized non-residential sites for redevelopment potential (i.e. sites with existing underutilized commercial and industrial uses). For example, based upon a preliminary analysis, approximately 13.59 acres on the north side of Dublin Boulevard between Dublin Court and Clark Avenue could be rezoned to accommodate housing and encourage redevelopment. Additionally, Hacienda Crossing could be rezoned to allow housing to supplement the existing commercial development within the shopping center.

Also, based upon preliminary analysis, Staff identified 10 vacant (i.e. undeveloped) non-residential sites, totaling approximately 110.13 acres, that the City could consider rezoning to permit housing. Refer to Attachment 5 for a map and table of existing vacant non-residential sites.

Based upon this initial review, it appears likely that the City will not have enough undeveloped residential sites to accommodate the RHNA without having to reuse prior Housing Element sites and/or rezone non-residential sites to accommodate residential uses. Therefore, Staff is seeking feedback from the City Council to help guide this analysis and the identification of potential sites to accommodate the RHNA. Staff will return to the City Council to further discuss the sites inventory analysis once completed.

#### Questions for the City Council

Staff seeks preliminary feedback from the City Council on the following questions regarding the adequate sites' identification:

- Prioritize Existing Sites or Study Non-Residential Sites: Prior Housing Element sites will not be able to be reused with the Housing Element Update unless they are rezoned to allow a minimum density of 30 units/acre or if housing is allowed by right with a minimum of 20 percent lower-income affordable units provided. Should the City prioritize the reuse of prior Housing Element sites (Attachment 3) or convert non-residential sites to residential use?
- Prioritize Higher Densities or Housing-By-Right: If reusing prior Housing Element sites, should the City prioritize higher densities or by-right development?
- Prioritize Vacant or Underutilized Non-Residential Sites: If the City does not have an adequate supply of undeveloped sites or prior Housing Element sites to accommodate the RHNA, should the City prioritize the conversion of undeveloped non-residential sites or the conversion of developed but underutilized non-residential sites to accommodate a portion of the RHNA?

Prioritize ADUs: Up to 25 percent of the RHNA for each income category may be satisfied by ADUs under certain circumstances. These units would likely require a deed restriction to ensure they are rented to lower income households (which could require the City to offer programs such as financial incentives to encourage homeowners to deed restrict their ADUs). Should the City prioritize land use policies that would enable the City to accommodate a portion of the RHNA through ADUs?

Identify Surplus Sites: Due to the “No Net Loss” laws, should the City identify more sites than are required to accommodate RHNA to maintain flexibility should properties be developed without the required number of deed restricted affordable units?

The City Council will have more in-depth discussion about potential Housing Element sites with site-specific data in early 2021.

### Next Steps

A tentative project schedule for the Housing Element Update is included as Attachment 6. Table 3 provides a summary of next steps:

**Table 3: Next Steps**

	<b>Next Steps</b>	<b>Date</b>
1	Launch Housing Element Update Webpage on the City's Website	Fall 2020
2	Evaluate Current Housing Element	Fall 2020 - Winter 2021
3	Analyze/Identify Adequate Housing Sites	Fall 2020 - Winter 2021
4	Check-In Meeting #2 – Review Adequate Sites Analysis	Winter/Spring 2021

### **ENVIRONMENTAL REVIEW:**

The informational report on the Housing Element Update is exempt from the requirements of the California Environmental Quality Act (CEQA).

### **STRATEGIC PLAN INITIATIVE:**

Strategy 3: Create More Affordable Housing Opportunities.



Objective E: Update the City's General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City's Regional Housing Needs Allocation for the period 2023-31.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

None.

**ATTACHMENTS:**

1. Tri-Valley Cities Letter to Housing Methodology Committee, dated September 14, 2020
2. Tri-Valley Cities Letter to ABAG Executive Board, dated September 14, 2020
3. Map and Table of Existing Housing Element Sites
4. Map and Table of Vacant Residential Sites Not Identified in Current Housing Element
5. Map and Table of Vacant Non-Residential Sites
6. Housing Element Update Tentative Schedule

  
Linda Smith, City Manager 9/29/2020

# Tri-Valley Cities

DANVILLE • DUBLIN • LIVERMORE • PLEASANTON • SAN RAMON

September 14, 2020

Mayor Jesse Arreguín, Chair  
Housing Methodology Committee  
Association of Bay Area Governments  
375 Beale Street, Suite 700  
San Francisco, CA 94105-2066

Dear Chair Arreguín:

On behalf of the Tri-Valley cities of Danville, Dublin, Livermore, Pleasanton, and San Ramon, we are writing to express our concern about the methodology options that will be considered by the Housing Methodology Committee on September 18.

The Tri-Valley Cities (TVC) appreciate the urgency of the statewide housing crisis and the responsibility of local jurisdictions to address this important issue. Each of our five cities has taken significant steps over recent years to facilitate the construction of both market-rate and affordable housing – evidenced by the construction of more than 10,300 new housing units since the start of the last Housing Element cycle – these efforts have made the Tri-Valley one of the fastest-growing regions in the Bay Area and the State. Through dedicated affordable housing projects, application of inclusionary ordinances, and policies to encourage ADUs, we have also made progress towards fulfilling our affordable housing needs, although, as has been experienced by most cities, the lack of funding for lower-income housing continues to present a significant challenge.

We very much appreciate the efforts and dedication of the HMC in addressing the significant challenges presented by the upcoming 6<sup>th</sup> Cycle RHNA process. Although we commend the HMC's prior decision to utilize the Plan Bay Area 2050 Households Baseline in the methodology, we would urge reconsideration of the currently proposed methodologies and factors, in order to more appropriately balance the RHNA Statutory Objectives identified in State Law including equity and fair housing goals, as well as those related to efficient growth patterns and GHG reductions.

Methodology options 5A and 6A that will be under consideration by the HMC on September 18, have significant flaws. In particular, both place a disproportionate emphasis on factors that allocate RHNA to high opportunity areas, without consideration of the negative consequences of the resultant land use patterns. The following points reflect our specific concerns regarding the proposed methodology options:

- The options do not adequately address factors related to transit and jobs proximity, and fail to take into account the lack of high-quality transit within the Tri-Valley, and distance from the major employment centers of the South Bay, Oakland, and San Francisco. The methodologies allocate growth in a manner that will promote auto dependency and longer commute times, exacerbate GHG impacts, and run counter to the goals and objectives well-formulated and strongly articulated in the recently released Plan Bay



# Tri-Valley Cities

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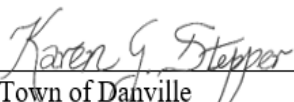
Area Blueprint. This is also counter to RHNA Statutory Objective 2: Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

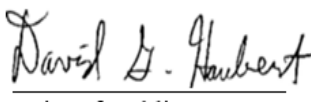
- The options push significant housing allocations into the outer ring of Bay Area suburbs, including the Tri-Valley, exacerbating the jobs/housing imbalance, and compelling long commutes to distant jobs centers. Even in our relatively jobs-rich Tri-Valley cities, data shows that many of our residents, today, commute significant distances to work. This comes at a significant cost: not just in negative environmental consequences, but as time spent away from families, and a further strain on household finances, particularly for lower-income households.
- Our smaller cities have limited land area and sites that are candidates for re-zoning. Significant RHNA allocations may have the unintended consequence of causing speculative increases in land values, and create pressure to develop agricultural and open space lands, areas subject to natural hazards, and other sensitive resources.


Given these concerns, we would urge the Committee to reject the current options 5A and 6A, and consider methodology options that emphasize factors and factor weightings that 1) focus housing allocations in areas most proximate to the highest concentrations of jobs, and particularly where jobs growth has outpaced recent housing production (e.g jobs proximity factors); 2) provide realistic allocations that take account of geographic and other constraints to housing development (e.g. urbanized land area factors); and 3) provide residents with access to viable transit and transportation options that do not add to regional congestion, commute times, and household transportation costs (e.g. transit proximity factors).

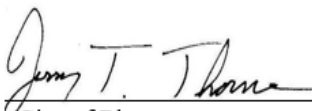
Thank you for your consideration of these important concerns.

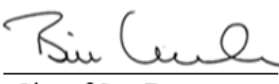
Respectfully,

  
Town of Danville  
Mayor Karen Stepper

  
City of Dublin  
Mayor David Haubert

  
City of Livermore  
Mayor John Marchand

  
City of Pleasanton  
Mayor Jerry Thorne

  
City of San Ramon  
Mayor Bill Clarkson



# Tri-Valley Cities

DANVILLE • DUBLIN • LIVERMORE • PLEASANTON • SAN RAMON

September 14, 2020

Mayor Jesse Arreguín, President  
 Association of Bay Area Governments, Executive Board  
 375 Beale Street, Suite 700  
 San Francisco, CA 94105-2066

Dear Board President Arreguín:

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# Tri-Valley Cities

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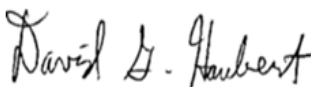
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Given these concerns, we would urge the Executive Board to reject the current options 5A and 6A, and consider methodology options that emphasize factors and factor weightings that 1) focus housing allocations in areas most proximate to the highest concentrations of jobs, and particularly where jobs growth has outpaced recent housing production (e.g jobs proximity factors); 2) provide realistic allocations that take account of geographic and other constraints to housing development (e.g. urbanized land area factors); and 3) provide residents with access to viable transit and transportation options that do not add to regional congestion, commute times, and household transportation costs (e.g. transit proximity factors).

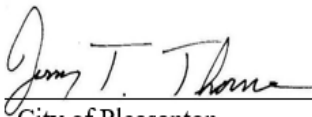
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Respectfully,

  
Town of Danville  
Mayor Karen Stepper

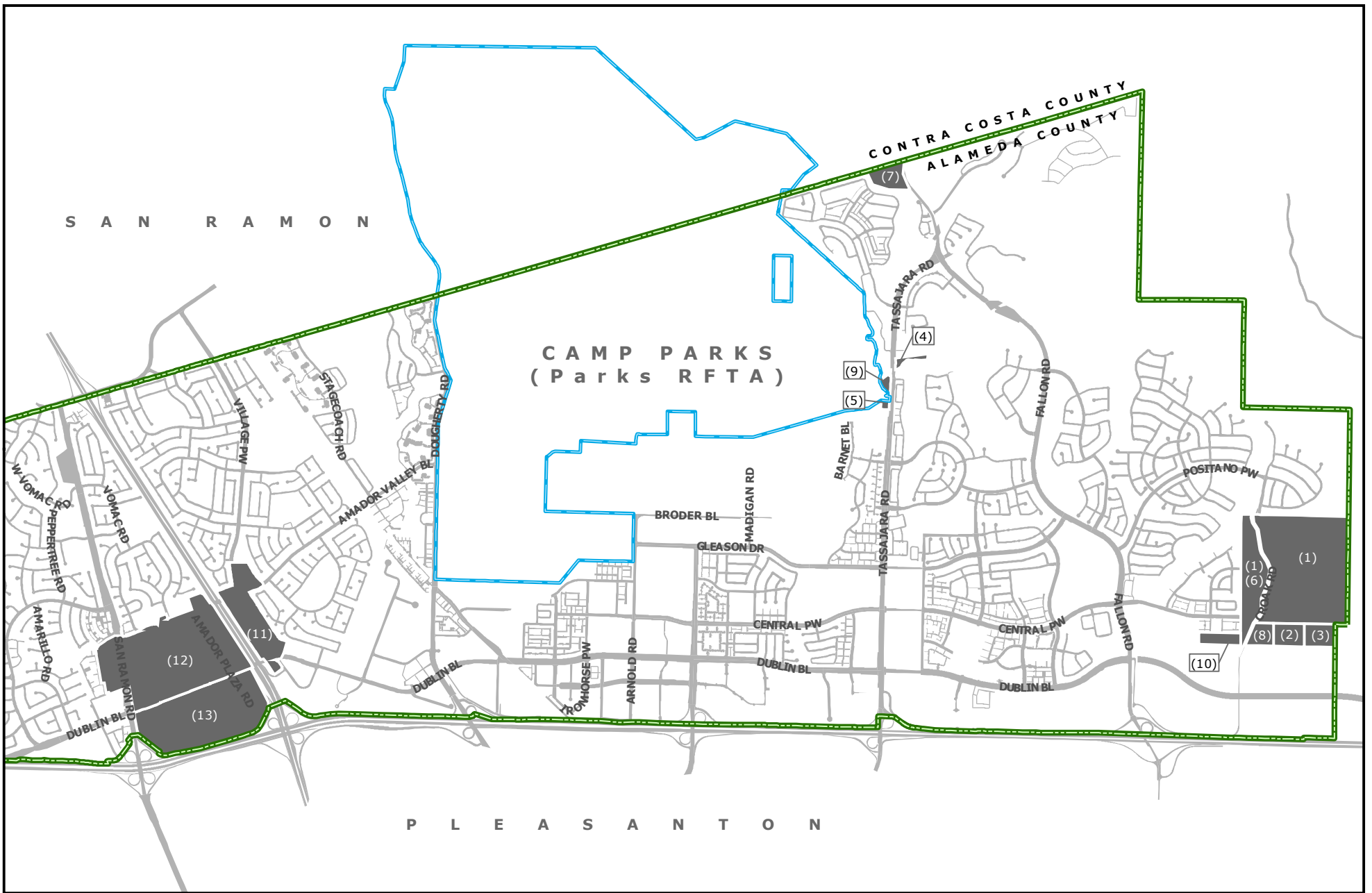
  
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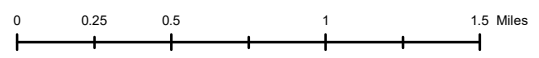
  
City of Pleasanton  
Mayor Jerry Thorne

  
City of San Ramon  
Mayor Bill Clarkson





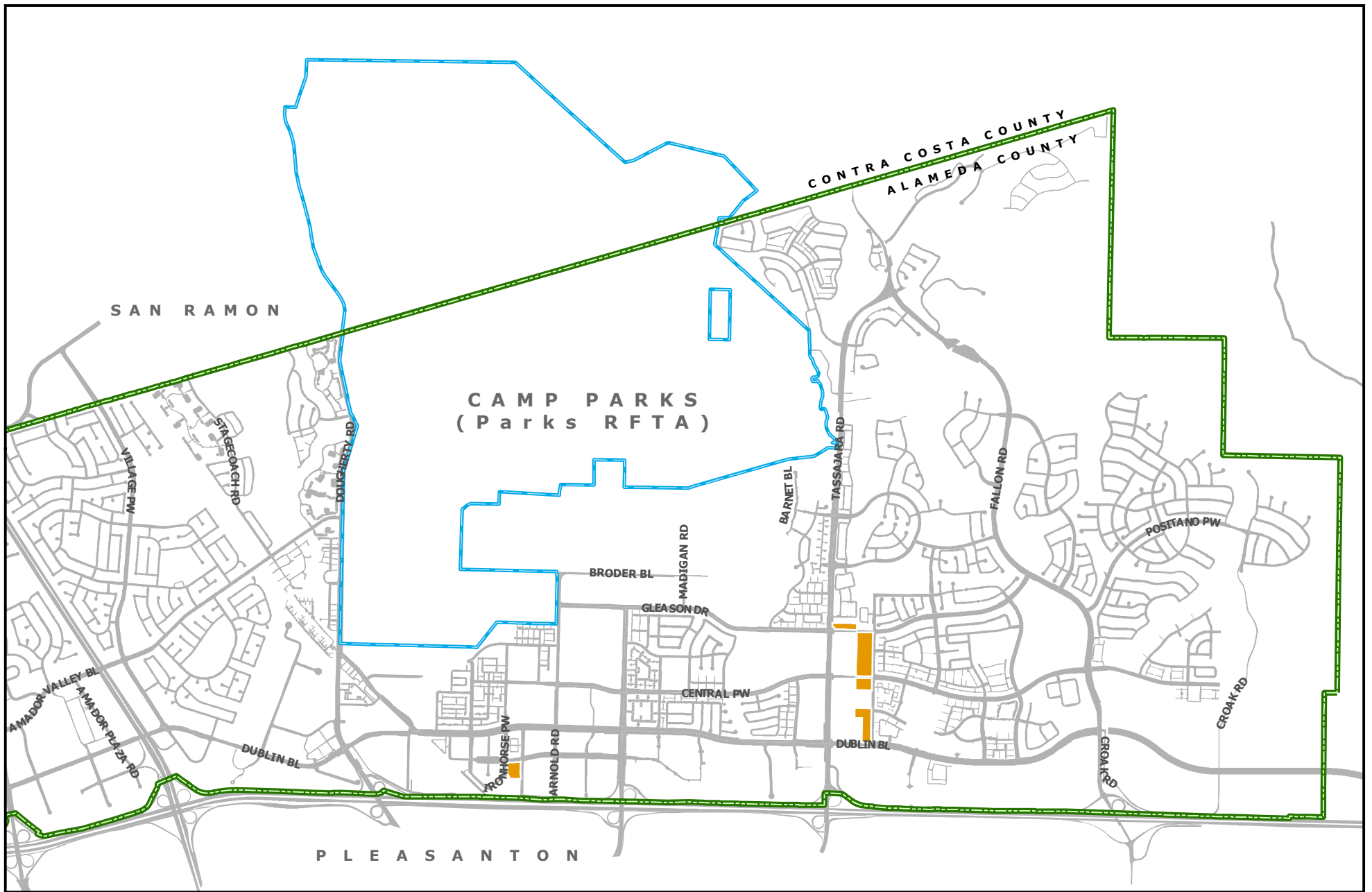
- Camp Parks RFTA
- City of Dublin, Sphere of Influence
- Existing Housing Element Sites
- City of Dublin
- Right of Ways





**Table of Existing Housing Element Sites**

No.	Project	Min. Units	Max. Units	Potential Units	Potential Affordability	GP Land Use	APN	Lot Size (Acres)	Zoning	Min. Density	Max. Density	Potential Density	Existing Use
(1)	Croak	104	692	346	Above Moderate	Low Density	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	905-0001-005-02	9.6	PD	6.1	14.0	8.0	Vacant
(3)	Branagh	59	136	78	Above Moderate	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	985-0072-002	2.0	PD	6.1	14.0	8.0	Rural Homesite
(5)	McCabe	6	14	10	Moderate	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	905-0002-001-01	10.4	PD	6.1	14.0	10.0	Vacant
(7)	Tipper	50	115	82	Moderate	Medium Density	986-0004-01	8.2	PD	6.1	14.0	10.0	Agricultural
(8)	Anderson	99	175	108	Moderate	Medium-High Density	905-0001-006-03	7.0	PD	14.1	25.0	15.4	Vacant
(9)	Beltran / Sperflage	45	80	64	Moderate	Medium-High Density	986-0003-001-02	3.2	PD	14.1	25.0	20.0	Vacant
(10)	Chen	56	100	80	Moderate	Medium-High Density	985-0027-002	4.0	PD	14.1	25.0	20.0	Vacant
(11)	Village Parkway	-	-	200	Above Moderate	Downtown Dublin – Village Parkway District	-	-	DDZD	None	15.0	-	Varies
(12)	Retail	-	-	400	Lower Income	Downtown Dublin – Retail District	-	-	DDZD	22.0	-	-	Varies
(13)	Transit-Oriented	-	-	891	Lower Income	Downtown Dublin – Transit-Oriented District	-	-	DDZD	30.0	85.0	-	Varies



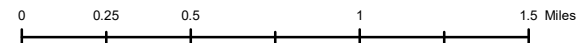
Camp Parks RFTA

City of Dublin, Sphere of Influence

Vacant Residential Sites (Not Identified in Current Housing Element)

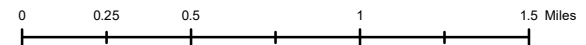
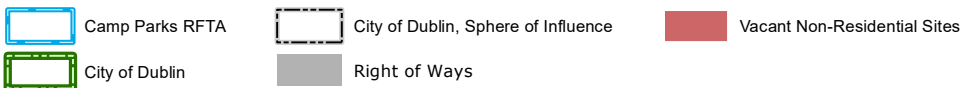
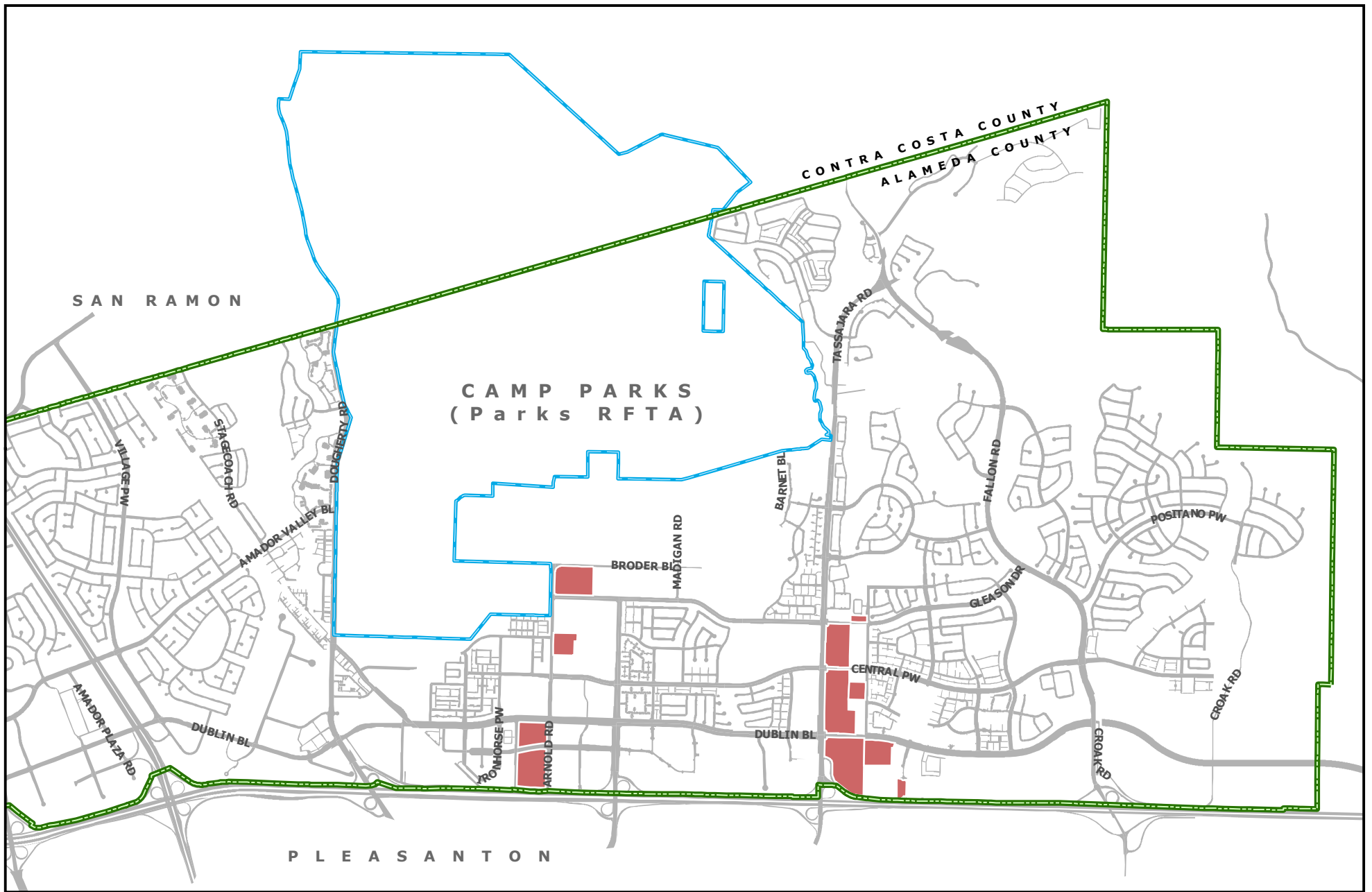
City of Dublin

Right of Ways



**Table of Vacant Residential Sites (Not Identified in Current Housing Element)**

<b>No.</b>	<b>Address or Name</b>	<b>APN</b>	<b>Lot Size (Acreage)</b>	<b>Potential Units</b>	<b>GP Land Use</b>	<b>Zoning</b>
(1)	At Dublin	985-0051-006-00 985-0052-024-00 985-0052-025-00	12.8	261	Medium Density Residential Medium-High Density Residential High Density Residential	PD
(2)	Dublin Transit Center, Site D-1	986-0034-013-01	2.46	195	Campus Office	PD



**Table of Vacant Non-Residential Sites**

<b>No.</b>	<b>Address or Name</b>	<b>APN</b>	<b>Lot Size (Acreage)</b>	<b>GP Land Use</b>	<b>Zoning</b>
(1)	At Dublin	985-0051-005-00 985-0051-006-00 985-0052-024-00 985-0052-025-00	67.3	General Commercial Neighborhood Commercial	PD
(2)	Gleason Drive	986-0005-038-01	12.79	Public/Semi-Public Facility	PD
(3)	Dublin Blvd.	985-0061-012-00	8.14	General Commercial	PD
(4)	4020 Grafton Street	985-0061-015-00	2.08	General Commercial	PD
(5)	Dublin Transit Center, Site D-2	986-0034-014-00	6.43	Campus Office	PD
(6)	Dublin Transit Center, Site E-2	986-0034-012-00	7.66	Campus Office	PD
(7)	5751 Arnold Road	986-0014-013-00	5.73	Campus Office	PD

**City of Dublin Housing Element Update  
Project Schedule**

TASK	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	2020					2021												2022					
<b>1 PROJECT INITIATION</b>																							
Kick-off Meeting	█																						
Contract Approval		█																					
On-going Project Coordination																							
<b>2 REGIONAL HOUSING NEEDS ASSESSMENT</b>																							
Document Review		█																					
Evaluate Current Housing Element			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Housing Needs, Constraints, Resources and Profile			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Housing Policy Plan					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
<b>3 COMMUNITY ENGAGEMENT</b>																							
Community Outreach Plan	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Online Community Survey						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Stakeholder Workshops (2)						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Planning Commission Study Session							█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
City Council Check-ins (4)			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
<b>4 DRAFT HOUSING ELEMENT</b>																							
Screencheck Draft					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Public Review Draft										█	█	█	█	█	█	█	█	█	█	█	█	█	█
HCD Submittal Draft																█	█	█	█	█	█	█	█
Response to HCD Comments																	█	█	█	█	█	█	█
Final Draft Housing Element																		█	█	█	█	█	█
<b>5 GENERAL PLAN AMENDMENTS</b>																							
Land Use Element Revisions																		█	█	█	█	█	█
Codes Amendments - Rezones																		█	█	█	█	█	█
Safety Element Revisions																		█	█	█	█	█	█
Environmental Justice Policies																		█	█	█	█	█	█
<b>6 PLAN ADOPTION</b>																							
CEQA Compliance																			█	█	█	█	█
Public Hearings																						█	█
HCD Certification																							█
General Plan Consistency Amendments																							

█ Kimley-Horn / City Staff  
█ Public Meetings



City of Dublin Housing Element Update  
Project Schedule

TASK	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
	2020					2021												2022						
1 PROJECT INITIATION																								
2 REGIONAL HOUSING NEEDS ASSESSMENT																								
3 COMMUNITY ENGAGEMENT																								
4 DRAFT HOUSING ELEMENT																								
5 GENERAL PLAN AMENDMENTS																								
6 PLAN ADOPTION																								

## F.6 City Council Meeting #3

This Section contains materials prepared for the City Council meeting on June 15, 2021.



# STAFF REPORT

## CITY COUNCIL

DATE: June 15, 2021

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Draft Regional Housing Needs Allocation Appeal Framework  
Prepared by: Michael P. Cass, Principal Planner

### EXECUTIVE SUMMARY:

Each California city and county must update their General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. State law mandates updates to the Housing Element, which plan for a city or county's Regional Housing Needs Allocation, no later than January 2023 for the 2023-2031 planning period. On May 20, 2021, the ABAG Executive Board approved the Final Regional Housing Needs Allocation Methodology and Draft Allocation. The Draft Allocation assigns 3,719 units of housing to the City of Dublin. A jurisdiction may file an appeal of the Draft RHNA by July 9, 2021. Staff will present the City Council with the proposed framework for an appeal of the City's Draft Regional Housing Needs Allocation.

### STAFF RECOMMENDATION:

Provide feedback and direct Staff to submit an appeal of the City's Draft Regional Housing Needs Allocation.

### FINANCIAL IMPACT:

None.

### DESCRIPTION:

#### Background

##### Housing Element Update

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic

segments of the community. The community's housing need is determined through the Regional Housing Needs Allocation (RHNA) process. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period.

### Regional Housing Needs Allocation

The Housing Methodology Committee (HMC) is an advisory committee to the Association of Bay Area Governments (ABAG) composed of elected officials, local jurisdiction staff members, and stakeholders. The HMC was tasked with creating a methodology for distributing the Regional Housing Needs Determination (RHND) across the local jurisdictions in the nine-county Bay Area. Distribution of the RHND results in each jurisdiction's RHNA, which is the total number of housing units the jurisdiction must plan for in the next Housing Element update. State law provides a series of statutory objectives that must be met in the RHNA methodology, including increasing affordability in an equitable manner, improving the balance between low-wage jobs and lower-income housing (jobs-housing fit), and addressing equity and fair housing. The statute also requires consistency between the RHNA and regional plans, such as Plan Bay Area 2050.

On June 10, 2020, HCD released the RHND for the Bay Area, which identified 441,176 units (2.35 times the 187,990 units required in the current RHNA cycle). Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low, low, moderate, and above-moderate income).

The HMC met from October 2019 to September 2020 to develop a RHNA methodology. On September 14, 2020, the Tri-Valley communities of Dublin, Danville, Livermore, Pleasanton, and San Ramon submitted joint letters to the HMC and ABAG Executive Board expressing concerns with the RHNA methodology under consideration and recommended a methodology that: 1) focuses housing allocations in areas with the highest concentrations of jobs; 2) takes account of geographic and other constraints to housing development; and 3) provides residents with access to viable transit and transportation options. On September 18, 2020, the HMC forwarded a recommended methodology to the ABAG Executive Committee without making modifications to address the concerns expressed by the Tri-Valley communities.

On November 17, 2020, the City submitted a letter to the ABAG Executive Board again expressing concerns that the RHNA methodology: 1) does not adequately address job-housing proximity; 2) promotes auto dependence; 3) exasperates the jobs-housing imbalance; and 4) fails to consider progress made during current RHNA cycle. On January 21, 2021, the ABAG Executive Board approved the Draft RHNA Methodology without making modifications to address the City's concerns and submitted the draft methodology to HCD for review. Subsequently, on April 12, 2021, HCD sent a letter to ABAG confirming the Draft RHNA Methodology furthers the RHNA objectives.

On May 20, 2021, the ABAG Executive Board, by a vote of 20-10, approved the Final RHNA Methodology and Draft Allocations. The Draft Allocation assigns 3,719 units of housing to the City of Dublin. Table 1 shows the City's Draft Allocation by household income category for the 2023 – 2031 planning period:

**Table 1. Dublin's 2023-2031 Draft Allocation**

	Very Low	Low	Moderate	Above Moderate	Total
Draft RHNA	1,085	625	560	1,449	3,719

**Draft RHNA Appeals Procedures**

Pursuant to the Government Code, any local jurisdiction within the ABAG region may file an appeal to modify its Draft Allocation or another jurisdiction's Draft Allocation included as part of ABAG's Draft RHNA Plan. Additionally, HCD may also file an appeal to the Draft Allocation(s) of one or more jurisdictions. The Appeals Procedures established by ABAG are provided as Attachment 1 and provide fairly narrow grounds for filing an appeal. It is important to note that the basis for an appeal is limited to the allocation and not the methodology used to determine that allocation. Appeals must be submitted to ABAG using the prescribed RHNA Appeal Request Form by 5:00 p.m. on July 9, 2021.

Appeals may be brought on one of the following three grounds:

1. ABAG failed to adequately consider information submitted in the local jurisdiction survey.
2. ABAG did not determine the jurisdiction's allocation in accordance with its adopted methodology and in a manner that furthers, and does not undermine, the RHNA objectives.
3. A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits revision of information submitted as part of the local jurisdiction survey. Appeals on this basis shall only be made by the jurisdiction or jurisdictions where the change in circumstances has occurred.

The following outlines the key dates in the RHNA appeals process:

- July 9, 2021: Deadline for jurisdictions and HCD to file an appeal of Draft Allocations.
- August 30, 2021: Deadline for jurisdictions and HCD to comment on appeals submitted.
- September - October 2021: ABAG Administrative Committee considers appeals (includes public hearing). ABAG will provide a minimum of 21 days' notice to jurisdictions in advance of the appeals hearing.
- October or November 2021: ABAG ratifies written final determination of each appeal and issues Final Allocations that include adjustments from successful appeals. If the total of successfully appealed units is less than 7% of the RHND (30,882 units), then ABAG shall redistribute the units proportionately. If the successfully appealed units is more than 7% of the RHND, then ABAG may develop its own methodology to redistribute the units.
- November or December 2021: ABAG Executive Board will conduct a public hearing and adopt Final RHNA Plan.

## Appeals in Other Councils of Government

During the 6<sup>th</sup> Cycle Housing Element Update, three other Councils of Government have already completed their Regional Housing Needs Allocation process. To provide context to the appeals process and to learn from past successes, Staff reviewed the appeals filed in these jurisdictions. Following is a summary of the appeals outcomes for other Councils of Government:

- Sacramento Area Council of Governments (SACOG): No appeals filed.
- San Diego Association of Governments (SANDAG): Four appeals were filed with only one partially upheld, affecting 135 units. The City of Coronado successfully argued the jobs data used in the methodology was not verified and the City had different military housing data. This resulted in an increase to the allocation for the City of Coronado and an increase to the allocation for the City of Imperial Beach and the City of San Diego.
- Southern California Association of Governments (SCAG): Forty-eight appeals were filed with only two partially upheld. The County of Riverside successfully argued that they do not have land use authority over the projected growth from the March Joint Powers Authority, where 215 units were projected. The City of Pico Rivera successfully argued there is a lack of available land suitable for residential use since the City lies within a flood inundation area, due to the potential failure and/or spillway path of the Whittier Narrows Dam, resulting in a reduction of their total allocation from 3,939 units to 1,024 units.

## Analysis

The following illustrates the proposed framework for an appeal of Dublin's RHNA. This framework follows the grounds for an appeal as specified in the Appeals Procedures provided by ABAG and noted above and included in Attachment 1.

- Past Performance and Lack of Suitable Land (Appeal Grounds 1.b.ii): From 2010 to 2019, Dublin's population increased from 46,036 to 66,147, a 44% increase, making Dublin one of the fastest growing cities in California during that timeframe, due to significant steps taken to facilitate the construction of both market-rate and affordable housing. During the current RHNA cycle, the City has issued building permits for the construction of 4,396 dwelling units compared to our allocation of 2,285 units. Specifically, as of May 31, 2021, the City has issued permits for 4,252 above-moderate income, 79 moderate income, 39 low-income, and 26 very low-income units. The City has an additional 2,682 units in the project pipeline, further limiting available land suitable for development. Additionally, Dublin is different from many other communities in the Bay Area, since a significant portion of the City is comprised of new construction, which is not appropriate for redevelopment opportunities.
- Water Supply and Drought (Appeal Grounds 1.b.i and 3): Zone 7 Water Agency supplies drinking water to local water retailers. The Dublin San Ramon Services District (DSRSD) is the local water retailer for the City of Dublin. DSRSD contracts with Zone 7 to provide the water supply that services Dublin residents. This 30-year contract expires in 2024.



Zone 7's water supply has two major components: 1) incoming water supplies available through contracts and water rights each year, and 2) accumulated water supplies in storage derived from previous years. Incoming water supplies typically consist of annually allocated imported surface water supply and local surface water runoff. Accumulated or "banked" water supplies are available in local and non-local storage locations.

The Department of Water Resources operates the State Water Project (SWP). The SWP is by far Zone 7's largest water source, providing approximately 90% of the treated water supplied to its customers on an annual average basis. Zone 7 anticipates future supply deficits as SWP reliability continues to decline and Zone 7's service area population grows.

DSRSD's recently prepared the Draft 2020 Urban Water Management Plan, dated May 2021. The Urban Water Management Plan acknowledges that Dublin could experience problems due to an expiring water supply contract, dependence on imported water sources, and increased demand.

Additionally, the Department of Water Resources indicates "drought is best defined by its impacts on a particular class of water users in a particular location. In this sense, drought is a very local circumstance." As discussed above, Dublin obtains the majority of its water from imported sources. Therefore, drought conditions throughout California could have significant impacts on access to water resources for the Dublin community. While drought could have an impact on the entire region, the extent of those impacts is unknown at this time. However, drought conditions could be more impactful on communities, like Dublin, which source water from the delta. Water supplied from the delta is more susceptible to problems due to endangered species and increased use by the agricultural industry.

An expiring contract, dependence on imported water sources, increased demand, and the drought could create a challenge to provide water service for existing and planned growth. This challenge could be compounded by the additional burden resulting from further growth induced by RHNA.

- **Population Decrease (Appeal Grounds 2 and 3):** California's population dipped by approximately 182,000 residents last year, bringing the state's total to approximately 39,466,000 people as of January 1, 2021, according to new population estimates and housing data released by the California Department of Finance on May 7, 2021. This reduction of 0.46% represents the first 12-month decline since state population estimates have been recorded. Locally, Dublin's population decreased from 65,161 to 64,695, a decrease of 466 residents or 0.7%. Dublin's population decline was more than 1.5 times the State average. If the declining population trend continues, it could translate to decreased households in 2050, which is a factor used for calculating the City's allocation.
- **Overcrowding (Appeal Grounds 1.b.g and 2):** According to the Embarcadero Institute, the Department of Finance (DOF) factors overcrowding and cost-burdening into their household projections. These projections are developed by multiplying the estimated population by the headship rate (the proportion of the population who will be head of a

household). The DOF, in conjunction with HCD, uses higher headship rates to reflect optimal conditions and intentionally “alleviate the burdens of high housing cost and overcrowding.” The Embarcadero Institute report asserts that Senate Bill 828 caused the state to double count the overcrowding numbers, resulting in an increase of approximately 104,000 units throughout the Bay Area. If correct, this could have inflated the projected housing need in Dublin by 877 units when compared to the percentage of the Bay Area’s RHND the City was allocated.

- **Vacancy Rate (Appeal Grounds 2):** According to the Embarcadero Institute, Senate Bill 828 wrongly assumed a 5% vacancy rate in owner-occupied housing is healthy. Government Code 65584.01(b)(1)(E) specifies a 5% vacancy rate applies only to the rental housing market. In the U.S. homeowner vacancy has hovered around 1.5% since the ‘70s, briefly reaching 3% during the foreclosure crisis. This incorrect assumption erroneously projected a need for approximately 59,000 additional units throughout the Bay Area. This could have inflated the housing need in Dublin by 497 units, when compared to the percentage of the Bay Area’s RHND the City was allocated.
- **High Opportunity Areas (Appeal Grounds 2):** With the Final RHNA Methodology, ABAG allocates more housing units to jurisdictions with a higher percentage of households living in areas labelled High Resource or Highest Resource on the 2020 Opportunity Map. The Opportunity Map, prepared by HCD and the California Tax Credit Allocation Committee (TCAC), stems from HCD’s policy goals to avoid further segregation and concentration of poverty and to encourage access to opportunity through affordable housing programs. The map uses publicly available data sources to identify areas in the state where characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families. The majority of Dublin is labelled High Resource or Highest Resource on the 2020 Opportunity Map.

However, according to the 2019 American Community Survey, 61.1% of the Dublin population racially identify as minorities or multi-racial. By relying on the 2020 Opportunity Map and not factoring demographic data, more housing is allocated to Dublin compared to other jurisdictions throughout the area. This methodology detracts from HCD’s policy goal to promote diversity since more housing must be planned in Dublin, rather than in more segregated portions of the Bay Area, thus prioritizing economics over racial diversity.

Facilitating the production of housing for lower income households in high opportunity areas is laudable. However, the Draft RHNA assigns 1,449 above-moderate income units to Dublin. Above-moderate income units are effectively market rate housing. While in general, additional units have the potential to further diversity goals, assigning more market rate housing to Dublin does not achieve the stated purpose of providing affordable housing and access to opportunity for lower-income households. This methodology also fails to acknowledge the City’s past performance in the above-moderate income category. During the current RHNA cycle the City has already issued permits for 4,252 above-moderate income units, thus exceeding the current RHNA allocation of 618 units by 688% in the

above-moderate income category. Requiring the City to plan for an additional 1,449 above-moderate income units ignores Dublin's past production and unfairly burdens Dublin with providing more of the region's share of market rate housing.

- **Coronavirus Pandemic (Appeal Grounds 3):** The Coronavirus pandemic has significantly altered the way our job sector operates by increasing telecommuting options and decreasing reliance on traditional office space. By decreasing the demand for office space, the Bay Area's major employment centers of the South Bay, Oakland, and San Francisco have more available, suitable land and can replace office space with housing, in turn decreasing the demand for housing in outer suburban areas such as Dublin. The increased telecommuting options also provide opportunities for workers to live outside the Bay Area. Thus, having the potential to further reduce the need for additional housing in the Bay Area.

Additionally, the pandemic significantly decreased public transit ridership, which will transform where Bay Area residents will live, work, and travel. Some experts argue that transit operators in need of riders and revenue will never fully recover, thus increasing the use of single-occupancy vehicles and its associated traffic and environmental impacts. In Dublin, approximately 60% of greenhouse gas emissions come from the transportation sector. To offset these impacts and meet the State and region's greenhouse gas emissions targets, provided by the State Air Resources Board, it is more crucial than ever to ensure the Regional Housing Needs Allocation promotes a jobs-housing balance, as public transportation may become a less reliable commute alternative.

- **Land Use Authority (Appeal Grounds 2):** The City does not have land use authority over the Parks Reserve Forces Training Area (Camp Parks) or the United States Department of Justice. Both locations should not be used for calculating the City's Draft Allocation.

Staff is seeking feedback and direction from the City Council on the proposed framework to use as the basis for filing an appeal of Dublin's RHNA. With direction from the City Council, Staff will prepare and file a timely appeal by the July 9, 2021 deadline.

#### ENVIRONMENTAL DETERMINATION:

The informational report on the Housing Element Update and Regional Housing Needs Allocation is exempt from the requirements of the California Environmental Quality Act (CEQA).

#### STRATEGIC PLAN INITIATIVE:

Strategy 3: Create More Affordable Housing Opportunities.

Objective E: Update the City's General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City's Regional Housing Needs Allocation for the period 2023-31.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

- 1) ABAG 2023-2031 RHNA Cycle Appeals Procedures

## F.7 City Council Meeting #4

This section contains materials prepared for City Council meeting on November 2, 2021.



# STAFF REPORT

## CITY COUNCIL

DATE: November 2, 2021

TO: City Council

SUBJECT: Status Report on the Housing Element Update, Regional Housing Needs Allocation, and Preliminary Sites Inventory  
Prepared by: Michael P. Cass, Principal Planner

### EXECUTIVE SUMMARY:

The City Council will receive a status report on the Housing Element Update, Regional Housing Needs Allocation, and Preliminary Sites Inventory. Each California city and county must update its General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. Dublin’s current Housing Element is for the 2014-2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023-2031 planning period. Staff is seeking feedback from the City Council on policy direction about the Preliminary Sites Inventory. Following the meeting, Staff will finalize the sites inventory and incorporate it into the draft Housing Element for consideration by the City Council at a future public hearing.

### STAFF RECOMMENDATION:

Receive the report and provide feedback on the Housing Element Update.

### FINANCIAL IMPACT:

In July 2020, the City Council approved a consulting services agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn’s contract amount is \$403,000. The City’s Fiscal Year 2021-22 Budget sufficiently covers this cost. The cost to prepare the Housing Element Update will be offset by grants totaling \$401,436, including \$55,000 from an approved Senate Bill 2 Planning Grant, \$300,000 from the Local Early Action Planning (LEAP) Grant Program, and \$46,436 via the Regional Early Action Planning (REAP) Grant Program.

### DESCRIPTION:

#### Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates that



local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

The City’s current Housing Element covers the period of 2014-2022. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period.

Regional Housing Needs Allocation

The Association of Bay Area Governments (ABAG) is responsible for creating a methodology for distributing HCD’s Regional Housing Needs Determination (RHND) across the local jurisdictions in the nine-county Bay Area. Distribution of the RHND results in each jurisdiction’s RHNA, which is the number of housing units the jurisdiction must plan for in the next Housing Element update. State law provides a series of statutory objectives that must be met in the RHNA methodology, including increasing affordability in an equitable manner, improving the balance between low-wage jobs and lower-income housing (jobs-housing fit), and addressing equity and fair housing. The statute also requires “consistency” between the RHNA and regional plans, such as Plan Bay Area.

On June 10, 2020, HCD released the RHND for the Bay Area, which identified 441,176 units (2.35 times the 187,990 units required in the current RHNA cycle). Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low-, low-, moderate-, and above-moderate-income).

On January 21, 2021, the ABAG Executive Board approved the Draft Regional Housing Needs Allocation (RHNA) Methodology and submitted the draft methodology to HCD for review. On April 12, 2021, HCD confirmed the Draft RHNA Methodology furthers the RHNA objectives.

On May 20, 2021, the ABAG Executive Board approved the Final Methodology and Draft Allocation, which assigns 3,719 units of housing to the City of Dublin. Table 1 shows the City’s Draft Allocation by household income category for the 2023 – 2031 planning period:

Table 1. Dublin’s 2023-2031 Draft Allocation					
	Very-Low-	Low-	Moderate-	Above-Moderate-	Total
Draft Allocation	1,085	625	560	1,449	3,719

On July 9, 2021, the City filed an appeal of the Draft Allocation of 3,719 units based on direction of the City Council with emphasis on past performance and lack of suitable land, as well as the properties where the City does not have land-use authority. ABAG received appeals from 28 jurisdictions, including the City of Dublin. Based on the number of appeals filed, the ABAG Administrative Committee considered appeals on six dates in September and October 2021. The

City's appeal was heard by the ABAG Administrative Committee on September 24, 2021, and the Committee unanimously voted to preliminarily deny the City's appeal.

ABAG is anticipated to ratify the final determination of each appeal and issue Final Allocations that include adjustments from successful appeals in November 2021. If the total number of successfully appealed units is lower than 7% of the RHND (30,882 units), then ABAG shall redistribute the units proportionately. If the number is higher than 7% of the RHND, then ABAG may develop its own methodology to redistribute the units. The ABAG Executive Board will then conduct a public hearing and adopt the Final RHNA Plan in December 2021.

### Preliminary Sites Inventory

The Housing Element must include an inventory of specific sites or parcels that are available for residential development to meet the RHNA. Land suitable for residential development must be appropriate and available for residential use in the planning period. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use.

On October 6, 2020, the City Council received a report on the Housing Element Update and RHNA. This included an overview of the framework for selecting sites to include in the Preliminary Sites Inventory. The City Council was generally supportive of evaluating the options presented by Staff and gave direction to include sites from the current Housing Element with by-right development rather than increase the minimum density as further discussed below.

### Existing Sites

Staff prepared a Preliminary Sites Inventory to accommodate the Draft RHNA of 3,719 units. This inventory prioritizes pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA before looking to rezone additional sites. Refer to Attachment 1 for a map of existing sites. The following describes these components of the Preliminary Sites Inventory:

- **Pipeline Projects:** Pipeline projects are those that are at any stage within the City's entitlement process or under construction as of December 15, 2022, but that have not obtained a certificate of occupancy. An estimated 2,723 units are in the pipeline, including 266 very-low, 128 low, 202 moderate, and 2,127 above-moderate units. Staff made these estimates based upon approved entitlements, pending applications, and City Staff knowledge of forthcoming projects and inquiries with prospective applicants. It is noteworthy that the pipeline projects exceed the City's allocated above-moderate-income units. Refer to Attachment 2 for a list of these projects.
- **Accessory Dwelling Units:** Staff anticipates that the Site Inventory will include 149 very low-, 82 low-, and 17 moderate-income accessory dwelling units (ADUs). HCD's recent Housing Element certifications have allowed ADUs to be included in the Sites Inventory at a

rate of two times the average ADUs built annually from 2018 – 2021 and multiplied that by eight years to estimate ADU development for 2023 – 2031. Using this methodology, approximately 248 ADUs are included in the Preliminary Sites Inventory. ADU quantity and affordability level estimates are tentative based on recent Housing Element certifications. In the Bay Area, the actuals are likely to be based on ABAG’s methodology in development for approval by HCD and use by local jurisdictions. ABAG’s methodology is anticipated to be similar to the methodology approved by HCD in other certifications, which is based upon market conditions for ADUs rented in the region. HCD may perform a review of ADU production (based on Annual Progress Reports) two years into this next planning period and jurisdictions may need to identify additional sites if the ADU projections are not being met. Unlike other units, the location of anticipated ADUs do not need to be mapped in the Preliminary Sites Inventory.

- Existing Zoning: The City can take credit in the Preliminary Sites Inventory for existing zoning capacity as discussed below.
  - 5<sup>th</sup> Cycle Moderate-Income Sites: Staff has identified eligible sites from the current Housing Element that can be included in the Site Inventory to accommodate 252 moderate-income units. State law limits a jurisdiction’s ability to re-use certain sites from the prior RHNA cycle. Those limits only apply to sites used to meet the lower-income categories. See below. A number of 5<sup>th</sup> Cycle Sites were designated as moderate or above-moderate-income sites, since they do not meet the minimum density of 30 dwelling units per acre required to count for lower-income categories. These sites can accommodate 252 units.
  - Public/Semi-Public Sites: Two Public/Semi-Public Sites in Eastern Dublin can accommodate 134 lower-income units. On June 15, 2021, the City Council adopted a General Plan and Eastern Dublin Specific Plan Amendment to change the land use designation of 2.5 acres of the GH PacVest and 2.0 acres of the East Ranch properties from Semi-Public to Public/Semi-Public. This amendment allows a broader range of uses, including the potential for affordable housing developed by a non-profit entity. These sites can accommodate 134 lower-income units, as the allowed densities exceed 30 units per acre.
  - Downtown Dublin Development Pool: Within the Downtown Dublin Specific Plan, 828 units remain in the Development Pool and, if the Housing Element meets certain requirements, the Sites Inventory for the lower-income categories may include 828 lower-income units in Downtown Dublin. Non-vacant sites that were identified in a prior Housing Element may not be counted towards RHNA unless: (a) the sites are zoned to allow up to 30 dwelling units per acre (they are) and (b) the Housing Element requires the sites be rezoned by 2026 “to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.” A “use by right” is one in which the use does not require “a conditional use permit, planned unit development permit, or other discretionary local government review or approval” that would be subject to CEQA review, although it specifically allows for design review. In October 2020, the City Council gave direction to prioritize reusing such sites rather than up-zoning other property. These units in the Development Pool could be counted as lower-

income units if the City commits in the Housing Element to rezone the sites within 3 years to allow as a use by right housing developments in which at least 20% of the units are affordable to lower income households.

Table 2 below details how the various proposed components of the Preliminary Sites Inventory above would reduce the City’s RHNA and require that the inventory include a site or sites that could accommodate 247 lower-income units.

Table 2. Dublin’s Remaining Need				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Draft Allocation	1,710	560	1,449	3,719
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	786	42	-	828
Remaining Need	247	(18)	(695)	247

To minimize the number of additional sites needed to accommodate the RHNA, Staff prepared an inventory scenario that assumes 100% of the units produced on the Public/Semi-Public sites and in Downtown Dublin would be affordable to lower-income households. This approach avoids the need to identify a significant number of additional sites that would need to be rezoned at densities of at least 30 units per acre.

On the other hand, this approach would create certain consequences under the “No Net Loss” law (Government Code § 65863) that are important considerations. Among other things, the “No Net Loss” requires a jurisdiction, if it approves a project on a site included in the Site Inventory with fewer than the number of lower-income units identified in the inventory, to identify additional sites to continue to accommodate the RHNA by income level. It is unlikely that 100% of the units actually produced on the Downtown Dublin sites would be affordable to lower-income households. The Public/Semi-Public Sites are likely to develop with affordable housing because the land use designation only allows residential uses if developed by “a non-profit entity and serves to meet affordable housing needs or the housing needs of an underserved economic segment of the community.”

Therefore, if the actual development of these Downtown Dublin sites includes all or some portion of market rate units, the City will be required to identify new sites – within 180 days of the project approval – to accommodate the lower-income units that were included on the sites in the inventory. Quickly completing such an identification may be a difficult undertaking.

The City could limit this consequence of the “No Net Loss” law by assuming that a lower percentage of the units would be affordable to lower-income households. However, such an

alternative approach would require the Housing Element to include an increased number of sites in the Sites Inventory and would increase the overall number of units planned in the community.

Given the significant policy implications of either approach, Staff believes it prudent for the City Council to consider both approaches. Tables 3 and 4 below illustrate two affordability scenarios for the units in the Downtown: 100% and 50% affordable. The 100% affordable scenario could accommodate all but 247 RHNA units using existing sites. Alternatively, the 50% scenario can accommodate all but 644 RHNA units using existing sites. Both scenarios show a surplus of above-moderate-income units, since the Pipeline Projects exceed the City’s allocated above-moderate-income units, and the 50% scenario assumes half the units in the Downtown are affordable and half are above-moderate-income units.

Table 3. Remaining Need with Downtown 100% Affordable Scenario				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Downtown Dublin	786	42	-	828
Remaining Need	247	(18)	(695)	247

Table 4. Remaining Need with Downtown 50% Affordable Scenario				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Downtown Dublin	389	25	414	828
Remaining Need	644	(1)	(1,109)	644

It should be noted that the 100% scenario (Table 3) clusters most of the lower-income RHNA units in the Downtown. This approach further assumes that all remaining units in the Downtown Development Pool (i.e., 828 units) would be lower-income units. These units would be in addition to the 839 already existing and planned lower-income units in the Downtown.

As an additional consideration, this Housing Element cycle includes for the first time an express requirement the Housing Element “affirmatively further fair housing.” Affirmatively furthering fair housing means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities.” These new statutory obligations charge all public agencies with broadly examining their existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities. Concentrating affordable housing in the Downtown has benefits, such as promoting transit-oriented development, decreasing household transportation expenses, and decreasing greenhouse gas emissions; however, HCD and others may argue that concentrating affordable housing in one area is inconsistent with the obligation to affirmatively further fair housing.

## Additional Sites

As discussed above, the City would have to include an additional 247 or 644 units in the Sites Inventory, depending on the level of affordability as illustrated in the two scenarios above (Tables 3 and 4). This section addresses the potential “additional sites” that could accommodate the remaining need.

All of the remaining need is in the “lower income” category, which requires sites allow “at least 30 units per acre.” To satisfy the additional remaining need, the City will need to amend the General Plan and/or rezone additional sites to accommodate these units. For each of these additional sites, Staff and the consultant assigned a potential density between 30 and 85 units per acre. The proposed densities are based on other similar existing sites/developments in Dublin. The assigned density for the additional sites could be adjusted based on direction from the City Council. Refer to Attachment 3 for a map of the additional sites.

Staff has identified the following properties that could accommodate the remaining units:

- **Development Pool Amendment:** The City could amend the Downtown Dublin Specific Plan to increase the Downtown Development Pool. This action would be consistent with the Downtown Dublin Preferred Vision which contemplates the need for additional units to support the transition of Dublin Place and Dublin Plaza over the term of 30-50 years. Such changes could accommodate between 1,200 - 2,200 lower-income units. The City can maintain the Downtown Development Pool after the Housing Element Update.
- **Alameda County Surplus Properties:** The General Plan land use designation for the remaining 13.35-acre undeveloped sites at the Transit Center (Sites D-2 and E-2) is currently Campus Office. If developed at a density of 85 units per acre, which is consistent with the existing development at the Transit Center, such as Avalon at Dublin Station and Dublin Station by Windsor, then these sites could accommodate up to 1,133 lower-income units, not including the southern portion of Site D-2 where the Westin Hotel is approved.
- **SCS Property:** The SCS Property is the vacant 76.9-acre property located north of I-580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The existing General Plan and EDSP assume residential development of 261 units. This site is the subject of a General Plan Amendment Study. The City Council directed Staff to work with the property owner to conduct a community outreach process to gather input on the future use and development of the property. That process is underway and the number of residential units on this site has not yet been determined.
- **Hacienda Crossings:** Rezoning a portion of Hacienda Crossings for mixed-use development at a minimum density of 48 units per acre could accommodate up to 1,839 lower-income units. Staff preliminarily envisions such density to result in a product like the Waterford Place Apartments, while balancing other impacts such as traffic and parking.
- **North Side of Dublin Boulevard:** Rezoning the commercial sites on the north side of Dublin Boulevard, between Dublin Court and Clark Avenue to a minimum density of 30 du/acre could accommodate up to 548 lower-income units. This density would be consistent with the existing Tralee Apartments located in the vicinity and meets the minimum density requirement to qualify as lower-income units. Additionally, the Tralee

Apartments could be cited as an example to HCD about the viability of these properties being redeveloped.

- **IKEA Site:** Rezoning approximately seven acres of the Ikea site not slated for the IKEA store to a minimum density of 48 units per acre could accommodate approximately 315 lower-income units. This density would be like that of the Waterford Place Apartments, which is the density Staff preliminarily envisions could be accommodated on this site, while balancing other impacts and development standards, such as traffic and parking.
- **Hexcel Corporation Site:** The Hexcel Site, located at 11711 Dublin Boulevard directly west of the Dublin Historic Park and Museums, comprises two parcels totaling 8.95 acres. Hexcel will be relocating from this site which is currently available for sale. The entire site has a General Plan Land Use of Business Park/Industrial. Both parcels are in the Dublin Village Historic Area Specific Plan and have a Business Park/Industrial land use. The eastern portion of the site is zoned Light Industrial (M-1) and the western portion of the site has Planned Development Zoning that allows Commercial-Office (C-O) uses. If the site is redeveloped at a minimum density of 30 units per acre, then 264 lower-income units could be accommodated. This density was selected as it meets the minimum density requirement to qualify as lower-income units.

Table 5 below summarizes the potential sites to accommodate Dublin’s remaining need of 247 or 644 units, depending on the level of affordability as illustrated in the two scenarios:

Table 5. Potential Sites to Accommodate Remaining Need	
Site	Potential Number of Units
Development Pool Amendment and Retail District Up-Zoning	1,200 - 2200 units
Alameda County Surplus Properties	1,133 units
SCS Property	TBD
Hacienda Crossings	1,839 units
North Side of Dublin Boulevard	548 units
Ikea Site	315 units
Hexcel Corporation Site	264 units

When selecting “Additional Sites,” notable factors and characteristics to consider include, but are not limited to, the following:

- Proximity to Public Transit and Vehicle Miles Traveled
- Displacement of Existing Uses
- Probability of Redevelopment
- Mix of Compatible Uses
- Site Constraints
- The extent to which a particular site affirmatively furthers fair housing

Tables 6 and 7 illustrate potential options to accommodate the remaining RHNA units again using the assumption that either 100% or 50% of the units on these sites are produced as affordable units. Simply for illustrative purposes, Table 6 adds 247 units at the Transit Center. Table 7 adds 450 units at the Transit Center and 194 units at Hacienda Crossings.



<b>Table 6. Preliminary Sites Analysis Example (100% Affordable Scenario)</b>				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	786	42	-	828
Alameda County Surplus Properties	247	-	-	247
<b>Total</b>	<b>1,710</b>	<b>578</b>	<b>2,144</b>	<b>4,432</b>

<b>Table 7. Preliminary Sites Analysis Example (50% Affordable Scenario)</b>				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	389	25	414	828
Alameda County Surplus Properties	450	-	450	900
Hacienda Crossings	194	-	194	388
<b>Total</b>	<b>1,710</b>	<b>561</b>	<b>3,202</b>	<b>5,473</b>

As shown in Table 6 above, the 100% affordable scenario would result in 4,432 units, including 713 more units than the City's Draft Allocation. Most of that excess includes 678 above-moderate-income units in the project pipeline. This option still relies on all remaining units in the Downtown Development Pool to satisfy a portion of the lower-income category. However, this reliance on the units in the Downtown could be reduced by increasing the number of lower-income units placed on the Alameda County Surplus Properties.

As shown in Table 7 above, the 50% affordable scenario would result in 5,473 units, including 1,754 more units than the City's Draft Allocation. That excess above our Draft Allocation primarily includes above-moderate-income units in the project pipeline, Downtown Dublin, Alameda County Surplus Properties, and Hacienda Crossings. This results from the assumption that only 50% of the

units on those sites would be affordable. This scenario would reduce the clustering of lower-income units in the Downtown by only relying on approximately half of the current Development Pool to satisfy the lower-income categories.

Staff seeks feedback from the City Council on the following questions:

1. What percentage of planned units should be assumed as affordable on opportunity sites? Should Staff assume 100%, 50%, or a different percentage of affordable units?
2. Based on the requirement to affirmatively further fair housing, should an emphasis be placed on providing lower-income affordable units in the Downtown or should they be dispersed throughout the City?
3. Which “Additional Sites” should be prioritized to accommodate the RHNA obligation not met by “Existing Sites”?

Following the meeting, Staff will work with the Consultant to refine and finalize the sites inventory to be included in the Housing Element which the City Council will consider adopting at a future public hearing.

Project Schedule and Next Steps

Table 8 below summarizes the key dates in the Housing Element Update Process:

Table 8. Key Dates	
Step / Task	Date(s)
Public Outreach (Survey and Stakeholder Workshops)	November 2021 – February 2022
City Council Approve Draft Housing Element and Submit to HCD for Review	May 2022
Environmental Review	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update	December 2022 / January 2023

ENVIRONMENTAL DETERMINATION:

The informational report on the Housing Element Update is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Create More Affordable Housing Opportunities.

Objective E: Update the City’s General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City’s Regional Housing Needs Allocation for the period 2023-31.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

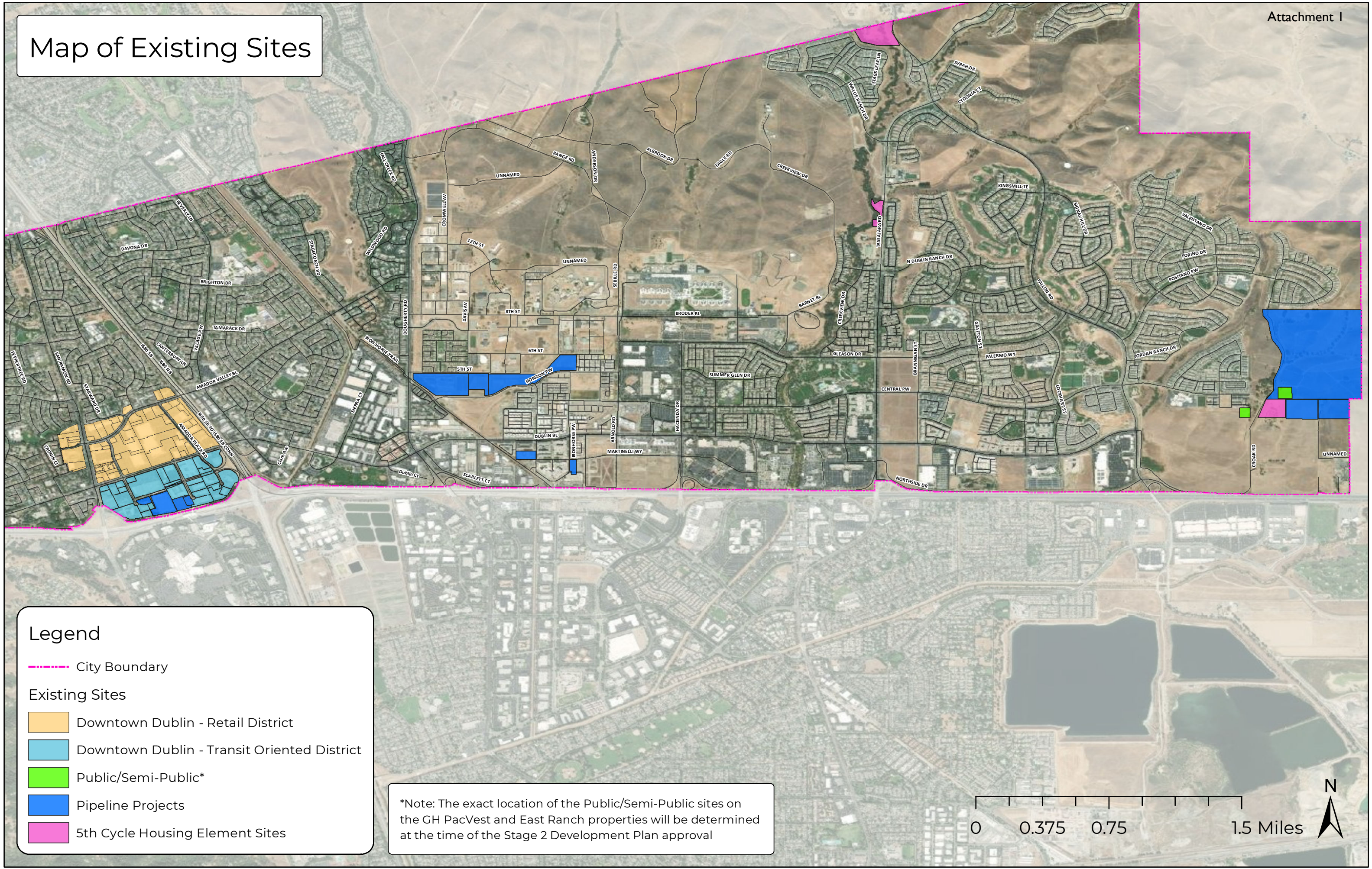
**The City Council Agenda was posted.**

**ATTACHMENTS:**

- 1) Map of Existing Sites**
- 2) Pipeline Projects Table**
- 3) Map of Additional Sites**



# Map of Existing Sites



**Legend**

- City Boundary
- Existing Sites
  - Downtown Dublin - Retail District
  - Downtown Dublin - Transit Oriented District
  - Public/Semi-Public\*
  - Pipeline Projects
  - 5th Cycle Housing Element Sites

\*Note: The exact location of the Public/Semi-Public sites on the GH PacVest and East Ranch properties will be determined at the time of the Stage 2 Development Plan approval



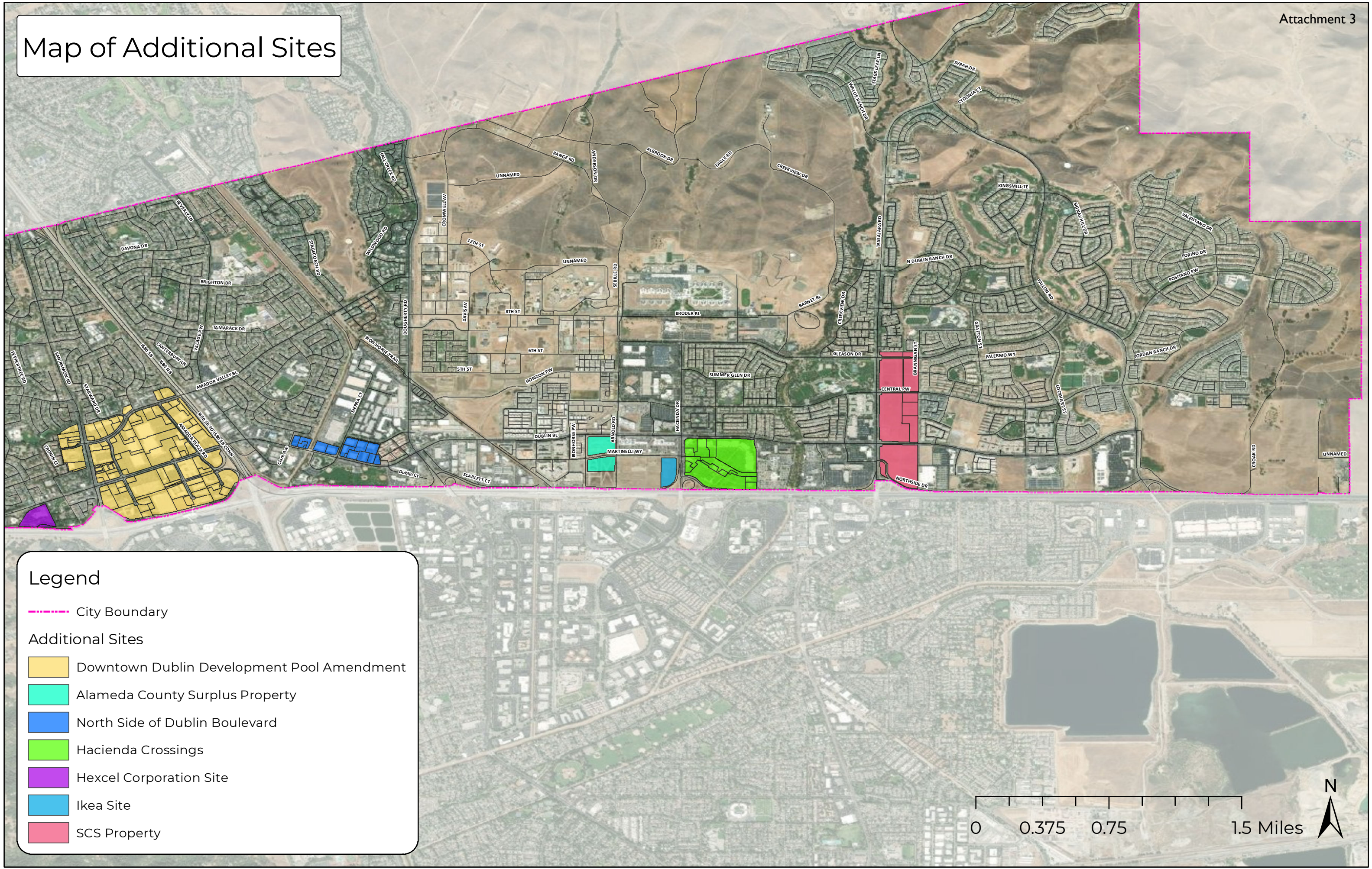


Pipeline Projects Table

Pipeline Project	Address	Units				Total
		Very Low	Low	Moderate	Above Moderate	
<b>Eden Housing / Regional Street</b>	6543 Regional Street	112	0	0	1	113
<b>East Ranch (Croak Road)</b>	Croak Road	0	50	18	555	623
<b>Bridge Housing / Amador Station</b>	6501 Golden Gate Drive	56	78	162	4	300
<b>Ashton at Dublin Station</b>	Dougherty Road	0	0	22	198	220
<b>Boulevard (Phases 2 + 3)</b>	Dougherty Road	0	0	0	225	225
<b>Boulevard (Phases 4 + 5)</b>	Dougherty Road	0	0	0	451	451
<b>Avalon Bay Communities (Saint Patrick Way)</b>	6700 Golden Gate Drive	0	0	0	499	499
<b>Eastern Dublin/Pleasanton BART Station (Site D-1)</b>	Dougherty Road	98	0	0	1	99
<b>Branagh</b>	1881 Collier Canyon Road	0	0	0	97	97
<b>Righetti</b>	Unaddressed	0	0	0	96	96



# Map of Additional Sites



**Legend**

- - - City Boundary
- Downtown Dublin Development Pool Amendment
- Alameda County Surplus Property
- North Side of Dublin Boulevard
- Hacienda Crossings
- Hexcel Corporation Site
- Ikea Site
- SCS Property







# Housing Element Update, Regional Housing Needs Allocation, and Preliminary Sites Inventory

City Council  
November 2, 2021

## Final Methodology and Draft Allocation

- Draft allocation assigns 3,719 units to Dublin

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units	1,085	625	560	1,449	3,719

- Draft allocation on appeal
- ABAG Executive Board will tentatively adopt the Final RHNA in December 2021

## Preliminary Sites Inventory

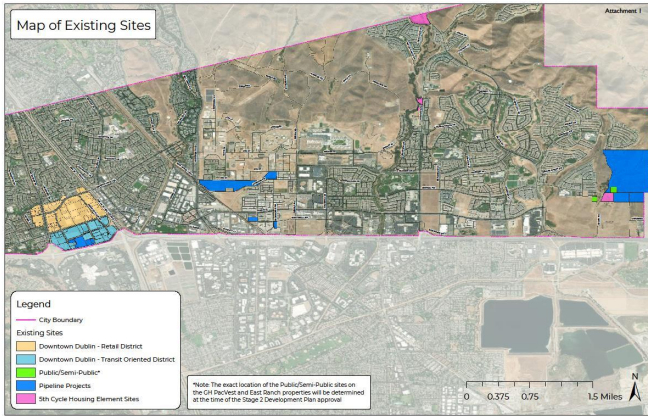
- Must include an inventory of specific sites available for residential development to meet RHNA
- October 6, 2020 – City Council received a report on Housing Element Update and directed Staff to include sites from the current Housing Element
- Preliminary Sites Inventory prioritizes pipeline projects, ADUs, and existing zoning to accommodate RHNA before looking to rezone

## Existing Sites

- Pipeline Projects
- Accessory Dwelling Units
- Existing Zoning:
  - 5<sup>th</sup> Cycle Housing Element Sites
  - Public/Semi-Public Sites
  - Downtown Dublin



## Map of Existing Sites



## Dublin's Remaining Need

	Very-Low-and Low-	Moderate-	Above-Moderate-	Total
<b>Draft Allocation</b>	1,710	560	1,449	3,719
<b>Pipeline Projects</b>	394	202	2,127	2,723
<b>ADUs</b>	149	82	17	248
<b>5<sup>th</sup> Cycle Sites</b>	-	252	-	252
<b>Public/Semi-Public Sites</b>	134	-	-	134
<b>Downtown Dublin</b>	786	42	-	828
<b>Remaining Need</b>	247	(18)	(695)	247

## “No Net Loss”

- If project approved with fewer than number of lower-income units identified in inventory, City would need to identify additional sites to accommodate RHNA by income level
- Identify new sites within 180 days of project approval

## Affordability Scenarios

Remaining Need with Downtown 100% Affordable Scenario				
	Very-Low-and Low-	Moderate-	Above-Moderate-	Total
<b>Downtown Dublin</b>	786	42	-	828
<b>Remaining Need</b>	247	(18)	(695)	247

Remaining Need with Downtown 50% Affordable Scenario				
	Very-Low-and Low-	Moderate-	Above-Moderate-	Total
<b>Downtown Dublin</b>	389	25	414	828
<b>Remaining Need</b>	644	(1)	(1,109)	644

## Additional Sites

- Identified additional sites to accommodate the remaining need
- Second part of tonight's discussion due to recusal of Council Members

## Questions

1. What percentage of planned units should be assumed as affordable on opportunity sites? Should Staff assume 100%, 50%, or a different percentage of affordable units?
2. Based on the requirement to affirmatively further fair housing, should an emphasis be placed on providing lower-income affordable units in the Downtown or should they be dispersed throughout the City?

## Additional Sites

- Sites for unmet housing need
- All remaining sites must allow at least 30 units/acre
- Potential densities between 30-85 units/acre, based on similar existing developments
- Site characteristics

## Potential Additional Sites to Accommodate Remaining Need

Site	Potential Number of Units
Downtown Dublin	1,200 – 2,200 units
Alameda County Surplus Properties	1,133 units
SCS Property	TBD
Hacienda Crossings	1,839 units
North Side of Dublin Boulevard	548 units
IKEA Site	315 units
Hexcel Corporation Site	264 units

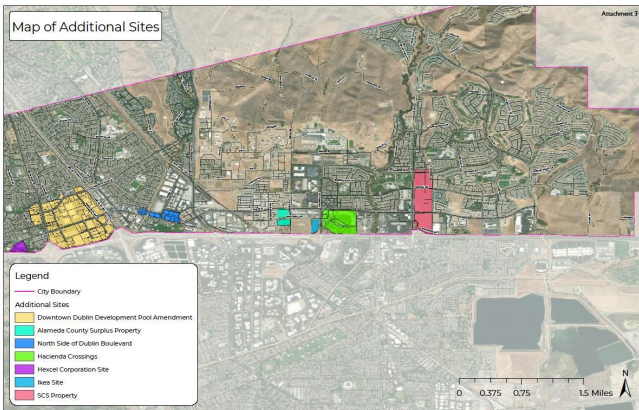
## Sites Inventory Example: 100% Affordability Scenario

	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
ADUs	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	786	42	-	828
Alameda County Surplus Properties	247	-	-	247
<b>Total</b>	<b>1,710</b>	<b>578</b>	<b>2,144</b>	<b>4,432</b>

## Sites Inventory Example: 50% Affordability Scenario

	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
ADUs	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	389	25	414	828
Alameda County Surplus Properties	450	-	450	900
Hacienda Crossings	194	-	194	388
<b>Total</b>	<b>1,710</b>	<b>561</b>	<b>3,202</b>	<b>5,473</b>

## Map of Additional Sites



## Question

- Which “Additional Sites” should be prioritized to accommodate the RHNA obligation not met by “Existing Sites”?

## F.8 Planning Commission Meeting #1

This Section contains materials prepared for the Planning Commission meeting on March 8, 2022.



# STAFF REPORT

## PLANNING COMMISSION

DATE: March 8, 2022

TO: Planning Commission

SUBJECT: Housing Element Update Study Session  
*Prepared by: Michael P. Cass, Principal Planner*

EXECUTIVE SUMMARY:

Each California city and county must update its General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. Dublin’s current Housing Element is for the 2014-2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023-2031 planning period. Staff will provide a presentation on the current Housing Element Update process, Preliminary Sites Analysis, policy framework, and project schedule. The Planning Commission will receive a presentation and provide feedback regarding the Housing Element Update.

STAFF RECOMMENDATION:

Receive presentation and provide feedback on the Housing Element Update.

DESCRIPTION:

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

The City’s current Housing Element covers the period of 2014-2022. The Housing Element must be updated and certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period. Additionally, the Housing Element Update will trigger recent State law requirements to amend the General Plan, including policies regarding environmental justice and amendments to the Safety Element.

### Regional Housing Needs Allocation

RHNA is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in the Housing Element of its General Plan. As part of this process, HCD identifies the total housing need for the nine-county Bay Area for an eight-year period, also referred to as the Regional Housing Needs Determination (RHND). This determination is based on population projections produced by the California Department of Finance and the application of specific adjustments to determine the total amount of housing need for the region. The adjustments include a target vacancy rate, the rate of overcrowding, and the share of cost-burdened households. As the Council of Governments (COG) for the Bay Area, the Association of Bay Area Governments (ABAG) is responsible for creating a methodology for distributing HCD's RHND across local jurisdictions.

The Housing Methodology Committee (HMC) is an advisory committee to ABAG composed of elected officials, local jurisdiction staff members, and stakeholders. The HMC was tasked with creating a methodology for distributing the RHND. Distribution of the RHND results in each jurisdiction's RHNA, which is the number of housing units the jurisdiction must plan for in the next Housing Element update. State law provides a series of statutory objectives that must be met in the RHNA methodology, including increasing affordability in an equitable manner, improving the balance between low-wage jobs and lower-income housing (jobs-housing fit), and addressing equity and fair housing. The statute also requires "consistency" between the RHNA and regional plans, such as Plan Bay Area.

On June 10, 2020, HCD released the RHND for the Bay Area, which identified 441,176 units (2.35 times the 187,990 units required in the current RHNA cycle). Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low-, low-, moderate-, and above-moderate-income).

The HMC met from October 2019 to September 2020 to develop a RHNA methodology. On September 14, 2020, the Tri-Valley communities of Dublin, Danville, Livermore, Pleasanton, and San Ramon submitted joint letters to the HMC and ABAG Executive Board expressing concerns with the RHNA methodology under consideration and recommended a methodology that: 1) focuses housing allocations in areas with the highest concentrations of jobs; 2) takes account of geographic and other constraints to housing development; and 3) provides residents with access to viable transit and transportation options. On September 18, 2020, the HMC forwarded a recommended methodology to the ABAG Executive Board without making modifications to address the concerns expressed by the Tri-Valley communities.

On November 17, 2020, the City submitted a letter to the ABAG Executive Board again expressing concerns that the RHNA methodology: 1) does not adequately address job-housing proximity; 2) promotes auto dependence; 3) exacerbates the jobs-housing imbalance; and 4) fails to consider progress made during current RHNA cycle. On January 21, 2021, the ABAG Executive Board approved the Draft RHNA Methodology without making modifications to address the City's concerns and submitted the draft methodology to HCD for review. Subsequently, on April 12, 2021, HCD sent a letter to ABAG confirming the Draft RHNA Methodology furthers the RHNA objectives.

On May 20, 2021, the ABAG Executive Board approved the Final Methodology and Draft Allocation, which assigns 3,719 units of housing to the City of Dublin. The methodology includes a baseline allocation, based on each jurisdiction’s share of the region’s total households in the year 2050 from the Plan Bay Area 2050 Final Blueprint. Then factors and weights, including access to High Opportunity Areas and job proximity by automobile and transit, are used to determine a jurisdiction’s allocation by income category.

On July 9, 2021, the City filed an appeal of the Draft Allocation of 3,719 units based on direction from the City Council with emphasis on past performance and lack of suitable land, as well as the properties where the City does not have land-use authority. ABAG received appeals from 28 jurisdictions, including the City of Dublin. Based on the number of appeals filed, the ABAG Administrative Committee considered appeals on six dates in September and October 2021. The City's appeal was heard by the ABAG Administrative Committee on September 24, 2021, and the Committee unanimously voted to preliminarily deny the City’s appeal.

On December 16, 2021, the ABAG Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031, which is the final step in ABAG's RHNA process. The plan allocates 3,719 housing units to the City of Dublin. Table 1 shows the City’s final RHNA by household income category for the 2023 – 2031 planning period.

<b>Table 1. Dublin’s 2023-2031 Regional Housing Needs Allocation</b>					
	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

The City of Dublin must now update the Housing Element of its General Plan to demonstrate how it can accommodate its RHNA. The Housing Element Update must be adopted by the City Council and submitted to HCD for certification by January 31, 2023.

**Preliminary Sites Inventory**

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the RHNA. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (e.g., proximity to transit, job centers, and public or community services). Land suitable for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped, and/or rezoned, for residential use.

On October 6, 2020, the City Council received a report on the Housing Element Update and RHNA. This included an overview of the framework for selecting sites to include in the Preliminary Sites Inventory. The City Council was generally supportive of evaluating the options presented by Staff



and gave direction to include sites from the current Housing Element with by-right development rather than increase the minimum density.

On November 2, 2021, the City Council held a Study Session on the Housing Element Update and RHNA, with emphasis on the Preliminary Sites Inventory. The City Council directed staff to disperse lower-income housing sites throughout Dublin and prioritize the Alameda County Surplus Properties and Hacienda Crossings shopping center as sites to accommodate the remaining need that cannot be accommodated by existing sites as further discussed below. In addition, the City Council directed Staff that on sites identified to meet the remaining need, 50% of the units should be affordable to lower-income households and 50% to above-moderate income households.

### *Existing Sites*

Based on direction from the City Council, Staff prepared a Preliminary Sites Inventory to accommodate the RHNA of 3,719 units. This inventory prioritizes pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA before looking to rezone additional sites. The following describes these components:

- **Pipeline Projects:** Pipeline projects are those that are at any stage within the City's entitlement process or under construction as of December 15, 2022, but that have not obtained a certificate of occupancy. An estimated **2,723 units are in the pipeline**, including 266 very-low, 128 low, 202 moderate, and 2,127 above-moderate units. Staff made these estimates based upon approved entitlements and pending applications.
- **Accessory Dwelling Units:** Staff anticipates that the Site Inventory will include **149 very low-, 82 low-, and 17 moderate-income accessory dwelling units (ADUs)**. HCD's recent Housing Element certifications in other regions of the state have allowed ADUs to be included in the Sites Inventory at a rate of two times the average ADUs built annually from 2018 – 2021 and multiplied that by eight years to estimate ADU development for 2023 – 2031. ABAG is working with HCD to create a similar methodology for Bay Area cities. Using this methodology, **248 ADUs** are included in the Preliminary Sites Inventory.
- **Existing Zoning:** The City can take credit in the Preliminary Sites Inventory for existing zoning capacity as discussed below.
  - **5<sup>th</sup> Cycle Moderate-Income Sites:** Staff has identified eligible sites from the current Housing Element that can be included in the Sites Inventory to accommodate **252 moderate-income units**. State law limits a jurisdiction's ability to re-use certain sites from the prior RHNA cycle. Those limits only apply to sites used to meet the lower-income categories. See discussion under *Downtown Sites*.
  - **Public/Semi-Public Sites:** The Sites Inventory identifies two Public/Semi-Public sites in Eastern Dublin that can accommodate **134 lower-income units**. The Public/Semi-Public land use designation allows a broad range of uses, including the potential for affordable housing developed by a non-profit entity.
  - **Downtown Dublin Development Pool:** Within the Downtown Dublin Specific Plan, **828 units** remain in the Development Pool. These units were identified to

accommodate the RHNA in the current Housing Element and are proposed to be reused in the Housing Element Update. Of the remaining units in the Development Pool, the Sites Inventory identifies **389 lower-income units and 24 moderate-income units**.

As shown in Table 2 below, these components can accommodate all but 644 lower-income units, which is identified as the “remaining need.”

	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	1,710	560	1,449	3,719
<b>Pipeline Projects</b>	394	202	2,127	2,723
<b>Accessory Dwelling Units</b>	149	82	17	248
<b>5<sup>th</sup> Cycle Sites</b>	-	252	-	252
<b>Public/Semi-Public Sites</b>	134	-	-	134
<b>Downtown Dublin</b>	389	24		828
<b>Remaining Need</b>	644	-	(695)	644

To accommodate the remaining need, additional sites need to be identified to meet the City’s RHNA. As noted above, the City Council held a Study Session on November 2, 2021, and directed Staff to prioritize the Alameda County Surplus Properties and Hacienda Crossings shopping center to accommodate the remaining need, with an emphasis on using the Alameda County Surplus Properties, which are located in the Transit Center near the Dublin/Pleasanton BART station.

In addition, the City Council directed that on sites identified to meet the remaining need and sites in Downtown, 50% of the units should be affordable to lower-income households and 50% to above-moderate income households. This approach attempts to address potential consequences under the “No Net Loss” law (Government Code § 65863). Among other things, “No Net Loss” requires a jurisdiction, if it approves a project on a site included in the Sites Inventory with fewer than the number of lower-income units identified in the inventory, to identify additional sites to continue to accommodate the RHNA by income level. If the actual development of a site identified in the Sites Inventory includes all or some portion of market rate units, the City will be required to identify new sites – within 180 days of the project approval – to accommodate the lower-income units that were included on the sites in the inventory.

*Additional Sites*

Based on direction from the City Council, Staff prepared a Preliminary Sites Inventory that prioritizes the Alameda County Surplus Properties and Hacienda Crossings shopping center to accommodate the remaining need. Staff prepared three options for consideration as illustrated in Table 3 and further discussed below. Option A addresses the City Council direction to prioritize the Alameda County Surplus Properties by assigning more units to this property; Option B splits the remaining need equally between the two sites; and Option C allocates some of the units to the

future affordable housing site identified in the recently adopted Preferred Plan for the SCS property. Each option includes lower-income and above-moderate-income units on the Alameda County Surplus Properties and Hacienda Crossings, but only includes the lower-income units on the SCS Property that were identified in the Preferred Plan. All of the remaining need in the “lower income” category requires sites to allow “at least 30 units per acre.” To satisfy the remaining need, the City will need to amend the General Plan and/or rezone the sites to accommodate these units.

**Table 3: Options to Distribute Remaining Need**

		Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Option A	Alameda County Surplus Property	441	0	441	882
	Hacienda Crossings	203	0	203	406
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option B	Alameda County Surplus Property	322	0	322	644
	Hacienda Crossings	322	0	322	644
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option C	Alameda County Surplus Property	250	0	250	500
	Hacienda Crossings	244	0	244	488
	SCS Property	150	0	0	150
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>494</b>	<b>1,138</b>

- **Alameda County Surplus Properties:** The General Plan land use designation of Site D-2 (northern portion) and Site E-2 in the Transit Center is Campus Office and has Planned Development Zoning. The 13.35 acres are located north of the Dublin/Pleasanton BART station and are currently undeveloped. Staff preliminarily envisions the property could be developed to allow a density of 66 units per acre, which is the average residential density within the Transit Center.
- **Hacienda Crossings:** The General Plan land use designation for the Hacienda Crossings shopping center, located southeast of Dublin Boulevard and Hacienda Drive, is General Commercial and has Planned Development Zoning. Staff preliminarily envisions a mixed-use development with a minimum density of 48 units per acre, similar to the Waterford Place Shopping Center and Apartments. Based on meetings with the property owner, Staff recommends including those units on the two large parcels located at the northeast corner of the shopping center, as it could be accommodated on the parking lots and maintain the existing development.
- **SCS Property:** On February 15, 2022, the City Council approved the Preferred Plan for the SCS Property, which is the vacant 76.9-acre property located north of I-580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The

Preferred Plan includes a 2.5-acre Public/Semi Public site for affordable housing that contemplates between 70 and 150 units.

Refer to Attachment 1 for a map of the Preliminary Sites Inventory.

### *Downtown Sites*

As shown in Table 2 above, 413 lower income units (389 very-low and low-, and 24 moderate-) are identified in Downtown Dublin. These units were identified in the current Housing Element to accommodate the RHNA, and they are being proposed to be reused in the Housing Element Update. Non-vacant sites that were identified in a prior Housing Element may not be counted towards RHNA unless: (a) the sites are zoned to allow up to 30 dwelling units per acre (they are); and (b) the Housing Element requires the sites be rezoned “to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.” A “use by right” is one in which the use does not require “a conditional use permit, planned unit development permit, or other discretionary local government review or approval,” such as the Community Benefit Agreement, although it specifically allows for design review.

In order to reuse these units in the Housing Element Update, the City must identify actual parcels to accommodate the units. Staff identified four properties in Downtown Dublin to accommodate these lower income units. These properties are shown in orange in Attachment 1. The four properties include: 1) the former Grocery Outlet property where the City entered into a Memorandum of Understanding to allow 80 affordable dwelling units; 2) the site with a vacant building at the southwest corner of Amador Valley and Amador Plaza Road; 3) a portion of the site where Hobby Lobby is located; and 4) the site of the former Willow Tree restaurant located at 6513 Regional Street.

A cornerstone of the Downtown Dublin Specific Plan is the Residential Development Pool whereby a Community Benefit Agreement is required to pull units from the pool. However, qualifying development on these sites must be “by right” and would not be subject to a Community Benefit Agreement, thus, the City would not achieve additional benefits by allocating these units from the existing pool. Therefore, Staff recommends adding these units to the Downtown Dublin Specific Plan outside of the Development Pool. The addition of these units outside of the Development Pool would support the Downtown Dublin Preferred Vision, which contemplates additional units.

### Housing Element Programs

Each jurisdiction must identify specific programs in its Housing Element to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the City will take to implement its policies and achieve its goals and objectives. Programs must also include implementation measures including: a specific timeframe; responsible party; describe the jurisdiction’s specific role in implementation; and (whenever possible) identify specific, measurable outcomes.

Programs should reflect the results and analyses of the jurisdiction’s local housing needs, available land and financial resources, and the mitigation of identified governmental and non-governmental constraints. For example, if the analysis identifies constraints related to local regulations, the Housing Element should identify specific programmatic actions to address that constraint.

To make adequate provision for the housing needs of people of all income levels, a jurisdiction must, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the City's RHNA for each income level;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households;
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities;
- Conserve and improve the condition of the existing affordable-housing stock;
- Preserve assisted housing developments at-risk of conversion to market-rate; and
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Additionally, there are a number of new program topics required with the 6<sup>th</sup> Cycle Housing Element including the following:

- Affirmatively furthering fair housing;
- Promotion of ADUs and Junior ADUs;
- Objective Development Standards;
- Senate Bill 35 streamlining;
- Emergency shelters, transitional and supportive housing, and lower barrier navigation centers;
- Housing for persons with developmental disabilities;
- Farmworker and employee housing;
- Funding and rental assistance programs; and
- Density Bonus and removal of development constraints.

Staff is preparing the draft Housing Element to incorporate these programs as required by State law.

### Public Outreach

The City is in the process of implementing outreach and engagement strategies with the community, stakeholders, and decision makers during the Housing Element Update process. Notable outreach strategies since the November 2, 2022 City Council meeting include the following:

- **Survey.** Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. The 10-question survey, available in English and Mandarin, focused on housing needs, desired housing locations, community assistance, fair housing, the vision for housing, and demographics. The City received 205 survey responses. The majority of respondents believe affordable and senior housing are missing in Dublin and prefer housing be located

near transportation hubs. For complete survey results, please refer to Attachment 2.

- **Workshops.** The City also hosted two Housing Element Workshops via Zoom on January 19, 2022, and February 17, 2022. The workshops provided an overview of the Housing Element and Regional Housing Needs Allocation, potential sites to include in the Sites Inventory, progress to date, required policy and program topics, as well as next steps. The workshops also included an interactive component using an online tool called “Mentimeter,” where the attendees provided feedback on their housing experience, housing challenges and opportunities, and their vision for housing in Dublin. Recording of the workshops are available on the City's YouTube channel and on the Housing Element Update webpage.
- **Property Owner Meetings.** Additionally, Staff hosted one-on-one meetings with property owners of the “Additional Sites” under consideration to be included in the Sites Inventory. Both the representative for the Alameda County Surplus Land Authority and Hacienda Crossings shopping center are supportive of having their non-residential properties rezoned to accommodate RHNA.

Project Schedule and Next Steps

Table 4 below summarizes the key dates in the Housing Element Update Process:

Table 4. Key Dates	
Step / Task	Date(s)
City Council Check-In Meeting	March 15, 2022
Public Review of Draft Housing Element	April 7 – May 7, 2022
Planning Commission Review of Draft Housing Element	April 26, 2022
City Council Approve Draft Housing Element and Submit to HCD for Review	May 17, 2022
Environmental Review	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update	November 2022 - January 2023

ENVIRONMENTAL DETERMINATION:

The informational report on the Housing Element Update is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

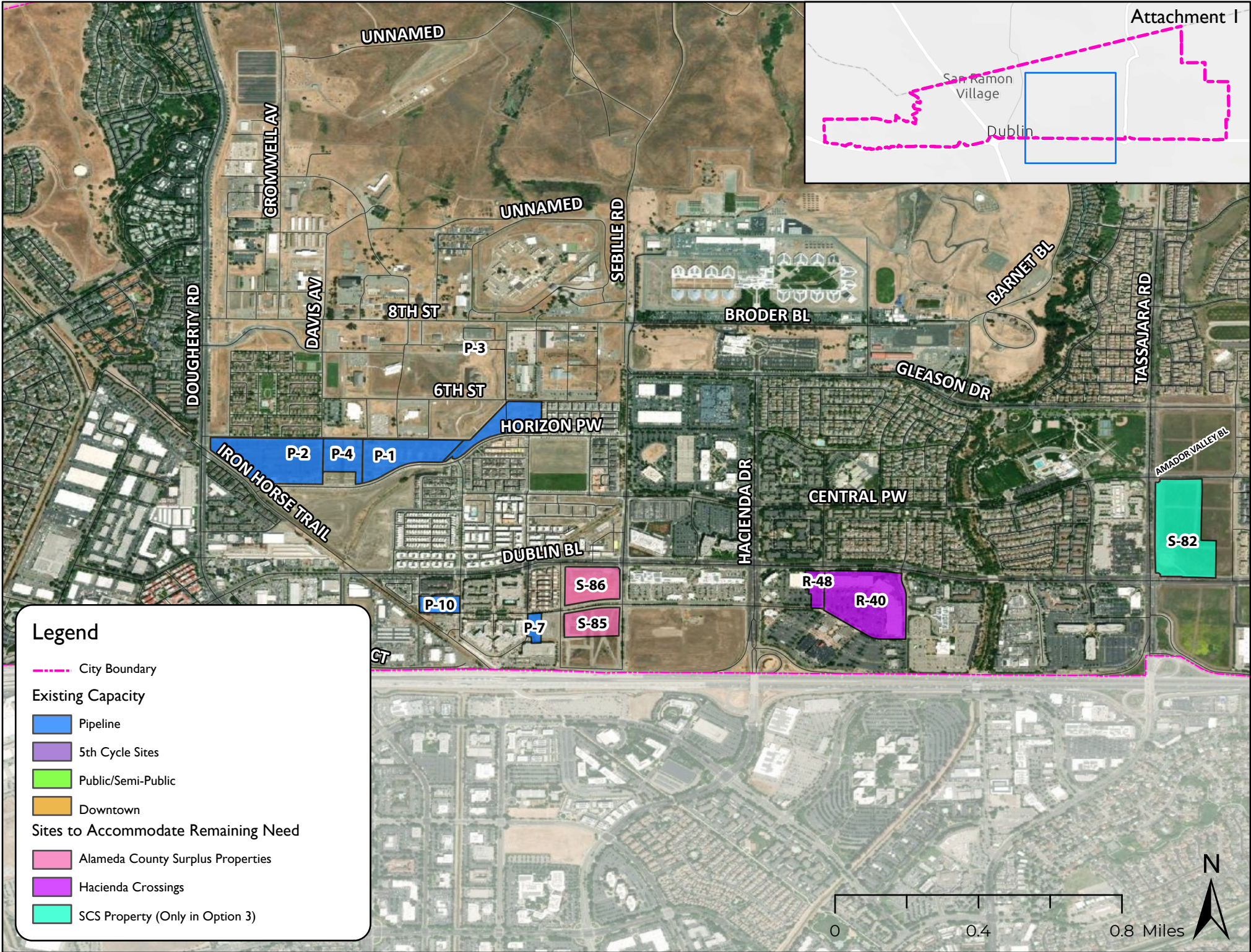
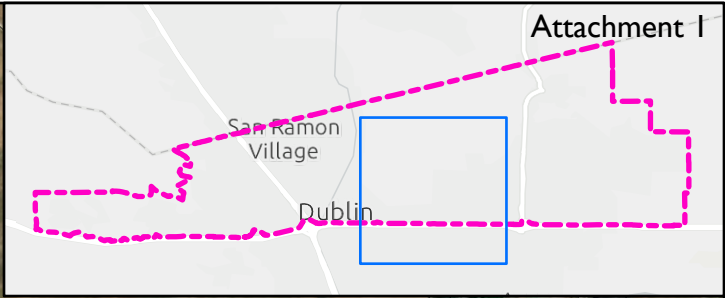
NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Planning Commission Agenda was posted.

ATTACHMENTS:

- 1) Sites Inventory Map
- 2) Survey Results



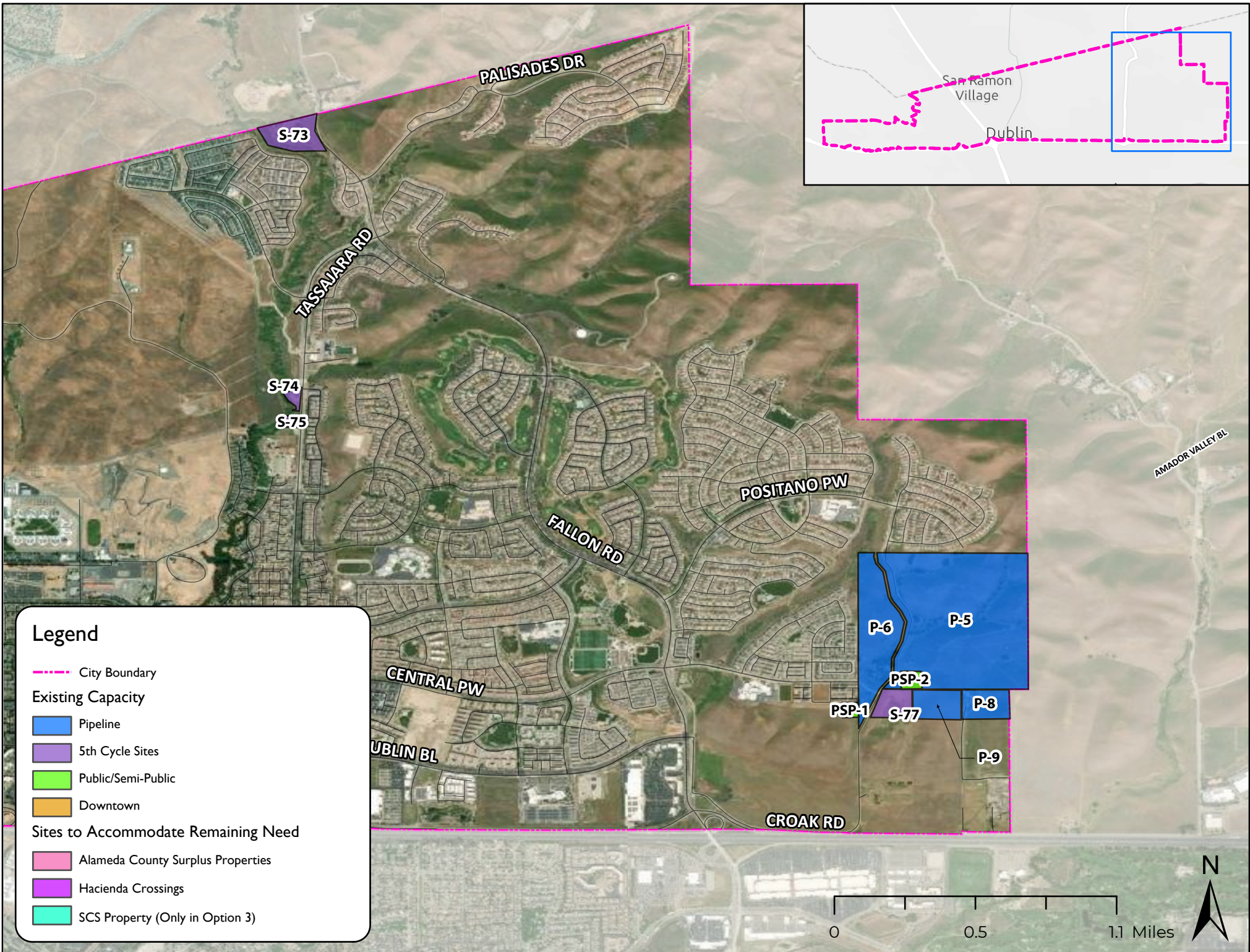


**Legend**

- - - City Boundary
- Existing Capacity**
- Pipeline
- 5th Cycle Sites
- Public/Semi-Public
- Downtown
- Sites to Accommodate Remaining Need**
- Alameda County Surplus Properties
- Hacienda Crossings
- SCS Property (Only in Option 3)

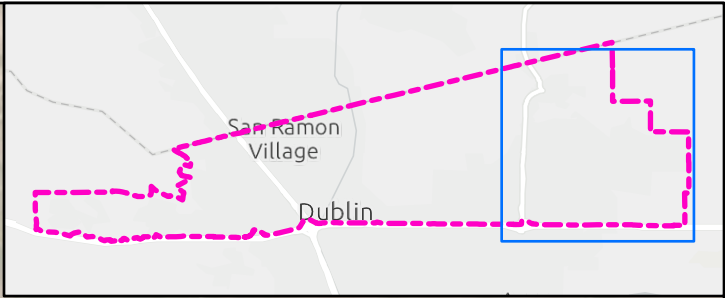




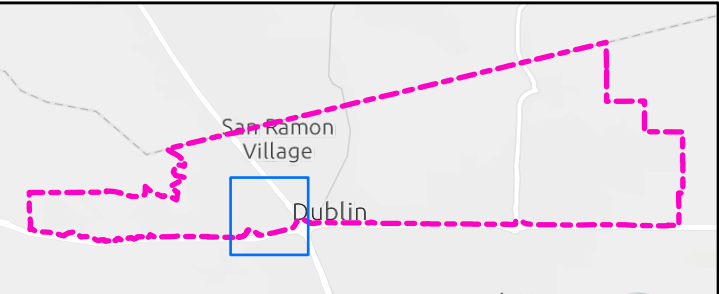


**Legend**

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  - 5th Cycle Sites
  - Public/Semi-Public
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**Legend**

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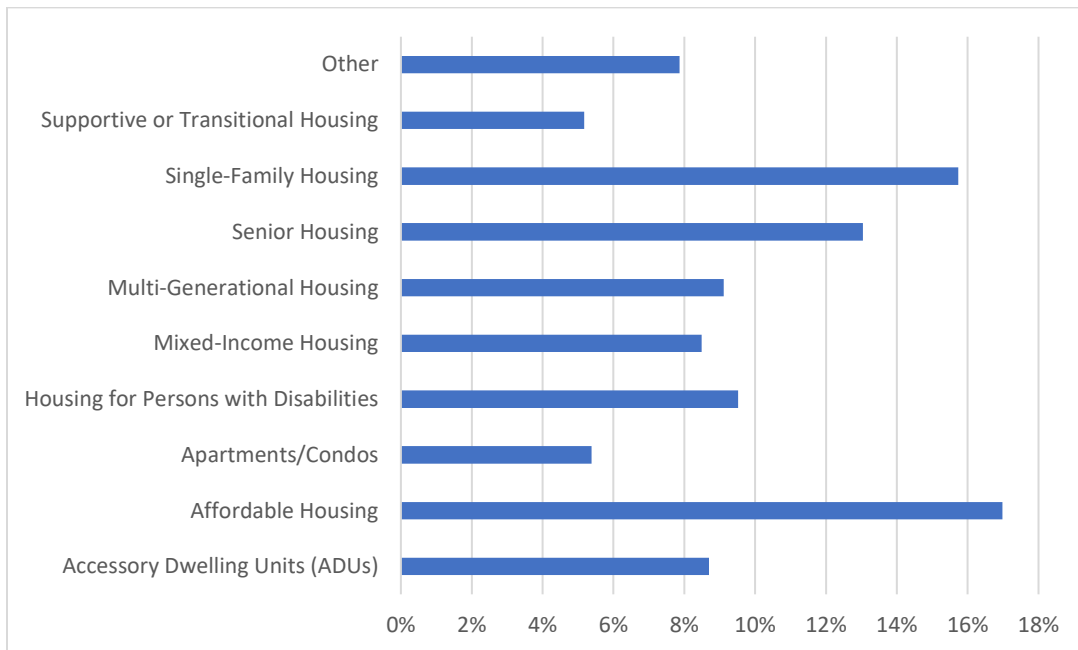


## Housing Element Update Community Survey

From December 20, 2021 through February 28, 2022, the City of Dublin launched an online community survey to gather input and feedback regarding the Housing Element Update. Participants were asked to report on their housing experience in Dublin, consider potential policies and programs, and reflect on future housing opportunities in the City. A total of 205 surveys were completed and submitted. Below is a summary of the results.

### Housing Types

What Types of housing do you think Dublin is missing? (Please select all that apply)

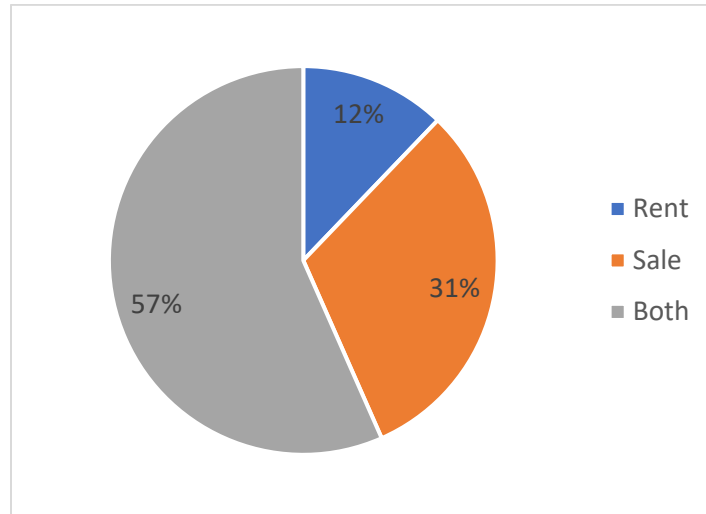


#### Other:

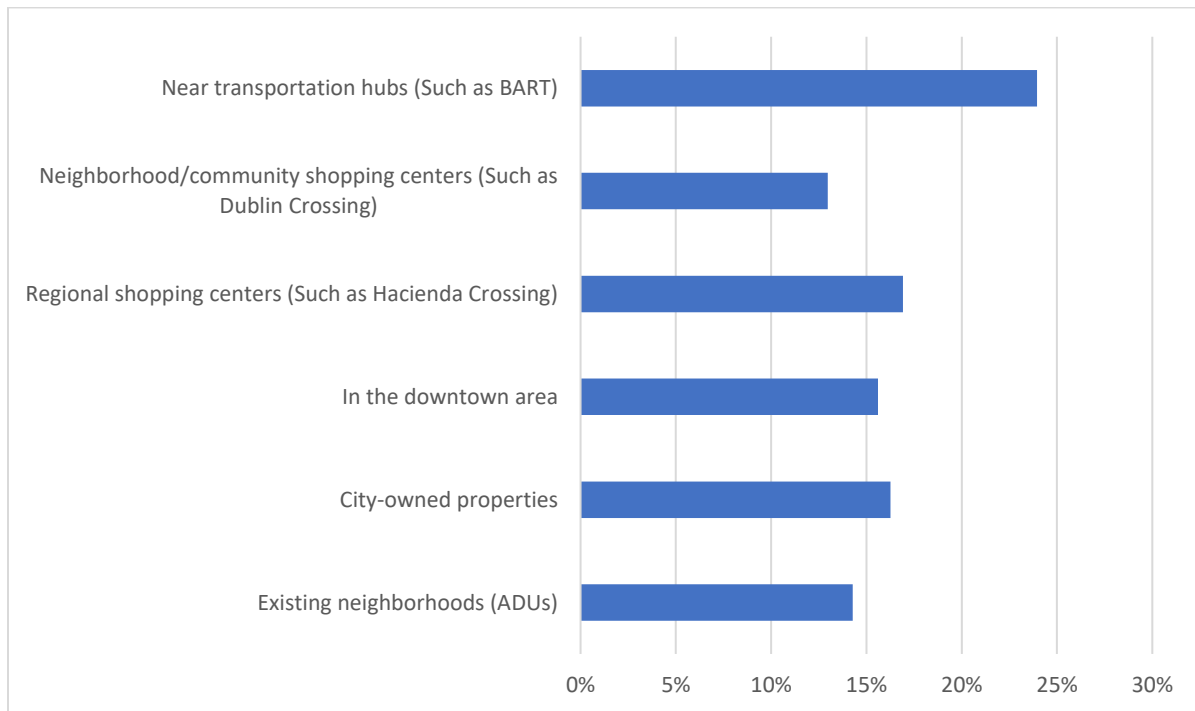
- One-level
- Assisted living through memory/long-term care
- Housing for Dublin workers earning minimum wage
- Low income/senior and diverse housing on the east side of town
- Middle income family housing
- Homes with yards
- Enough housing
- More schools

**City of Dublin**  
2023-2031 Housing Element Update

What type of housing, for rent or for sale, do you think is needed?



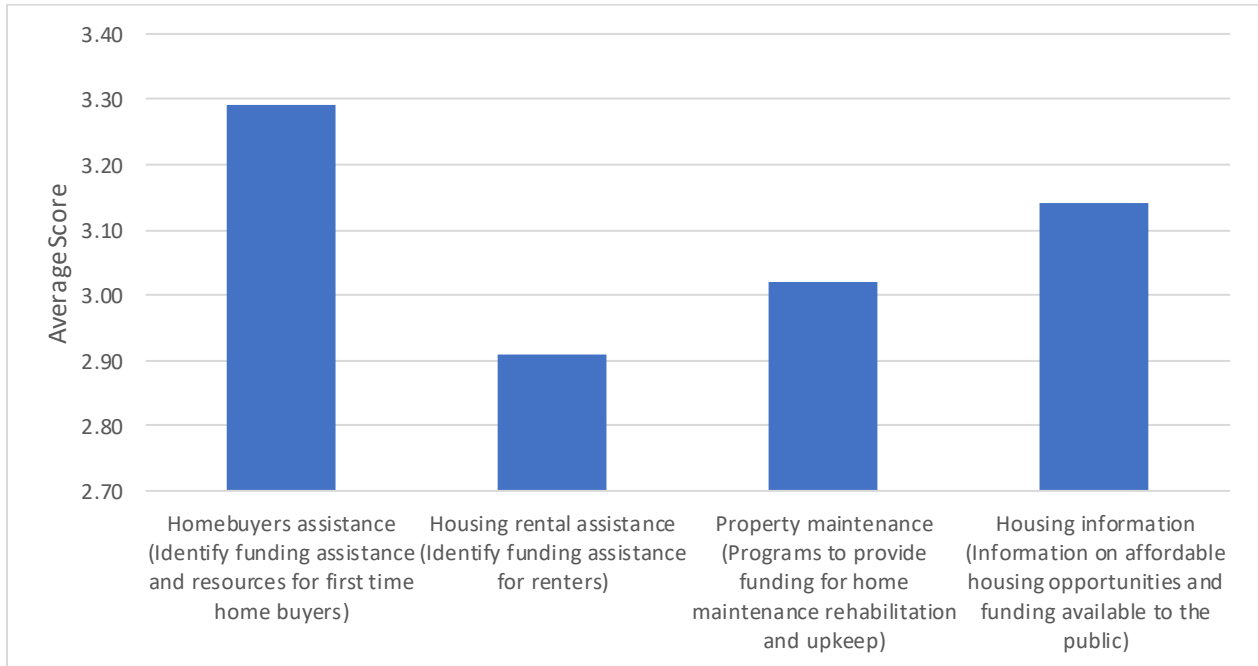
Where do you think the City should locate future housing that is required to be planned for in the Housing Element update? (Please select all that apply)



## Housing Program Opportunities

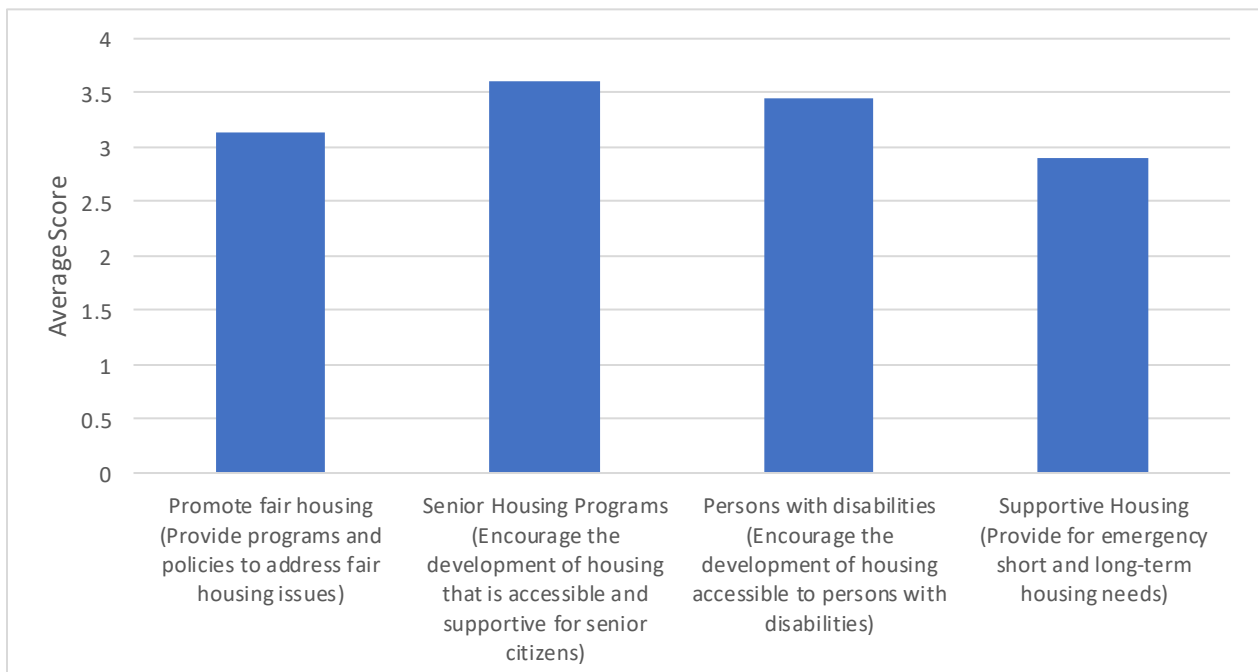
### Community Assistance:

Please rate the following based on importance to the community. (1 being the least important and 5 being the most important)



### Fair Housing:

Please rate the following based on importance to the community. (1 being the least important, 5 being the most important)





## City of Dublin

### 2023-2031 Housing Element Update

## Vision for the Future

In 10 words or less, describe your vision for the future of housing in Dublin.

Infill and affordable housing
Affordable, quality housing for first time home buyers.
I don't to see over population nor do I want to have a lot of low income properties.
Equitable, affordable housing/good neighborhoods for all income levels.
Senior, stand-alone housing, single level.
Not growing.
No more honeycombs. 4-unit max groupings for apts, townhouses.
Town homes located in infill areas or underutilized retail. Leave open space open
Less houses. BUILD MORE SCHOOLS TO SUPPORT NUMBER OF HOMES HERE!
Need middle school and elementary school existing schools are overcrowded.
don't screw up property values
Low and middle income housing desperately needed
Dublin needs to stop additional housing and focus on supporting infrastructure. The city has become a plague of development and homes. Traffic is ridiculous.
Dublin WILL continue to grow; supply needs to keep up.
I think future housing should be scaled way down.
Stop building
Dublin is pretty much built out. We need closer to home employment, not more housing
inclusionary housing by private developers. no more huge apartment buildings.
NO MORE HOUSES PLEASE. The Dublin streets and corresponding freeways cannot handle more houses.
Where people from all incomes can find a home.
Just enough
Land in Dublin is already quite filled up and the school district can't keep up. No more new housing
Affordable housing for mixed demographic population with access to schools, utilities, and basic infrastructure
Stop adding more houses to an already overpopulated city. Keep Dublin small.
More spacious single family homes with bigger lot six having more space between two adjacent homes.
Plan for baby boomers to remain in Dublin to open up existing houses to new families.
Equitable, fair, and transparent community needs.
Please have a affordable housing for low income families
For seniors.
Inclusive for all current and new residents
STOP the excessive overbuilding! Especially the dense housing of condos/townhomes. Dublin should not bear the sole responsibility for any housing shortage for the entire county/state. Schools are overcrowded, roads are overcrowded, great majority of residents agree we are overcrowded and also agree the explanation given to us that the City is required to continue building thousands of units is ridiculous. If this is the case, then push back and do something to change it. STOP allowing those outside our City to determine the well-being of our City based on reports and numbers read from afar. Those that live here and those that have taken positions responsible for our best interests have an obligation to fight for our best interests even when it's hard and even when it's directly against

## City of Dublin

### 2023-2031 Housing Element Update

current established criteria/rules. Circumstances change and therefore rules and criteria may also require change. STOP the building! DEMAND CHANGE to the current criteria. DO WHAT'S BEST AND WANTED FOR OUR RESIDENTS.
Denser housing that makes Dublin more walkable
stop sprawl, start building up, and support mixed-use
Affordable housing for Next generation to stay in Dublin.
Housing Maintenance / mortgage programs for disabled and elderly persons.
Diverse
Dublin is the city of choice for East Bay area
Housing in Dublin should be easily affordable and publicly funded.
It MUST involve additional community infrastructure.
Dublin needs more housing but spread out, not near to existing congested areas.
Less high density housing due to water shortage, climate change, and full schools. More senior citizen housing or senior communities.
accessible to all
No more housing at all.
Add housing to shopping centers, similar to the Waterford Place Apartments which sit above and adjacent to the Shops at Waterford. These properties are generally located near major traffic arteries and transit lines and can support increased density. Adding housing will also support retail without increasing vehicular travel.
Housing for all
Stop building!
Walkable, mixed-use, transit-oriented development
Provide help with SB 9 application
relentless development of large, trashy high-density eyesores
A great place for everyone to live.
I feel the city is overbuilt and overcrowded. More focus on improving infrastructure is needed than housing.
Stopping growth is futile, we need to increase housing supply
dense, accessible, affordable, inclusive, diverse, maintained, transit-oriented
I wish housing didn't outpace schools, but homebuilders rule us.
Modern and mixed with commercial areas and near public transportation
Affordable for housing for anyone to be able to live in this city.
Balanced housing with schools, commercial and SF/MF properties
Nice, safe community close to everything with range of housing options
Slow, steady growth that the schools can keep up with
affordable for those that grew up in this community, currently live and work here
Transit oriented housing for all income levels
Do not construct or allow housing until new schools are built
Smart growth does not burden residents
Dublin should invoke a 10-year moratorium on any new development and focus on failing infrastructure. Schools are overcrowded, there's a traffic nightmare on city roads, city services cannot support any new development. City council has turned Dublin into a concrete jungle and needs a break.

## City of Dublin

### 2023-2031 Housing Element Update

Dublin is overcrowded and there is no infrastructure to support any more homes. STOP Building new homes
Plenty of housing options for people
Dublin Boulevard should have a strong sense of place defined by 4 to 5 story apartments and condos.
Diverse, welcoming to all income levels and ages
We need more single family houses in Dublin
Less condos/stack n pac. Dublin Blvd/Bart areas so congested!
Where housing is seen as a right not a privilege and there is greater understanding that housing is not primarily an investment but a necessity. I hope to see communities with mixed styles of housing, so neighborhoods aren't separated into silos
Overcrowded high density housing is not recommended nor needed.
Less dense in fill housing
Have east Dublin get their share of more diverse housing types vs packing it all into west Dublin so it's not in their fancy backyards & neighborhoods
More housing but not in small downtown area
Great families and affordable housing
Less density
More affordable housing
More housing for all income levels is needed
Pause on housing development to allow infrastructure and schools to catch up.
SCS planning need more open space and infrastructure than housing
Don't turn into Fremont, you're starting to
Affordable
More supportive amenities and parks.
Quiet, safe, affluent, vibrant community
Stop the massive growth. More parks and open land.
no more housing! we are over capacity
More green, fewer new homes
No more dense neighborhoods. More infrastructure.
We need city rule for SB-9
More village like with higher core density areas and transit
Provide more mid-size (1300 - 1600 sq) affordable single-family houses (600K - 800k), instead of building BIG million dollars houses.
low-income housing, affordable housing is still out of reach.
Have more parks and less traffic. It is getting really crowded
One that has much less Mello Roos taxation
Sustainable environmentally conscious inclusive green spaces and community gardens
We need more retail to keep the revenue here.
For young family
Single family homes. Affordable rentals
Sick of stack and pack. NO ADUs. Changes character of neighborhood.
Better living for all
Best housing in the bay area
Available and Affordable to all

## City of Dublin

### 2023-2031 Housing Element Update

Someone in middle single income household 130k could afford a house HERE new perf everything is 780k++
no more housing. it's already too much
A significant reduction in the future approval of an unsustainable number of profligate housing developments.
High density housing ruining character of Dublin please stop it.
Build schools, not houses.
More single family houses needed
Slow down the building. Provide infrastructure.
No more new homes in Dublin. Enough is enough.
Affordable and accessible housing for every income level
Large single family homes with backyards
Please stop building!!! Dublin is full
Affordable single family houses for first time home buyers
Less density
Less houses
More individual homes. No more townhomes!
Walkable (accessible), sustainable. and neighborhood friendly.
needs based. not haphazard. Organized plans. not changed because business.
Develop without impacting already overcrowded schools, traffic, or community safety.
Semi-high-rise
Dublin used to be a great community existing primarily of single family homes. Now Dublin is known for apartments and townhomes. Outsiders don't think of Dublin as having traditional neighborhoods of single family homes. Dublin should work to get back to the neighborhoods which were integral in establishing a great community for families.
Keep the small town feel of the city.
Dublin doesn't need any more condos or apartments
Smaller lot sizes. Build upwards. Don't neglect parks and traffic.
Single family detached homes with neighborhoods and yards are necessary.
Aesthetically pleasing, slow down planning, more schools
More schools for houses.
AFFORDABLE single family homes mixed with apartments and townhomes
More diversity inclusive neighborhoods
Affordable with supporting infrastructure such as schools and roads
Slow Down. Think 100 year plan.
Housing available for all types of individuals and families
less single-family, actually enough homes for those who want them
It's already doomed, between DUSD and the City of Dublin there is no hope.
Less density, affordable 55+ single family home community
housing that never exceeds infrastructure capacity - roads, water, transportation
Inclusive housing that builds a wonderful safe community
No need to construct new homes. Already too crowded
In need of single family homes with big backyards
Make it less crowded

## City of Dublin

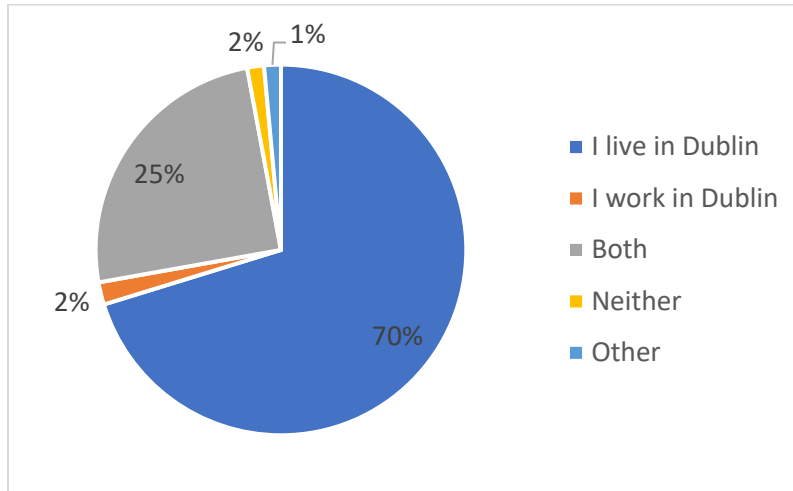
### 2023-2031 Housing Element Update

Yards, community, trees
NO MORE HOUSING DEVELOPMENTS PLEASE! DUBLIN TOO OVERBUILT AND CROWDED.
More schools and parks. Less high density communities
More affordable housing to allow for opportunities for families
Have homes with large lot sizes
Need affordable housing, many of us are leaving Dublin because of housing costs....
Stop building multi-level townhouse style expensive condo developments.
Housing accessible to a mix of socioeconomic backgrounds
Balanced semi-urban open space town
Affordable, multigenerational, and senior housing especially on the eastern side.
Too many already, need community facilities
Housing needs are adequate, if you don't preserve the nature and adjust only according to human needs, we will lose our way, let's not cram the city.
A shining example for the region for YIMBY, especially near Transit
No more housing, more libraries
Accessible for working class that works here
develop housing that creates prestige neighborhood to better the city
Build more homes.
More schools, less houses. Dublin school ratings have dropped due to overcrowding
Don't use up all the lands. Save some for future.
Please stop building these horrible tri-level homes with no front or backyards. We need single family 2-story homes with yards.
No further development, keep small town feel
Stop building homes!
More affordable housing and schools
I'm hoping that only single homes will be built in the future as there is enough high rise condos now. It's beginning to look like downtown New York or Detroit with only concrete for the children to play on. Dublin was once a beautiful country setting that attracted residents that wanted to leave the City. Now we are a City with not so many green space. Who is responsible for making all the decisions to compartmentalize people in square condos where your neighbor can hear you talking? Really, we've lived here for 50 plus years and are very disappointed in how Dublin has changed. More people, more accidents, more crime, more disagreements between neighbors, more litter etc. My vision is not a good one.
Fewer multi-family complexes; lower density
Stop building. Every piece of land does not have to have a structure on it. Nor are there the resources to support additional and continual building of homes. The population is declining for crying out loud.
Building up lots of, affordable, transit accessible, mixed-used units.
No more housing is my vision for Dublin's future.
STOP DESTROYING DUBLIN BY BUILDING ON EVERY SQUARE INCH!
Provide housing that facilitates resident investment in Dublin's 5-star status.
Less housing, more infrastructure like schools and parks please!
Turn existing buildings into housing. Toysrus, vacant buildings
More affordable options for all types of dwellings including for rent and for sale - also for seniors.
Only low income condos in built areas. Open land undeveloped

## Demographics

The following questions will help us understand who in the community is participating in the process. Your information will be kept private.

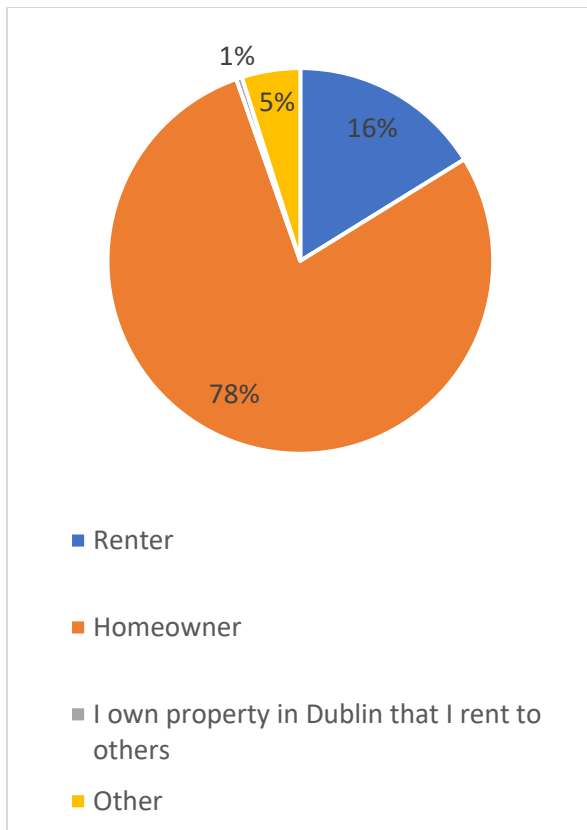
Do you live or work in Dublin?



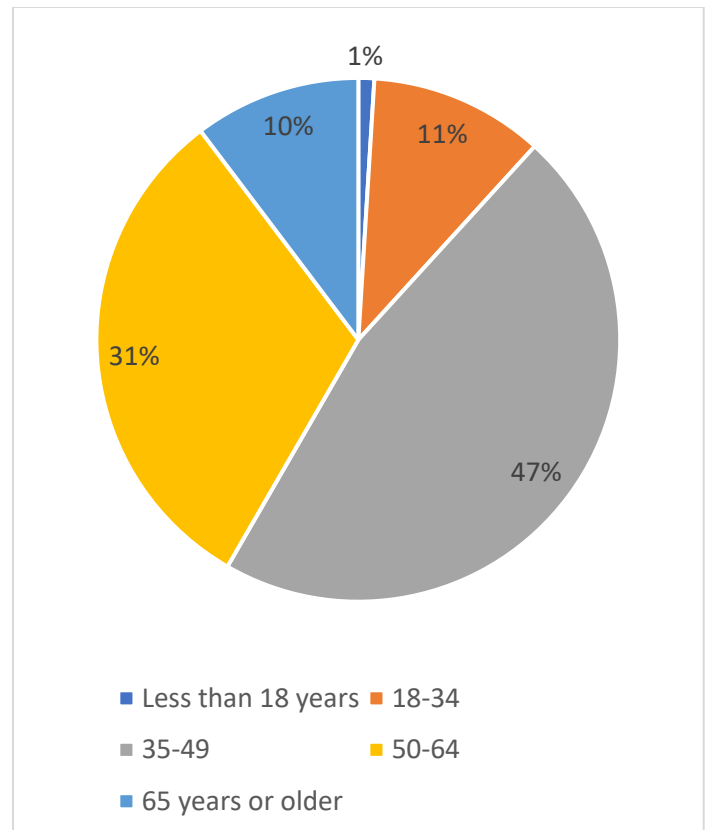
Other:

- Live with parents
- Dependent of a homeowner

Are you a renter or homeowner?



What is our age?





2023-2031  
**HOUSING ELEMENT UPDATE**

**City of Dublin**  
**Planning Commission Study Session**

Time: 7 PM  
Date: Tuesday, March 8, 2022  
Location: City Council Chamber

1

## Agenda

- Overview of Housing Element
- Outreach Efforts To-Date
- Regional Housing Needs Allocation (RHNA)
- Candidate Sites
- New Policy Program Requirements
- Next Steps



2

**DUBLIN**  
CALIFORNIA

## Overview of Housing Element

3

## What is a Housing Element?

- One of the seven mandated elements of the General Plan
- Addresses the housing needs of residents
- Identifies existing and projected housing needs by income category
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development (HCD)

**Dublin General Plan**

- Land Use
- Parks and Open Space
- Schools, Public Lands, and Utilities
- Circulation and Scenic Highways
- Housing
- Conservation
- Seismic and Safety
- Noise
- Community Design and Sustainability
- Economic Development
- Water Resources and Energy Conservation

4

## Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates Dublin's ability to meet existing and projected housing needs
- Allows the City to become eligible for State-sponsored assistance programs, grants, and funding sources
- Allows the community to engage in planning process
- Prevents the State from penalizing the City

5

## Housing Element Requirements

Housing Element

- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing housing programs and policies
- Analysis of sites to accommodate the City's Regional Housing Needs Allocation
- Policies, programs, and quantified objectives to achieve the City's housing goals

6



7

### Outreach Efforts To-Date

- City Council Check-Ins
  - October 2020
  - November 2021
- Community Workshops
  - January 19, 2022
  - February 17, 2022
- Online Community Survey
  - December 2021 – February 2022
- One-On-One Property Owner Meetings


8



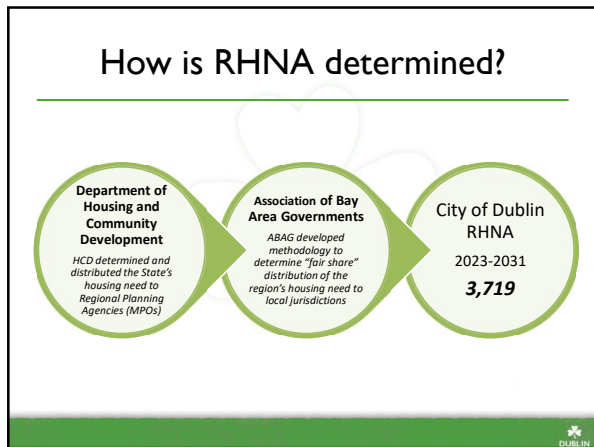
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### What is RHNA?

- Regional Housing Needs Allocation (RHNA)
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment, transportation, and households



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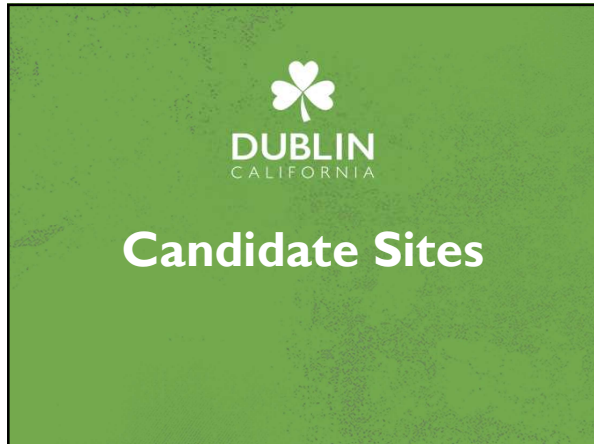
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### RHNA Allocation: 6<sup>th</sup> Cycle (2023-2031)

Income Category	% of Area Median Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% AMI	--	\$68,500	1,085
Low Income	51 - 80% AMI	\$68,501	\$109,600	625
Moderate Income	81 - 120% AMI	\$109,601	\$150,700	560
Above Moderate Income	>120% AMI	\$150,701	--	1,449
<b>Total:</b>				<b>3,719</b>

\*Based on the 2021 area median income for a family of four in Alameda County - \$125,600

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## Candidate Sites Strategies

- Identify sites to accommodate RHNA (3,719 units)
- Candidate sites must consider:
  - Access to community resources and services
  - Infrastructure
  - Environmental barriers
  - Access to transportation

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## Existing Zoning Strategies

	Very-Low-and Low-	Moderate-	Above-Moderate-	Total
Allocation	1,710	560	1,449	3,719
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	389	24	-	828
Remaining Need	644	-	(695)	644

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## Remaining RHNA Need Options

- Remaining need: 644 very-low/low-income units
  - Alameda County Surplus Properties
  - Hacienda Crossings
  - SCS Property

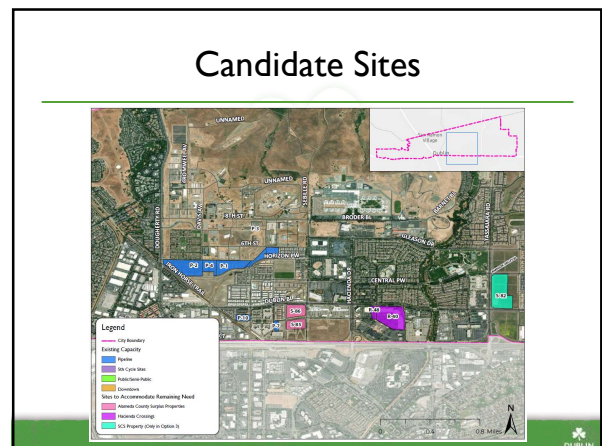


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## Remaining RHNA Rezone Strategies

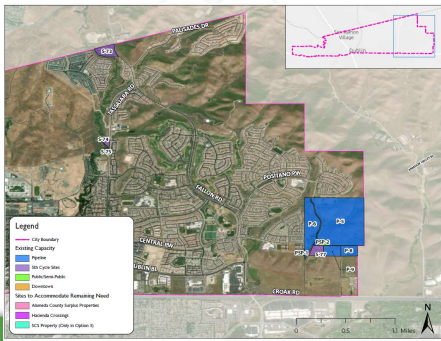
Options to Distribute Remaining Need					
		Very-Low-and Low-	Moderate-	Above-Moderate-	Total
Option A	Alameda County Surplus Property	441	0	441	882
	Hacienda Crossings	203	0	203	406
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option B	Alameda County Surplus Property	322	0	322	644
	Hacienda Crossings	322	0	322	644
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option C	Alameda County Surplus Property	250	0	250	500
	Hacienda Crossings	244	0	244	488
	SCS Property	150	0	0	150
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>494</b>	<b>1,138</b>

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## Candidate Sites (Continued)



19

## Candidate Sites (Continued)



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**DUBLIN**  
 CALIFORNIA  
**New Policy Program Requirements**

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## Existing Housing Element Goals

- **Goal A:** Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents.
- **Goal B:** Expand housing opportunities for all segments of Dublin's population.
- **Goal C:** Use public and private resources to maintain and enhance existing residential neighborhood characteristics.
- **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.
- **Goal E:** Promote energy efficiency and conservation throughout Dublin.

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## New Policy Program Topics

- Affirmatively Furthering Fair Housing
- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development\*
- Objective Development Standards\*
- Senate Bill 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers\*

*\*Addressed in current Housing Element, but modifications required*

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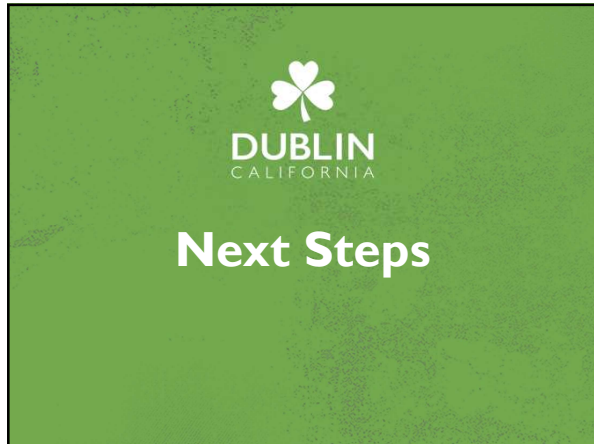
## New Policy Program Topics (cont.)

- Housing for Persons with Developmental Disabilities\*
- Farmworker and Employee Housing\*
- Density Bonus and Removal of Development Constraints\*

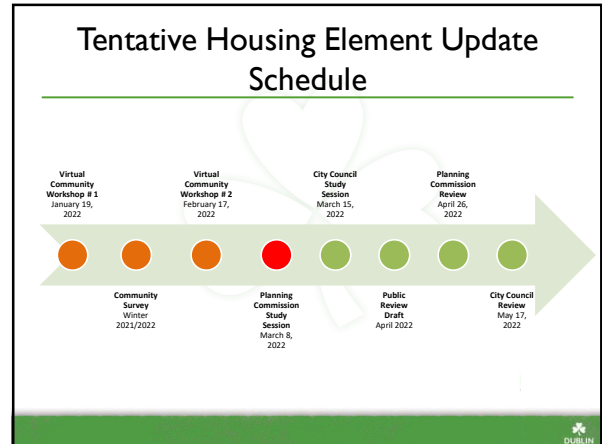
*\*Addressed in current Housing Element, but modifications required*

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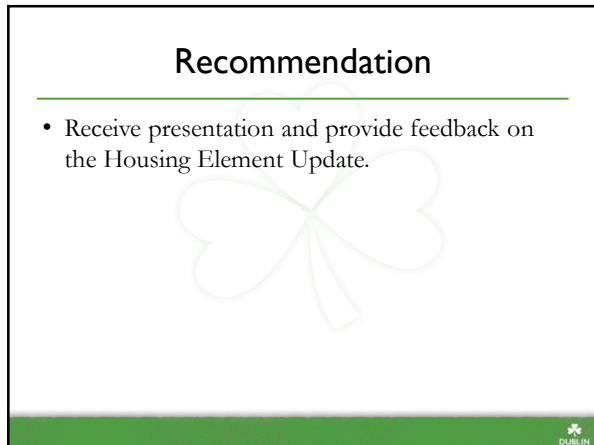




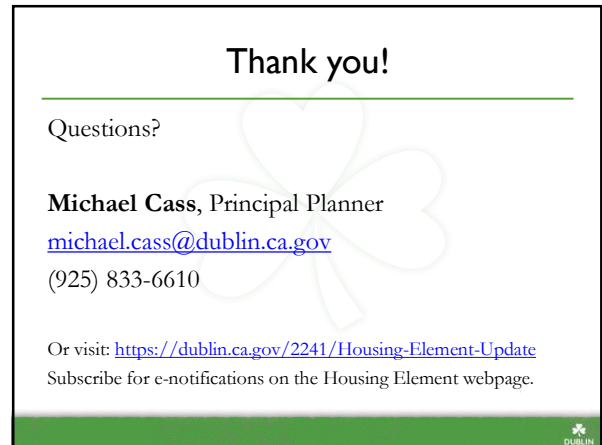
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## F.9 City Council Meeting #5

This Section contains materials prepared for the City Council meeting on March 15, 2022.





# STAFF REPORT

## CITY COUNCIL

DATE: March 15, 2022

TO: City Council

FROM: Linda Smith, City Manager

SUBJECT: Housing Element Update Check-In  
*Prepared by: Michael P. Cass, Principal Planner*

### EXECUTIVE SUMMARY:

The City Council will receive a status report on the Housing Element Update for the 2023-2031 planning period, including a presentation on the updated Preliminary Sites Analysis, policy framework, and project schedule. Staff is seeking feedback from the City Council on policy direction about the Preliminary Sites Inventory. Following the meeting, Staff will finalize the sites inventory and incorporate it into the draft Housing Element.

### STAFF RECOMMENDATION:

Receive presentation and provide feedback on: 1) the distribution of Regional Housing Needs Allocation (RHNA) units on the additional sites; 2) the selection of sites identified in Downtown Dublin; and 3) holding Downtown RHNA units outside of the Downtown Dublin Specific Plan Development Pool.

### FINANCIAL IMPACT:

In July 2020, the City Council approved a consulting services agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn's contract amount is \$403,000. The cost to prepare the Housing Element Update will be offset in part by grants totaling \$401,436, including \$55,000 from an approved Senate Bill 2 Planning Grant, \$300,000 from the Local Early Action Planning (LEAP) Grant Program, and \$46,436 from the Regional Early Action Planning (REAP) Grant Program. The City's Fiscal Year 2021-22 Budget sufficiently covers the remaining cost.

DESCRIPTION:

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

The City’s current Housing Element covers the period of 2014 – 2022. The Housing Element must be updated and certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period.

On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031, which is the final step in ABAG's RHNA process. The plan allocates 3,719 housing units to the City of Dublin. Table 1 shows the City’s final RHNA by household income category for the 2023 – 2031 planning period.

	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

Preliminary Sites Inventory

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the RHNA. Staff prepared a Preliminary Sites Inventory to accommodate the Draft RHNA of 3,719 units. This inventory prioritizes pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA before looking to rezone additional sites. Table 2 below details how the proposed components of the Preliminary Sites Inventory would accommodate the City’s RHNA and identifies the “remaining need” for sites to accommodate 644 lower-income units. Refer to the City Council Staff Report dated November 2, 2021, for a complete discussion of the Preliminary Sites Inventory (Attachment 1).

**Table 2. Dublin's Remaining Need**

	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	1,710	560	1,449	3,719
<b>Pipeline Projects</b>	(394)	(202)	(2,127)	(2,723)
<b>Accessory Dwelling Units</b>	(149)	(82)	(17)	(248)
<b>5<sup>th</sup> Cycle Sites</b>	-	(252)	-	(252)
<b>Public/Semi-Public Sites</b>	(134)	-	-	(134)
<b>Downtown Dublin</b>	(389)	(24)	-	(413)
<b>Remaining Need</b>	644	-	(695)	

On November 2, 2021, the City Council conducted a Study Session on the Housing Element Update and RHNA, with focus on the Preliminary Sites Inventory. The City Council directed staff to disperse, rather than concentrate in the Downtown, lower-income housing sites throughout Dublin and prioritized the Alameda County Surplus Properties and the Hacienda Crossings shopping center as sites to accommodate the remaining need.

In addition, the City Council directed that on sites identified to meet the remaining need, 50% of the units should be affordable to lower-income households and 50% to above-moderate income households. This approach attempts to address potential consequences under the “No Net Loss” law (Government Code § 65863). Among other things, “No Net Loss” requires a jurisdiction, if it approves a project on a site included in the Sites Inventory with fewer than the number of lower-income units identified in the inventory, to identify additional sites to continue to accommodate the RHNA by income level. If the actual development of a site identified in the Sites Inventory includes all or some portion of market rate units, the City will be required to identify new sites, within 180 days of the project approval, to accommodate the lower-income units that were included on the sites in the inventory.

*Additional Sites*

Based on the direction from the City Council, Staff prepared a Preliminary Sites Inventory that prioritizes the Alameda County Surplus Properties and the Hacienda Crossings shopping center to accommodate the remaining need. Staff prepared three options for consideration as illustrated in Table 3 and further discussed below. Option A addresses the City Council direction to prioritize the Alameda County Surplus Properties by assigning more units to this property; Option B splits the Remaining Need equally between the two sites; and Option C allocates some of the units to the future affordable housing site identified in the recently adopted Preferred Plan for the SCS Property. Each option includes lower-income and above moderate-income units on the County Property and Hacienda Crossings, but only includes the lower-income units on the SCS Property that were identified in the Preferred Plan. All the remaining need in the “lower-income” category requires sites to allow “at least 30 units per acre.” To satisfy the remaining need, the City will be required to amend the General Plan and/or rezone the sites to accommodate these units.

**Table 3: Options to Distribute Remaining Need**

		Very- Low- and Low-	Moderate-	Above- Moderate-	Total
Option A	Alameda County Surplus Property	441	0	441	882
	Hacienda Crossings	203	0	203	406
	<b>Total:</b>	644	0	644	1,288
Option B	Alameda County Surplus Property	322	0	322	644
	Hacienda Crossings	322	0	322	644
	<b>Total:</b>	644	0	644	1,288
Option C	Alameda County Surplus Property	250	0	250	500
	Hacienda Crossings	244	0	244	488
	SCS Property	150	0	0	150
	<b>Total:</b>	644	0	494	1,138

- **Alameda County Surplus Properties:** The General Plan land use designation of Site D-2 (northern portion) and Site E-2 in the Transit Center is Campus Office and has Planned Development Zoning. The 13.35 acres are located north of the Dublin/Pleasanton BART station and are currently undeveloped. Staff preliminarily envisions the property could be developed to allow a density of 66 units per acre, which is the average residential density within the Transit Center.
- **Hacienda Crossings:** The General Plan land use designation for the Hacienda Crossings shopping center, located southeast of Dublin Boulevard and Hacienda Drive, is General Commercial and has Planned Development Zoning. Staff preliminarily envisions a mixed-use development with a minimum density of 48 units per acre, similar to the Waterford Place Shopping Center and Apartments. Based on meetings with the property owner, Staff recommends including those units on the two large parcels located at the northeast corner of the shopping center, as it could be accommodated on the parking lots and maintain the existing development.
- **SCS Property:** On February 15, 2022, the City Council approved the Preferred Plan for the SCS Property, which is the vacant 76.9-acre property located north of I-580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The Preferred Plan includes a 2.5-acre Public/Semi Public site for affordable housing that contemplates between 70 and 150 units.

Refer to Attachment 2 for a map of the Preliminary Sites Inventory.

*Downtown Sites*

As shown in Table 2 above, 413 lower income units (389 very-low- and low-income, and 24 moderate-income) are identified in Downtown Dublin. These units were identified in the current Housing Element to accommodate the RHNA and would be reused in the Housing Element Update. Non-vacant sites that were identified in a prior Housing Element may not be counted towards RHNA unless: (a) the sites are zoned to allow up to 30 dwelling units per acre (they are); and (b)

the Housing Element requires the sites be rezoned “to allow residential use by right for housing developments in which at least 20% of the units are affordable to lower-income households.” A “use by right” is one in which the use does not require “a conditional use permit, planned unit development permit, or other discretionary local government review or approval,” such as the Community Benefit Agreement, although it specifically allows for design review.

In order to reuse these units in the Housing Element Update, the City must identify actual parcels to accommodate the units. Staff identified four properties in Downtown Dublin to accommodate these lower-income units. These properties are shown in orange in Attachment 2. The four properties include: 1) the former Grocery Outlet property where the City entered into a Memorandum of Understanding to allow 80 affordable dwelling units; 2) the site with a vacant building at the southwest corner of Amador Valley and Amador Plaza Road; 3) a portion of the site where Hobby Lobby is located; and 4) the site of the former Willow Tree restaurant located at 6513 Regional Street.

A cornerstone of the Downtown Dublin Specific Plan is the Residential Development Pool whereby a Community Benefit Agreement is required to pull units from the pool. However, qualifying development on these sites must be “by right” and would not be subject to a Community Benefit Agreement, thus, the City would not achieve additional benefits by allocating these units from the existing pool. Therefore, Staff recommends adding these units to the Downtown Dublin Specific Plan outside of the Development Pool. The addition of these units outside of the Development Pool would support the Downtown Dublin Preferred Vision, which contemplates the additional units to support that vision.

### Housing Element Programs

Each jurisdiction must identify specific programs in its Housing Element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must also include a specific timeframe for implementation, identify the responsible party for implementation, describe the jurisdiction’s specific role in implementation, and (whenever possible) identify specific, measurable outcomes.

Programs should reflect the results and analyses of the jurisdiction’s local housing needs, available land and financial resources, and the mitigation of identified governmental and non-governmental constraints. For example, if the analysis identifies constraints related to local regulations, the Housing Element should identify specific programmatic actions to address that constraint.

To make adequate provision for the housing needs of people of all income levels, a jurisdiction must, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality’s share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely-low-, very-low-, low-, and moderate-income households.
- Conserve and improve the condition of the existing affordable housing stock.
- Preserve assisted housing developments at-risk of conversion to market-rate.

- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Additionally, there are a number of new program topics required with the 6<sup>th</sup> Cycle Housing Element including the following:

- Affirmatively furthering fair housing.
- Promotion of ADUs and Junior ADUs.
- Objective Development Standards.
- Senate Bill 35 streamlining.
- Emergency shelters, transitional and supportive housing, and lower barrier navigation centers.
- Housing for persons with developmental disabilities.
- Farmworker and employee housing.
- Funding and rental assistance programs.
- Density Bonus; and removal of development constraints.

Staff is preparing the draft Housing Element to incorporate these programs as required by State law.

#### Public Outreach

The City is in the process of implementing outreach and engagement strategies with the community, stakeholders, and decision makers during the Housing Element Update process. Notable outreach strategies since the November 2, 2021 City Council meeting include the following:

- **Survey.** Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. The 10-question survey, available in English and Mandarin, focused on housing needs, desired housing locations, community assistance, fair housing, the vision for housing, and demographics. The City received 205 survey responses. Most respondents believe affordable and senior housing are missing in Dublin and prefer housing be located near transportation hubs. For complete survey results, refer to Attachment 3.
- **Workshops.** The City also hosted two Housing Element Workshops via Zoom on January 19, 2022, and February 17, 2022. The workshops provided an overview of the Housing Element and RHNA, potential sites to include in the Sites Inventory, progress to date, required policy and program topics, as well as next steps. The workshops also included an interactive component using an online tool called “Mentimeter,” where the attendees provided feedback on their housing experience, housing challenges and opportunities, and their vision for housing in Dublin. Community members expressed a desire for more affordable and transitional/supportive housing, introducing residential uses to underperforming retail centers, and general support for the proposed sites to include in the sites inventory. Concerns were also expressed about potential impacts on parks and about the referendum of the East Ranch project impacting the ability to bring more market rate and affordable housing to the community. Recordings of the workshops are available on the City's



YouTube channel and on the Housing Element Update webpage.

- **Property Owner Meetings.** Additionally, Staff hosted one-on-one meetings with property owners of the “Additional Sites” under consideration to be included in the Sites Inventory. Both the representative for the Alameda County Surplus Land Authority and Hacienda Crossings shopping center are supportive of having their non-residential properties rezoned to accommodate the RHNA.

Project Schedule and Next Steps

Table 4 below summarizes the key dates in the Housing Element Update Process:

<b>Table 4. Key Dates</b>	
<b>Step / Task</b>	<b>Date(s)</b>
Public Review of Draft Housing Element	April 7 – May 7, 2022
Planning Commission Review of Draft Housing Element	April 26, 2022
City Council Approve Draft Housing Element and Submit to HCD for Review	May 17, 2022
Environmental Review	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update	November 2022 - January 2023

ENVIRONMENTAL DETERMINATION:

The informational report on the Housing Element Update is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Create More Affordable Housing Opportunities.

Objective E: Update the City’s General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City’s Regional Housing Needs Allocation for the period 2023-31.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

- 1) City Council Staff Report, dated November 2, 2021, without attachments
- 2) Sites Inventory Map
- 3) Survey Results



# STAFF REPORT

## CITY COUNCIL

DATE: November 2, 2021

TO: City Council

SUBJECT: Status Report on the Housing Element Update, Regional Housing Needs Allocation, and Preliminary Sites Inventory  
Prepared by: Michael P. Cass, Principal Planner

### EXECUTIVE SUMMARY:

The City Council will receive a status report on the Housing Element Update, Regional Housing Needs Allocation, and Preliminary Sites Inventory. Each California city and county must update its General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. Dublin’s current Housing Element is for the 2014-2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023-2031 planning period. Staff is seeking feedback from the City Council on policy direction about the Preliminary Sites Inventory. Following the meeting, Staff will finalize the sites inventory and incorporate it into the draft Housing Element for consideration by the City Council at a future public hearing.

### STAFF RECOMMENDATION:

Receive the report and provide feedback on the Housing Element Update.

### FINANCIAL IMPACT:

In July 2020, the City Council approved a consulting services agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn’s contract amount is \$403,000. The City’s Fiscal Year 2021-22 Budget sufficiently covers this cost. The cost to prepare the Housing Element Update will be offset by grants totaling \$401,436, including \$55,000 from an approved Senate Bill 2 Planning Grant, \$300,000 from the Local Early Action Planning (LEAP) Grant Program, and \$46,436 via the Regional Early Action Planning (REAP) Grant Program.

### DESCRIPTION:

#### Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates that

local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

The City’s current Housing Element covers the period of 2014-2022. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) by January 2023 for the 2023-2031 planning period.

Regional Housing Needs Allocation

The Association of Bay Area Governments (ABAG) is responsible for creating a methodology for distributing HCD’s Regional Housing Needs Determination (RHND) across the local jurisdictions in the nine-county Bay Area. Distribution of the RHND results in each jurisdiction’s RHNA, which is the number of housing units the jurisdiction must plan for in the next Housing Element update. State law provides a series of statutory objectives that must be met in the RHNA methodology, including increasing affordability in an equitable manner, improving the balance between low-wage jobs and lower-income housing (jobs-housing fit), and addressing equity and fair housing. The statute also requires “consistency” between the RHNA and regional plans, such as Plan Bay Area.

On June 10, 2020, HCD released the RHND for the Bay Area, which identified 441,176 units (2.35 times the 187,990 units required in the current RHNA cycle). Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low-, low-, moderate-, and above-moderate-income).

On January 21, 2021, the ABAG Executive Board approved the Draft Regional Housing Needs Allocation (RHNA) Methodology and submitted the draft methodology to HCD for review. On April 12, 2021, HCD confirmed the Draft RHNA Methodology furthers the RHNA objectives.

On May 20, 2021, the ABAG Executive Board approved the Final Methodology and Draft Allocation, which assigns 3,719 units of housing to the City of Dublin. Table 1 shows the City’s Draft Allocation by household income category for the 2023 – 2031 planning period:

Table 1. Dublin’s 2023-2031 Draft Allocation					
	Very-Low-	Low-	Moderate-	Above-Moderate-	Total
Draft Allocation	1,085	625	560	1,449	3,719

On July 9, 2021, the City filed an appeal of the Draft Allocation of 3,719 units based on direction of the City Council with emphasis on past performance and lack of suitable land, as well as the properties where the City does not have land-use authority. ABAG received appeals from 28 jurisdictions, including the City of Dublin. Based on the number of appeals filed, the ABAG Administrative Committee considered appeals on six dates in September and October 2021. The

City's appeal was heard by the ABAG Administrative Committee on September 24, 2021, and the Committee unanimously voted to preliminarily deny the City's appeal.

ABAG is anticipated to ratify the final determination of each appeal and issue Final Allocations that include adjustments from successful appeals in November 2021. If the total number of successfully appealed units is lower than 7% of the RHND (30,882 units), then ABAG shall redistribute the units proportionately. If the number is higher than 7% of the RHND, then ABAG may develop its own methodology to redistribute the units. The ABAG Executive Board will then conduct a public hearing and adopt the Final RHNA Plan in December 2021.

### Preliminary Sites Inventory

The Housing Element must include an inventory of specific sites or parcels that are available for residential development to meet the RHNA. Land suitable for residential development must be appropriate and available for residential use in the planning period. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use.

On October 6, 2020, the City Council received a report on the Housing Element Update and RHNA. This included an overview of the framework for selecting sites to include in the Preliminary Sites Inventory. The City Council was generally supportive of evaluating the options presented by Staff and gave direction to include sites from the current Housing Element with by-right development rather than increase the minimum density as further discussed below.

### Existing Sites

Staff prepared a Preliminary Sites Inventory to accommodate the Draft RHNA of 3,719 units. This inventory prioritizes pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA before looking to rezone additional sites. Refer to Attachment 1 for a map of existing sites. The following describes these components of the Preliminary Sites Inventory:

- **Pipeline Projects:** Pipeline projects are those that are at any stage within the City's entitlement process or under construction as of December 15, 2022, but that have not obtained a certificate of occupancy. An estimated 2,723 units are in the pipeline, including 266 very-low, 128 low, 202 moderate, and 2,127 above-moderate units. Staff made these estimates based upon approved entitlements, pending applications, and City Staff knowledge of forthcoming projects and inquiries with prospective applicants. It is noteworthy that the pipeline projects exceed the City's allocated above-moderate-income units. Refer to Attachment 2 for a list of these projects.
- **Accessory Dwelling Units:** Staff anticipates that the Site Inventory will include 149 very low-, 82 low-, and 17 moderate-income accessory dwelling units (ADUs). HCD's recent Housing Element certifications have allowed ADUs to be included in the Sites Inventory at a

rate of two times the average ADUs built annually from 2018 – 2021 and multiplied that by eight years to estimate ADU development for 2023 – 2031. Using this methodology, approximately 248 ADUs are included in the Preliminary Sites Inventory. ADU quantity and affordability level estimates are tentative based on recent Housing Element certifications. In the Bay Area, the actuals are likely to be based on ABAG’s methodology in development for approval by HCD and use by local jurisdictions. ABAG’s methodology is anticipated to be similar to the methodology approved by HCD in other certifications, which is based upon market conditions for ADUs rented in the region. HCD may perform a review of ADU production (based on Annual Progress Reports) two years into this next planning period and jurisdictions may need to identify additional sites if the ADU projections are not being met. Unlike other units, the location of anticipated ADUs do not need to be mapped in the Preliminary Sites Inventory.

- Existing Zoning: The City can take credit in the Preliminary Sites Inventory for existing zoning capacity as discussed below.
  - 5<sup>th</sup> Cycle Moderate-Income Sites: Staff has identified eligible sites from the current Housing Element that can be included in the Site Inventory to accommodate 252 moderate-income units. State law limits a jurisdiction’s ability to re-use certain sites from the prior RHNA cycle. Those limits only apply to sites used to meet the lower-income categories. See below. A number of 5<sup>th</sup> Cycle Sites were designated as moderate or above-moderate-income sites, since they do not meet the minimum density of 30 dwelling units per acre required to count for lower-income categories. These sites can accommodate 252 units.
  - Public/Semi-Public Sites: Two Public/Semi-Public Sites in Eastern Dublin can accommodate 134 lower-income units. On June 15, 2021, the City Council adopted a General Plan and Eastern Dublin Specific Plan Amendment to change the land use designation of 2.5 acres of the GH PacVest and 2.0 acres of the East Ranch properties from Semi-Public to Public/Semi-Public. This amendment allows a broader range of uses, including the potential for affordable housing developed by a non-profit entity. These sites can accommodate 134 lower-income units, as the allowed densities exceed 30 units per acre.
  - Downtown Dublin Development Pool: Within the Downtown Dublin Specific Plan, 828 units remain in the Development Pool and, if the Housing Element meets certain requirements, the Sites Inventory for the lower-income categories may include 828 lower-income units in Downtown Dublin. Non-vacant sites that were identified in a prior Housing Element may not be counted towards RHNA unless: (a) the sites are zoned to allow up to 30 dwelling units per acre (they are) and (b) the Housing Element requires the sites be rezoned by 2026 “to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.” A “use by right” is one in which the use does not require “a conditional use permit, planned unit development permit, or other discretionary local government review or approval” that would be subject to CEQA review, although it specifically allows for design review. In October 2020, the City Council gave direction to prioritize reusing such sites rather than up-zoning other property. These units in the Development Pool could be counted as lower-

income units if the City commits in the Housing Element to rezone the sites within 3 years to allow as a use by right housing developments in which at least 20% of the units are affordable to lower income households.

Table 2 below details how the various proposed components of the Preliminary Sites Inventory above would reduce the City’s RHNA and require that the inventory include a site or sites that could accommodate 247 lower-income units.

Table 2. Dublin’s Remaining Need				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Draft Allocation	1,710	560	1,449	3,719
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	786	42	-	828
Remaining Need	247	(18)	(695)	247

To minimize the number of additional sites needed to accommodate the RHNA, Staff prepared an inventory scenario that assumes 100% of the units produced on the Public/Semi-Public sites and in Downtown Dublin would be affordable to lower-income households. This approach avoids the need to identify a significant number of additional sites that would need to be rezoned at densities of at least 30 units per acre.

On the other hand, this approach would create certain consequences under the “No Net Loss” law (Government Code § 65863) that are important considerations. Among other things, the “No Net Loss” requires a jurisdiction, if it approves a project on a site included in the Site Inventory with fewer than the number of lower-income units identified in the inventory, to identify additional sites to continue to accommodate the RHNA by income level. It is unlikely that 100% of the units actually produced on the Downtown Dublin sites would be affordable to lower-income households. The Public/Semi-Public Sites are likely to develop with affordable housing because the land use designation only allows residential uses if developed by “a non-profit entity and serves to meet affordable housing needs or the housing needs of an underserved economic segment of the community.”

Therefore, if the actual development of these Downtown Dublin sites includes all or some portion of market rate units, the City will be required to identify new sites – within 180 days of the project approval – to accommodate the lower-income units that were included on the sites in the inventory. Quickly completing such an identification may be a difficult undertaking.

The City could limit this consequence of the “No Net Loss” law by assuming that a lower percentage of the units would be affordable to lower-income households. However, such an



alternative approach would require the Housing Element to include an increased number of sites in the Sites Inventory and would increase the overall number of units planned in the community.

Given the significant policy implications of either approach, Staff believes it prudent for the City Council to consider both approaches. Tables 3 and 4 below illustrate two affordability scenarios for the units in the Downtown: 100% and 50% affordable. The 100% affordable scenario could accommodate all but 247 RHNA units using existing sites. Alternatively, the 50% scenario can accommodate all but 644 RHNA units using existing sites. Both scenarios show a surplus of above-moderate-income units, since the Pipeline Projects exceed the City’s allocated above-moderate-income units, and the 50% scenario assumes half the units in the Downtown are affordable and half are above-moderate-income units.

Table 3. Remaining Need with Downtown 100% Affordable Scenario				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Downtown Dublin	786	42	-	828
Remaining Need	247	(18)	(695)	247

Table 4. Remaining Need with Downtown 50% Affordable Scenario				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Downtown Dublin	389	25	414	828
Remaining Need	644	(1)	(1,109)	644

It should be noted that the 100% scenario (Table 3) clusters most of the lower-income RHNA units in the Downtown. This approach further assumes that all remaining units in the Downtown Development Pool (i.e., 828 units) would be lower-income units. These units would be in addition to the 839 already existing and planned lower-income units in the Downtown.

As an additional consideration, this Housing Element cycle includes for the first time an express requirement the Housing Element “affirmatively further fair housing.” Affirmatively furthering fair housing means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities.” These new statutory obligations charge all public agencies with broadly examining their existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities. Concentrating affordable housing in the Downtown has benefits, such as promoting transit-oriented development, decreasing household transportation expenses, and decreasing greenhouse gas emissions; however, HCD and others may argue that concentrating affordable housing in one area is inconsistent with the obligation to affirmatively further fair housing.

## Additional Sites

As discussed above, the City would have to include an additional 247 or 644 units in the Sites Inventory, depending on the level of affordability as illustrated in the two scenarios above (Tables 3 and 4). This section addresses the potential “additional sites” that could accommodate the remaining need.

All of the remaining need is in the “lower income” category, which requires sites allow “at least 30 units per acre.” To satisfy the additional remaining need, the City will need to amend the General Plan and/or rezone additional sites to accommodate these units. For each of these additional sites, Staff and the consultant assigned a potential density between 30 and 85 units per acre. The proposed densities are based on other similar existing sites/developments in Dublin. The assigned density for the additional sites could be adjusted based on direction from the City Council. Refer to Attachment 3 for a map of the additional sites.

Staff has identified the following properties that could accommodate the remaining units:

- **Development Pool Amendment:** The City could amend the Downtown Dublin Specific Plan to increase the Downtown Development Pool. This action would be consistent with the Downtown Dublin Preferred Vision which contemplates the need for additional units to support the transition of Dublin Place and Dublin Plaza over the term of 30-50 years. Such changes could accommodate between 1,200 - 2,200 lower-income units. The City can maintain the Downtown Development Pool after the Housing Element Update.
- **Alameda County Surplus Properties:** The General Plan land use designation for the remaining 13.35-acre undeveloped sites at the Transit Center (Sites D-2 and E-2) is currently Campus Office. If developed at a density of 85 units per acre, which is consistent with the existing development at the Transit Center, such as Avalon at Dublin Station and Dublin Station by Windsor, then these sites could accommodate up to 1,133 lower-income units, not including the southern portion of Site D-2 where the Westin Hotel is approved.
- **SCS Property:** The SCS Property is the vacant 76.9-acre property located north of I-580 between Tassajara Road and Brannigan Street and extending to the north of Gleason Drive. The existing General Plan and EDSP assume residential development of 261 units. This site is the subject of a General Plan Amendment Study. The City Council directed Staff to work with the property owner to conduct a community outreach process to gather input on the future use and development of the property. That process is underway and the number of residential units on this site has not yet been determined.
- **Hacienda Crossings:** Rezoning a portion of Hacienda Crossings for mixed-use development at a minimum density of 48 units per acre could accommodate up to 1,839 lower-income units. Staff preliminarily envisions such density to result in a product like the Waterford Place Apartments, while balancing other impacts such as traffic and parking.
- **North Side of Dublin Boulevard:** Rezoning the commercial sites on the north side of Dublin Boulevard, between Dublin Court and Clark Avenue to a minimum density of 30 du/acre could accommodate up to 548 lower-income units. This density would be consistent with the existing Tralee Apartments located in the vicinity and meets the minimum density requirement to qualify as lower-income units. Additionally, the Tralee

Apartments could be cited as an example to HCD about the viability of these properties being redeveloped.

- **IKEA Site:** Rezoning approximately seven acres of the Ikea site not slated for the IKEA store to a minimum density of 48 units per acre could accommodate approximately 315 lower-income units. This density would be like that of the Waterford Place Apartments, which is the density Staff preliminarily envisions could be accommodated on this site, while balancing other impacts and development standards, such as traffic and parking.
- **Hexcel Corporation Site:** The Hexcel Site, located at 11711 Dublin Boulevard directly west of the Dublin Historic Park and Museums, comprises two parcels totaling 8.95 acres. Hexcel will be relocating from this site which is currently available for sale. The entire site has a General Plan Land Use of Business Park/Industrial. Both parcels are in the Dublin Village Historic Area Specific Plan and have a Business Park/Industrial land use. The eastern portion of the site is zoned Light Industrial (M-1) and the western portion of the site has Planned Development Zoning that allows Commercial-Office (C-O) uses. If the site is redeveloped at a minimum density of 30 units per acre, then 264 lower-income units could be accommodated. This density was selected as it meets the minimum density requirement to qualify as lower-income units.

Table 5 below summarizes the potential sites to accommodate Dublin’s remaining need of 247 or 644 units, depending on the level of affordability as illustrated in the two scenarios:

Table 5. Potential Sites to Accommodate Remaining Need	
Site	Potential Number of Units
Development Pool Amendment and Retail District Up-Zoning	1,200 - 2200 units
Alameda County Surplus Properties	1,133 units
SCS Property	TBD
Hacienda Crossings	1,839 units
North Side of Dublin Boulevard	548 units
Ikea Site	315 units
Hexcel Corporation Site	264 units

When selecting “Additional Sites,” notable factors and characteristics to consider include, but are not limited to, the following:

- Proximity to Public Transit and Vehicle Miles Traveled
- Displacement of Existing Uses
- Probability of Redevelopment
- Mix of Compatible Uses
- Site Constraints
- The extent to which a particular site affirmatively furthers fair housing

Tables 6 and 7 illustrate potential options to accommodate the remaining RHNA units again using the assumption that either 100% or 50% of the units on these sites are produced as affordable units. Simply for illustrative purposes, Table 6 adds 247 units at the Transit Center. Table 7 adds 450 units at the Transit Center and 194 units at Hacienda Crossings.

<b>Table 6. Preliminary Sites Analysis Example (100% Affordable Scenario)</b>				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	786	42	-	828
Alameda County Surplus Properties	247	-	-	247
<b>Total</b>	<b>1,710</b>	<b>578</b>	<b>2,144</b>	<b>4,432</b>

<b>Table 7. Preliminary Sites Analysis Example (50% Affordable Scenario)</b>				
	Very-Low- and Low-	Moderate-	Above- Moderate-	Total
Pipeline Projects	394	202	2,127	2,723
Accessory Dwelling Units	149	82	17	248
5 <sup>th</sup> Cycle Sites	-	252	-	252
Public/Semi-Public Sites	134	-	-	134
Downtown Dublin	389	25	414	828
Alameda County Surplus Properties	450	-	450	900
Hacienda Crossings	194	-	194	388
<b>Total</b>	<b>1,710</b>	<b>561</b>	<b>3,202</b>	<b>5,473</b>

As shown in Table 6 above, the 100% affordable scenario would result in 4,432 units, including 713 more units than the City's Draft Allocation. Most of that excess includes 678 above-moderate-income units in the project pipeline. This option still relies on all remaining units in the Downtown Development Pool to satisfy a portion of the lower-income category. However, this reliance on the units in the Downtown could be reduced by increasing the number of lower-income units placed on the Alameda County Surplus Properties.

As shown in Table 7 above, the 50% affordable scenario would result in 5,473 units, including 1,754 more units than the City's Draft Allocation. That excess above our Draft Allocation primarily includes above-moderate-income units in the project pipeline, Downtown Dublin, Alameda County Surplus Properties, and Hacienda Crossings. This results from the assumption that only 50% of the

units on those sites would be affordable. This scenario would reduce the clustering of lower-income units in the Downtown by only relying on approximately half of the current Development Pool to satisfy the lower-income categories.

Staff seeks feedback from the City Council on the following questions:

1. What percentage of planned units should be assumed as affordable on opportunity sites? Should Staff assume 100%, 50%, or a different percentage of affordable units?
2. Based on the requirement to affirmatively further fair housing, should an emphasis be placed on providing lower-income affordable units in the Downtown or should they be dispersed throughout the City?
3. Which “Additional Sites” should be prioritized to accommodate the RHNA obligation not met by “Existing Sites”?

Following the meeting, Staff will work with the Consultant to refine and finalize the sites inventory to be included in the Housing Element which the City Council will consider adopting at a future public hearing.

Project Schedule and Next Steps

Table 8 below summarizes the key dates in the Housing Element Update Process:

Table 8. Key Dates	
Step / Task	Date(s)
Public Outreach (Survey and Stakeholder Workshops)	November 2021 – February 2022
City Council Approve Draft Housing Element and Submit to HCD for Review	May 2022
Environmental Review	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update	December 2022 / January 2023

**ENVIRONMENTAL DETERMINATION:**

The informational report on the Housing Element Update is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

**STRATEGIC PLAN INITIATIVE:**

Strategy 3: Create More Affordable Housing Opportunities.

Objective E: Update the City’s General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City’s Regional Housing Needs Allocation for the period 2023-31.

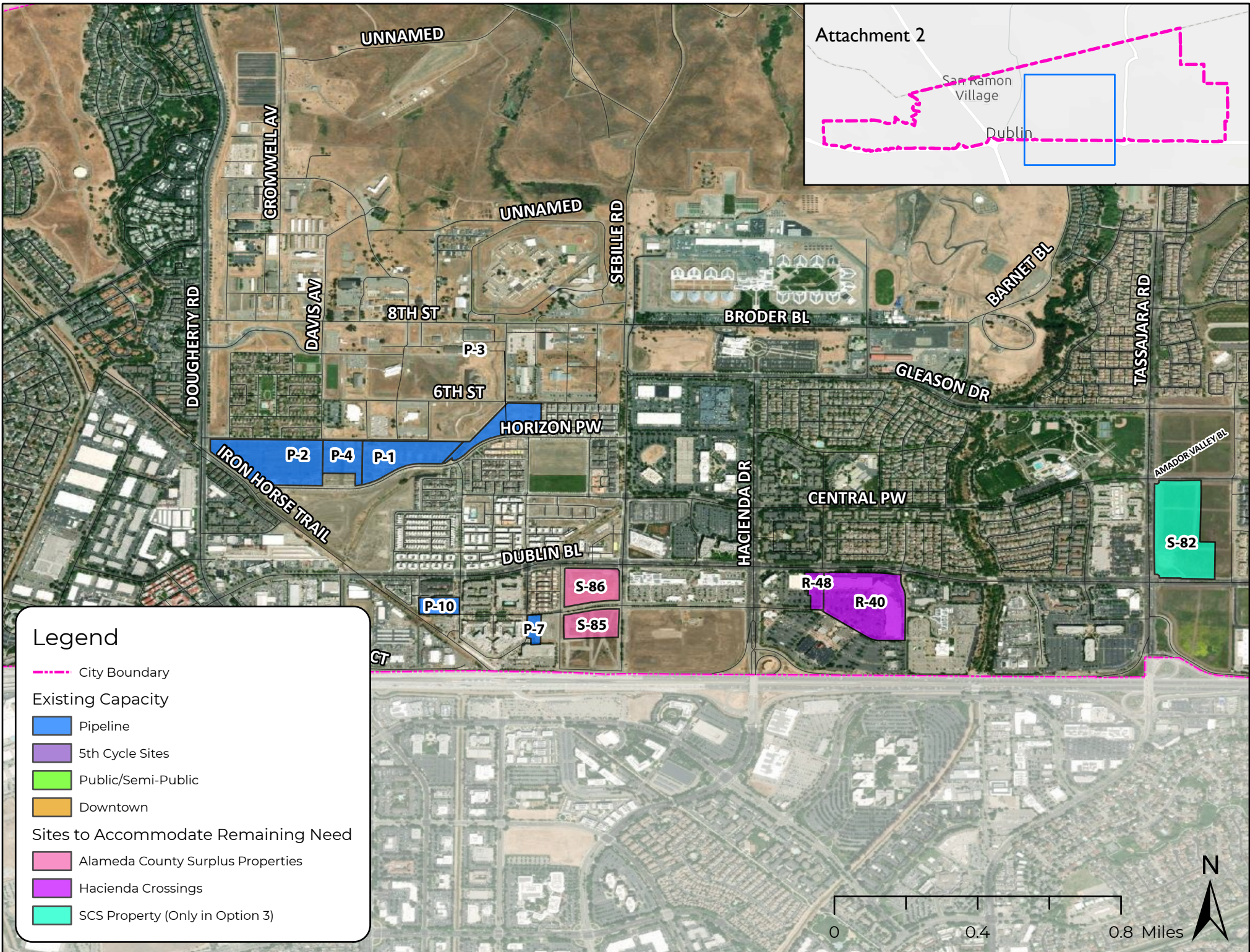
**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

**The City Council Agenda was posted.**

**ATTACHMENTS:**

- 1) Map of Existing Sites**
- 2) Pipeline Projects Table**
- 3) Map of Additional Sites**





Attachment 2

San Ramon Village  
Dublin

Legend

--- City Boundary

Existing Capacity

■ Pipeline

■ 5th Cycle Sites

■ Public/Semi-Public

■ Downtown

Sites to Accommodate Remaining Need

■ Alameda County Surplus Properties

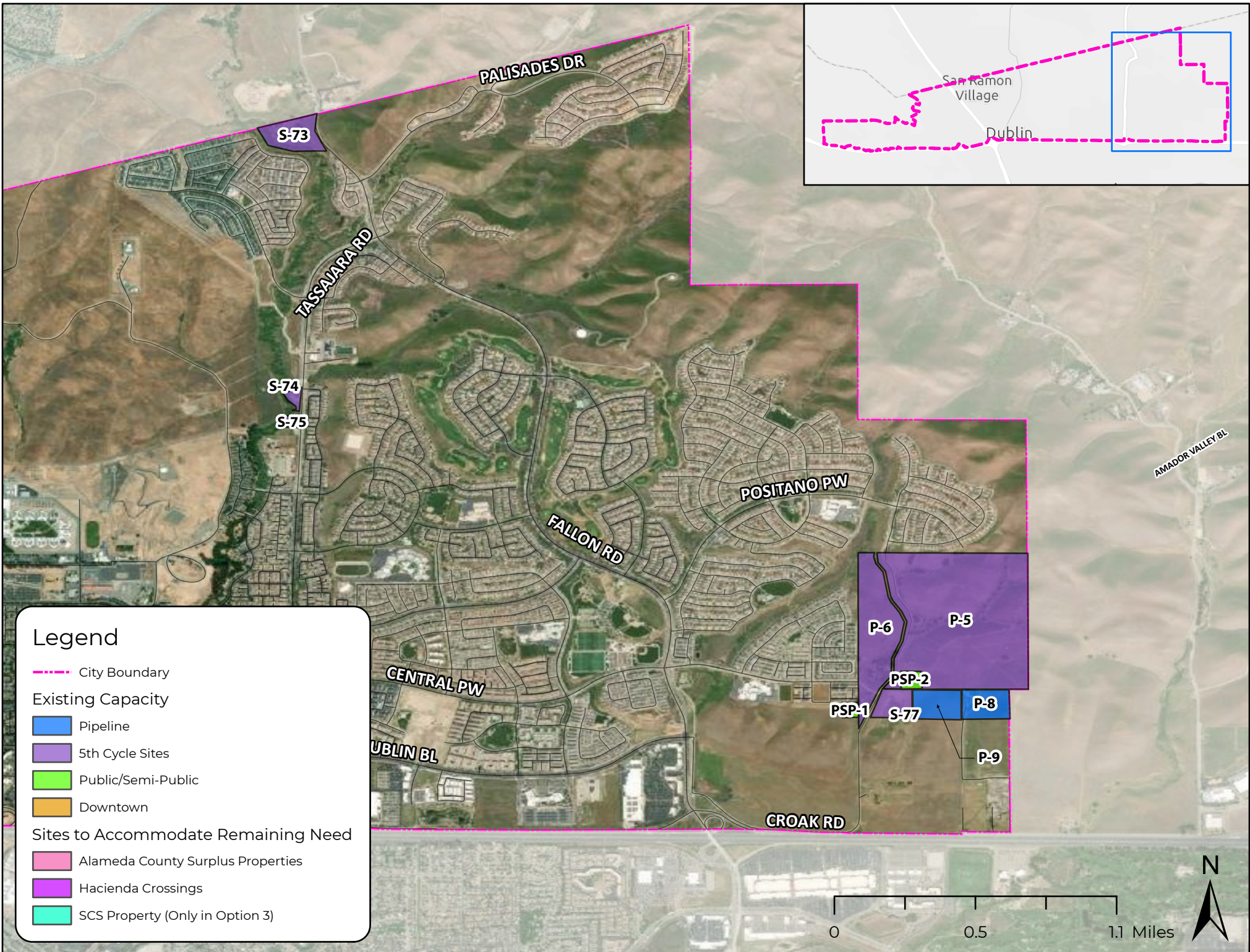
■ Hacienda Crossings

■ SCS Property (Only in Option 3)

0 0.4 0.8 Miles







### Legend

--- City Boundary

#### Existing Capacity

■ Pipeline

■ 5th Cycle Sites

■ Public/Semi-Public

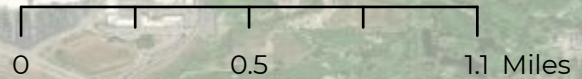
■ Downtown

#### Sites to Accommodate Remaining Need

■ Alameda County Surplus Properties

■ Hacienda Crossings

■ SCS Property (Only in Option 3)







### Legend

- - - City Boundary
- Existing Capacity
  - Pipeline
  - 5th Cycle Sites
  - Public/Semi-Public
  - Downtown
- Sites to Accommodate Remaining Need
  - Alameda County Surplus Properties
  - Hacienda Crossings
  - SCS Property (Only in Option 3)



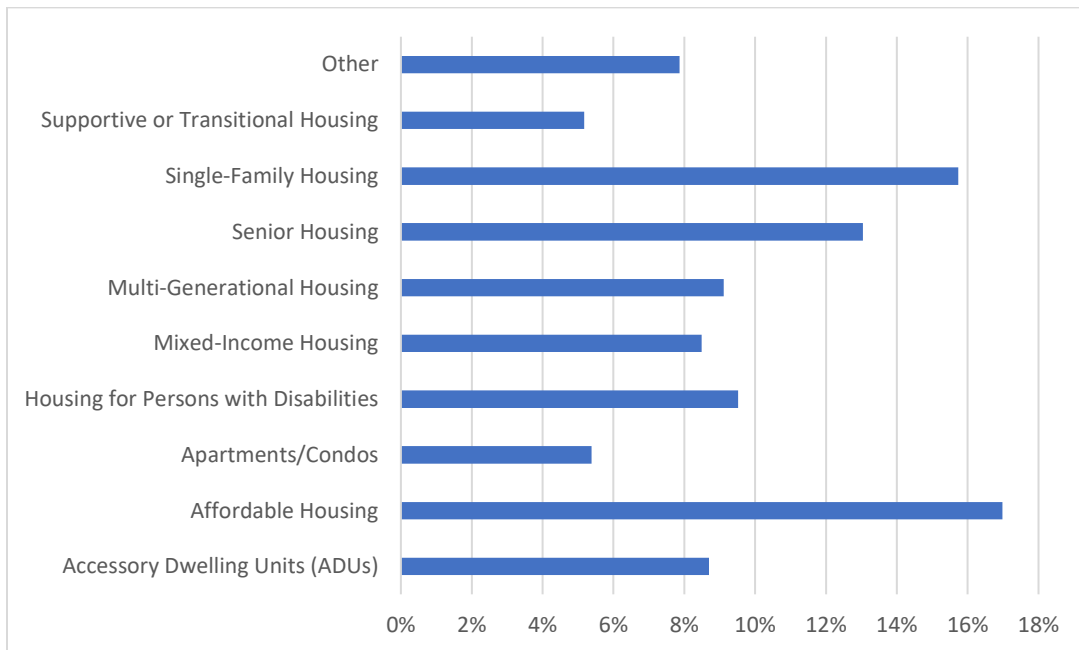


## Housing Element Update Community Survey

From December 20, 2021 through February 28 2022, the City of Dublin launched an online community survey to gather input and feedback regarding the Housing Element Update. Participants were asked to report on their housing experience in Dublin, consider potential policies and programs, and reflect on future housing opportunities in the City. A total of 205 surveys were completed and submitted. Below is a summary of the results.

### Housing Types

What Types of housing do you think Dublin is missing? (Please select all that apply)

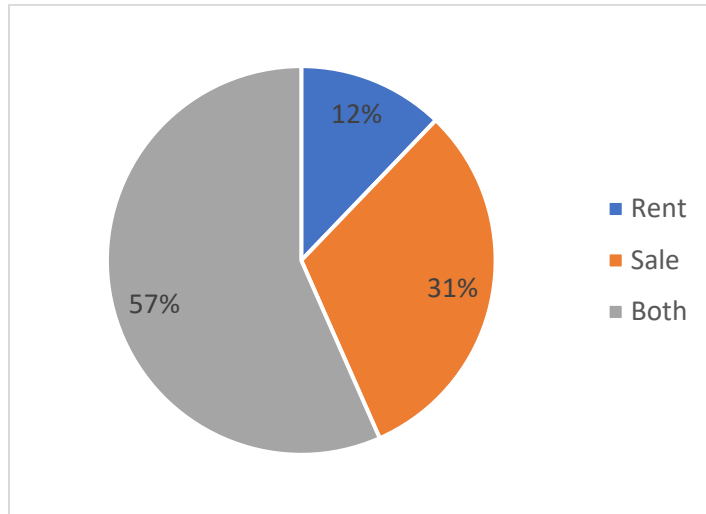


#### Other:

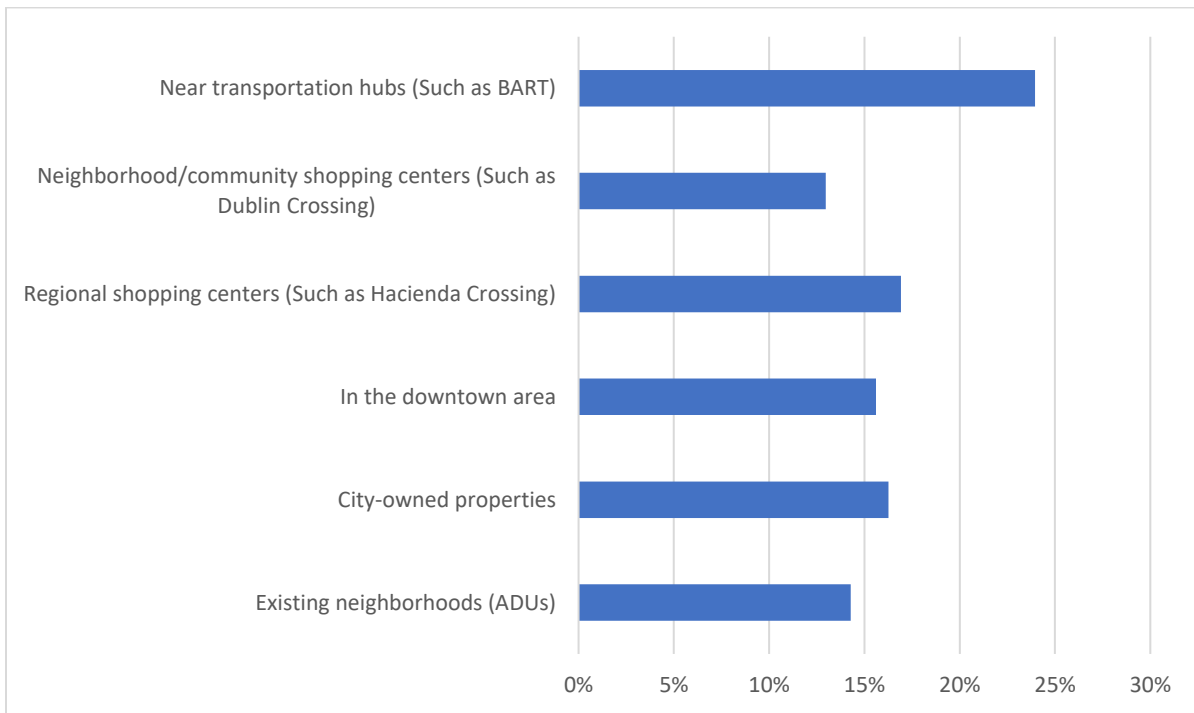
- One-level
- Assisted living through memory/long-term care
- Housing for Dublin workers earning minimum wage
- Low income/senior and diverse housing on the east side of town
- Middle income family housing
- Homes with yards
- Enough housing
- More schools

**City of Dublin**  
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What type of housing, for rent or for sale, do you think is needed?



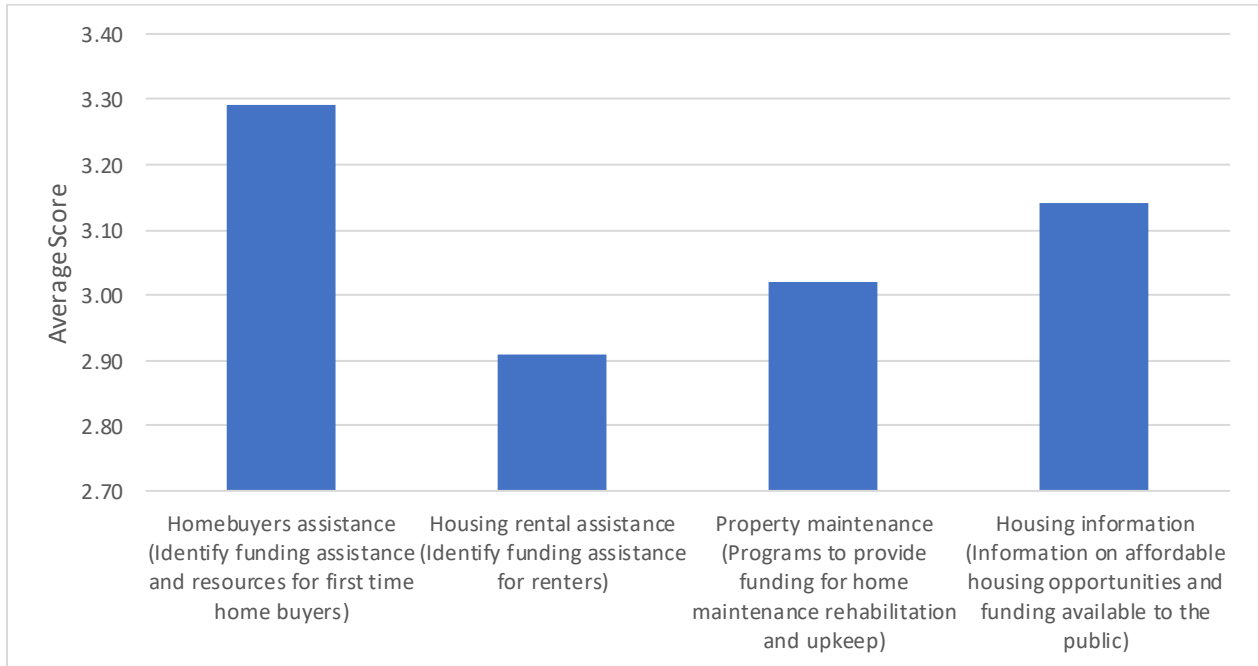
Where do you think the City should locate future housing that is required to be planned for in the Housing Element update? (Please select all that apply)



## Housing Program Opportunities

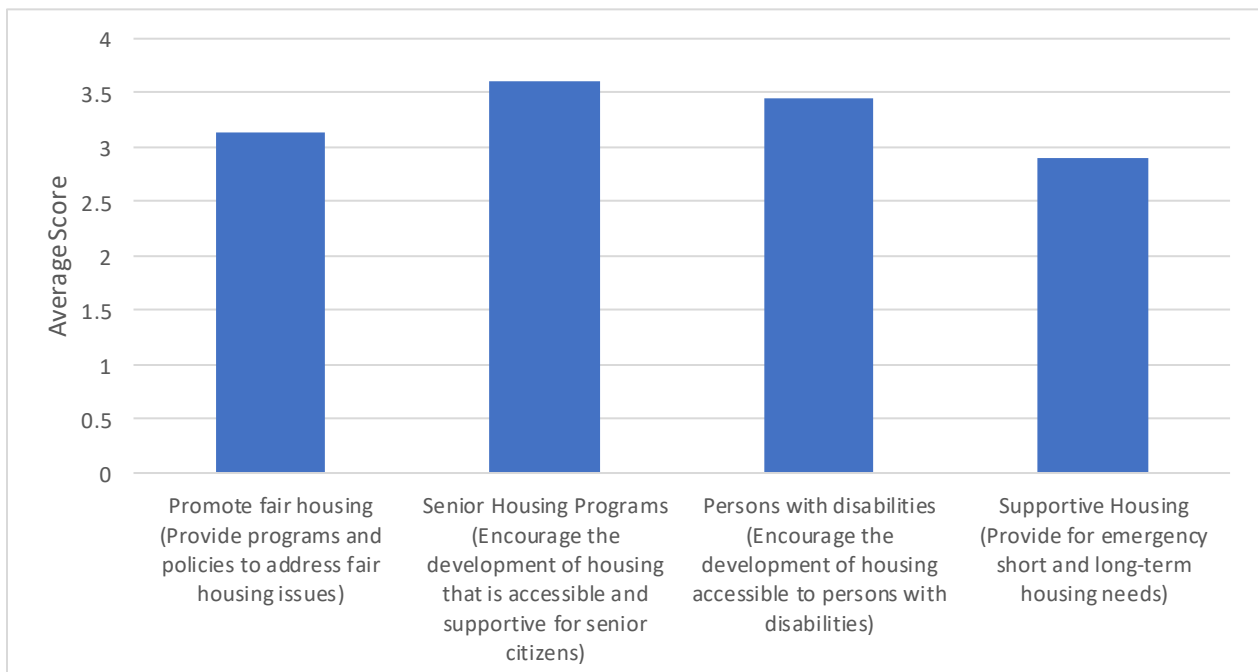
### Community Assistance:

Please rate the following based on importance to the community. (1 being the least important and 5 being the most important)



### Fair Housing:

Please rate the following based on importance to the community. (1 being the least important, 5 being the most important)





## City of Dublin

### 2023-2031 Housing Element Update

## Vision for the Future

In 10 words or less, describe your vision for the future of housing in Dublin.

Infill and affordable housing
Affordable, quality housing for first time home buyers.
I don't to see over population nor do I want to have a lot of low income properties.
Equitable, affordable housing/good neighborhoods for all income levels.
Senior, stand-alone housing, single level.
Not growing.
No more honeycombs. 4-unit max groupings for apts, townhouses.
Town homes located in infill areas or underutilized retail. Leave open space open
Less houses. BUILD MORE SCHOOLS TO SUPPORT NUMBER OF HOMES HERE!
Need middle school and elementary school existing schools are overcrowded.
don't screw up property values
Low and middle income housing desperately needed
Dublin needs to stop additional housing and focus on supporting infrastructure. The city has become a plague of development and homes. Traffic is ridiculous.
Dublin WILL continue to grow; supply needs to keep up.
I think future housing should be scaled way down.
Stop building
Dublin is pretty much built out. We need closer to home employment, not more housing
inclusionary housing by private developers. no more huge apartment buildings.
NO MORE HOUSES PLEASE. The Dublin streets and corresponding freeways cannot handle more houses.
Where people from all incomes can find a home.
Just enough
Land in Dublin is already quite filled up and the school district can't keep up. No more new housing
Affordable housing for mixed demographic population with access to schools, utilities, and basic infrastructure
Stop adding more houses to an already overpopulated city. Keep Dublin small.
More spacious single family homes with bigger lot six having more space between two adjacent homes.
Plan for baby boomers to remain in Dublin to open up existing houses to new families.
Equitable, fair, and transparent community needs.
Please have a affordable housing for low income families
For seniors.
Inclusive for all current and new residents
STOP the excessive overbuilding! Especially the dense housing of condos/townhomes. Dublin should not bear the sole responsibility for any housing shortage for the entire county/state. Schools are overcrowded, roads are overcrowded, great majority of residents agree we are overcrowded and also agree the explanation given to us that the City is required to continue building thousands of units is ridiculous. If this is the case, then push back and do something to change it. STOP allowing those outside our City to determine the well-being of our City based on reports and numbers read from afar. Those that live here and those that have taken positions responsible for our best interests have an obligation to fight for our best interests even when it's hard and even when it's directly against

## City of Dublin

### 2023-2031 Housing Element Update

current established criteria/rules. Circumstances change and therefore rules and criteria may also require change. STOP the building! DEMAND CHANGE to the current criteria. DO WHAT'S BEST AND WANTED FOR OUR RESIDENTS.
Denser housing that makes Dublin more walkable
stop sprawl, start building up, and support mixed-use
Affordable housing for Next generation to stay in Dublin.
Housing Maintenance / mortgage programs for disabled and elderly persons.
Diverse
Dublin is the city of choice for East Bay area
Housing in Dublin should be easily affordable and publicly funded.
It MUST involve additional community infrastructure.
Dublin needs more housing but spread out, not near to existing congested areas.
Less high density housing due to water shortage, climate change, and full schools. More senior citizen housing or senior communities.
accessible to all
No more housing at all.
Add housing to shopping centers, similar to the Waterford Place Apartments which sit above and adjacent to the Shops at Waterford. These properties are generally located near major traffic arteries and transit lines and can support increased density. Adding housing will also support retail without increasing vehicular travel.
Housing for all
Stop building!
Walkable, mixed-use, transit-oriented development
Provide help with SB 9 application
relentless development of large, trashy high-density eyesores
A great place for everyone to live.
I feel the city is overbuilt and overcrowded. More focus on improving infrastructure is needed than housing.
Stopping growth is futile, we need to increase housing supply
dense, accessible, affordable, inclusive, diverse, maintained, transit-oriented
I wish housing didn't outpace schools, but homebuilders rule us.
Modern and mixed with commercial areas and near public transportation
Affordable for housing for anyone to be able to live in this city.
Balanced housing with schools, commercial and SF/MF properties
Nice, safe community close to everything with range of housing options
Slow, steady growth that the schools can keep up with
affordable for those that grew up in this community, currently live and work here
Transit oriented housing for all income levels
Do not construct or allow housing until new schools are built
Smart growth does not burden residents
Dublin should invoke a 10-year moratorium on any new development and focus on failing infrastructure. Schools are overcrowded, there's a traffic nightmare on city roads, city services cannot support any new development. City council has turned Dublin into a concrete jungle and needs a break.

## City of Dublin

### 2023-2031 Housing Element Update

Dublin is overcrowded and there is no infrastructure to support any more homes. STOP Building new homes
Plenty of housing options for people
Dublin Boulevard should have a strong sense of place defined by 4 to 5 story apartments and condos.
Diverse, welcoming to all income levels and ages
We need more single family houses in Dublin
Less condos/stack n pac. Dublin Blvd/Bart areas so congested!
Where housing is seen as a right not a privilege and there is greater understanding that housing is not primarily an investment but a necessity. I hope to see communities with mixed styles of housing, so neighborhoods aren't separated into silos
Overcrowded high density housing is not recommended nor needed.
Less dense in fill housing
Have east Dublin get their share of more diverse housing types vs packing it all into west Dublin so it's not in their fancy backyards & neighborhoods
More housing but not in small downtown area
Great families and affordable housing
Less density
More affordable housing
More housing for all income levels is needed
Pause on housing development to allow infrastructure and schools to catch up.
SCS planning need more open space and infrastructure than housing
Don't turn into Fremont, you're starting to
Affordable
More supportive amenities and parks.
Quiet, safe, affluent, vibrant community
Stop the massive growth. More parks and open land.
no more housing! we are over capacity
More green, fewer new homes
No more dense neighborhoods. More infrastructure.
We need city rule for SB-9
More village like with higher core density areas and transit
Provide more mid-size (1300 - 1600 sq) affordable single-family houses (600K - 800k), instead of building BIG million dollars houses.
low-income housing, affordable housing is still out of reach.
Have more parks and less traffic. It is getting really crowded
One that has much less Mello Roos taxation
Sustainable environmentally conscious inclusive green spaces and community gardens
We need more retail to keep the revenue here.
For young family
Single family homes. Affordable rentals
Sick of stack and pack. NO ADUs. Changes character of neighborhood.
Better living for all
Best housing in the bay area
Available and Affordable to all

## City of Dublin

### 2023-2031 Housing Element Update

Someone in middle single income household 130k could afford a house HERE new perf everything is 780k++
no more housing. it's already too much
A significant reduction in the future approval of an unsustainable number of profligate housing developments.
High density housing ruining character of Dublin please stop it.
Build schools, not houses.
More single family houses needed
Slow down the building. Provide infrastructure.
No more new homes in Dublin. Enough is enough.
Affordable and accessible housing for every income level
Large single family homes with backyards
Please stop building!!! Dublin is full
Affordable single family houses for first time home buyers
Less density
Less houses
More individual homes. No more townhomes!
Walkable (accessible), sustainable. and neighborhood friendly.
needs based. not haphazard. Organized plans. not changed because business.
Develop without impacting already overcrowded schools, traffic, or community safety.
Semi-high-rise
Dublin used to be a great community existing primarily of single family homes. Now Dublin is known for apartments and townhomes. Outsiders don't think of Dublin as having traditional neighborhoods of single family homes. Dublin should work to get back to the neighborhoods which were integral in establishing a great community for families.
Keep the small town feel of the city.
Dublin doesn't need any more condos or apartments
Smaller lot sizes. Build upwards. Don't neglect parks and traffic.
Single family detached homes with neighborhoods and yards are necessary.
Aesthetically pleasing, slow down planning, more schools
More schools for houses.
AFFORDABLE single family homes mixed with apartments and townhomes
More diversity inclusive neighborhoods
Affordable with supporting infrastructure such as schools and roads
Slow Down. Think 100 year plan.
Housing available for all types of individuals and families
less single-family, actually enough homes for those who want them
It's already doomed, between DUSD and the City of Dublin there is no hope.
Less density, affordable 55+ single family home community
housing that never exceeds infrastructure capacity - roads, water, transportation
Inclusive housing that builds a wonderful safe community
No need to construct new homes. Already too crowded
In need of single family homes with big backyards
Make it less crowded

## City of Dublin

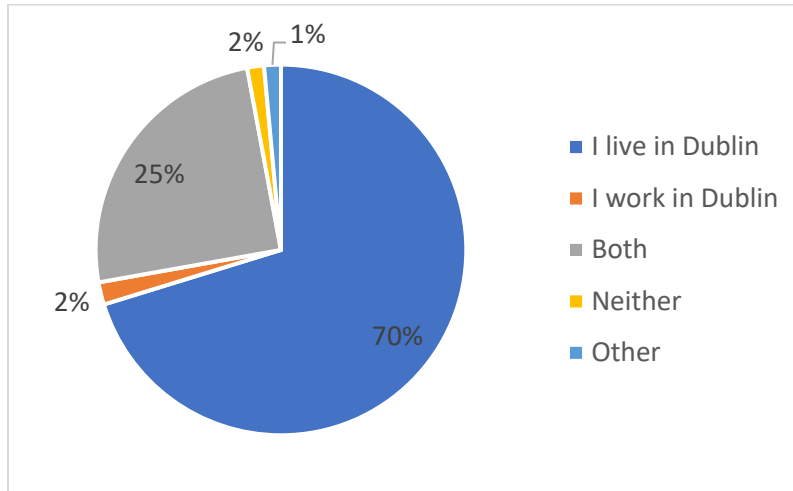
### 2023-2031 Housing Element Update

Yards, community, trees
NO MORE HOUSING DEVELOPMENTS PLEASE! DUBLIN TOO OVERBUILT AND CROWDED.
More schools and parks. Less high density communities
More affordable housing to allow for opportunities for families
Have homes with large lot sizes
Need affordable housing, many of us are leaving Dublin because of housing costs....
Stop building multi-level townhouse style expensive condo developments.
Housing accessible to a mix of socioeconomic backgrounds
Balanced semi-urban open space town
Affordable, multigenerational, and senior housing especially on the eastern side.
Too many already, need community facilities
Housing needs are adequate, if you don't preserve the nature and adjust only according to human needs, we will lose our way, let's not cram the city.
A shining example for the region for YIMBY, especially near Transit
No more housing, more libraries
Accessible for working class that works here
develop housing that creates prestige neighborhood to better the city
Build more homes.
More schools, less houses. Dublin school ratings have dropped due to overcrowding
Don't use up all the lands. Save some for future.
Please stop building these horrible tri-level homes with no front or backyards. We need single family 2-story homes with yards.
No further development, keep small town feel
Stop building homes!
More affordable housing and schools
I'm hoping that only single homes will be built in the future as there is enough high rise condos now. It's beginning to look like downtown New York or Detroit with only concrete for the children to play on. Dublin was once a beautiful country setting that attracted residents that wanted to leave the City. Now we are a City with not so many green space. Who is responsible for making all the decisions to compartmentalize people in square condos where your neighbor can hear you talking? Really, we've lived here for 50 plus years and are very disappointed in how Dublin has changed. More people, more accidents, more crime, more disagreements between neighbors, more litter etc. My vision is not a good one.
Fewer multi-family complexes; lower density
Stop building. Every piece of land does not have to have a structure on it. Nor are there the resources to support additional and continual building of homes. The population is declining for crying out loud.
Building up lots of, affordable, transit accessible, mixed-used units.
No more housing is my vision for Dublin's future.
STOP DESTROYING DUBLIN BY BUILDING ON EVERY SQUARE INCH!
Provide housing that facilitates resident investment in Dublin's 5-star status.
Less housing, more infrastructure like schools and parks please!
Turn existing buildings into housing. Toysrus, vacant buildings
More affordable options for all types of dwellings including for rent and for sale - also for seniors.
Only low income condos in built areas. Open land undeveloped

## Demographics

The following questions will help us understand who in the community is participating in the process. Your information will be kept private.

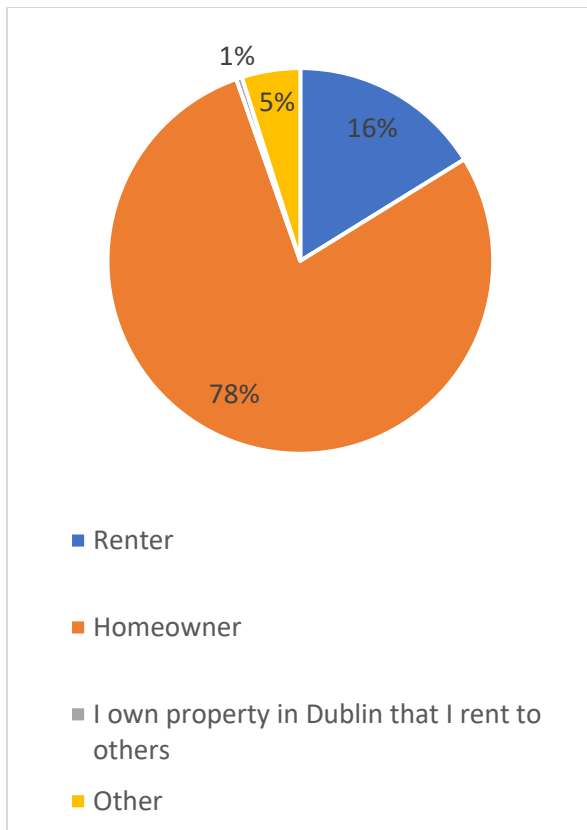
Do you live or work in Dublin?



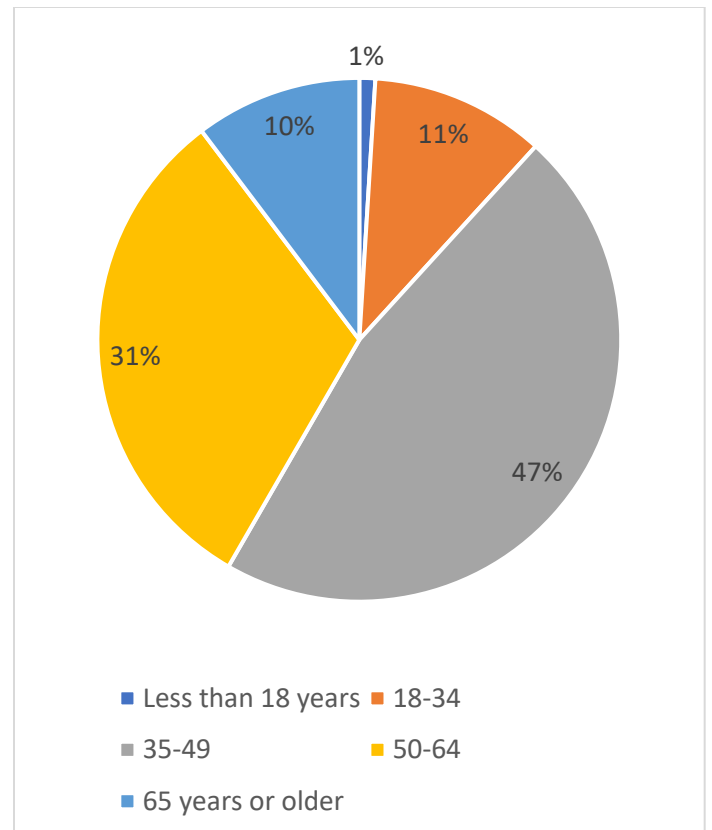
Other:

- Live with parents
- Dependent of a homeowner

Are you a renter or homeowner?



What is our age?





Item 7.1



## Housing Element Update Check-In

City Council  
March 15, 2022

1

## Agenda


- Background
- Preliminary Sites Inventory
  - Additional Sites
  - Downtown Sites
- Program Requirements
- Public Outreach
- Next Steps



2

## Background

- One of the seven mandated elements of the General Plan
- Addresses the housing needs of residents
- Identifies existing and projected housing needs by income category
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development (HCD)



3

## Final Allocation

- Approved by ABAG on December 16, 2021
- Assigns 3,719 units to Dublin

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units	1,085	625	560	1,449	3,719

4

## Existing Zoning Strategies

	Very-Low-and Low-	Moderate-	Above-Moderate-	Total
Allocation	1,710	560	1,449	3,719
Pipeline Projects	(394)	(202)	(2,127)	(2,723)
Accessory Dwelling Units	(149)	(82)	(17)	(248)
5 <sup>th</sup> Cycle Sites	-	(252)	-	(252)
Public/Semi-Public Sites	(134)	-	-	(134)
Downtown Dublin	(389)	(24)	-	(413)
Remaining Need	644	-	(695)	

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## Additional Sites Distribution Options

Options to Distribute Remaining Need					
		Very Low and Low	Moderate	Above Moderate	Total
Option A	Alameda County Surplus Property	441	0	441	882
	Hacienda Crossings	203	0	203	406
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option B	Alameda County Surplus Property	322	0	322	644
	Hacienda Crossings	322	0	322	644
	SCS Property	0	0	0	0
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>644</b>	<b>1,288</b>
Option C	Alameda County Surplus Property	250	0	250	500
	Hacienda Crossings	244	0	244	488
	SCS Property	150	0	0	150
	<b>Total:</b>	<b>644</b>	<b>0</b>	<b>494</b>	<b>1,138</b>

6

## Downtown Sites



7

## Downtown Sites

- Must be rezoned to allow residential use by right
- Not subject to Community Benefit Agreement
- Staff recommends adding the 413 units outside Development Pool

8

## Housing Element Programs

- Must include specific programs to implement goals, policies, and objectives
- Programs must include:
  - Implementation timeframe
  - Responsible party
  - City's role
  - Specific, measurable outcomes

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## New Policy Program Topics

- Affirmatively Furthering Fair Housing
- Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development\*
- Objective Development Standards\*
- Senate Bill 35 Streamlining
- Emergency Shelters, Transitional and Supportive Housing, and Lower Barrier Navigation Centers\*

*\*Addressed in current Housing Element, but modifications required*

10

## New Policy Program Topics (cont.)



- Housing for Persons with Developmental Disabilities\*
- Farmworker and Employee Housing\*
- Density Bonus and Removal of Development Constraints\*

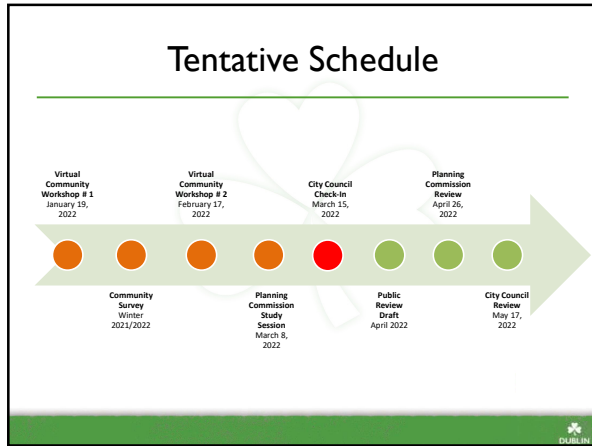
*\*Addressed in current Housing Element, but modifications required*

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## Public Outreach

- City Council Check-Ins
  - October 2020
  - November 2021
- Community Workshops
  - January 19, 2022
  - February 17, 2022
- Online Community Survey
  - December 2021 – February 2022
- One-On-One Property Owner Meetings

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13

### Recommendation

- Receive presentation and provide feedback on:
  - Distribution of RHNA on additional sites
  - Selection of sites identified in Downtown Dublin
  - Including Downtown RHNA units outside of Downtown Dublin Development Pool

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### Thank you!

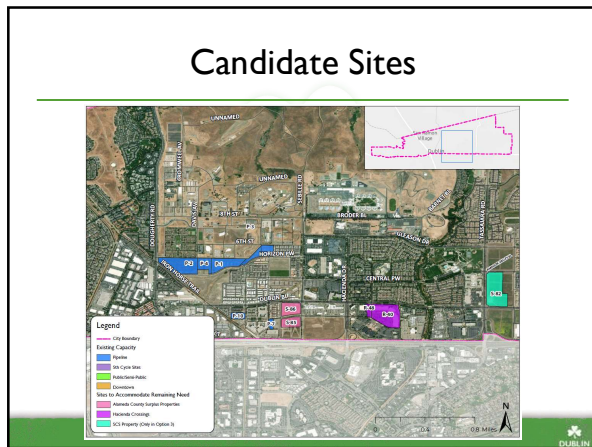
Questions?

15

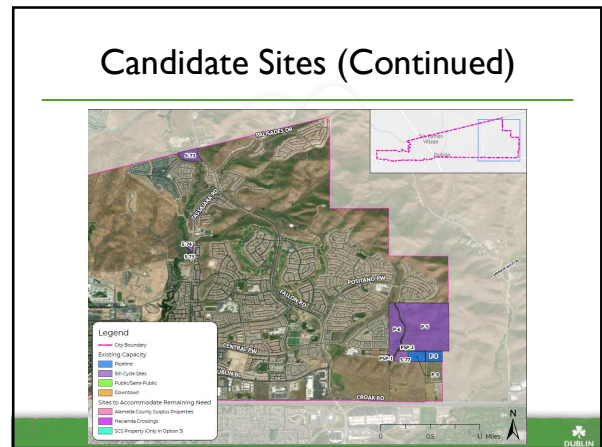
### Alternative Distribution Option D

Alternative Option to Distribute Remaining Need				
	Very Low and Low	Moderate	Above Moderate	Total
<b>Alameda County Surplus Property</b>	250	-	-	250
<b>Hacienda Crossings</b>	244	-	-	244
<b>SCS Property</b>	150	-	494	644
Total:	644	0	494	1,138

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## F.10 Planning Commission Meeting #2

This Section contains materials prepared for the Planning Commission meeting on April 26, 2022.



# STAFF REPORT

## PLANNING COMMISSION

DATE: April 26, 2022

TO: Planning Commission

SUBJECT: Draft 2023 – 2031 Housing Element  
*Prepared by: Michael P. Cass, Principal Planner*

### EXECUTIVE SUMMARY:

Each California city and county must update its General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. Dublin’s current Housing Element is for the 2014 – 2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023 – 2031 planning period. In order to meet that mandate, the Housing Element Update must be adopted by the City Council and certified by the California Department of Housing and Community Development (HCD) prior to that date. Staff prepared the Draft 2023 – 2031 Housing Element and it is currently available for public review. The Planning Commission is requested to review the Draft 2023 – 2031 Housing Element and recommend the City Council direct Staff to submit it to HCD for review.

### STAFF RECOMMENDATION:

Review the Draft 2023 – 2031 Housing Element and adopt the **Resolution** recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development for review.

### DESCRIPTION:

#### Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

RHNA is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in the Housing Element of its General Plan. As part of

this process, the California Department of Housing and Community Development (HCD) identifies the total housing need for the nine-county Bay Area for an eight-year period, also referred to as the Regional Housing Needs Determination (RHND). The Association of Bay Area Governments (ABAG) is responsible for creating a methodology for distributing HCD’s RHND across local jurisdictions, resulting in each jurisdiction’s RHNA. Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low-, low-, moderate-, and above-moderate-income). The City filed an appeal of the Draft RHNA based on direction from the City Council with an emphasis on past performance and lack of suitable land, as well as the properties where the City does not have land-use authority. The City’s appeal was rejected by the ABAG Administrative Committee.

On December 16, 2021, the ABAG Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023 – 2031. The plan allocates 3,719 housing units to the City of Dublin. Table 1 shows the City’s final RHNA by household income category for the 2023 – 2031 planning period. The City’s Housing Element must demonstrate how it can accommodate its RHNA.

<b>Table 1: Dublin’s 2023 – 2031 Regional Housing Needs Allocation</b>					
	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

The City prepared the Draft 2023-2031 Housing Element Update, which is currently available for public review. The Draft 2023-2031 Housing Element includes the following components:

- **Chapter 1: Introduction.** Contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2: Housing Plan.** Describes Dublin’s housing plan, including goals, policies, programs, and objectives.
- **Appendix A: Review of Past Performance.** Evaluates the housing programs and quantified objectives outlined in the past Housing Element and the City’s efforts in meeting the program requirements and achieving the quantified objectives.
- **Appendix B: Community Profile.** Contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock.
- **Appendix C: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing.** Summarizes governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including funding and financial considerations, as well as a fair housing analysis.
- **Appendix D: Adequate Sites Analysis.** Identifies candidate sites by income category to meet the City’s RHNA.
- **Appendix E: Housing Plan Programs Summary.** Summarizes Chapter 2.
- **Appendix F: Community Engagement Summary.** Summarizes the City’s community engagement efforts to achieve public participation of all economic segments of the community.



- **Appendix G: Glossary of Terms.** Defines terms and acronyms using in the Housing Element.

The Planning Commission is being asked to review the Draft 2023-2031 Housing Element and recommend the City Council direct Staff to submit it to HCD for review.

### Analysis

The following discussion focuses on two key components of the Draft 2023-2031 Housing Element, Chapter 2: Housing Plan and Appendix D: Adequate Sites Analysis.

#### *Chapter 2: Housing Plan*

The Housing Element must identify specific programs to implement stated policies and achieve goals and objectives, including specific actions the City will take. Programs must also identify: a specific implementation timeframe; responsible party; a description of the responsible party's specific role in implementation; and specific, measurable outcomes, whenever possible.

Chapter 2 includes housing programs that reflect the results and analyses of the City's local housing needs, available land and financial resources, and mitigation of identified governmental and non-governmental constraints, which are contained in Appendix B: Community Profile and Appendix C: Housing Constraints Resources, and Affirmatively Furthering Fair Housing. Many of the proposed housing programs are continuations of successful programs from the 2014-2022 Housing Element.

In accordance with State law, the following are new notable housing programs included in the Draft 2023 – 2031 Housing Element:

- **Program A.5: Preserve and Monitor Affordable Units At-Risk of Converting to Market-Rate Units.** Assisted housing are units whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs. There are 59 assisted multi-family units at-risk of converting from affordable to market-rate units during the ten years following the beginning of the planning period which starts in January 2023. The City is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance for assisted affordable housing units at-risk of conversion to market-rate units. The City will maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market rate.
- **Program B.8: Accessory Dwelling Unit Monitoring Program.** The City will continue to track accessory dwelling unit (ADU) applications, location, affordability, and other important features to ensure adequate ADU development is occurring to meet the City's 2023 – 2031 construction goals and evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should changes need to be made due to a gap in the number of ADUs projected and the number of ADUs permitted, the City will make changes proportional to the gap identified. This may include, but is not limited to, further streamlining and incentivizing ADU construction, rezoning non-residential sites, or similar actions

- **Program B.9: Non-Vacant Adequate Sites to Satisfy By-Right Requirements of Assembly Bill 1397.** State law requires that any non-vacant site identified in a prior Housing Element must be zoned at a minimum of 30 units per acre and allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households, if they are to be considered an adequate site to accommodate the lower-income RHNA. Four non-vacant sites, located in Downtown Dublin, that were identified in the 2014-2022 Housing Element are shown to be suitable for lower-income housing in the Housing Element Sites Inventory. Therefore, the City is required by statute to permit at least 30 units per acre, which it does, on these sites and to allow residential use by right for housing developments when at least 20 percent of the proposed units are affordable to lower-income households. The City will amend the Downtown Dublin Specific Plan to allow these units by right and exclude them from the Development Pool and Community Benefit Agreement requirement.
- **Program B.10: Objective Design Standards and Streamlined Ministerial Review.** Senate Bill 35 requires local jurisdictions to provide a streamlined ministerial approval process for eligible multi-family residential developments, subject to objective zoning and design review standards. Eligible projects must include a specified level of affordability, be on an infill site, comply with existing general plan or zoning provisions, and comply with other requirements such as location and demolition restrictions. In March 2022, the City adopted Citywide Multi-Family Objective Design Standards (MFODS) and Zoning Ordinance Amendments to ensure that objective zoning and design review standards are in place for multi-family residential projects requesting a streamlined ministerial approval process. The City will continue to implement the Citywide MFODS.
- **Program B.14: Residential Incentives.** The Sites Inventory identifies several sites that allow residential and non-residential uses, including the non-vacant sites in Downtown Dublin, the Public/Semi-Public sites, the Alameda County Surplus Property Authority's property, and the Hacienda Crossings shopping center. To encourage residential development on these sites and maximize the development potential identified in the Sites Inventory, the City will promote existing residential incentives and identify potential new incentives as appropriate.
- **Program C.2: Safety Element and Environmental Justice Policies.** Senate Bill 1035 requires that the City revise the General Plan Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision of the Housing Element. Additionally, Senate Bill 1000 requires that the City incorporate environmental justice policies within the General Plan. The City will amend the General Plan in accordance with the requirements of SB 1035 and SB 1000.
- **Program E.1: Affirmatively Furthering Fair Housing.** Pursuant to Assembly Bill 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers which restrict access to opportunities based on protected classes, as defined by State law. To accomplish this, the City will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and refer select complainants to appropriate state or federal agencies for further investigation, action, and resolution.

- **Program E.4: Low-Barrier Navigation Centers.** Senate Bill 48 requires approval 'by right' of certain low-barrier navigation centers that meet specified requirements. Low-barrier navigation centers are generally defined as service-enriched temporary living facilities focused on the transition of persons experiencing homelessness or at risk of becoming homeless into permanent housing. Low-barrier navigation centers connect individuals to income, public benefits, health services, and housing. To comply with State law, the City will adopt regulations and procedures for this type of use and establish a ministerial approval process.
- **Program E.5: Housing for Persons with Developmental Disabilities.** The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require modifications to existing units, a varying range of supportive services, and affordable housing. To accommodate residents with developmental disabilities, the City will encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities. The City will also seek State and Federal funding in support of housing construction and rehabilitation targeted for persons with developmental disabilities.
- **Program E.6: Farmworker and Employee Housing.** California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a Conditional Use Permit or other discretionary permit, in single-family residential zoning districts for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City will amend the Dublin Municipal Code to comply with the Health and Safety Code Sections 17021.5, 17021.6, and 17021.8, as well as define agricultural and employee housing in a manner consistent with applicable Health and Safety Code Sections.

*Appendix D: Adequate Sites Analysis*

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the RHNA. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (e.g., proximity to transit, job centers, and public or community services). Land suitable for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped, and/or rezoned, for residential use.

On November 2, 2021, and March 15, 2022, the City Council received a status report on the Housing Element Update and Preliminary Sites Inventory to accommodate the City's RHNA of 3,719 units. After accounting for pipeline projects, ADUs, and existing zoning to accommodate the RHNA, the Preliminary Sites Inventory identified a "remaining need" of 644 units. The City Council directed Staff to allocate 150 lower-income units to the future affordable housing site on the SCS Property and allocate the balance of the remaining need to the vacant Alameda County Surplus Property Authority's property at the Transit Center and Hacienda Crossings shopping center.

Since that time, several events triggered the need to make adjustments to the Sites Inventory. The approval for the East Ranch project was repealed - resulting in the loss of 68 lower-income housing units that had been included in the Preliminary Sites Inventory. Additionally, the City received a formal application for the SCS Dublin project, which includes up to 100 units on the affordable housing site – 50 units less than anticipated in the Preliminary Sites Inventory. Also, ABAG released the draft “Using ADUs to Satisfy RHNA” technical memorandum, which resulted in eight fewer moderate-income units than had been included in the Preliminary Sites Inventory. Staff reallocated these units to the Alameda County Surplus Property Authority’s property at the Transit Center and Hacienda Crossings shopping center. This also resulted in allocating additional above moderate-income units to satisfy the City Council’s direction that 50 percent of the units on these sites are above-moderate income. Table 2 illustrates a remaining need of 720 units to accommodate the City’s RHNA based on these changes.

<b>Table 2: Revised Sites Inventory</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	1,710	560	1,449	3,719
<b>Pipeline Projects</b>	(344)	(184)	(1,572)	(2,100)
<b>Accessory Dwelling Units</b>	(149)	(74)	(25)	(248)
<b>5<sup>th</sup> Cycle Sites</b>	0	(252)	(573)	(825)
<b>Public/Semi-Public Sites</b>	(134)	0	0	(134)
<b>Downtown Dublin</b>	(363)	(50)	0	(413)
<b>Remaining Need</b>	720	0	(721)	

Table 3 demonstrates how the remaining need will be accommodated on the Alameda County Surplus Property at the Transit Center, Hacienda Crossings shopping center, and the SCS Property.

<b>Table 3: Revised Distribution of Remaining Need</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Alameda County Surplus Property at the Transit Center</b>	323	0	322	645
<b>Hacienda Crossings</b>	297	0	297	594
<b>SCS Property</b>	100	0	0	100
<b>Total</b>	720	0	619	1,339

Appendix D: Adequate Sites Analysis provides detailed information on the sites identified to meet the City’s RHNA.

*Project Schedule and Next Steps*

The Housing Element must be updated and certified by HCD by January 2023 for the 2023 – 2031 planning period. Additionally, the Housing Element Update will trigger recent State law

requirements to amend the General Plan, including policies regarding environmental justice and amendments to the Safety Element. Table 4 below summarizes the key dates to ensure the City receives HCD certification by the January 2023 deadline.

<b>Table 4: Key Dates</b>	
<b>Step / Task</b>	<b>Date(s)</b>
Public Review of Draft Housing Element	April 15 – May 15, 2022
City Council Review Draft Housing Element	May 17, 2022
HCD 90-Day Review of Draft Housing Element	May – August 2022
Environmental Review	June – November 2022
Prepare General Plan Safety Element and Environmental Justice Policy Amendments	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update	November 2022 – January 2023

The Planning Commission is being asked to review the Draft 2023 – 2031 Housing Element and adopt the Resolution (Attachment 1) recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review. The Draft 2023 – 2031 Housing Element is included as Attachment 2.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City will prepare the necessary environmental review for the Draft 2023 – 2031 Housing Element. However, the Planning Commission and City Council’s action to direct Staff to submit the Draft 2023-2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted.

## NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City implemented an outreach and engagement program to inform the community and seek input regarding the Housing Element Update. Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback. Staff also hosted two Housing Element Workshops on January 19 and February 17, 2022. The workshops provided an overview of the Housing Element, RHNA, Preliminary Sites Inventory, and required policy and program topics, and provided an opportunity for the community to provide feedback. The community was notified of these engagement opportunities through the City's social media, website, push notifications, and email. Additionally, Staff held one-on-one meetings with the property owners of the "Additional Sites" identified to satisfy the "remaining need" for sites to accommodate the RHNA. The City also has a Housing Element Update webpage on the City's website that serves as a landing place for information. The Planning Commission held a study session on March 8, 2022. The City Council also held meetings to receive updates regarding the Housing Element Update on February 18, 2020, October 6, 2020, June 15, 2021, November 2, 2021, and March 15, 2022. The feedback and information received through these outreach efforts was used to help create the proposed policies and programs to address the housing needs.

In accordance with State law, a public notice was published in the East Bay Times and posted at several locations throughout the City. Additionally, the Planning Commission Agenda and the Staff Report for this public meeting was also made available on the City's website.



ATTACHMENTS:

- 1) Planning Commission Resolution Recommending that the City Council Direct Staff to Submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development for Review
- 2) Draft 2023 – 2031 Housing Element

**RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN**

**RECOMMENDING THAT THE CITY COUNCIL DIRECT STAFF TO SUBMIT THE DRAFT  
2023 – 2031 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT FOR REVIEW**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin has prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes goals to accomplish the following:

- Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents;
- Expand housing opportunities for all economic segments of Dublin's population;
- Use public and private resources to maintain and enhance existing residential neighborhood character;
- Provide housing opportunities for all Dublin residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic; and
- Promote energy efficiency and conservation throughout Dublin.

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes specific Housing Programs to implement the goals outlined above; and

**WHEREAS**, the Housing Programs are grouped into the following six categories:

- Housing Conservation and Preservation
- Housing Production
- Adequate Housing Sites
- Removal of Governmental Constraints
- Promoting Equal Housing Opportunity
- Green Building Program

**WHEREAS**, on February 18, 2020, the City Council received an informational report about the upcoming sixth cycle Regional Housing Needs Allocation (RHNA) and Housing Element Update; and

**WHEREAS**, on October 6, 2020, the City Council received a status update on the RHNA and Housing Element Update and provided feedback; and

**WHEREAS**, on November 2, 2021, the City Council conducted a Study Session on the RHNA and Housing Element Update, with focus on the Preliminary Sites Inventory. The City Council directed staff to disperse lower-income housing sites throughout Dublin and prioritized the Alameda County Surplus Property Authority properties at the Transit Center and the Hacienda Crossings shopping center as sites to accommodate the remaining need; and

**WHEREAS**, between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. The 10-question survey, available in English and Mandarin, focused on housing needs, desired housing locations, community assistance, fair housing, the vision for housing, and demographics; and

**WHEREAS**, on January 19, 2022, and February 17, 2022, the City held Community Workshops to solicit input from the development community, service providers, housing advocates, residents, and property owners; and

**WHEREAS**, on March 8, 2022, the Planning Commission conducted a Study Session on the Housing Element Update; and

**WHEREAS**, on March 15, 2022, the City Council received a status report on the Housing Element Update and provided feedback on the Preliminary Sites Inventory, including: 1) the distribution of units on the additional sites to meet the remaining need; 2) the selection of sites identified in Downtown Dublin; and 3) holding units identified in Downtown Dublin outside of the Downtown Dublin Specific Plan Development Pool; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require certain projects be reviewed for environmental impacts and environmental documents be prepared; and

**WHEREAS**, pursuant to CEQA, the City will prepare the necessary environmental review for the Draft 2023 – 2031 Housing Element. However, the Planning Commission and City Council's action to direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted; and

**WHEREAS**, a Staff Report was submitted to the Planning Commission recommending the City Council direct Staff to submit the Draft 2023-2031 Housing Element to HCD for review; and

**WHEREAS**, the Planning Commission held a public meeting on April 26, 2022, to review the Draft 2023 – 2031 Housing Element.

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this Resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review.

**PASSED, APPROVED, AND ADOPTED** this 26<sup>th</sup> day of April, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Planning Commission Chair

**ATTEST:**

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Assistant Community Development Director

Item 7.1

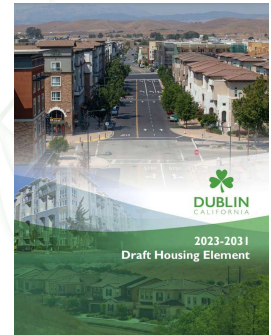


# Draft 2023 – 2031 Housing Element

Planning Commission  
April 26, 2022

## Overview

- Background
- Housing Plan
- Adequate Sites Analysis
- Next Steps



## Background

- One of the seven mandated elements of the General Plan
- Addresses the housing needs of residents
- Identifies existing and projected housing needs by income category
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development (HCD)



## Final Allocation

- Approved by ABAG on December 16, 2021
- Assigns 3,719 units to Dublin

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units	1,085	625	560	1,449	3,719



## Housing Element Components

- **Chapter 1:** Introduction
- **Chapter 2:** Housing Plan
- **Appendix A:** Review of Past Performance
- **Appendix B:** Community Profile
- **Appendix C:** Housing Constraints, Resources, and Affirmatively Furthering Fair Housing

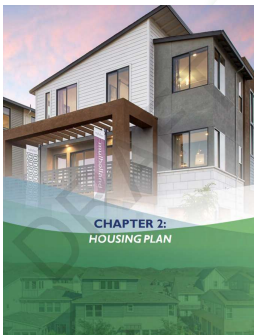


## Housing Element Components

- **Appendix D:** Adequate Sites Analysis
- **Appendix E:** Housing Plan Programs Summary
- **Appendix F:** Community Engagement Summary
- **Appendix G:** Glossary of Terms



## Housing Plan



- Identify specific programs to implement policies, goals and objectives
- Timeframe
- Responsible party
- Specific, measurable outcomes



## Housing Plan

- Programs reflect the results and analyses of:
  - City's local housing needs
  - Available land and financial resources
  - Mitigation of identified governmental and non-governmental constraints
- Continuations of successful programs from the 2014-2022 Housing Element





## Notable New Housing Programs

- **Program A.5:** Preserve and Monitor Affordable Units At-Risk of Converting to Market-Rate Units
- **Program B.8:** Accessory Dwelling Unit Monitoring Program
- **Program B.9:** Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397



## Notable New Housing Programs

- **Program B.10:** Objective Design Standards and Streamlined Ministerial Review
- **Program B.14:** Residential Incentives
- **Program C.2:** Safety Element and Environmental Justice Policies
- **Program E.1:** Affirmatively Furthering Fair Housing

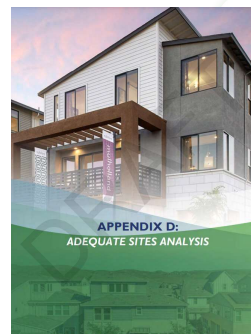


## Notable New Housing Programs

- **Program E.4:** Low-Barrier Navigation Centers
- **Program E.5:** Housing for Persons with Developmental Disabilities
- **Program E.6:** Farmworker and Employee Housing



## Adequate Sites Analysis



- Inventory of specific parcels suitable and available for residential development
- Identify sites by income category



## Sites Inventory

	Very Low- and Low-	Moderate-	Above Moderate-	Total
Allocation	1,710	560	1,449	3,719
Pipeline Projects	(394)	(184)	(1,572)	(2,100)
Accessory Dwelling Units	(149)	(74)	(25)	(248)
5 <sup>th</sup> Cycle Sites	0	(252)	(573)	(825)
Public/Semi-Public Sites	(134)	0	0	(134)
Downtown Dublin	(363)	(50)	0	(413)
Remaining Need	720	0	(721)	



## Distribution of Remaining Need

	Very- Low- and Low-	Moderate-	Above- Moderate-	Total
Alameda County Surplus Property at the Transit Center	323	0	322	645
Hacienda Crossings	297	0	297	594
SCS Property	100	0	0	100
Total	720	0	619	1,339



## Tentative Schedule



## Recommendation

- Adopt **Resolution** recommending that City Council direct Staff to submit Draft 2023 – 2031 Housing Element to HCD for review



## F.11 City Council Meeting #6

This Section contains materials prepared for the City Council meeting on May 17, 2022.



# STAFF REPORT

## CITY COUNCIL

DATE: May 17, 2022

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Draft 2023 – 2031 Housing Element  
*Prepared by: Michael P. Cass, Principal Planner*

EXECUTIVE SUMMARY:

Each California city and county must update its General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs for all economic segments of the community. Dublin’s current Housing Element is for the 2014 – 2022 planning period. State law mandates updates to the Housing Element no later than January 2023 for the 2023 – 2031 planning period. In order to meet that mandate, the Housing Element Update must be adopted by the City Council and certified by the California Department of Housing and Community Development (HCD) prior to that date. Staff prepared the Draft 2023 – 2031 Housing Element and it was available for public review between April 15 and May 15, 2022. The City Council is now being asked to review the Draft 2023 – 2031 Housing Element and consider directing Staff to submit it to HCD for review.

STAFF RECOMMENDATION:

Adopt the **Resolution** Directing Staff to Submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development for Review.

FINANCIAL IMPACT:

In July 2020, the City Council approved a consulting services agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn’s contract amount is \$403,000. The cost to prepare the Housing Element Update will be offset in part by grants totaling \$401,436, including \$55,000 from an approved Senate Bill 2 Planning Grant, \$300,000 from the Local Early Action Planning (LEAP) Grant Program, and \$46,436 from the Regional Early Action Planning (REAP) Grant Program. The City’s Fiscal Year 2021-22 Budget sufficiently covers the remaining cost.

DESCRIPTION:

## Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

RHNA is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in the Housing Element of its General Plan. As part of this process, the California Department of Housing and Community Development (HCD) identifies the total housing need for the nine-county Bay Area for an eight-year period, also referred to as the Regional Housing Needs Determination (RHND). The Association of Bay Area Governments (ABAG) is responsible for creating a methodology for distributing the RHND across local jurisdictions, resulting in each jurisdiction's RHNA. Distribution of the RHND includes two key components: 1) allocation of the total regional housing need across local jurisdictions; and 2) allocation of those total shares by income categories (i.e., very-low-, low-, moderate-, and above-moderate-income). The City filed an appeal of the Draft RHNA based on direction from the City Council with an emphasis on past performance and lack of suitable land, as well as the properties where the City does not have land-use authority. The City's appeal was rejected by the ABAG Administrative Committee.

On December 16, 2021, the ABAG Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023 – 2031. The plan allocates 3,719 housing units to the City of Dublin. Table 1 shows the City's final RHNA by household income category for the 2023 – 2031 planning period. The City's updated Housing Element must demonstrate how it can accommodate its RHNA.

	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

Staff prepared the Draft 2023-2031 Housing Element Update. The Draft Housing Element includes the following components:

- **Chapter 1: Introduction.** Contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2: Housing Plan.** Describes Dublin's housing plan, including goals, policies, programs, and objectives.
- **Appendix A: Review of Past Performance.** Evaluates the housing programs and quantified objectives outlined in the past Housing Element and the City's efforts in meeting the program requirements and achieving the quantified objectives.

- **Appendix B: Community Profile.** Contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock.
- **Appendix C: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing.** Summarizes governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including funding and financial considerations, as well as a fair housing analysis.
- **Appendix D: Adequate Sites Analysis.** Identifies candidate sites by income category to meet the City’s RHNA.
- **Appendix E: Housing Plan Programs Summary.** Summarizes Chapter 2.
- **Appendix F: Community Engagement Summary.** Summarizes the City’s community engagement efforts to achieve public participation of all economic segments of the community.
- **Appendix G: Glossary of Terms.** Defines terms and acronyms using in the Housing Element.

The City Council is being asked to review the Draft 2023 – 2031 Housing Element and adopt the Resolution (Attachment 1) directing Staff to submit the Draft 2023 – 2031 Housing Element (Attachment 2) to HCD for review. The Resolution permits Staff to make non-substantive edits identified in the Staff Report, changes discussed by the City Council, and other non-substantive changes to carry out the intent of the Resolution.

### Analysis

The following discussion focuses on two key components of the Draft 2023 – 2031 Housing Element, Chapter 2: Housing Plan and Appendix D: Adequate Sites Analysis.

### *Chapter 2: Housing Plan*

The Housing Element must identify specific programs to implement stated policies and achieve goals and objectives, including specific actions the City will take. Programs must also identify: a specific implementation timeframe; responsible party; a description of the responsible party’s specific role in implementation; and specific, measurable outcomes, whenever possible.

Chapter 2 includes housing programs that reflect the results and analyses of the City’s local housing needs, available land and financial resources, and mitigation of identified governmental and non-governmental constraints, which are contained in Appendix B: Community Profile and Appendix C: Housing Constraints Resources, and Affirmatively Furthering Fair Housing. Many of the proposed housing programs are continuations of successful programs from the 2014 – 2022 Housing Element.

In accordance with State law, the following are new notable housing programs included in the Draft 2023 – 2031 Housing Element:

- **Program A.5: Preserve and Monitor Affordable Units At-Risk of Converting to Market-Rate Units.** Assisted housing are units whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs. There are 59 assisted multi-family units at-risk of converting from affordable to market-rate units during the ten years following the beginning of the planning period which starts in January 2023. The City is committed to preserving its stock of affordable housing and will provide technical



assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance for assisted affordable housing units at-risk of conversion to market-rate units. The City will maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market rate.

- **Program B.8: Accessory Dwelling Unit Monitoring Program.** The City will continue to track accessory dwelling unit (ADU) applications, location, affordability, and other important features to ensure adequate ADU development is occurring to meet the City's 2023 – 2031 construction goals and evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should changes need to be made due to a gap in the number of ADUs projected and the number of ADUs permitted, the City will make changes proportional to the gap identified. This may include, but is not limited to, further streamlining and incentivizing ADU construction, rezoning non-residential sites, or similar actions
- **Program B.9: Non-Vacant Adequate Sites to Satisfy By-Right Requirements of Assembly Bill 1397.** State law requires that any non-vacant site identified in a prior Housing Element to accommodate lower-income households must be zoned at a minimum of 30 units per acre and allow residential use by right for housing developments in which at least 20% of the units are affordable to lower-income households, if they are to continue being considered an adequate site to accommodate the lower-income RHNA. Four non-vacant sites, located in Downtown Dublin, that were identified in the 2014-2022 Housing Element are shown to be suitable for lower-income housing in the Housing Element Sites Inventory. Therefore, the City is required by statute to permit at least 30 units per acre, which it does, on these sites and to allow residential use by right for housing developments when at least 20% of the proposed units are affordable to lower-income households. The City will amend the Downtown Dublin Specific Plan to allow these units by right and exclude them from the Development Pool and Community Benefit Agreement requirement.
- **Program B.10: Objective Design Standards and Streamlined Ministerial Review.** Senate Bill 35 requires local jurisdictions to provide a streamlined ministerial approval process for eligible multi-family residential developments, subject to objective zoning and design review standards. Eligible projects must include a specified level of affordability, be on an infill site, comply with existing general plan or zoning provisions, and comply with other requirements such as location and demolition restrictions. In March 2022, the City adopted Citywide Multi-Family Objective Design Standards (MFODS) and Zoning Ordinance Amendments to ensure that objective zoning and design review standards are in place for multi-family residential projects requesting a streamlined ministerial approval process. The City will continue to implement the Citywide MFODS.
- **Program B.14: Residential Incentives.** The Sites Inventory identifies several sites that allow residential and non-residential uses, including the non-vacant sites in Downtown Dublin, the Public/Semi-Public sites, the Alameda County Surplus Property Authority's property, and the Hacienda Crossings shopping center. To encourage residential development on these sites and maximize the development potential identified in the Sites Inventory, the City will promote existing residential incentives and identify potential new incentives as appropriate.

- **Program C.2: Safety Element and Environmental Justice Policies.** Senate Bill 1035 requires that the City revise the General Plan Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision of the Housing Element. Additionally, Senate Bill 1000 requires that the City incorporate environmental justice policies within the General Plan. The City will amend the General Plan in accordance with the requirements of SB 1035 and SB 1000.
- **Program E.1: Affirmatively Furthering Fair Housing.** Pursuant to Assembly Bill 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers which restrict access to opportunities based on protected classes, as defined by State law. To accomplish this, the City will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and refer select complainants to appropriate state or federal agencies for further investigation, action, and resolution.
- **Program E.4: Low-Barrier Navigation Centers.** Senate Bill 48 requires approval 'by right' of certain low-barrier navigation centers that meet specified requirements. Low-barrier navigation centers are generally defined as service-enriched temporary living facilities focused on the transition of persons experiencing homelessness or at risk of becoming homeless into permanent housing. Low-barrier navigation centers connect individuals to income, public benefits, health services, and housing. To comply with State law, the City will adopt regulations and procedures for this type of use and establish a ministerial approval process.
- **Program E.5: Housing for Persons with Developmental Disabilities.** The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require modifications to existing units, a varying range of supportive services, and affordable housing. To accommodate residents with developmental disabilities, the City will encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities. The City will also seek State and Federal funding in support of housing construction and rehabilitation targeted for persons with developmental disabilities.
- **Program E.6: Farmworker and Employee Housing.** California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a Conditional Use Permit or other discretionary permit, in single-family residential zoning districts for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City will amend the Dublin Municipal Code to comply with the Health and Safety Code Sections 17021.5, 17021.6, and 17021.8, as well as define agricultural and employee housing in a manner consistent with applicable Health and Safety Code Sections.

#### *Appendix D: Adequate Sites Analysis*

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the RHNA. Characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (e.g., proximity to transit, job centers, and public or community services). Land suitable

for residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped, and/or rezoned, for residential use.

On November 2, 2021, and March 15, 2022, the City Council received a status report on the Housing Element Update and Preliminary Sites Inventory to accommodate the City’s RHNA of 3,719 units. After accounting for pipeline projects, ADUs, and existing zoning to accommodate the RHNA, the Preliminary Sites Inventory identified a “remaining need” of 644 units. The City Council directed Staff to allocate 150 lower-income units to the future affordable housing site on the SCS Property and allocate the balance of the remaining need to the vacant Alameda County Surplus Property Authority’s property at the Transit Center and Hacienda Crossings shopping center.

Since that time, several events triggered the need to make adjustments to the Sites Inventory. The approval for the East Ranch project was repealed, resulting in the loss of 68 lower-income housing units that had been included in the Preliminary Sites Inventory. Additionally, the City received a formal application for the SCS Dublin project, which includes up to 100 units on the affordable housing site – 50 units less than anticipated in the Preliminary Sites Inventory. Also, ABAG released the draft “Using ADUs to Satisfy RHNA” technical memorandum, which resulted in eight fewer moderate-income units than had been included in the Preliminary Sites Inventory. Staff reallocated these units to the Alameda County Surplus Property Authority’s property at the Transit Center and Hacienda Crossings shopping center. This also resulted in allocating additional above moderate-income units to satisfy the City Council’s direction that 50% of the units on these sites are above-moderate income. Table 2 illustrates a remaining need of 720 units to accommodate the City’s RHNA based on these changes.

<b>Table 2: Sites Inventory</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	1,710	560	1,449	3,719
<b>Pipeline Projects</b>	(344)	(184)	(1,572)	(2,100)
<b>Accessory Dwelling Units</b>	(149)	(74)	(25)	(248)
<b>5<sup>th</sup> Cycle Sites</b>	0	(252)	(573)	(825)
<b>Public/Semi-Public Sites</b>	(134)	0	0	(134)
<b>Downtown Dublin</b>	(363)	(50)	0	(413)
<b>Remaining Need</b>	720	0	(721)	

Table 3 demonstrates how the remaining need will be accommodated on the Alameda County Surplus Property at the Transit Center, Hacienda Crossings shopping center, and the SCS Property.

<b>Table 3: Distribution of Remaining Need</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>

<b>Table 3: Distribution of Remaining Need</b>				
<b>Alameda County Surplus Property at the Transit Center</b>	323	0	322	645
<b>Hacienda Crossings</b>	297	0	297	594
<b>SCS Property</b>	100	0	0	100
<b>Total</b>	720	0	619	1,339

Appendix D: Adequate Sites Analysis includes the Sites Inventory and provides detailed information on the sites identified to meet the City’s RHNA.

*Public Review*

The Draft Housing Element was available for public review from April 15 to May 15, 2022. The public comment received prior to publishing this report is included within the Public Feedback Form as Attachment 3. The public comment does not raise significant issues that require substantive modifications to the Draft Housing Element.

While the Housing Element was out for public review, ABAG issued a “Summary of Housing Element Review Letters.” The Summary includes a review of 33 comment letters from HCD to jurisdictions in regions with earlier Housing Element deadlines. The most frequent comments are grouped into the following five categories: Affirmatively Furthering Fair Housing (AFFH); public participation; sites inventory; government constraints; and policies and programs. Additionally, the City has been participating in the ABAG-sponsored Alameda County Housing Collaborative, which provides technical and other assistance to Alameda County jurisdictions to support preparation of their Housing Elements. The Housing Collaborative performed a peer review of the Draft Housing Element. Based upon this feedback, Staff recommends the following modifications to the Draft Housing Element, prior to submitting it to HCD for review:

- Appendix B: Add a column to Table B-30: Occupied Units by Type and Tenure, outlining the total number of renters and owner-occupied units.
- Appendix B: Clarify the estimated number of units in need of replacement and rehabilitation in the Section D: Housing Challenges.
- Appendix C: Add language on HCD and ECHO Housing’s fair housing enforcement in the Section A.1: Fair Housing Enforcement and Outreach Capacity.
- Appendix C: Add language in Section A.1: Non-Governmental Constraints, to clarify that densities identified in the Sites Inventory are not considered a constraint because land uses designations in Dublin already include minimum and maximum density requirements which preclude development applications at lower densities.
- Appendix C: Add a matrix in Section D: Affirmatively Furthering Fair Housing (AFFH) summarizing the AFFH issues and how they relate to the Housing Plan programs.
- Appendix F: Add a table summarizing the community feedback received, related policies and programs, and the City’s response to said feedback.

*Project Schedule and Next Steps*

The Housing Element must be updated and certified by HCD by January 2023 for the 2023 – 2031 planning period. Additionally, the Housing Element Update will trigger recent State law

requirements to amend the General Plan, including policies regarding environmental justice and amendments to the Safety Element. Staff is currently preparing those General Plan Amendments, along with the analysis of the Draft Housing Element Update and related General Plan Amendments under the California Environmental Quality Act (CEQA). Table 4 below summarizes the key dates to ensure the City receives HCD certification by the January 2023 deadline.

<b>Table 4: Key Dates</b>	
<b>Step / Task</b>	<b>Date(s)</b>
Public Review of Draft Housing Element	April 15 – May 15, 2022
HCD 90-Day Review of Draft Housing Element	May – August 2022
Environmental Review	June – November 2022
Prepare General Plan Safety Element and Environmental Justice Policy Amendments	June – November 2022
Revise Housing Element in Response to HCD’s Comments	August – November 2022
Adopt Housing Element Update (Planning Commission Review and City Council Adoption)	November 2022 – January 2023

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City will prepare the necessary environmental review for the Draft 2023 – 2031 Housing Element. However, the City Council’s action to direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted.

**PLANNING COMMISSION REVIEW:**

On April 26, 2022, the Planning Commission reviewed the Draft 2023 – 2031 Housing Element and adopted Resolution No. 22-06 (Attachment 4) recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review.

**STRATEGIC PLAN INITIATIVE:**

Strategy 3: Create More Affordable Housing Opportunities.

Objective E: Update the City’s General Plan Housing Element in accordance with state law and to ensure an adequate supply of sites to accommodate the City’s Regional Housing Needs Allocation for the period 2023 – 31.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

The City implemented an outreach and engagement program to inform the community and seek input regarding the Housing Element Update. Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback. Staff also hosted two Housing Element Workshops on January 19 and February 17, 2022. The workshops provided an

overview of the Housing Element, RHNA, Preliminary Sites Inventory, and required policy and program topics, and provided an opportunity for the community to provide feedback. The community was notified of these engagement opportunities through the City's social media, website, push notifications, and email. Additionally, Staff held one-on-one meetings with the property owners of the "Additional Sites" identified to satisfy the "remaining need" for sites to accommodate the RHNA. The City also has a Housing Element Update webpage on the City's website that serves as a landing place for information. The Planning Commission held a study session on March 8, 2022, and reviewed the Draft 2023 – 2031 Housing Element on April 26, 2022. The City Council also held meetings to receive updates regarding the Housing Element Update on February 18, 2020, October 6, 2020, June 15, 2021, November 2, 2021, and March 15, 2022. The feedback and information received through these outreach efforts was used to help create the proposed policies and programs to address the housing needs.

In accordance with State law, a public notice was published in the East Bay Times and posted at several locations throughout the City. Additionally, the City Council Agenda and the Staff Report for this public meeting was also made available on the City's website.

ATTACHMENTS:

- 1) Resolution Directing Staff to Submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development for Review
- 2) Draft 2023 – 2031 Housing Element
- 3) Public Feedback Form
- 4) Planning Commission Resolution No. 22-06



**RESOLUTION NO. XX – 22**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**DIRECTING STAFF TO SUBMIT THE DRAFT 2023 – 2031 HOUSING ELEMENT TO THE  
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR  
REVIEW**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes goals which to accomplish the following:

- Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents;
- Expand housing opportunities for all economic segments of Dublin’s population;
- Use public and private resources to maintain and enhance existing residential neighborhood character;
- Provide housing opportunities for all Dublin residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic; and
- Promote energy efficiency and conservation throughout Dublin; and

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes specific Housing Programs to implement the goals outlined above; and

**WHEREAS**, the Housing Programs are grouped into the following six categories:

- Housing Conservation and Preservation
- Housing Production
- Adequate Housing Sites
- Removal of Governmental Constraints
- Promoting Equal Housing Opportunity
- Green Building Program; and

**WHEREAS**, on February 18, 2020, the City Council received an informational report about the upcoming sixth cycle Regional Housing Needs Allocation (RHNA) and Housing Element Update; and

**WHEREAS**, on October 6, 2020, the City Council received a status update on RHNA and the Housing Element Update and provided feedback; and

**WHEREAS**, on November 2, 2021, the City Council conducted a Study Session on the RHNA and Housing Element Update, with focus on the Preliminary Sites Inventory. The City Council directed staff to disperse lower-income housing sites throughout Dublin and prioritized the Alameda County Surplus Property Authority properties at the Transit Center and the Hacienda Crossings shopping center as sites to accommodate the remaining need; and

**WHEREAS**, between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. The 10-question survey, available in English and Mandarin, focused on housing needs, desired housing locations, community assistance, fair housing, the vision for housing, and demographics; and

**WHEREAS**, on January 19, 2022, and February 17, 2022, the City held Community Workshops to solicit input from the development community, service providers, housing advocates, residents, and property owners; and

**WHEREAS**, on March 8, 2022, the Planning Commission conducted a Study Session on the Housing Element Update; and

**WHEREAS**, on March 15, 2022, the City Council received a status report on the Housing Element Update and provided feedback on the Preliminary Sites Inventory, including: 1) the distribution of units on the additional sites to meet the remaining need; 2) the selection of sites identified in Downtown Dublin; and 3) holding units identified in Downtown Dublin outside of the Downtown Dublin Specific Plan Development Pool; and

**WHEREAS**, the Draft Housing Element was available for public review from April 15 to May 15, 2022; and

**WHEREAS**, on April 26, 2022, the Planning Commission reviewed the Draft 2023 – 2031 Housing Element and adopted Resolution No. 22-06 recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review; and

**WHEREAS**, a Staff Report was submitted to the City Council recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review; and

**WHEREAS**, on May 17, 2022, the City Council reviewed the Draft 2023 – 2031 Housing Element; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require certain projects be reviewed for environmental impacts and environmental documents be prepared; and

**WHEREAS**, pursuant to CEQA, the City will prepare the necessary environmental review for the Draft 2023 – 2031 Housing Element. However, the City Council's action to direct Staff to Reso. No. XX-22, Item X.X, Adopted XX/XX/22 Page 2 of 3

submit the Draft 2023 – 2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not approved or adopted.

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this Resolution.

**BE IT FURTHER RESOLVED** that the City Council does hereby direct Staff to make non-substantive edits identified in the staff report, changes discussed by the City Council, and other non-substantive changes to carry out the intent of this Resolution and submit the Draft 2023 – 2031 Housing Element to HCD for review.

**PASSED, APPROVED, AND ADOPTED** this 17<sup>th</sup> day of May 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Draft Housing Element – Public Feedback Form

1. What is your association to the City of Dublin?
  - a. I am a Dublin resident
2. Please submit comments on Chapter 1 – Introduction.
  - a. We understand housing needs but please work with the school district as one team to assure that schools are sufficient enough to accommodate more school aged residents to maintain and improve quality of education. And assure that every single high school student can graduate with the proper credits, etc. by preventing even more overcrowding.
3. Please submit comments on Chapter 2 - Housing Plan.
  - a. Same comments as above. We support housing needs but it needs to be done responsibly. Increase in housing equals increase capacity and resources for all schools. It's not acceptable to say that the City Council and the School District are separate entities. This is ONE DUBLIN and supporting the schools as much you support developers is imperative.
4. Please submit comments on Appendix A - Review of Past Performance.
  - a. N/A
5. Please submit comments on Appendix B - Community Profile.
  - a. Same as above
6. Please submit comments on Appendix C - Housing Constraints, Resources, and AFFH.
  - a. Same as above
7. Please submit comments on Appendix D - Adequate Sites Analysis.
  - a. Same as above
8. Please submit comments on the Appendix E - Housing Plan Programs Summary.
  - a. Same as above
9. Please submit comments on the Appendix F - Community Engagement Summary.
  - a. Same as above
10. Please submit comments on the Appendix G - Glossary of Terms.
  - a. Same as above
11. Please submit here any additional comments you have regarding the Dublin 2023-2031 Housing Element.
  - a. Same as above. Dublin has done more than its share to help with housing shortage. Please do what you can to balance new housing with providing adequate school space and resources for current and future students. Thank you.

**RESOLUTION NO. 22-06****A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN****RECOMMENDING THAT THE CITY COUNCIL DIRECT STAFF TO SUBMIT THE DRAFT  
2023 – 2031 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT FOR REVIEW**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin has prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes goals to accomplish the following:

- Expand housing choice and multi-modal transportation opportunities for existing and future Dublin residents;
- Expand housing opportunities for all economic segments of Dublin's population;
- Use public and private resources to maintain and enhance existing residential neighborhood character;
- Provide housing opportunities for all Dublin residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic; and
- Promote energy efficiency and conservation throughout Dublin; and

**WHEREAS**, the Draft 2023 – 2031 Housing Element includes specific Housing Programs to implement the goals outlined above; and

**WHEREAS**, the Housing Programs are grouped into the following six categories:

- Housing Conservation and Preservation
- Housing Production
- Adequate Housing Sites
- Removal of Governmental Constraints
- Promoting Equal Housing Opportunity
- Green Building Program; and

**WHEREAS**, on February 18, 2020, the City Council received an informational report about the upcoming sixth cycle Regional Housing Needs Allocation (RHNA) and Housing Element Update; and

**WHEREAS**, on October 6, 2020, the City Council received a status update on the RHNA and Housing Element Update and provided feedback; and

**WHEREAS**, on November 2, 2021, the City Council conducted a Study Session on the RHNA and Housing Element Update, with focus on the Preliminary Sites Inventory. The City Council directed staff to disperse lower-income housing sites throughout Dublin and prioritized the Alameda County Surplus Property Authority properties at the Transit Center and the Hacienda Crossings shopping center as sites to accommodate the remaining need; and

**WHEREAS**, between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. The 10-question survey, available in English and Mandarin, focused on housing needs, desired housing locations, community assistance, fair housing, the vision for housing, and demographics; and

**WHEREAS**, on January 19, 2022, and February 17, 2022, the City held Community Workshops to solicit input from the development community, service providers, housing advocates, residents, and property owners; and

**WHEREAS**, on March 8, 2022, the Planning Commission conducted a Study Session on the Housing Element Update; and

**WHEREAS**, on March 15, 2022, the City Council received a status report on the Housing Element Update and provided feedback on the Preliminary Sites Inventory, including: 1) the distribution of units on the additional sites to meet the remaining need; 2) the selection of sites identified in Downtown Dublin; and 3) holding units identified in Downtown Dublin outside of the Downtown Dublin Specific Plan Development Pool; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require certain projects be reviewed for environmental impacts and environmental documents be prepared; and

**WHEREAS**, pursuant to CEQA, the City will prepare the necessary environmental review for the Draft 2023 – 2031 Housing Element. However, the Planning Commission and City Council's action to direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted; and

**WHEREAS**, a Staff Report was submitted to the Planning Commission recommending the City Council direct Staff to submit the Draft 2023-2031 Housing Element to HCD for review; and

**WHEREAS**, the Planning Commission held a public meeting on April 26, 2022, to review the Draft 2023 – 2031 Housing Element.



**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this Resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review.

**PASSED, APPROVED, AND ADOPTED** this 26<sup>th</sup> day of April, 2022 by the following vote:

**AYES:** Benson, Grier, Thalblum, Tyler, Wright

**NOES:**

**ABSENT:**

**ABSTAIN:**

DocuSigned by:  
  
SEACT2E0ACF74BD...  
\_\_\_\_\_  
Planning Commission Chair

**ATTEST:**

DocuSigned by:  
  
9FDB91B87254493...  
\_\_\_\_\_  
Assistant Community Development Director

**May 17, 2022**

**SB 343**

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council be available to the public.

The attached documents were received in the City Clerk's office after distribution of the May 17, 2022, Regular City Council meeting agenda packet.

**Item 7.1**

# UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA Carpenters Local 713, Alameda County

Mailing Address  
1050 Mattox Road  
Hayward, California 94541-1298



Union Meetings:  
Second and Fourth  
Thursdays

Phone: 510-581-7817

Fax: 510-581-1267 • E-Mail: [carp713@carpenters713.org](mailto:carp713@carpenters713.org) • Dispatch Fax: 510-733-2509 • [www.carpenters713.org](http://www.carpenters713.org)



May 13, 2022

Michael P. Cass  
Principal Planner  
City of Dublin  
Community Development  
100 Civic Plaza  
Dublin, CA 94568  
Via Email: [michael.cass@dublin.ca.gov](mailto:michael.cass@dublin.ca.gov)

Re: Dublin Housing Element Update

Dear Mr. Cass:

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 713, which represents working men and women in Dublin. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the Dublin Housing Element and larger General Plan, it is vital that Dublin support efforts to build the local construction workforce. We commend the Housing Element's identifying of sites with the capacity to meet the City's RHNA, as the members of Local 713 who reside in Dublin are intimately familiar with the region's housing crisis. Local 713 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

To support the policy goals of the Housing Element and overcome identified constraints, Local 713 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 713 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce,

**The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements**

The Carpenters propose the following additions to the Municipal Code of Dublin for any residential project larger than 10 units

#### Permitting requirements in the Municipal Code of Dublin

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of Dublin, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

#### Apprenticeship:

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

#### Local Hire Policy:

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of Alameda or Contra Costa within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Dublin since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. The Dublin Housing Element calls for greenhouse gas reduction and sustainable development, and notes that the City's jobs/housing imbalance continues to grow. Policies that require the utilization of apprentices and a local construction workforce, in tandem with programs currently operational by Local 713 outlined below, will help right that imbalance and ensure that this project helps the City meet the goals of the Dublin General Plan.

Local 713 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in Dublin, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of Dublin. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by Dublin and Alameda County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides Dublin residents housing sooner. Local 713 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the Dublin General Plan and Housing Element.

Local 713 is in a unique position to address many of the key ideas outlined in the Dublin Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 713 is prepared to assist in closing the affordability gap in Dublin and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 713.

Thank you for your time and consideration of these comments.

Sincerely,



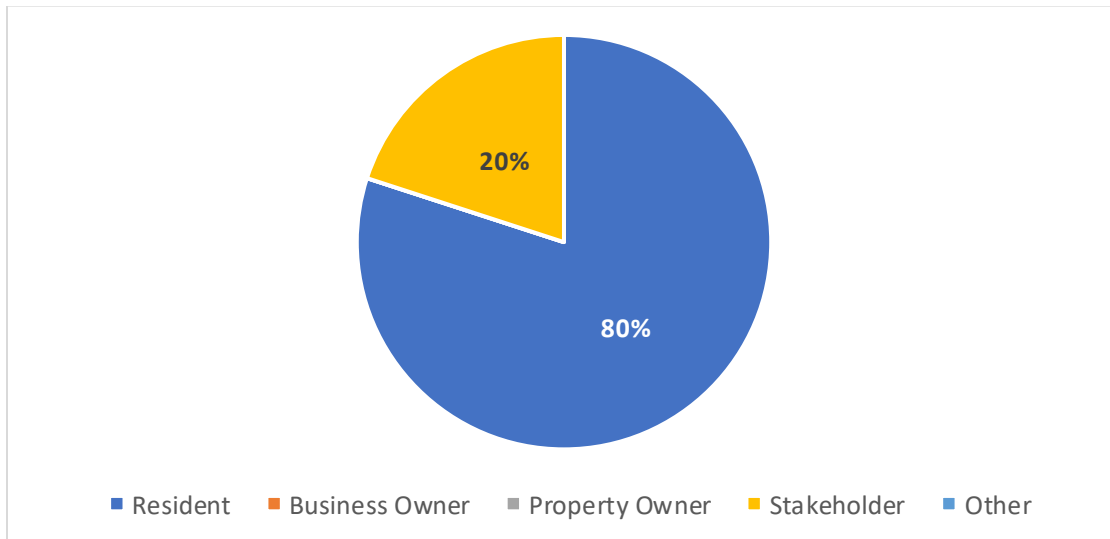
Daniel Gregg  
Senior Field Representative  
Carpenters Local 713

DG:jg  
Opeu#29  
Afl-cio

## Public Review Draft Housing Element Feedback Form

On April 15, 2022, the City released the Public Review Draft of the 2023-2031 Housing Element for a 30-day public review. A feedback form was made available with the document to collect responses from the public. Listed below are the comments received; four feedback forms were submitted from the public.

### 1. What is your association to the City of Dublin?



### 2. Please submit comments on Chapter 1 – Introduction.

- a. We understand housing needs but please work with the school district as one team to assure that schools are sufficient enough to accommodate more school aged residents to maintain and improve quality of education. And assure that every single high school student can graduate with the proper credits, etc. by preventing even more overcrowding.
- b. Table 1-2 change heading from RHNA to Minimum Housing Units Required by RHNA. Page 1-10, first line add after "opportunities", "and the look and feel of the city,"
- c. Need to acknowledge "Individuals and families are directly affected by each jurisdiction's ability to plan for the housing needs of those who will live, work, and play in every community." as per <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>. Table 1-2 heading should read Minimum Housing Units Required by RHNA rather than just RHNA. Page 1-10, First Line, after "opportunities", add "the look and character of the city,"
- d. Very minute, but it could be informative to mention the AMI ranges in dollars for each income category for the RHNA targets in Table 1-2. Overall, I found this chapter to be wonderfully written, easy to understand, and very informative for a broader audience. I especially appreciated Table 1-1, the clear-cut identification of Dublin's planned RHNA compliance is a recipe for smooth approval with CA HCD.



**3. Please submit comments on Chapter 2 - Housing Plan.**

- a. Same comments as above. We support housing needs but it needs to be done responsibly. Increase in housing equals increase capacity and resources for all schools. It's not acceptable to say that the City Council and the School District are separate entities. This is ONE DUBLIN and supporting the schools as much you support developers is imperative.
- b. See below:
  - Add Policy B.6 - Enforce the number of inclusionary affordable for-sale units in the City's Municipal Code.
  - Policy C.2 should be eliminated. It establishes the concept of replacement without any guidelines, therefore allowing multiple units to replace a single home. In addition, it is not necessary to accomplish City goals. Same vagueness regarding the word "enhancement."
  - Add Policy D.4 - Increase the RATE of affordable for-sale units in all future residential developments.
  - Page 2-10, second bullet point on the page, add the word "for-sale" after the word "affordable."
  - Page 2-10, third bullet point under the heading Objectives, add "for-sale" after the word "affordable."
  - Page 2-12, third bullet point, the concept of "deed-restricted" is undefined as well as impractical. Would the homeowner be REQUIRED to rent the ADU out? if so, how much? What if the property changes hands?
  - Program B.8 eliminate. The City is required to allow ADU's. That's fine. The City is not obligated to have a minimum quantity of ADU's built. Rezoning to accommodate ADU's is unnecessary and irresponsible.
  - Program B.9 eliminate. The statements in this section are false. The State law does NOT require non-vacant properties to be rezoned to accommodate 30 units per acre. That is just one choice that is given to a jurisdiction. It is my understanding that the current zoning in Dublin already allows for all of the RHNA housing assignments for the next RHNA cycle. Therefore no rezoning is necessary.
  - Page 2-16, third bullet point. The rezoning of the 2.5 acres is fine. However, the SCS Property developer has said that they will accommodate on-site inclusionary for-sale units. If the 100 unit parcel is IN ADDITION to the on-site units then fine; but if it is a land dedication to get out of building the inclusionary units that they indicated they would build, then that is not okay.
  - Page 2-16 delete the paragraph that begins with "The City will continue to use Specific Plans and appropriate zoning to ensure...". The City of Dublin does not need to rezone anything to accommodate the upcoming RHNA requirements
- c. Same as above
- d. Another comment on minutiae – I would appreciate it if there were more differentiation in the reference number for the policies and programs. This could ideally be done by

starting the reference letters/numbers for Goals and Policies with 2.1.x and starting the reference letters/numbers for Programs with 2.2.x, thus using the following format: chapter #.section #. Subsection letter/#.

**4. Please submit comments on Appendix A - Review of Past Performance.**

- a. No comment
- b. No comment
- c. Absolutely DISMAL previous cycles! I am ashamed of our City's complete disdain for the residents of Dublin and the workers who cannot even come close to being able to live here. Your List of Accomplishments is a collection of meetings attended, workshops facilitated, brochures printed and self-congragulatory rhetoric that drones on and on about how great you are, but in the final analysis it all means YOU DID ALMOST NOTHING to benefit your residents. Shame on you!! And shame on us for believing our elected officials when we read your voter pamphlet statements that you supported affordable housing.

Housing Element Goals Progress Report

RHNA Accomplishments\*

Housing Units to be Constructed	Goal	RINA	Building Permits Issued
Very Low Income (0-50% AMI)	400	1,092	189
Low Income (51-80% AMI)	661	85	0
Moderate Income (81-120% AMI)	410	653	44
Upper Income (>120% AMI)	800	924	2,326
<b>Total</b>	<b>1,610</b>	<b>3,330</b>	<b>2,644</b>
Housing Rehabilitation			
Very Low Income (0-50% AMI)	20		17
Low Income (51-80% AMI)	25		12
<b>Total</b>	<b>45</b>		<b>36</b>

Source: City of Dublin, 2014.

Note: \* New construction units based on building permits issued.

Table A-1: 5th Planning Cycle Quantified Accomplishments

You don't even list a goal this past cycle. Building such a huge amount of Market Rate housing and such a pathetic showing of the other categories is NOT an accomplishment, it is shameful!

Housing Assistance Type	RHNA	Accomplishments
Very Low-Income	796	26
Low-Income	446	39
Moderate-Income	425	79
Above Moderate-Income	618	4,878
<b>TOTAL</b>	<b>2,285</b>	<b>5,022</b>

- d. No critiques for Appendix A. Presenting a summary table of quantifiable past performance was a very transparent and informative method of disseminating such info.

**5. Please submit comments on Appendix B - Community Profile.**

- a. No comment
- b. No comment
- c. No comment
- d. I would appreciate it if there were a citation for the city's definition of "overcrowding" prior to their analysis of the phenomenon in Dublin. This could provide some clarity as well as ethos to what's being measured, namely cause I have seen some minor variation / discussion on how to properly measure overcrowding (see: [https://www.huduser.gov/publications/pdf/measuring\\_overcrowding\\_in\\_hsg.pdf](https://www.huduser.gov/publications/pdf/measuring_overcrowding_in_hsg.pdf)). I Particularly appreciated the attention to student housing needs, among other segments of the community profile section.

**6. Please submit comments on Appendix C - Housing Constraints, Resources, and AFFH.**

- a. No comment
- b. Table C-1 Re-calculate these numbers. These numbers are not credible. At \$256 per square foot for vacant land in Dublin, this Draft table is claiming that on average, vacant land is (43560) (\$256) \$11M per acre. I did a search about 6-10 months ago on Zillow or Trulio and found that average to be about \$0.5M per acres. The numbers in Table C-1 are ridiculous and misleading. Please correct this or eliminate it.
- c. Same as above
- d. On the "Access to Transit" section of Appendix C, I feel like it's worth prefacing the availability of transit options and the transit frequency. Without such context, the AllTransit Statistics on Dublin seem potentially misleading to those not familiar with our transportation. Other than that, this Appendix seems very thorough and objective.

**7. Please submit comments on Appendix D - Adequate Sites Analysis.**

- a. No comment
- b. No comment
- c. No comment
- d. If possible, I would like to see some explanation of the city's financial capacity to fulfill the proposed RHNA targets for very-low-income and low-income sites, particularly for the SCS Property since it'll be the first of the 3 primary sites for meeting the targets. Other than that, I think that the adequate sites identified to meet the low-income RHNA targets are very feasible to build. I will add though, that I do find a bit of concern with the specific parcel for the Hacienda Crossings Rezoning being placed at the North-East corner of the property. While I can understand the potential revenue that parcel could bring to the shops at Hacienda Crossings, I think that it's not the most hospitable site for maximizing transit accessibility for potential future residents, which is particularly imperative for very low-income households that may not otherwise have an option to buy a car. From the Bed, Bath and Beyond entrance, for example, it's a 20-minute walk to the Dublin/Pleasanton BART Station. I would reckon that the South West Corner of Hacienda Crossings would vastly improve transit access, especially considering the future Iron Horse Trail Connector being completed at IKEA Place.

**8. Please submit comments on the Appendix E - Housing Plan Programs Summary.**

- a. No comment
- b. No comment
- c. No comment
- d. No comment

**9. Please submit comments on the Appendix F - Community Engagement Summary.**

- a. No comment
- b. I already wrote to the city about the graphs for Community Assistance and Fair Housing. Please remove line segments between the data points. They don't belong on these graphs and they make the City look inept. Vision for the Future - comments from the community. There were some comments that seemed pro-housing and some were against more housing. There were at least 70% more comments against more housing than for more housing. I REALIZE THAT WE HAVE TO BUILD MORE HOUSING, but the community is tired of it. The City needs build what is required and then give it a rest. The city of Dublin is not shirking its housing responsibility; it has done far more than it's fair share of building.
- c. Vision for the Future - comments from the community. It appears that many respondents expressed concerns about housing. There were some comments that seemed pro-housing and some were against more housing. The community does not see a cohesive vision of the future coming from the City. It is almost as if the goal of the City is to avoid taking the time and interest in protecting the residents and looking to their future well being, such as the failure of the City to require relevant EIRs for all projects and the recent (2015) appearance of Mello-Roos for infrastructure. All projects and modifications should be geared toward the long-term best outcome for the people of Dublin and the ecosystem which we all call home. Instead, there appears to be a push to find a way AROUND the challenges we face as a community and just check a box, almost as if the future well-being of our community is not a primary concern.
- d. No comment

**10. Please submit comments on the Appendix G - Glossary of Terms.**

- a. No comment
- b. Please add the following acronyms to the glossary that are used in this Housing Element.  
DMC - Dublin Municipal Code  
RHNA - Regional Housing Needs Allocation  
I know that you already list "Regional Housing Needs Allocation" but RHNA is used throughout.
- c. Same as above
- d. No comment

**11. Please submit here any additional comments you have regarding the Dublin 2023-2031 Housing Element.**

- a. Dublin has done more than its share to help with housing shortage. Please do what you can to balance new housing with providing adequate school space and resources for current and future students. Thank you.
- b. I believe that some of the requirements stated in the Draft Housing Element which are claimed to be mandated from the State are not accurate. Some of the so-called "requirements" are solutions that the City wants to implement in order to build as much as they can - in spite of what residents want. The entire Draft Housing Element is geared toward more development than is necessary. In addition, the RHNA numbers from HCD are being legally challenged as well as challenged internally by another State agency. There is no reason to rezone anything in Dublin due to RHNA requirements. The zoning to accommodate RHNA is already in place. REVISE AND RESUBMIT.
- c. I found this draft document to be a study of "the language of the politics". Words that sound good, but are not really what will happen. It is not a vision, it is an excuse for why, as a City, we check the boxes and give away the farm to developers who find Dublin the soft target of the valley. I find it tragic that we have to say we should be building affordable housing to buy and get told that the reason it wasn't included was that the low income buyers would be uncomfortable living in a residential development. You can have a 1000 pages of tables talking about diversity, but you have no heart for those who are less well off.
- d. While this to a certain extent goes outside of the scope of the Housing Element itself, I would appreciate it if there were strategies in place to minimize parking as much as possible and expand bike, car, and scooter share services around high-density units planned for this Housing Element Cycle. Particularly pertinent for both CAP 2.0 goals as well as minimizing traffic impacts with these proposed developments, reducing parking and expanding other micro-mobility modes could be a key to making these communities as feasibly car-free as possible. In doing so, it'd benefit the community at large as well as incentivize future proximate commercial development that reinforces the car-free lifestyle of residents within these proposed developments.

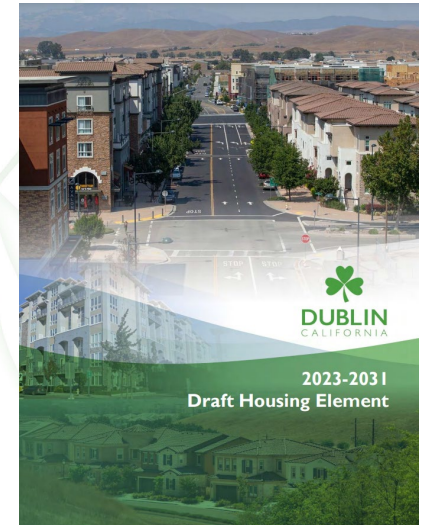


# Draft 2023 – 2031 Housing Element

City Council  
May 17, 2022

## Overview

- Background
- Housing Element Components
  - Housing Plan
  - Adequate Sites Analysis
- Next Steps



## Background

- One of the seven mandated elements of the General Plan
- Addresses the housing needs of residents
- Identifies existing and projected housing needs by income category
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development (HCD)



## Final Allocation

- Approved by ABAG on December 16, 2021
- Assigns 3,719 units to Dublin

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units	1,085	625	560	1,449	3,719



# Housing Element Components

- **Chapter 1:** Introduction
- **Chapter 2:** Housing Plan
- **Appendix A:** Review of Past Performance
- **Appendix B:** Community Profile
- **Appendix C:** Housing Constraints, Resources, and Affirmatively Furthering Fair Housing

# Housing Element Components

- **Appendix D:** Adequate Sites Analysis
- **Appendix E:** Housing Plan Programs Summary
- **Appendix F:** Community Engagement Summary
- **Appendix G:** Glossary of Terms



## Housing Plan



- Identify specific programs to implement policies, goals and objectives
- Timeframe
- Responsible party
- Specific, measurable outcomes

## Housing Plan

- Continuations of successful programs from the 2014-2022 Housing Element
- Programs reflect the results and analyses of:
  - City's local housing needs
  - Available land and financial resources
  - Mitigation of identified governmental and non-governmental constraints
- New legislative requirements



## Notable New Housing Programs

- **Program A.5:** Preserve and Monitor Affordable Units At-Risk of Converting to Market-Rate Units
- **Program B.8:** Accessory Dwelling Unit Monitoring Program
- **Program B.9:** Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397



## Notable New Housing Programs

- **Program B.10:** Objective Design Standards and Streamlined Ministerial Review
- **Program B.14:** Residential Incentives
- **Program C.2:** Safety Element and Environmental Justice Policies
- **Program E.1:** Affirmatively Furthering Fair Housing



## Notable New Housing Programs

- **Program E.4:** Low-Barrier Navigation Centers
- **Program E.5:** Housing for Persons with Developmental Disabilities
- **Program E.6:** Farmworker and Employee Housing



## Adequate Sites Analysis



- Inventory of specific parcels suitable and available for residential development
- Identify sites by income category



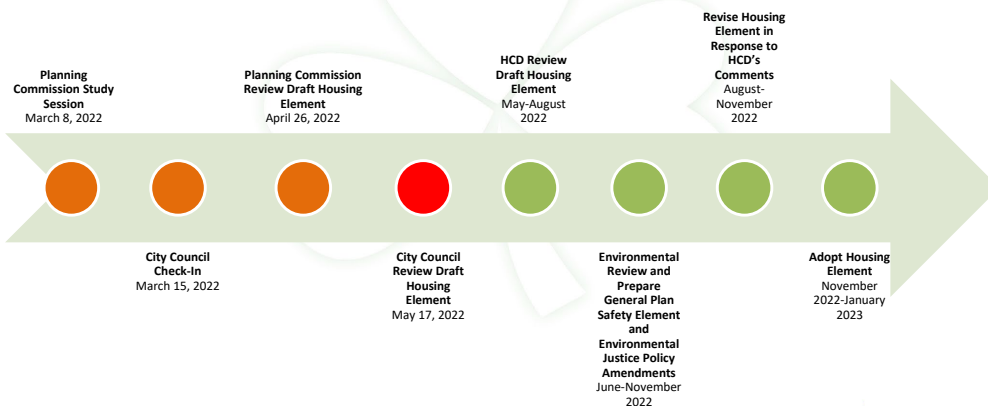
# Sites Inventory

	Very Low- and Low-	Moderate-	Above Moderate-	Total
Allocation	1,710	560	1,449	3,719
Pipeline Projects	(394)	(184)	(1,572)	(2,100)
Accessory Dwelling Units	(149)	(74)	(25)	(248)
5 <sup>th</sup> Cycle Sites	0	(252)	(573)	(825)
Public/Semi-Public Sites	(134)	0	0	(134)
Downtown Dublin	(363)	(50)	0	(413)
Remaining Need	720	0	(721)	

# Distribution of Remaining Need

	Very-Low- and Low-	Moderate-	Above-Moderate-	Total
Alameda County Surplus Property at the Transit Center	323	0	322	645
Hacienda Crossings	297	0	297	594
SCS Property	100	0	0	100
Total	720	0	619	1,339

# Tentative Schedule



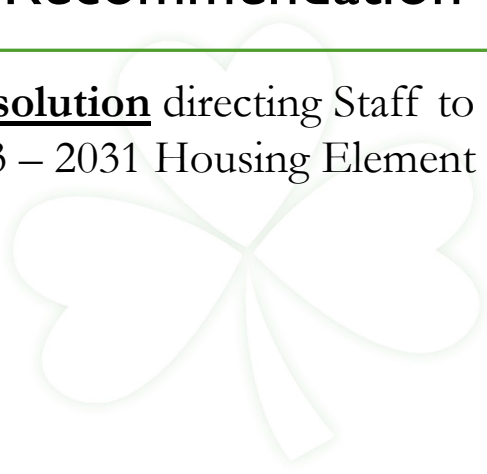
# Planning Commission Review

- Adopted **Resolution** recommending that the City Council direct Staff to submit the Draft 2023 – 2031 Housing Element to HCD for review

# Recommendation

---

- Adopt **Resolution** directing Staff to submit Draft 2023 – 2031 Housing Element to HCD for review



## F.12 Public Outreach Accomplishments

Following is a summary of all public outreach accomplishments:

### Newsletters:

- City Report 2020-2021 newsletter
- City Report 2021-2022 newsletter
- Annual Report 2020-2021 newsletter
- Annual Report 2021-2022 newsletter

### Backyard Brief:

- May 2021 (RHNA)
- July 2021 (RHNA appeal)
- January 2022 (survey and workshop promotion)
- February 2022 (survey and second workshop promotion)
- May 2022 (Draft Housing Element)

### Website:

- Launched Fall 2020
- Periodically updated

### Survey:

- December 10, 2021 – February 28, 2022
- English and Mandarin

### Community Workshops:

- January 19, 2022
- February 17, 2022

### Notify Me (website subscription):

- January 11, 2022 (survey and workshop promotion)
- February 10, 2022 (survey and second workshop promotion)
- February 22, 2022 (survey)
- March 7, 2022 (study session)
- April 15, 2022 (Draft Housing Element)
- April 22, 2022 (Planning Commission Meeting on Draft Housing Element)
- May 13, 2022 (City Council Meeting on Draft Housing Element)
- August 15, 2022 (Revised Draft Housing Element)
- October 19, 2022 (Planning Commission Meeting on Housing Element)
- November 11, 2022 (City Council Meeting on Housing Element)

### Notify Me (Backyard Brief promotion):

- May 3, 2021
- July 1, 2021
- January 5, 2022
- February 1, 2022
- May 3, 2022

### News Flash:

- January 11, 2021 (workshop promotion)
- May 3, 2021 (publicize the Backyard Brief)

- July 1, 2021 (publicize the Backyard Brief)
- July 30, 2021 (publicize the Annual Report)
- December 20, 2021 (promote the survey)
- January 5, 2022 (publicize the Backyard Brief)
- January 10, 2022 (workshop promotion)
- February 1, 2022 (second workshop promotion)
- February 1, 2022 (publicize Backyard Brief)
- February 7, 2022 (second workshop)
- February 22, 2022 (survey deadline approaching)
- March 7, 2022 (study session)
- March 9, 2022 (promote City Report)
- April 15, 2022 (Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- May 13, 2022 (City Council Meeting on Draft Housing Element)
- August 15, 2022 (Revised Draft Housing Element)
- October 20, 2022 (Planning Commission Meeting on Housing Element)
- November 11, 2022 (City Council Meeting on Housing Element)

\*Additionally, News Flash publicized summaries of City Council actions on the Housing Element.

#### Nextdoor:

- January 5, 2022 (publicize the Backyard Brief)
- May 3, 2021 (publicize the Backyard Brief)
- July 1, 2021 (publicize the Backyard Brief)
- December 20, 2021
- January 10, 2022 (workshop promotion)
- February 1, 2022 (publicize Backyard Brief)
- February 10, 2022 (second workshop)
- February 22, 2022
- April 15, 2022 (Draft Housing Element)
- May 3, 2022 (publicize Backyard Brief)
- May 6, 2022 (Draft Housing Element)
- May 13, 2022 (City Council Meeting on Draft Housing Element)
- October 19, 2022 (Planning Commission Meeting on Housing Element)
- November 11, 2022 (City Council Meeting on Housing Element)

#### Facebook:

- December 21, 2021 (survey promotion)
- January 5, 2022 (survey promotion)
- January 11, 2022 (workshop promotion)
- January 18, 2022 (workshop promotion)
- January 20, 2022 (survey promotion, workshop recording, second workshop promotion)
- February 7, 2022 (survey and second workshop promotion)
- February 16, 2022 (survey and second workshop promotion)
- February 17, 2022 (second workshop)
- February 18, 2022 (survey and second workshop promotion)
- February 22, 2022 (survey deadline approaching)
- March 7, 2022 (study session)
- April 15, 2022 (Draft Housing Element)
- April 21, 2022 (Planning Commission Meeting on Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- August 16, 2022 (Revised Draft Housing Element)
- October 20, 2022 (Planning Commission Meeting on Housing Element)



## Instagram:

- February 16, 2022 (survey and second workshop promotion)
- February 22, 2022 (survey deadline approaching)
- April 15, 2022 (Draft Housing Element) – Instagram Story
- April 22, 2022 (Planning Commission Meeting on Draft Housing Element) – Instagram Story
- October 20, 2022 (Planning Commission Meeting on Housing Element)

## Twitter:

- December 21, 2021 (survey promotion)
- January 5, 2022 (survey promotion)
- January 11, 2022 (workshop promotion)
- January 18, 2022 (workshop promotion)
- January 20, 2022 (survey promotion, workshop recording, and second workshop promotion)
- February 7, 2022 (survey and second workshop promotion)
- February 16, 2022 (survey and second workshop promotion)
- February 17, 2022 (second workshop promotion)
- February 18, 2022 (survey and second workshop promotion)
- February 22, 2022 (survey deadline approaching)
- March 7, 2022 (study session)
- April 15, 2022 (Draft Housing Element)
- April 21, 2022 (Planning Commission Meeting on Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- August 16, 2022 (Revised Draft Housing Element)
- October 20, 2022 (Planning Commission Meeting on Housing Element)

## YouTube:

- January 20, 2022 (workshop recording)
- February 18, 2022 (workshop recording)

## TV30 Mayor's Report:

- June 17, 2021 (RHNA and appeal)
- October 14, 2021 (RHNA)
- January 13, 2022 (RHNA, sites inventory, survey)
- March 3, 2022 (RHNA, survey, workshops)

## State of the City Address:

- April 20, 2022
- April 20, 2022 – May 31, 2022 (Streaming on TV30)

## Postcards:

- January 10, 2022 (survey and workshop promotion)
- February 8, 2022 (survey and second workshop promotion)

## Universal Email Notification List:

- January 10, 2022 (workshop)
- February 8, 2022 (survey and second workshop)

- April 15, 2022 (Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- August 15, 2022 (Revised Draft Housing Element)
- October 3, 2022 (Initial Study / Negative Declaration)
- October 14, 2022 (Housing Element, Associated General Plan and Specific

- Plan Amendments, Rezoning, and Initial Study / Negative Declaration)
- November 4, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)

### **Developer and Service Provider Email Notification List:**

- February 8, 2022 (survey and second workshop)
- April 15, 2022 (Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- April 15, 2022 (Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- August 15, 2022 (Revised Draft Housing Element)
- October 3, 2022 (Initial Study / Negative Declaration)

- October 14, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)
- November 4, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)

### **Newspaper:**

- April 16, 2022
- May 6, 2022
- October 15, 2022
- November 5, 2022

### **Permit Counter:**

- April 15, 2022 – May 15, 2022 (Draft Housing Element)
- October 3, 2022 – November 2, 2022 (Initial Study / Negative Declaration)

### **Public Posting (Library, Senior Center, Shannon Center, Civic Center Kiosk):**

- January 10, 2022 (survey and second workshop)
- February 8, 2022 (survey and second workshop)
- April 15, 2022 (Draft Housing Element)
- May 6, 2022 (Draft Housing Element)
- October 14, 2022 (Housing Element, Associated General Plan and Specific

- Plan Amendments, Rezoning, and Initial Study / Negative Declaration)
- November 4, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)

### **Planning Commission Meetings:**

- March 8, 2022 (Study Session)
- April 26, 2022 (Draft Housing Element)

- October 25, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)

**City Council Meetings:**

- February 18, 2020 (Informational Report)
- October 6, 2020 (Check-In)
- June 15, 2021 (RHNA Appeal)
- November 2, 2021 (Study Session)
- March 15, 2022 (Check-In)
- May 17, 2022 (Draft Housing Element)
- November 15, 2022 (Housing Element, Associated General Plan and Specific Plan Amendments, Rezoning, and Initial Study / Negative Declaration)

 City of Dublin, California   
@DublinPIO

Less than a week remains to participate in an important community survey!

The City's in the process of updating its General Plan Housing Element. Your feedback helps address housing needs of current & future Dublin residents.

Complete by 2/28!

More: [bit.ly/DublinHousingE...](https://bit.ly/DublinHousingE...)



6:00 PM · Feb 22, 2022 · Hootsuite Inc.

1 Retweet 1 Like

 City of Dublin, California   
@DublinPIO

Final reminder for tonight's second virtual workshop on the Housing Element Update. Share your feedback at 6 p.m. to help address the housing needs of current & future Dublin residents.

Background, community survey, and Zoom link:  
[bit.ly/DublinHousingE...](https://bit.ly/DublinHousingE...)



4:01 PM · Feb 17, 2022 · Hootsuite Inc.

1 Retweet 1 Like

 City of Dublin, California   
@DublinPIO

Join us tomorrow for a second virtual workshop to give feedback on the Housing Element Update, which helps address housing needs of current and future Dublin residents.

 Thursday, Feb. 17, at 6 p.m.

Zoom link, first workshop & community survey:  
[bit.ly/DublinHousingE...](https://bit.ly/DublinHousingE...)



7:01 AM · Feb 16, 2022 · Hootsuite Inc.

2 Retweets 2 Likes

 City of Dublin, California   
@DublinPIO

Have feedback on the the Housing Element Update but couldn't make our first of two Community Workshops last night?

Next: Feb. 17, 6 p.m. (virtual)

Catch up:

-  1st workshop: [ow.ly/Q0An50Hzkju](https://ow.ly/Q0An50Hzkju)
-  Background: [bit.ly/DublinHousingE...](https://bit.ly/DublinHousingE...)
-  Survey: [bit.ly/HEUsurvey](https://bit.ly/HEUsurvey)



4:01 PM · Jan 20, 2022 · Hootsuite Inc.

1 Retweet



# BACKYARD BRIEF

A MONTHLY NEWSLETTER FROM THE DUBLIN CITY MANAGER

## City of Dublin Seeking Feedback on the Housing Element Update

The City of Dublin is conducting a survey to receive community feedback that will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. This is a key step in the community outreach process associated with updating Dublin's Housing Element. [Take the survey](#). The survey is available in English and Mandarin and is open through February 28, 2022.

The City will also hold the second of two workshops to receive community feedback on the Housing Element Update on **Thursday, February 17, 2022, at 6:00 p.m.**, via Zoom.

Please click the link to join the Workshop via computer audio: <https://dublinca.zoom.us/j/82382805239?pwd=c2taeG41WlhydEVGaEN4c1KanNxZz09>

**Passcode:** ES0vdg89 or join by phone at (669) 900-9128 (San Jose)

**Webinar ID:** 823 8280 5239

**Passcode:** 05005976

The first Housing Element Workshop was held on January 19, 2022. A recording of the workshop is available on the [City's YouTube channel](#).

## City of Dublin Housing Element Update Survey Now Available

The City of Dublin is currently in the process of updating its General Plan Housing Element for the 2023-2031 planning period, per State law. Housing Element law mandates local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community, which is determined through the Regional Housing Needs Allocation (RHNA) process. The City is seeking feedback from residents on the Housing Element Update through an online survey.

The feedback provided in the survey will help to create policies and programs that appropriately address the housing needs of current and future Dublin residents. This is a key step in the ongoing public outreach process associated with updating Dublin's Housing Element. The Housing Element Survey will be open through February 28, 2022. [Take the survey](#).

The City of Dublin will hold a Housing Element Update Workshop on **Wednesday, January 19, at 6:00 p.m.** via Zoom. A Zoom link will be included in future noticing and provided on the [Housing Element webpage](#).

For more information on the City's Housing Element Update, please visit the City of Dublin [website](#).



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[www.dublin.ca.gov](http://www.dublin.ca.gov) | [dublininfo@dublin.ca.gov](mailto:dublininfo@dublin.ca.gov) | 925-833-6650

[f](#) [@](#) CityofDublinCA [t](#) DublinPIO



## F. 13 Candidate Sites Meetings

Prior to the start of the Housing Element Update and throughout the update process, the City organized one-on-one meetings and outreach events to discuss housing development on parcels now identified as candidate housing sites in **Appendix D**. The following lists the outreach that was conducted:

### Alameda County Surplus Property:

- February 8, 2022 – City Staff met with Stuart Cook of the Alameda County Surplus Property Authority.
- July 27, 2022 – City Staff met with Eileen Dalton of the Alameda County Surplus Property Authority.
- August 18, 2022 – City Staff met with Eileen Dalton of the Alameda County Surplus Property Authority.

### Hacienda Crossing:

- February 10, 2022 – City Staff met with Mariah Michaud (partial owner of the Hacienda Crossings shopping center).

### SCS Property:

- May 19, 2021 – City held a Community Advisory Committee meeting to understand community focus areas followed by brainstorming ideas for the site.
- May 25, 2021 – Consultant team provided the Planning Commission with a presentation on the project background.
- June 1, 2021 – Consultant team presented the City Council with project background information, market research, and a summary of initial stakeholder outreach.
- June 29, 2021 – Urban Land Institute conducted a Technical Advisory Panel of independent industry professionals to assess the SCS Property and advise on the planning and community outreach.
- August 25, 2021 – City hosted a virtual community meeting to provide background research on the project and facilitate an interactive brainstorming session. An online feedback form was made available for extended feedback opportunities.
- October 10, 2021 – City hosted a second virtual community meeting to discuss three plan options regarding the layout of streets, parks, plazas, and land-uses.
- October 26, 2021 – Consultant team presented the Planning Commission with vision options.
- January 12, 2022 – City hosted a third virtual community meeting to discuss the vision options and gather feedback.
- January 25, 2022 – Consultant team presented the Planning Commission with the final SCS Property Preferred Plan and outcomes from community engagement efforts.
- February 15, 2022 – Consultant team presented the City Council with the public outreach efforts and the response to the Preferred Plan. That evening, the City Council approved the SCS Property Preferred Plan.
- *Important Outcomes: The outreach conducted led to the identification of the parcel on which affordable housing units would be located. This parcel is identified in **Appendix D** as a candidate housing site.*

## F. 14 Special Needs Population Outreach

The following provides a list of the organizations the City outreached to throughout the 2023-2031 Housing Element Update process regarding workshops, public meetings, and engagement opportunities. These include organizations that directly work with and represent the best interest of special needs populations in Dublin, as well as various housing developers and agencies. This section also includes public meeting comments from the City’s Human Services Commission.

- Affordable Housing Associates
- Alameda County Behavioral Health Care Services
- Alameda County Housing & Community Development
- Alameda Housing Authority
- Allied Housing/Abode Services
- Bonita House, Inc.
- California Affordable Housing Law Project
- California Home Source
- California Housing Partnership Corporation
- Community Economics, Inc.
- Community Resources for Independent Living (CRIL) Main Office
- Community Resources for Independent Living (CRIL) Tri-Valley Office
- East Bay Community Foundation
- East Bay Habitat for Humanity
- East Bay Housing Organizations (EBHO)
- ECHO Housing-Livermore Office
- Envirocom Communications Strategies, LLC
- EveryOne Home
- Goldfarb & Lipman LLP
- Green Building in Alameda County
- Housing Consortium of the East Bay
- Klein Financial Corporation
- Land is Development, LLC
- Lawrence Livermore National Laboratory
- Local Initiatives Support Corporation (LISC), Bay Area
- Merritt Community Capital Corporation
- Mid-Peninsula Housing Coalition
- Non-Profit Housing Association of Northern California (NPH)
- Northern California Community Loan Fund
- Rental Housing Association
- Resources for Community Development
- Satellite Housing, Inc.
- Senior Support Services
- The John Stewart Company
- Tri-City Homeless Coalition
- Tri-Valley Haven
- Tri-Valley Interfaith Poverty Forum
- Alameda County Surplus Property Authority
- Anderson Second Family LP
- Alameda County
- Apolstolic Church of Fremont
- Avalon Bay Communities
- Bay Area Rapid Transit District
- Braddock & Logan Services, Inc.
- Brookfield Homes
- Charter Properties
- City Ventures
- Collier Canyon Properties
- Discovery Homes
- Dublin Land Company
- EBJ Partners LP
- Eden Housing, Inc.
- Emerald Valley Land
- Jordan Charitable Trust/Varni, Fraiser, Hartwell & Rodgers
- Kaiser Foundation Hospitals
- KB Home Northern California/Bay Area
- Kingsmill Group

- MacKay & Soms
- MidPen Housing Corp.
- Pacific Union Holdings, Inc.
- Regent Properties
- Righetti Partners
- ROEM Development Corporation
- SCS Development Company
- Signature Properties
- Standard Pacific Homes
- Summerhill Homes
- Sun Cal Companies
- Sun Valley Land Development
- The DeSilva Group
- Toll Brothers
- Valley Christian Center
- Valley Oak Partners, LLC
- Westgate Ventures
- Northern CA Carpenters Regional Council
- Weinberg, Roger & Rosenfeld
- Dublin Unified School District
- CalTrans District 4, Coord. & Project Development
- Dublin San Ramon Services District
- Adams Broadwell Joseph & Cardozo
- Human Services Commission
- Brookfield Properties Development
- TRI Pointe Homes
- Benchmark Home Construction, Inc.
- DeNova Homes, Inc.
- KB Home Northern California
- KB Homes
- The Hanover Company
- DeSilva Gates
- Eden Housing
- Southern Land Company
- Community Housing Developers, Inc. (CHD)
- Arcadia Development Co.
- Lenox Homes
- Mark Sweeney
- Smith Quality Homes, Inc.
- Wong-Young Development Corporation
- O'Brien Homes
- Davidon Homes
- Hello Housing
- Bay Vista Development
- Mercy Housing
- Shea Homes
- Essex Property Trust
- Desilva Group
- Tim Lewis Communities
- Guy Houston
- BRIDGE Housing
- Crinnion Construction, Inc.
- Richmond American Homes
- CHISPA/CCRB
- Mike Knuppe
- Signature Homes, Inc.
- Mike Carey
- Meritage Homes of California, Inc.
- Trumark Homes
- Lennar Homes
- Simon Properties
- Blackhawk Services
- The Grupe Company
- Pulte Homes
- Habitat for Humanity EBSV
- Meritage Housing
- Greenbriar Land Company
- Signature Development Group
- Bella Vista Land Advisors
- Ponderosa Homes
- Taylor Morrison
- Brotman Commercial Real Estate Services, Inc.
- Regis Homes Bay Area, LLC
- Swift Real Estate
- Pacific West Communities
- PulteGroup
- Hawk Development
- Haven Development
- Maxon Construction
- KGIP
- D.R. Horton

- PCJ Real Estate Advisors, LLC
- Signature Homes
- Landsea Homes
- DR Horton
- Brookfield Residential
- Century Communities
- DRG Builders, Inc.
- Legacy Partners
- Anton DevCo
- Dahlin Architecture
- Warmington Residential California
- ECHO Housing
- Hacienda Owners Association
- Ryder Homes
- Hively
- Alameda County ALL IN
- Alameda County Housing and Community Development
- Muslim Community Center
- Keystone Adult Learning Center
- Goodness Village
- VFW
- Bay Area Community Services (BACS)
- Shepherd's Gate (Livermore)
- Viet Nam Veterans of Diablo Valley
- PUSD
- Contra Costa Interfaith Housing
- Greenbelt Alliance
- East Bay Asian Local Development Corporation
- Narika
- Pleasanton Military Families
- Tri-Valley Anti-Poverty Collaborative
- CRIL
- East Bay Housing Organization
- East Bay innovations
- Kaleidoscope Community Adult Program, Easterseals
- Chabot/Las Positas Community College District
- Housing Authority of County of Alameda (HACA)
- Neighborhood Solutions
- Sunflower Hill
- Tri-Valley REACH
- RCEB, Regional Center of the East Bay
- Spectrum Community Services, aka Meals on Wheels
- Open Heart Kitchen
- Alameda County Behavioral Healthcare Services
- Alameda County Social Services
- East Bay Rental Housing Association
- Abode
- City Serve of the Tri-Valley
- Senior Support Program of the Tri-Valley
- Brookfield Properties Development
- BIA | Bay Area
- Bay West Development

The City also received the following comment during public Planning Commission and City Council meetings regarding the 2023-2031 Housing Element:

- Planning Commission Meeting (April 26, 2022) - Persons with disabilities will benefit greatly from assisted living projects. It is very important that people with disabilities have access to safe housing that have services available. In the Dublin community of persons with disabilities, many residents have problems affording disability services. These services sometimes cost too much, especially for disabled individuals with many medical needs. Assisted living projects can help these residents afford the care that they need. Some disabled residents would like to see more assisted living projects with services rather than new housing projects that do not accommodate services for persons with disabilities.

As part of the Environmental Justice (EJ) Element’s outreach, the City outreached to the following agencies to conduct stakeholder interviews to identify potential EJ issues and opportunities:

- Abode HOPE Mobile Health Clinic
- BACS Valley Wellness
- East Bay Innovations
- Human Services Commission
- Open Heart Kitchen
- Senior Support Program of the Tri-Valley
- Shepherd’s Gate

Representatives from East Bay Innovations, the City’s Human Services Commission, and Open Heart Kitchen participated. East Bay Innovations is an organization that strives to support people with disabilities to live independently and secure stable employment. The City’s Human Services Commissions is dedicated to outreach, education, and collaboration to address the community’s human service needs as represented in the adopted needs assessment. Open Heart Kitchen is an organization focused on equitable access to nutritious food for all today, while building food security tomorrow.

## F. 15 Public Review Draft Comments

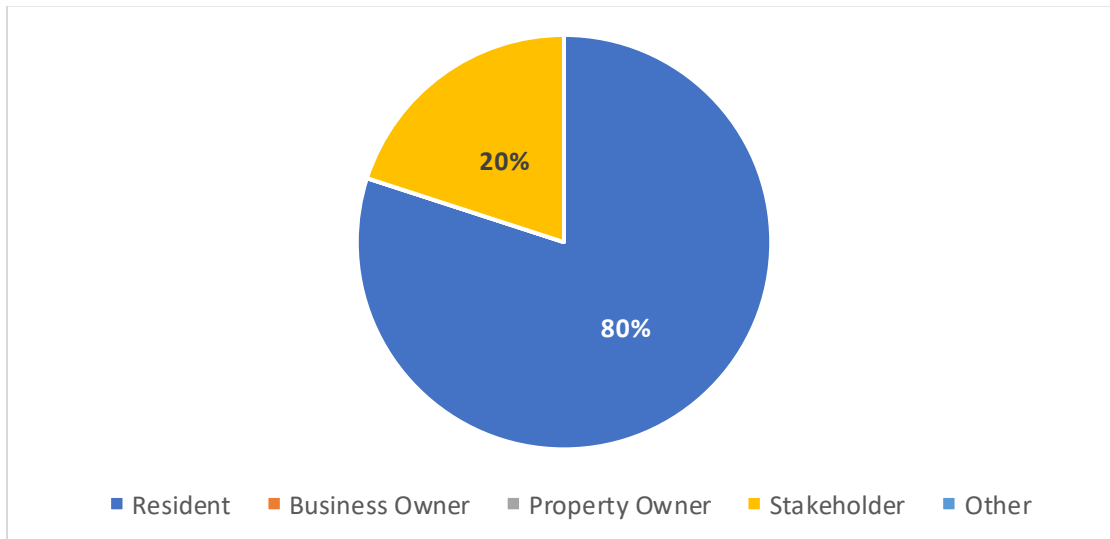
The following provides comments received on the Public Review Housing Element Draft.



## Public Review Draft Housing Element Feedback Form

On April 15, 2022, the City released the Public Review Draft of the 2023-2031 Housing Element for a 30-day public review. A feedback form was made available with the document to collect responses from the public. Listed below are the comments received; four feedback forms were submitted from the public.

### 1. What is your association to the City of Dublin?



### 2. Please submit comments on Chapter 1 – Introduction.

- a. We understand housing needs but please work with the school district as one team to assure that schools are sufficient enough to accommodate more school aged residents to maintain and improve quality of education. And assure that every single high school student can graduate with the proper credits, etc. by preventing even more overcrowding.
- b. Table 1-2 change heading from RHNA to Minimum Housing Units Required by RHNA. Page 1-10, first line add after "opportunities", "and the look and feel of the city,"
- c. Need to acknowledge "Individuals and families are directly affected by each jurisdiction's ability to plan for the housing needs of those who will live, work, and play in every community." as per <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>. Table 1-2 heading should read Minimum Housing Units Required by RHNA rather than just RHNA. Page 1-10, First Line, after "opportunities", add "the look and character of the city,"
- d. Very minute, but it could be informative to mention the AMI ranges in dollars for each income category for the RHNA targets in Table 1-2. Overall, I found this chapter to be wonderfully written, easy to understand, and very informative for a broader audience. I especially appreciated Table 1-1, the clear-cut identification of Dublin's planned RHNA compliance is a recipe for smooth approval with CA HCD.

**3. Please submit comments on Chapter 2 - Housing Plan.**

- a. Same comments as above. We support housing needs but it needs to be done responsibly. Increase in housing equals increase capacity and resources for all schools. It's not acceptable to say that the City Council and the School District are separate entities. This is ONE DUBLIN and supporting the schools as much you support developers is imperative.
- b. See below:
  - Add Policy B.6 - Enforce the number of inclusionary affordable for-sale units in the City's Municipal Code.
  - Policy C.2 should be eliminated. It establishes the concept of replacement without any guidelines, therefore allowing multiple units to replace a single home. In addition, it is not necessary to accomplish City goals. Same vagueness regarding the word "enhancement."
  - Add Policy D.4 - Increase the RATE of affordable for-sale units in all future residential developments.
  - Page 2-10, second bullet point on the page, add the word "for-sale" after the word "affordable."
  - Page 2-10, third bullet point under the heading Objectives, add "for-sale" after the word "affordable."
  - Page 2-12, third bullet point, the concept of "deed-restricted" is undefined as well as impractical. Would the homeowner be REQUIRED to rent the ADU out? if so, how much? What if the property changes hands?
  - Program B.8 eliminate. The City is required to allow ADU's. That's fine. The City is not obligated to have a minimum quantity of ADU's built. Rezoning to accommodate ADU's is unnecessary and irresponsible.
  - Program B.9 eliminate. The statements in this section are false. The State law does NOT require non-vacant properties to be rezoned to accommodate 30 units per acre. That is just one choice that is given to a jurisdiction. It is my understanding that the current zoning in Dublin already allows for all of the RHNA housing assignments for the next RHNA cycle. Therefore no rezoning is necessary.
  - Page 2-16, third bullet point. The rezoning of the 2.5 acres is fine. However, the SCS Property developer has said that they will accommodate on-site inclusionary for-sale units. If the 100 unit parcel is IN ADDITION to the on-site units then fine; but if it is a land dedication to get out of building the inclusionary units that they indicated they would build, then that is not okay.
  - Page 2-16 delete the paragraph that begins with "The City will continue to use Specific Plans and appropriate zoning to ensure...". The City of Dublin does not need to rezone anything to accommodate the upcoming RHNA requirements
- c. Same as above
- d. Another comment on minutiae – I would appreciate it if there were more differentiation in the reference number for the policies and programs. This could ideally be done by

starting the reference letters/numbers for Goals and Policies with 2.1.x and starting the reference letters/numbers for Programs with 2.2.x, thus using the following format: chapter #.section #. Subsection letter/#.

**4. Please submit comments on Appendix A - Review of Past Performance.**

- a. No comment
- b. No comment
- c. Absolutely DISMAL previous cycles! I am ashamed of our City's complete disdain for the residents of Dublin and the workers who cannot even come close to being able to live here. Your List of Accomplishments is a collection of meetings attended, workshops facilitated, brochures printed and self-congragulatory rhetoric that drones on and on about how great you are, but in the final analysis it all means YOU DID ALMOST NOTHING to benefit your residents. Shame on you!! And shame on us for believing our elected officials when we read your voter pamphlet statements that you supported affordable housing.

Housing Element Goals Progress Report

RHNA Accomplishments\*

Housing Units to be Constructed	Goal	RINA	Building Permits Issued
Very Low Income (0-50% AMI)	400	1,092	189
Low Income (51-80% AMI)	661	85	0
Moderate Income (81-120% AMI)	410	653	44
Upper Income (>120% AMI)	800	924	2,326
<b>Total</b>	<b>1,610</b>	<b>3,330</b>	<b>2,644</b>
Housing Rehabilitation			
Very Low Income (0-50% AMI)	20		17
Low Income (51-80% AMI)	25		12
<b>Total</b>	<b>45</b>		<b>36</b>

Source: City of Dublin, 2014.

Note: \* New construction units based on building permits issued.

Table A-1: 5th Planning Cycle Quantified Accomplishments

You don't even list a goal this past cycle. Building such a huge amount of Market Rate housing and such a pathetic showing of the other categories is NOT an accomplishment, it is shameful!

Housing Assistance Type	RHNA	Accomplishments
Very Low-Income	796	26
Low-Income	446	39
Moderate-Income	425	79
Above Moderate-Income	618	4,878
<b>TOTAL</b>	<b>2,285</b>	<b>5,022</b>

- d. No critiques for Appendix A. Presenting a summary table of quantifiable past performance was a very transparent and informative method of disseminating such info.

**City of Dublin**

2023-2031 Housing Element Update

**5. Please submit comments on Appendix B - Community Profile.**

- a. No comment
- b. No comment
- c. No comment
- d. I would appreciate it if there were a citation for the city's definition of "overcrowding" prior to their analysis of the phenomenon in Dublin. This could provide some clarity as well as ethos to what's being measured, namely cause I have seen some minor variation / discussion on how to properly measure overcrowding (see: [https://www.huduser.gov/publications/pdf/measuring\\_overcrowding\\_in\\_hsg.pdf](https://www.huduser.gov/publications/pdf/measuring_overcrowding_in_hsg.pdf)). I Particularly appreciated the attention to student housing needs, among other segments of the community profile section.

**6. Please submit comments on Appendix C - Housing Constraints, Resources, and AFFH.**

- a. No comment
- b. Table C-1 Re-calculate these numbers. These numbers are not credible. At \$256 per square foot for vacant land in Dublin, this Draft table is claiming that on average, vacant land is (43560) (\$256) \$11M per acre. I did a search about 6-10 months ago on Zillow or Trulio and found that average to be about \$0.5M per acres. The numbers in Table C-1 are ridiculous and misleading. Please correct this or eliminate it.
- c. Same as above
- d. On the "Access to Transit" section of Appendix C, I feel like it's worth prefacing the availability of transit options and the transit frequency. Without such context, the AllTransit Statistics on Dublin seem potentially misleading to those not familiar with our transportation. Other than that, this Appendix seems very thorough and objective.

**7. Please submit comments on Appendix D - Adequate Sites Analysis.**

- a. No comment
- b. No comment
- c. No comment
- d. If possible, I would like to see some explanation of the city's financial capacity to fulfill the proposed RHNA targets for very-low-income and low-income sites, particularly for the SCS Property since it'll be the first of the 3 primary sites for meeting the targets. Other than that, I think that the adequate sites identified to meet the low-income RHNA targets are very feasible to build. I will add though, that I do find a bit of concern with the specific parcel for the Hacienda Crossings Rezoning being placed at the North-East corner of the property. While I can understand the potential revenue that parcel could bring to the shops at Hacienda Crossings, I think that it's not the most hospitable site for maximizing transit accessibility for potential future residents, which is particularly imperative for very low-income households that may not otherwise have an option to buy a car. From the Bed, Bath and Beyond entrance, for example, it's a 20-minute walk to the Dublin/Pleasanton BART Station. I would reckon that the South West Corner of Hacienda Crossings would vastly improve transit access, especially considering the future Iron Horse Trail Connector being completed at IKEA Place.

**8. Please submit comments on the Appendix E - Housing Plan Programs Summary.**

- a. No comment
- b. No comment
- c. No comment
- d. No comment

**9. Please submit comments on the Appendix F - Community Engagement Summary.**

- a. No comment
- b. I already wrote to the city about the graphs for Community Assistance and Fair Housing. Please remove line segments between the data points. They don't belong on these graphs and they make the City look inept. Vision for the Future - comments from the community. There were some comments that seemed pro-housing and some were against more housing. There were at least 70% more comments against more housing than for more housing. I REALIZE THAT WE HAVE TO BUILD MORE HOUSING, but the community is tired of it. The City needs build what is required and then give it a rest. The city of Dublin is not shirking its housing responsibility; it has done far more than it's fair share of building.
- c. Vision for the Future - comments from the community. It appears that many respondents expressed concerns about housing. There were some comments that seemed pro-housing and some were against more housing. The community does not see a cohesive vision of the future coming from the City. It is almost as if the goal of the City is to avoid taking the time and interest in protecting the residents and looking to their future well being, such as the failure of the City to require relevant EIRs for all projects and the recent (2015) appearance of Mello-Roos for infrastructure. All projects and modifications should be geared toward the long-term best outcome for the people of Dublin and the ecosystem which we all call home. Instead, there appears to be a push to find a way AROUND the challenges we face as a community and just check a box, almost as if the future well-being of our community is not a primary concern.
- d. No comment

**10. Please submit comments on the Appendix G - Glossary of Terms.**

- a. No comment
- b. Please add the following acronyms to the glossary that are used in this Housing Element.  
DMC - Dublin Municipal Code  
RHNA - Regional Housing Needs Allocation  
I know that you already list "Regional Housing Needs Allocation" but RHNA is used throughout.
- c. Same as above
- d. No comment

**11. Please submit here any additional comments you have regarding the Dublin 2023-2031 Housing Element.**

- a. Dublin has done more than its share to help with housing shortage. Please do what you can to balance new housing with providing adequate school space and resources for current and future students. Thank you.
- b. I believe that some of the requirements stated in the Draft Housing Element which are claimed to be mandated from the State are not accurate. Some of the so-called "requirements" are solutions that the City wants to implement in order to build as much as they can - in spite of what residents want. The entire Draft Housing Element is geared toward more development than is necessary. In addition, the RHNA numbers from HCD are being legally challenged as well as challenged internally by another State agency. There is no reason to rezone anything in Dublin due to RHNA requirements. The zoning to accommodate RHNA is already in place. REVISE AND RESUBMIT.
- c. I found this draft document to be a study of "the language of the politics". Words that sound good, but are not really what will happen. It is not a vision, it is an excuse for why, as a City, we check the boxes and give away the farm to developers who find Dublin the soft target of the valley. I find it tragic that we have to say we should be building affordable housing to buy and get told that the reason it wasn't included was that the low income buyers would be uncomfortable living in a residential development. You can have a 1000 pages of tables talking about diversity, but you have no heart for those who are less well off.
- d. While this to a certain extent goes outside of the scope of the Housing Element itself, I would appreciate it if there were strategies in place to minimize parking as much as possible and expand bike, car, and scooter share services around high-density units planned for this Housing Element Cycle. Particularly pertinent for both CAP 2.0 goals as well as minimizing traffic impacts with these proposed developments, reducing parking and expanding other micro-mobility modes could be a key to making these communities as feasibly car-free as possible. In doing so, it'd benefit the community at large as well as incentivize future proximate commercial development that reinforces the car-free lifestyle of residents within these proposed developments.



## F.16 Summary of Public Comments

The following provides a summary of all public comments received and associated policy programs.

<b>Table F-1: Summary of Public Comments</b>	
Summary of Public Comments	Policy Programs
The City needs more affordable units.	A number of policies and programs are included within the Housing Plan aimed at promoting and facilitating the development of affordable housing in the City. Example programs to create more affordable units include A.2, A.5, B.2, B.3, B.4, B.5, B.7, C.1, D.1, D.2, and D.6.
Stop building housing in the City.	Comment has been noted.
Low- and middle-income units needed.	A number of policies and programs are included within the Housing Plan aimed at promoting and facilitating the development of housing affordable to low- and middle-income households. Example programs to create more low- and middle-income units include A.2, A.5, B.2, B.3, B.4, B.5, B.7, C.1, D.1, D.2, and D.6.
Affordable housing needs to be located near community resources, schools, and infrastructure.	As part of the adequate sites analysis, the City has identified sites for future housing growth that are located near community resources. Infrastructure has been assessed as part of this analysis.
Build single-family homes, not apartment buildings.	As part of the Zoning Ordinance, the City facilitates and promotes the development of a variety of housing types to address the housing needs of all segments of the community. Program B.6 addresses providing a variety of housing types and sizes.
Add senior housing options.	Programs are included within the Housing Plan aimed at promoting and facilitating the development of a variety of housing types – including senior housing. Programs B.2 and E.1 address senior housing options.
Stop sprawl and building up with mixed-use.	Program B.1 is included in the Housing Plan to facilitate and incentivize the development of mixed-use projects and place housing units near community resources and public transportation options. Additionally, Sites 18, 19, 27, and 28, which required rezoning, were selected based upon this feedback.
Create transit-oriented developments for all income levels.	A number of programs are included within the Housing Plan aimed at promoting and facilitating the development of housing units affordable for a range of incomes near public transportation. Specifically, Programs D.2 and D.6 address transit-oriented development. Furthermore, the sites identified to address the remaining need were selected due to their proximity to transit.
City needs to focus on improving infrastructure.	As part of the adequate sites analysis, the City has evaluated access to infrastructure and identified appropriate sites.
Don't neglect parks, open space, and traffic in new developments.	The City continues to implement its development standards for residential projects, as well as work with housing developers on proposed projects to provide affordable units while maintaining necessary resources and accessing potential impacts on traffic and surrounding neighborhoods.
Keep the small-town feel of Dublin.	Comment has been noted.
Create affordable, multigenerational, and senior housing on the eastern side of the City.	Programs are included in the Housing Plan to provide for the development of senior housing, as well as promote

Table F-1: Summary of Public Comments	
Summary of Public Comments	Policy Programs
	multigenerational and affordable units. Units have been identified as part of the adequate sites analysis on the City’s eastern side.
Coordinate with schools on ensuring there is room for future students as housing growth continues.	The City continues to assess and review community resources, and as part of the Housing Plan will continue to outreach to the community to identify potential future needs.
Persons with disabilities will benefit greatly from assisted living projects.	The City has included the following programs in the Housing Plan to provide for the development of units for persons with disabilities: Programs B.2, B.17, D.6, E.1, E.3, and E.5.
Comment received by HCD from the Building Industry Association of the Bay Area (BIA): Revise the PD Ordinance so that it no longer requires a two-stage legislative process. All “legislative” zoning issues should be addressed in the initial zoning approval. All subsequent approvals should be non-legislative in nature.	The City added Program B.18 (Planned Development (PD) Zoning) where the City will review existing vacant and underutilized properties with PD zoning and rezone these properties to a residential zoning district with established development standards. The City will also review the Zoning Ordinance and consider further amendments to provide the option for property owners and developers to request PD zoning if they desire more flexibility.
Comment received by HCD from the Building Industry Association of the Bay Area (BIA): Commit to facilitating and approving all housing projects that currently have a Stage 1 PD zoning without requiring a Stage 2 PD approval.	The HAA, the Housing Crisis Act of 2019 (Senate Bill 330), and various other state laws prevent or restrict the ability to deny projects that are consistent with applicable, objective standards in effect at a time when the application is deemed complete. The City maintains the opinion that housing developments with an adopted PD Stage 1 Development Plan qualify under the HAA. The City has the practice of approving housing developments with only a Stage 1 Development Plan approval, as evidenced by the East Ranch project approval in May 2022. The City has had collaborative conversations with other property owners with only a PD Stage 1 Development Plan and Staff is currently working with one where the applicant is asserting their rights under the HAA for a project approval with only a PD Stage 1 Development Plan. Furthermore, Program B.18 (Planned Development (PD) Zoning) where the City will review existing vacant and underutilized properties with PD zoning and rezone these properties to a residential zoning district with established development standards. The City will also review the Zoning Ordinance and consider further amendments to provide the option for property owners and developers to request PD zoning if they desire more flexibility.
Comment received by South Bay YIMBY: End apartment bans in high opportunity areas.	The City continues to ensure that all residents have access to high-quality resources and opportunities. The City will continue to work with developers to identify opportunities throughout the City. The City takes actions as detailed in Program E.1 to improve affordable housing opportunities.
Comment received by South Bay YIMBY: Accommodate 7,970 low-income homes in the site inventory.	As detailed in Appendix D, the City’s adequate sites inventory and RHNA accommodates 1,710 extremely low-, very low-, and low-income homes. The City is required to accommodate the RHNA

<b>Table F-1: Summary of Public Comments</b>	
<b>Summary of Public Comments</b>	<b>Policy Programs</b>
	allocation. The City will continue to work with developers to create affordable units.
Comment by Dublin Chamber of Commerce: Support the Housing Element and appreciate the City’s extensive community engagement efforts.	Comment has been noted.

## F.17 Planning Commission Adoption Hearing

This Section contains materials prepared for the Planning Commission meeting on October 25, 2022.



# STAFF REPORT

## PLANNING COMMISSION

DATE: October 25, 2022

TO: Planning Commission

SUBJECT: 2023 – 2031 Housing Element and Related Amendments to the General Plan, Eastern Dublin Specific Plan and Downtown Dublin Specific Plan, and Planned Development Zoning for Dublin Transit Center Sites D-2 and E-2 and Hacienda Crossings Shopping Center (PLPA-2022-00036)  
*Prepared by: Michael P. Cass, Principal Planner*

### EXECUTIVE SUMMARY:

The Planning Commission will consider and make a recommendation to the City Council regarding the proposed 2023 – 2031 Housing Element and related amendments to implement the Housing Element. This includes amendments to the General Plan, Eastern Dublin Specific Plan and Downtown Dublin Specific Plan, and amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Dublin Transit Center and Hacienda Crossings shopping center. Additionally, the Planning Commission will consider and make a recommendation regarding an Initial Study/Negative Declaration.

### STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and adopt the **Resolution** recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan and Downtown Dublin Specific Plan; and 4) approve amendments to Planned Development Zoning for Sites D-2 and E-2 of the Dublin Transit Center and Hacienda Crossings shopping center.

### DESCRIPTION:

#### Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of

the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

RHNA is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in the Housing Element of its General Plan. On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023 – 2031. The plan allocates 3,719 housing units to the City of Dublin. Table 1, below, shows the City’s final RHNA by household income category for the 2023 – 2031 planning period. The City’s updated Housing Element must demonstrate how it can accommodate its RHNA.

<b>Table 1: Dublin’s 2023 – 2031 Regional Housing Needs Allocation</b>					
	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

The Draft 2023 - 2031 Housing Element was published for a 30-day public review period on April 15, 2022. On April 26, 2022, the Planning Commission reviewed the Draft 2023-2031 Housing Element and recommended that the City Council direct Staff to submit it to the California Department of Housing and Community Development (HCD) for a 90-day review period. On May 17, 2022, the City Council reviewed the Draft 2023 - 2031 Housing Element and directed Staff to submit it to HCD. On May 27, 2022, Staff submitted the Draft 2023 – 2031 Housing Element to HCD for their review. The Draft Housing Element has been revised to reflect comments received from HCD and interested parties as further discussed later below.

The Planning Commission is being asked to review and make a recommendation to the City Council regarding the 2023 – 2031 Housing Element and associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element; amendments to the Eastern Dublin Specific Plan (EDSP) and Downtown Dublin Specific Plan (DDSP); and amendments to Planned Development Zoning for Sites D-2 and E-2 at the Dublin Transit Center and Hacienda Crossings shopping center. The Planning Commission Resolution and related exhibits are Attachments 1 – 7.

Analysis

**General Plan Amendments**

***Housing Element***

Staff prepared the 2023-2031 Housing Element (Attachment 3), which includes the following components:

- **Chapter 1: Introduction.** Contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2: Housing Plan.** Describes Dublin’s housing plan, including goals, policies, programs, and objectives.



- **Appendix A: Review of Past Performance.** Evaluates the housing programs and quantified objectives outlined in the past Housing Element and the City’s efforts in meeting the program requirements and achieving the quantified objectives.
- **Appendix B: Community Profile.** Contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock.
- **Appendix C: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH).** Summarizes governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including funding and financial considerations, as well as a fair housing analysis.
- **Appendix D: Adequate Sites Analysis.** Identifies candidate sites by income category to meet the City’s RHNA.
- **Appendix E: Housing Plan Programs Summary.** Summarizes Chapter 2.
- **Appendix F: Community Engagement Summary.** Summarizes the City’s community engagement efforts to achieve public participation of all economic segments of the community.
- **Appendix G: Glossary of Terms.** Defines terms and acronyms using in the Housing Element.

The City proposes to comprehensively update the Housing Element of the General Plan. The Housing Element identifies residential sites by income category to meet the City’s RHNA. The sites identified in the Housing Element represent the City’s ability to accommodate housing at the designated income levels during the 2023 – 2031 planning period. The Housing Element also analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons.

The 2023 – 2031 Housing Element also includes a review of the goals, policies, programs, and objectives of the existing Housing Element, and reports on the attainment and disposition of the programs. In some instances, the programs from the previous Housing Element are continued through to the 2023 – 2031 Housing Element. Many existing programs have been amended and continue to reflect current conditions in the City as described in Chapter 2: Housing Plan of the 2023 – 2031 Housing Element.

Adequate Sites Analysis. As noted above, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s RHNA. The Housing Element has identified that the City has the capacity to meet the RHNA through a variety of methods, including: 1) projects in the pipeline; 2) future development of accessory dwelling units (ADUs); 3) capacity on existing, residentially-zoned sites; and 4) identification of land to rezone to accommodate remaining RHNA. Table 2, below, shows the City’s 2023-2031 RHNA by income category and how the RHNA will be accommodated.

<b>Table 2: Sites Inventory Summary</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	<b>1,710</b>	<b>560</b>	<b>1,449</b>	<b>3,719</b>

<b>Table 2: Sites Inventory Summary</b>				
<b>Pipeline Projects</b>	(535)	(210)	(2,104)	(2,849)
<b>Accessory Dwelling Units</b>	(96)	(48)	(16)	(160)
<b>5<sup>th</sup> Cycle Sites</b>	0	(252)	0	(252)
<b>Public/Semi-Public Sites</b>	(134)	0	0	(134)
<b>Downtown Dublin</b>	(190)	(50)	0	(240)
<b>Remaining Need</b>	<b>755</b>	<b>0</b>	<b>0</b>	

Table 3 demonstrates how the remaining need will be accommodated on Transit Center Sites D-2 and E-2, Hacienda Crossings shopping center, and the SCS Property.

<b>Table 3: Distribution of Remaining Need</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Transit Center Sites D-2 &amp; E-2 (Alameda County Surplus Property)</b>	358	0	357	715
<b>Hacienda Crossings</b>	297	0	297	594
<b>SCS Property</b>	100	0	0	100
<b>Total</b>	<b>755</b>	<b>0</b>	<b>654</b>	<b>1,409</b>

HCD Review. On August 29, 2022, the City received the results of HCD’s review. While the Draft 2023 -2031 Housing Element met many of the statutory requirements, HCD identified revisions that they deemed necessary before the agency will certify the Housing Element (Attachment 8). The following is a summary of changes made to address HCD’s comments:

- Chapter 2 (Housing Plan), Section 2 (Housing Programs), and Appendix E (Housing Plan Programs Summary): Updated Program A.5 (Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate) with an objective to proactively seek funding opportunities for units at-risk of converting to market-rate units.
- Chapter 2, Section 2, and Appendix E: Modified Program B.16 (Publicly-Owned Lands) to work with the Alameda County Surplus Property Authority to develop a schedule for the development of the Dublin Transit Center and conduct a mid-cycle review of progress made.
- Chapter 2, Section 2, and Appendix E: Updated Program B.17 (Community Care Facilities) to include language regarding reviewing and revising the definition of “family” to address potential constraints for persons with disabilities and to specify the City will update the Zoning Ordinance to allow community care facilities in all zoning districts allowing a residential use.
- Chapter 2, Section 2, and Appendix E: Added Program B.18 (Planned Development (PD) Zoning) with the objective to review vacant and underutilized properties with existing PD zoning and identify properties for rezoning to traditional residential districts and consider amendments to the Zoning Ordinance to provide options for developers to request PD

zoning if they desire more flexibility. Based on preliminary analysis, the City identified approximately nine properties requiring rezoning.

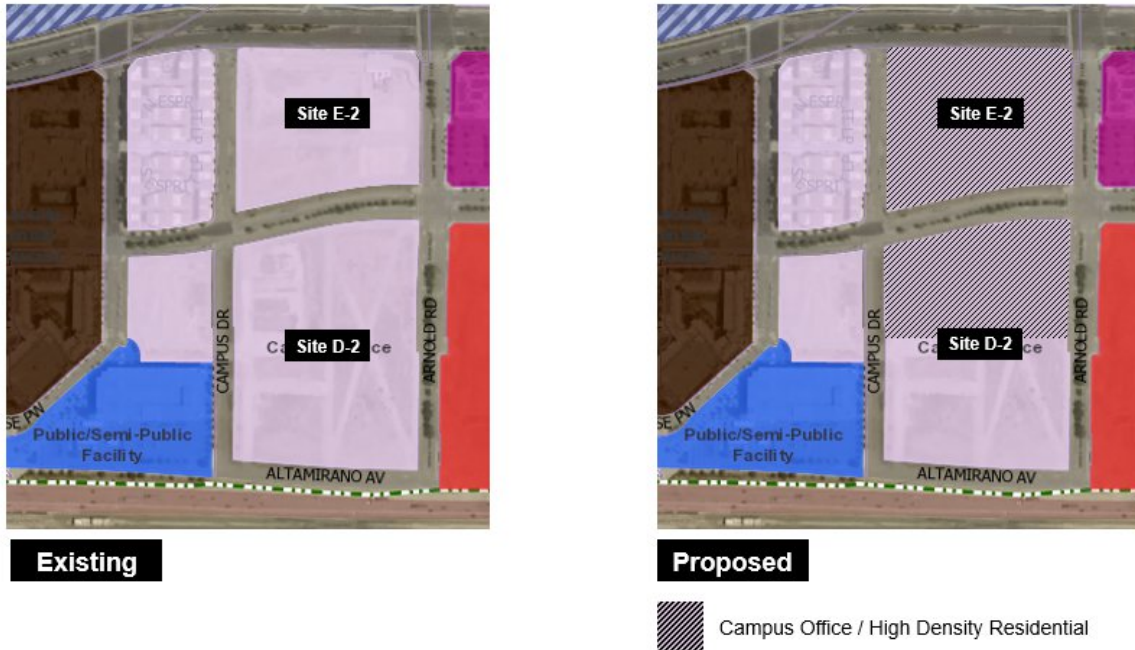
- Chapter 2, Section 2, and Appendix E: Added Program B.19 (Development of Large Parcels) to incentivize residential development on parcels over ten acres.
- Chapter 2, Section 2, and Appendix E: Added development standards for emergency shelters and modified Program D.3 (Emergency Shelters) to specify parking requirements will be updated to comply with Assembly Bill (AB) 139.
- Chapter 2, Section 2, and Appendix E: Added Program D.6 (Parking Requirements Near Public Transit) to specify parking requirements will be updated to comply with AB 2097.
- Chapter 2, Section 2, and Appendix E: Added specific dates that certain programs will be completed.
- Appendix C (Housing Constraints, Resources, and Affirmatively Furthering Fair Housing), Section A (Housing Constraints), Subsection 2 (Governmental Constraints): Further analyzed development standards and land use controls and added information to support that they do not impact housing supply, costs, financial feasibility, timing, approval certainty and ability to achieve maximum densities without exceptions.
- Appendix C, Section A, Subsection 2: Added analysis to support that parking requirements for multi-family residential development projects do not impact cost, supply, housing choice, or financial feasibility.
- Appendix C, Section A, Subsection 2: Clarified that Density Bonus incentives may count towards the City's Inclusionary Zoning Ordinance requirements.
- Appendix C, Section A, Subsection 2: Added a table detailing actual time between receiving a Planning entitlement and applying for a building permit.
- Appendix C, Section D (Affirmatively Furthering Fair Housing), Subsection 10 (Fair Housing Laws): Added additional discussion about the City's compliance with fair housing laws.
- Appendix C, Section D, Subsection 12 (Analysis of Federal, State, and Local Data and Knowledge): Analyzed integration and segregation trends over time.
- Appendix C, Section D, Subsection 12: Added additional language to provide a regional context for Racially Concentrated Areas of Affluence.
- Appendix C, Section D, Subsection 12: Added information on the approval of district-based elections beginning in 2024.
- Appendix C, Section D, Subsection 14 (Analysis of Sites Pursuant to AB 686): Added additional data and analysis about candidate housing sites and affirmatively furthering fair housing.
- Appendix D (Adequate Sites Analysis), Section A (Adequate Sites Analysis Overview), Subsection 2 (ADUs and Junior ADUs): Decreased accessory dwelling unit (ADU) projections from 248 to 160 ADUs and increased the number of units at the Dublin Transit Center to accommodate that shortfall.
- Appendix D, Section B (Very Low- and Low-Income Sites Inventory), Subsection 2 (Calculation of Unit Capacity): Added evidence to support realistic capacity, including density, acreage, and affordability levels of past projects.
- Appendix D, Section B, Subsection 3 (Adequacy of Sites to Accommodate Very Low- and Low-Income Housing): Added additional language to support parcels over 10 acres that are planned to accommodate lower-income households.

- Appendix D, Section B, Subsection 4 (Non-Vacant Sites): Added additional support for the suitability of non-vacant sites.
- Appendix F (Community Engagement Summary), Section 16 (Summary of Public Comments): Updated Table F-1 to include public comments received by HCD.

### ***Land Use Element***

Transit Center Sites D-2 and E-2 currently have a General Plan land use designation of Campus Office. The land use for the northern 6.42 acres of Site D-2 and all of Site E-2 would be changed to a combined Campus Office/High-Density Residential land use designation to accommodate additional residential units at the Transit Center as shown in Figure 1 below. Additionally, the City proposes to update the assumed residential household size based on Dublin's average household size of 2.99 persons per unit as reported in the 2020 US Census data. Corresponding amendments are proposed to the Population Density Measurements (Section 1.8.1.2), Land Use Classification (Section 1.8.1.6), Land Use Map (Figure 1-1) (Dublin General Plan Land Use Map), Primary Planning Area (Section 2.2), Table 2.1 (Land Use Development Potential: Primary Planning Area), Eastern Extended Planning Area (Section 2.3), Table 2.2 (Land Use Development Potential: Eastern Extended Planning Area), and Table 2.3 (Land Use Development Potential: Western Extended Planning Area), as further described in Attachment 2.

**Figure 1: General Plan Land Use Map**



***Seismic Safety and Safety Element***

Government Code Section 65302(g) requires Safety Elements to address the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards or geologic hazards; flooding; and wildfires and urban fires. The statute requires that seismic and geologic hazard areas be mapped. It also requires the element to address evacuation routes, military installations, peak load water supply, minimum road widths and clearances around structures for geologic and fire hazards identified in the element. Senate Bill (SB) 1035 requires local governments to revise their Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision to the Housing Element. Amendments to the Seismic Safety and Safety Element are proposed to satisfy the requirements of SB 1035. These amendments include adding background language about geologic and seismic hazards, liquefaction and landslide hazards, wildfires, flooding and dam failure, and hazardous materials in Dublin; referencing the Emergency Operations Plan and the Local Hazard Mitigation Plan; identifying wildfires over 10 acres near the City; referencing evacuation plans; and updating all maps and figures based on currently-available data. Please refer to Attachment 4.

***Environmental Justice Policies***

SB 1000 requires local governments to identify disadvantaged communities and incorporate environmental justice into their general plans. The City prepared an Environmental Justice Memo (Attachment 9), which concludes that Dublin does not have any communities meeting the definition of a disadvantaged community under SB 1000 and, therefore, the inclusion of an Environmental Justice Element or environmental justice policies in other required General Plan Elements is not required.

## Specific Plan Amendments

### *Eastern Dublin Specific Plan*

Similar to the General Plan amendments described above, the EDSP is proposed to be amended to address the change in land use on the northern portion of Site D-2 and all of E-2. The EDSP land use designation for these two sites would be changed from Campus Office to Campus Office/High Density Residential as shown in Figure 2 below. Additionally, the City proposes to update the assumed residential household size, based on Dublin's average household size of 2.99 persons per unit as reported in the 2020 US Census data. Corresponding amendments are proposed to the Land Use Map (Figure 4-1), Table 4.1 (Eastern Dublin Specific Plan Land Use Summary), Table 4.2 (Eastern Dublin Specific Plan Population and Employment Summary), Table 4.3 (Projected Jobs/Housing Balance, and land use description (Section 4.8), as described in Attachment 2.

**Figure 2: Eastern Dublin Specific Plan Land Use Map**



### *Downtown Dublin Specific Plan*

State law requires that any non-vacant site identified in a prior Housing Element must be zoned at a minimum of 30 units per acre and allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households if they are to be considered an adequate site to accommodate the very low- and low-income categories of the RHNA.

Three non-vacant sites, located in Downtown Dublin that were identified in the 2014 – 2022 Housing Element, are shown to be suitable for lower-income housing in the Housing Element Sites Inventory. Therefore, the City is required by statute to permit at least 30 units per acre, which it does, on these sites and to allow residential use by right for housing developments when at least



20 percent of the proposed units are affordable to lower-income households. Residential development within the Downtown Dublin Specific Plan is governed by a Development Pool. To reserve residential units from the Development Pool, a developer must enter into the Community Benefit Program Agreement. The three sites in Downtown Dublin that have been identified in the Sites Inventory would provide 416 units affordable to lower-income households. To comply with State law to facilitate the development of these 416 units, the Downtown Dublin Specific Plan is proposed be amended to exempt these units from the Development Pool and the Community Benefit Program Agreement requirement. Please refer to Attachment 5.

### **Rezoning**

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City's RHNA. After taking into account projects in the pipeline; future development of ADUs; capacity on existing, residentially-zoned sites; and identification of land to rezone to accommodate remaining RHNA, the City has a remaining need of 755 lower-income units. The proposed project includes rezoning the northern portion of Site D-2 and all of Site E-2 at the Dublin Transit Center, and two parcels at the Hacienda Crossings shopping center to accommodate that remaining need, as described below.

Additionally, the SCS Dublin project, which is currently under consideration by the Planning Commission and City Council, proposes 100 lower-income units on a 2.5-acre Public/Semi Public site. Should project approval be delayed, the City would be required to rezone the 2.5-acre site no later than January 31, 2026.

### ***Transit Center Sites D-2 and E-2***

On December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development (PD) Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which specified that Sites D-2 and E-2 be developed with a Campus Office use. The Transit Center PD Zoning Stage 1 Development Plan is proposed to be amended to change the allowed land uses on the northern 6.42 acres of Site D-2 and all of Site E-2 from Campus Office to Campus Office/High Density Residential, add 715 residential units to accommodate the RHNA on these sites, amend annotations on the Conceptual Illustrative Site Plan and the Streetscape, Open Space, and Landscape figures to state "Office and/or Multi-Family Dwellings" rather than "Office," amend the Phasing Plan legend to state Campus Office/High Density Residential for Sites D-2 and E-2, approve a Stage 2 Development Plan, and specify that development must comply with the Citywide Multi-Family Objective Design Standards. Please refer to Attachment 6.

### ***Hacienda Crossings***

On January 17, 1995, the City Council adopted Resolution No. 95-02 approving a PD Rezone, establishing regulations for the use, improvement, and maintenance for a retail commercial shopping center. The PD Zoning is proposed to be amended to add "Multi-Family Residential" as a permitted land use to accommodate the RHNA. The amendment would also establish additional objective design standards, such as parking requirements, minimum sidewalk width, minimum density, common useable outdoor space requirements, and height limits. The Development Plan also includes guidance about building placement, upper-story windows and balconies, ground floor transparency, architectural detailing, and a preference for ground floor retail/commercial

uses with residential units above, to transition the shopping center to a more pedestrian-oriented mixed-use development. Please refer to Attachment 7.

#### CONSISTENCY WITH THE GENERAL PLAN AND ZONING ORDINANCE:

The Housing Element and Seismic Safety and Safety Element are proposed to be amended in compliance with State law. Companion amendments are proposed to other Elements of the General Plan to ensure internal consistency. The proposed project also includes amendments to the ESDP, DDSP, and Planned Development Zoning, for certain sites identified in the Housing Element, to ensure consistency with the General Plan, as amended.

#### ENVIRONMENTAL DETERMINATION:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City prepared an Initial Study/Negative Declaration (IS/ND) (Attachment 10) for the proposed project. The IS/ND is available for public review between October 4, 2022, and November 2, 2022. At the time this Staff Report was prepared, no public comments on the IS/ND were received.

#### NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City implemented an outreach and engagement program to inform the community and seek input regarding the Housing Element Update. Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback. Staff also hosted two Housing Element Workshops on January 19 and February 17, 2022. The workshops provided an overview of the Housing Element, RHNA, Preliminary Sites Inventory, and required policy and program topics, and provided an opportunity for the community to provide feedback. The community was notified of these engagement opportunities through the City's social media, website, push notifications, and email. Additionally, Staff held one-on-one meetings with the property owners of the "Additional Sites" identified to satisfy the "remaining need" for sites to accommodate the RHNA. The City also has a Housing Element Update webpage on the City's website that serves as a landing place for information. The Planning Commission held a study session on March 8, 2022, and reviewed the Draft 2023 – 2031 Housing Element on April 26, 2022. The City Council also held meetings to receive updates regarding the Housing Element Update on February 18, 2020, October 6, 2020, June 15, 2021, November 2, 2021, March 15, 2022, and May 17, 2022. The feedback and information received through these outreach efforts was used to help create the proposed policies and programs to address the housing needs.

In accordance with State law, a public notice was published in the East Bay Times and posted at several locations throughout the City. Notification was also provided to those that had previously signed up on the interested parties list. Additionally, the Planning Commission Agenda and the Staff Report was made available on the City's website.

The public comments received prior to publishing this report are included as Attachment 11. A summary and response to all public comments is included in Table F-1 (Summary of Public Comments) in the 2023 – 2031 Housing Element.

#### ATTACHMENTS:

- 1) Resolution Recommending the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to Planned Development Stage 1 Development Plans and establish a Stage 2 Development Plan for the Sites D-2 and E-2 of the Dublin Transit Center, and amendments to the Planned Development Zoning for the Hacienda Crossings shopping center
- 2) Exhibit 1 to Attachment 1 – Resolution Adopting an Initial Study/Negative Declaration, and Approving the 2023 – 2031 Housing Element, Associated Amendments to the General Plan, Including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, and Associated Amendments to the Eastern Dublin Specific Plan
- 3) Exhibit 2 to Attachment 1 – 2023 – 2031 Housing Element
- 4) Exhibit 3 to Attachment 1 – Seismic Safety and Safety Element Amendments
- 5) Exhibit 4 to Attachment 1 – Resolution Amending the Downtown Dublin Specific Plan
- 6) Exhibit 5 to Attachment 1 – Ordinance Approving a Planned Development Rezone with an Amended Stage 1 Development Plan and Approving a Stage 2 Development Plan for Sites D-2 and E-2 of the Dublin Transit Center
- 7) Exhibit 6 to Attachment 1 – Ordinance Approving a Planned Development Rezone with an Amended Stage 1 Development Plan and Approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center
- 8) Environmental Justice Memo
- 9) HCD's Comments
- 10) Initial Study/Negative Declaration
- 11) Public Comments

**RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN**

**RECOMMENDING THAT THE CITY COUNCIL: 1) ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION; 2) APPROVE THE 2023 – 2031 HOUSING ELEMENT AND AUTHORIZE STAFF TO SUBMIT THE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION; 3) APPROVE ASSOCIATED AMENDMENTS TO THE GENERAL PLAN, EASTERN DUBLIN SPECIFIC PLAN, AND DOWNTOWN DUBLIN SPECIFIC PLAN; AND 4) APPROVE AMENDMENTS TO PLANNED DEVELOPMENT ZONING FOR SITES D-2 AND E-2 OF THE DUBLIN TRANSIT CENTER AND HACIENDA CROSSINGS SHOPPING CENTER (PLPA-2022-00036)**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City's Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element; and

**WHEREAS**, after accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a "remaining need" of 755 units; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on Sites D-2 and E-2 (APNs: 986-0034-012-00 and 986-0034-014-00) at the Dublin Transit Center, which requires amendments to the General Plan and Eastern Dublin Specific Plan land use designations for the two sites; and

**WHEREAS**, on December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which among other approvals specified Sites D-2 and E-2 shall be developed with a Campus Office use; and

**WHEREAS**, amendments are proposed to Ordinance No. 21-02 to change the allowed land use on Sites D-2 and E-2 from Campus Office to Campus Office/High-Density Residential and allow up to 715 residential units on these sites; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center (formerly known as the Santa Rita Commercial Center)

**WHEREAS**, on January 17, 1995, the City Council adopted Resolution No. 95-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Santa Rita Commercial Center, which among other approvals, established regulations for the use, improvement, and maintenance of the property; and

**WHEREAS**, amends are proposed to Resolution No. 95-02 to add “Multi-Family Residence” as a permitted principal land use on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center, and allow up to 594 units and objective design standards for the two parcels; and

**WHEREAS**, in accordance with Senate Bill (SB) 1035, the City prepared amendments to the Seismic Safety and Safety Element to identify flood hazards and address the risk of fire hazards in certain lands; and

**WHEREAS**, the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element, and Seismic Safety and Safety Element, associated amendments to the Downtown Dublin Specific Plan and Eastern Dublin Specific Plan, and Planned Development Zoning Amendments to Sites D-2 and E-2 at the Transit Center and the Hacienda Crossings shopping center are collectively referred to as the “Project;” and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings to determine if they may have a significant effect on the environment; and

**WHEREAS**, the Initial Study determined that the proposed 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings would not have any significant environmental effects and the preparation of a Negative Declaration is the appropriate CEQA document; and

**WHEREAS**, the Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022; and

**WHEREAS**, the City of Dublin received no comment letters on the Initial Study / Negative Declaration at the time the Planning Commission forwarded their recommendation to the City Council; and

**WHEREAS**, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan Amendment. None of the contacted tribes requested a consultation

within the 90-day statutory consultation period and no further action is required under section 65352.3; and

**WHEREAS**, a Staff Report, dated October 25, 2022, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Amendments, for the City Council; and

**WHEREAS**, the Planning Commission did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED** that the following recitals are true and correct and made part of this Resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the City Council:

- Adopt the Resolution, attached hereto as **Exhibit 1**, adopting an Initial Study/Negative Declaration; approving the 2023 – 2031 Housing Element, attached hereto as **Exhibit 2**, and authorizing Staff to submit it to the California Department of Housing and Community Development for certification; approving associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, attached hereto as **Exhibit 3**; and approving amendments to the Eastern Dublin Specific Plan;
- Adopt the Resolution, attached hereto as **Exhibit 4**, approving amendments to the Downtown Dublin Specific Plan;
- Adopt the Ordinance, attached hereto as **Exhibit 5**, approving amendments to Planned Development Ordinance No. 21-02 Stage 1 Development Plan and establishing a Stage 2 Development Plan for the Sites D-2 and E-2 of the Dublin Transit Center; and
- Adopt the Ordinance, attached hereto as **Exhibit 6**, approving amendments to the Planned Development Resolution No. 95-02 for the Hacienda Crossings shopping center.

**PASSED, APPROVED, AND ADOPTED** this 25<sup>th</sup> day of October, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Planning Commission Chair

**ATTEST:**



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Assistant Community Development Director

**RESOLUTION NO. XX – 22**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**ADOPTING AN INITIAL STUDY/NEGATIVE DECLARATION; APPROVING THE 2023 – 2031 HOUSING ELEMENT, ASSOCIATED AMENDMENTS TO THE GENERAL PLAN, INCLUDING THE LAND USE ELEMENT AND LAND USE MAP, AND SEISMIC SAFETY AND SAFETY ELEMENT, AND ASSOCIATED AMENDMENTS TO THE EASTERN DUBLIN SPECIFIC PLAN; AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION (PLPA-2022-00036)**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City's Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element; and

**WHEREAS**, State law requires any non-vacant site identified in a prior Housing Element to be zoned at a minimum density of 30 units per acre and allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to low-income households, if the units would accommodate the very low- and low-income categories of the City's Regional Housing Needs Allocation; and

**WHEREAS**, there are three sites in Downtown Dublin, including 7590 Amador Valley Boulevard (APN 941-0305-028-00), 7050 Amador Plaza Road (APN 941-0305-040-00), and 6513 Regional Street (APN 941-1500-030-00), that were identified in the 2014 – 2022 Housing Element and are included in the 2023 – 2031 Housing Element Sites Inventory; and

**WHEREAS**, amendments to the DDSP are proposed to specify the residential units on the three Housing Element sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program provided that 20 percent of the units on each site are affordable to lower income households; and

**WHEREAS**, after accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on Sites D-2 and E-2 (APNs: 986-0034-012-00 and 986-0034-014-00) at the Dublin Transit Center, which requires amendments to the General Plan and Eastern Dublin Specific Plan land use designations for the two sites; and

**WHEREAS**, on December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which among other approvals, established a maximum of 1,800 residential units for the Transit Center and specified Sites D-2 and E-2 shall be developed with a Campus Office use; and

**WHEREAS**, the City proposes to amend Ordinance No. 21-02 to change the allowed land use on Sites D-2 and E-2 from Campus Office to Campus Office/High-Density Residential and increase the maximum residential density from 1,800 units to 2,515 units; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center (formerly known as the Santa Rita Commercial Center); and

**WHEREAS**, on January 17, 1995, the City Council adopted Resolution No. 95-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Santa Rita Commercial Center, which among other approvals, established regulations for the use, improvement, and maintenance of the property; and

**WHEREAS**, the City proposes to amend Resolution No. 95-02 to add “Multi-Family Residence” as a permitted principal land use on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center, and establish a maximum residential density of up to 594 units and objective design standards for the two parcels; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated by the SCS Dublin project, which is concurrently under consideration by the Planning Commission and City Council, and proposes 100 lower-income units on a 2.5-acre Public/Semi Public site. Should project approval be delayed, the City would be required to rezone the 2.5-acre site no later than January 31, 2026; and

**WHEREAS**, in accordance with Senate Bill (SB) 1035, the City prepared amendments to the Seismic Safety and Safety Element to identify flood hazards and address the risk of fire hazards in certain lands; and

**WHEREAS**, the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, and associated amendments to the Eastern Dublin Specific Plan are collectively referred to as the “Project;” and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings to determine if they may have a significant effect on the environment; and

**WHEREAS**, the Initial Study determined that the proposed 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings would not have any significant environmental effects and the preparation of a Negative Declaration is the appropriate CEQA document; and

**WHEREAS**, the Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022; and

**WHEREAS**, the City of Dublin received no comment letters on the Initial Study/Negative Declaration at the time the Planning Commission forwarded their recommendation to the City Council; and

**WHEREAS**, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan Amendment. None of the contacted tribes requested a consultation within the 90-day statutory consultation period and no further action is required under section 65352.3; and

**WHEREAS**, on October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-XX recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to Planned Development Zoning Stage 1 Development Plan and establish a Stage 2 Development Plan for Sites D-2 and E-2 at the Transit Center, and amendments to the Planned Development Zoning for the Hacienda Crossings shopping center; and

**WHEREAS**, on \_\_\_\_\_, the City Council held a properly noticed public hearing on the project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, a Staff Report, dated \_\_\_\_\_, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Amendments, for the City Council; and

**WHEREAS**, the City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED** that the following recitals are true and correct and made part of this Resolution.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the Initial Study/Negative Declaration and finds:

- A. The Dublin City Council has reviewed and considered the Initial Study/Negative Declaration, including comments received during the public review period, prior to taking action on the Project.
- B. The Initial Study/Negative Declaration adequately analyzes the potential environmental impacts of the Project and determines there is no substantial evidence that the Project will have a significant effect on the environment.
- C. The Initial Study/Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines and the City of Dublin Environmental Regulations.
- D. The Initial Study/Negative Declaration is complete and adequate and reflects the City's independent judgement and analysis as to the environmental effects of the Projects.
- E. Following adoption of this Resolution, Staff is authorized and directed to file with the County of Alameda a Notice of Determination pursuant to CEQA.

**BE IT FURTHER RESOLVED** that the City Council finds that the General Plan and Eastern Dublin Specific Plan Amendments, as set forth below, are in the public interest, will promote general health, safety and welfare, and that the General Plan as amended will remain internally consistent. The proposed Project is consistent with the guiding and implementing policies of the General Plan in each of the elements and will allow the potential for additional residential development at various income levels. The General Plan Amendments noted below will ensure that the implementation of the proposed Project complies with the General Plan and that each element within the General Plan is internally consistent.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the following amendments to the General Plan:

*Figure 1-1 (Dublin General Plan Land Use Map) shall be amended to add the Campus Office/High-Density Residential land use designation to the legend and designate the northern 6.42 acres of site D-2 and all of Site E-2 at the Dublin Transit Center as Campus Office/High Density Residential, as shown below:*

**Figure 1-1 Dublin General Plan Land Use Map**



*Section 1.8.1.2 (Population Density Measurements) shall be amended to update household size based on the 2020 US Census as follows:*

Assumed residential household size in all three Planning Areas is based on Dublin’s average household size of 2.99 persons per unit as reported in the 2020 US Census data.

*Section 1.8.1.6 (Eastern Extended Planning Area), Subsection B (Commercial/Industrial) shall be amended to add a description for the Campus Office/High Density Residential land use designation as follows:*

**Campus Office/High-Density Residential (FAR: .25 to .80; Employee Density: 260 square feet per employee) (25.1 units and above per gross residential acre)**

Combined land use district. See designations under Eastern Extended Planning Area for Campus Office and Residential: High Density. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the combined commercial and residential uses, if residential uses are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses. A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion on the City Council. Example: Sites D-2 and E-2 at the Dublin Transit Center.

*Section 2.2 (Primary Planning Area), Paragraph 1 and 4 shall be amended to update the residential units and estimated population in the Primary Planning Area, and residential units in Downtown Dublin as follows:*

The Primary Planning Area has a net acreage of almost 2,500 acres (see Table 2 .1 below), and is largely built out with approximately 13,868 housing units and an estimated population of 41,464. In 2012, the Primary Planning Area had an estimated 12,163 jobs. Table 2 .1 shows the minimum and maximum development potential of each land use classification within the Primary Planning Area.



In 2000, in anticipation of the future West Dublin Bay Area Rapid Transit (BART) Station, a Transit Oriented District was established in Downtown Dublin to encourage the development of higher density, mixed- use projects adjacent to mass transit. On February 19, 2011, the West Dublin BART Station opened to the public. The first high density residential project broke ground in 2012 and will bring over 300 new residential units to Downtown Dublin. The Downtown Dublin Specific Plan, adopted in February 2011, allows for the development of up to 2,916 units in Downtown Dublin and capitalizes on the area's proximity to the West Dublin BART Station. Intensification in and around Downtown Dublin is expected to continue while the remainder of the Primary Planning Area is expected to remain relatively unchanged.

*Table 2.1 (Land Use Development Potential: Primary Planning Area) shall be amended to read as follows and add footnote #5, which also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:*

Table 2.1. LAND USE DEVELOPMENT POTENTIAL: PRIMARY PLANNING AREA					
CLASSIFICATION	ACRES	INTENSITY	UNITS <sup>1</sup>	FACTOR	YIELD <sup>1</sup>
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Low Density Single Family	44.0	0.5-3.8	22-167	2.99	66-499
Single Family	901.9	0.9-6.0	812-5,411	2.99	2,428-16,179
Medium Density	196.54	6.1-14.0	1,199-2,752	2.99	3,585-8,228
Medium-High	78.4	14.1-25.0	1,105-1,960	2.99	3,304-5,860
Medium-High and Retail/Office	11.2	14.1-25.0	158-280	2.99	472-837
Mixed Use	15.3	6.1-25.0	93-382	2.99	278-1,142
<b>TOTAL:</b>	<b>1,247.34</b>		<b>3,389-10,952</b>		<b>10,133-32,745</b>

DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Downtown Dublin	230.2	6.1-25.1+	2,916 <sup>5</sup>	2.99	8,719
DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Maximum Floor Area Ratio (Gross)	Maximum Potential Square Feet <sup>4</sup>	Square Feet / Employee	Jobs
Village Parkway District	32.9	.35	.50	200-450	1,115-2,508
Retail District	113.1	2.0	9.9 <sup>4</sup>	200-450	6,139-13,814
Transit-Oriented District	84.2	2.5	9.2 <sup>4</sup>	200-450	8,492-19,108
<b>TOTAL:</b>	<b>230.2</b>		<b>19.6</b>		<b>15,746-35,430</b>

COMMERCIAL	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Retail/Office	33.9	.25-.60	.37-.89	200-450	822-4,450

Retail/Office & Automotive	40.8	.25-.50	.44-.89	220-490	898-4,045
Campus Office	0	.25-.80	0	260	0
Business Park / Industrial	102.8	.30-.40	1.34-1.79	360-490	2,735-4,972
Business Park / Industrial: Outdoor Storage	56.7	.25-.40	.62-.99	360-490	1,265-2,750
Medium-High and Retail/Office	11.2 <sup>3</sup>	.25-.60	.12-.29	200-450	267-1,450
Mixed Use	15.3 <sup>3</sup>	.30-1.00	.20-.67	200-400	500-3,350
<b>TOTAL:</b>	<b>260.7</b>		<b>3.09-5.52</b>		<b>6,478-21,017</b>

<b>PUBLIC/SEMI-PUBLIC/OPEN SPACE</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Public/Semi-Public Facilities	38.2	.50	.83	590	1,407
Semi-Public Facilities	0	.50	0	590	0
<b>SCHOOLS</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Elementary Schools	87.8	.50	1.91	590	3,237
Middle Schools	6.0	.50	.13	590	220
High Schools	50.5	.50	1.10	590	1,864
<b>PARKS/PUBLIC RECREATION</b>	<b>Acres</b>		<b>Number</b>		
Neighborhood Parks	19.0		5		
Community Parks	61.93		6		
Regional Parks	0		0		
Open Space	439.91				
Stream Corridor	52.9				
<b>TOTAL:</b>	<b>756.24</b>		<b>3.97</b>		<b>6,728</b>

	<b>ACRES</b>	<b>DWELLING UNITS</b>	<b>POPULATION</b>	<b>SQUARE FEET (MILLIONS)</b>	<b>JOBS</b>
<b>GRAND TOTAL:</b>	<b>2,494.48</b>	<b>6,305-13,868</b>	<b>18,852-41,464</b>	<b>14.16-16.59</b>	<b>28,952-63,175</b>

- 1 For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction greater than .5 is rounded to the nearest whole number.
- 2 Refer to the Downtown Dublin Specific Plan.
- 3 Not included in the Grand Total as it is already accounted for under the Residential classification.
- 4 Maximum Development Potential in the Retail and Transit-Oriented Districts were modified by the 2014 Downtown Dublin Specific Plan Amendment (City Council Resolution No. 94-14).
- 5 Includes 416 units which are exempt from the Development Pool, as discussed in Downtown Dublin Specific Plan Section 6.4: Development Pool and Community Benefit Program.

*Section 2.3 (Eastern Extended Planning Area), Paragraph 1 shall be amended to update the residential units, population, commercial square feet, and jobs as follows:*

The Eastern Extended Planning Area has a net acreage of just over 3,500 acres (see Table 2.2 below), and is projected to build out in 2035, providing a total of 16,113+ residential units with an estimated population of 48,179 persons (per the Eastern Dublin Specific Plan). The Eastern Extended Planning Area has a development potential of up to 21.88 million square feet of commercial uses and over 53,431 jobs (per the Eastern Dublin Specific Plan). Table 2.2 sets forth the development potential for the Eastern Extended Planning Area.

*Table 2.2 (Land Use Development Potential: Eastern Extended Planning Area) shall be amended to read as follows and add footnote #1. The table also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:*

<b>Table 2.2. LAND USE DEVELOPMENT POTENTIAL: EASTERN EXTENDED PLANNING AREA</b>					
<b>CLASSIFICATION</b>	<b>ACRES</b>	<b>INTENSITY</b>	<b>UNITS<sup>1</sup></b>	<b>FACTOR</b>	<b>YIELD<sup>1</sup></b>
<b>RESIDENTIAL</b>	<b>Acres</b>	<b>Dwelling Units/Acre</b>	<b>Dwelling Units</b>	<b>Persons/Dwelling Unit</b>	<b>Population</b>
High Density	52.94	25 .1+	1,328+	2.99	3,971+
Campus Office / High Density	13.92	25.1+	715	2.99	2,138
Medium-High Density	153.61	14.1-25.0	2,165-3,840	2.99	6,473-11,482
Medium-High Density and Retail Office	0	14.1-25.0	0	2.99	0
Medium-Density	418.1	6.1-14.0	2,550-5,853	2.99	7,625-17,500
Single Family	725	0.9-6.0	652-4,350	2.99	1,949-13,007
Estate Residential	30 .5	0.01-0 .8	0-24	2.99	0-72
Rural Residential/ Agriculture	329.8	0.01	3	2.99	9
<b>TOTAL:</b>	<b>1,723.87</b>		<b>7,413-16,113+</b>		<b>22,165-48,179+</b>

<b>COMMERCIAL</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
General Commercial	194.85	.20- .60	1.6-5.0	510	3,328-9,985
General Commercial/ Campus Office	168.57	.20- .80	1.46-5.87	385	3,814-15,258
Mixed Use	0	.30-1 .00	0	490	0
Mixed Use 2/ Campus Office	22 .9	.45 max	.45	260	1,731
Neighborhood Commercial	0	.25- .60	.0	490	0
Industrial Park	56 .4	.35 max	.86	590	1,458
Industrial Park/ Campus Office	0	.25- .35	0	425	0
Campus Office	123.66	.25- .80	1.35-4.31	260	5,179-16,574
Campus Office / High Density	13.92 <sup>1</sup>	.25-.80	.15-.49	260	583-1,866
Medical Campus	42.88	.25- .80	.46-4.49	260	1,796-5,747

Medical Campus / Commercial	15.85	.25- .80	.17-.41	510	338-812
<b>TOTAL:</b>	625.11		6.5-21.88		18,227-53,431

<b>PUBLIC/SEMI-PUBLIC/OPEN SPACE</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Public/Semi-Public	99.46	.50 max	2.16	590	3,671
Semi-Public	2.09	.50 max	.045	590	77
	<b>Acres</b>		<b>Number</b>		
Parks/Public Recreation	207.4				
Regional Parks	1.2		1		
Open Space	699.56				
<b>Schools</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Elementary School	38	.50 max	1.06	590	1,797
Middle School	27.8	.50 max	.61	590	1,034
High School	23.46		.51	590	866
<b>TOTAL:</b>	<b>1,098.97</b>		<b>5.87</b>		<b>7,445</b>

<sup>1</sup> Not included in Total as it is already accounted for under the Residential classification.

*Table 2.3 (Land Use Development Potential: Western Extended Planning Area) shall be amended to read as follows, which also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:*

<b>Table 2.3. LAND USE DEVELOPMENT POTENTIAL: WESTERN EXTENDED PLANNING AREA</b>					
<b>CLASSIFICATION</b>	<b>ACRES</b>	<b>INTENSITY</b>	<b>UNITS<sup>1</sup></b>	<b>FACTOR</b>	<b>YIELD<sup>1</sup></b>
<b>RESIDENTIAL</b>	<b>Acres</b>	<b>Dwelling Units/Acre</b>	<b>Dwelling Units</b>	<b>Persons/Dwelling Unit</b>	<b>Population</b>
Rural Residential/ Agricultural	2,647.0	1 unit/100 acres	26	2.99	78
Estate Residential	20.2	0.01-0.8	0-16	2.99	0-48
Single Family Residential	73.99	0.9-6.0	66-442	2.99	197-1,322
<b>TOTAL:</b>	<b>2,741.19</b>		<b>92-458</b>		<b>275-1,448</b>

<b>PARKS AND PUBLIC RECREATION</b>	<b>Acres</b>	<b>Number</b>
Neighborhood Park	10.4	1
Open Space	375.21	
<b>TOTAL:</b>	<b>385.61</b>	<b>1 park</b>

<b>PUBLIC/SEMI-PUBLIC</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet / Employee</b>	<b>Jobs</b>
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Public/Semi-Public	5.4	.60 max	.14	590	239
<b>TOTAL:</b>	<b>5.4</b>		<b>.14</b>		

	ACRES	DWELLING UNITS	POPULATION	SQUARE FEET (MILLIONS)	JOBS
<b>GRAND TOTAL:</b>	<b>3,132.2</b>	<b>92.458</b>	275-1,448	<b>.14</b>	<b>239</b>

<sup>1</sup> For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction greater than .5 is rounded to the nearest whole number.

Chapter 6 (Housing Element) is removed and replaced in its entirety as shown in **Exhibit 1**.

Chapter 8 (Environmental Resources Management: Seismic Safety and Safety Element) is removed and replaced in its entirety as shown in **Exhibit 2**. Amendments to the Seismic Safety and Safety Element are proposed to satisfy the requirements of SB 1035. These amendments include adding background language about geologic and seismic hazards, liquefaction and landslide hazards, wildfires, flooding and dam failure, and hazardous materials in Dublin; referencing the Emergency Operations Plan and the Local Hazard Mitigation Plan; identifying wildfires over 10 acres near the City; referencing evacuation plans; and updating all maps and figures based on currently-available data.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the following amendments to the Eastern Dublin Specific Plan:

Table 4.1 (Eastern Dublin Specific Plan Land Use Summary) shall be amended to read as follows and add footnote #5. The table also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:

<b>TABLE 4.1 EASTERN DUBLIN SPECIFIC PLAN LAND USE SUMMARY</b> (Amendment Reso# 66-03, 47-04, 223-05, 58-07, 37-08, 210-08, 176-09, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, 101-15, 165-15, 151-16, 85-21, 14-22, xx-22, and xx-22)			
Land Use Description	LAND AREA	DENSITY	YIELD
<b>COMMERCIAL/INDUSTRIAL</b>			
General Commercial	252.55 acres	.25-.35 FAR	2.746 MSF
General Commercial/Campus Office	160.37 acres	.28 FAR	1.956 MSF
Industrial Park*	61.3 acres	.25-.28 FAR	.747 MSF
Neighborhood Commercial	0 acres	.30-.35 FAR	0 MSF
Mixed Use	0 acres	.30-1.0 FAR	.005 MSF
Mixed Use 2/Campus Office****	25.33 acres	.45 FAR	.497 MSF
Campus Office	80.36 acres	.35-.75 FAR	1.575 MSF
Campus Office / High Density	13.92 acres <sup>5</sup>	.35-.75 FAR	.265 MSF
Medical Campus	42.88 acres	.25-.80 FAR	.950 MSF
Medical Campus/Commercial	15.85 acres	.25-.60 FAR	.250 MSF
<b>Subtotal</b>	<b>652.56 acres</b>		<b>8.991 MSF</b>
<b>RESIDENTIAL</b>			
High Density	55.54 acres	35 du/ac	1,943 du
Campus Office / High Density	13.92 acres	66 du/ac	715 du
Medium High Density	169.31 acres	20 du/ac	3,386 du

Medium Density**	505.41 acres (1)	10 du/ac	5,054 du
Single Family***	947.25 acres	4 du/ac	3,789 du (3)
Estate Residential	30.4 acres	0.13 du/ac	4 du
Rural Residential/Agric.	539.55 acres	.01 du/ac	5 du
Mixed Use	0 acres	15 du/ac	115 du
<b>Subtotal</b>	<b>2,261.38 acres</b>		<b>15,011 du</b>
<b>PUBLIC/SEMI-PUBLIC</b>			
Public/Semi-Public	99.46 acres	.24 FAR	1.03 MSF
Semi-Public	2.09 acres	.25 FAR	.03 MSF
<b>Subtotal</b>	<b>101.55 acres</b>		<b>1.06 MSF</b>
<b>SCHOOLS</b>			
Elementary School	55.8 acres (2)		5 schools
Junior High School	21.3 acres		1 school
High School	23.46 acres		1 school
<b>Subtotal</b>	<b>100.56 acres</b>		
<b>PARKS AND OPEN SPACE</b>			
City Park	56.3 acres		1 park
Community Park	93.3 acres		3 parks
Neighborhood Park	50.9 acres		7 parks
Neighborhood Square	19.2 acres		7 parks
Natural Community Park	10.4 acres		1 park
<b>Subtotal</b>	<b>230.1 acres</b>		<b>19 parks</b>
Open Space	684.06 acres		
<b>TOTAL LAND AREA</b>	<b>4,016.29 acres</b>		
<sup>5</sup> Not included in Total Land Area as it is already accounted for under the Residential classification.			

Table 4.2 (Eastern Dublin Specific Plan Population and Employment Summary) shall be amended to read as follows with no modifications to the footnotes:

<b>TABLE 4.2</b> <b>EASTERN DUBLIN SPECIFIC PLAN</b> <b>POPULATION AND EMPLOYMENT SUMMARY</b> (Amended Per Resolution No. 47-04, 223-05, 58-07, 37-08, 176-09, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, 165-15, 151-16, 85-21, 14-22, xx-22, and xx-22)				
Land Use Designation	Development	Sq Ft/Employees	Persons/du	Population
<b>Commercial</b>				
Industrial Park	.747 MSF	590		1,266
General Commercial/Campus Office*	1.956 MSF	385		5,081
General Commercial	2.746 MSF	510		5,384
Neighborhood Commercial	0 MSF	490		0
Mixed Use**	0 MSF	490		0
Mixed Use 2/Campus Office****	.497 MSF	260		1,910
Campus Office	1.840 MSF	260		7,077
Campus Office / High Density	.265 MSF	260		1,019
Medical Campus	.950 MSF	260		3,654
Medical Campus/ Commercial	.250 MSF	510		490
Public/Semi Public	.99 MSF	590		1,678
Semi-Public	0.03 MSF	590		51



<b>TOTAL:</b>	<b>10.271MSF</b>			<b>27,610</b>
<b>Residential</b>				
High Density	1,943 du		2.99	5,810
Campus Office / High Density	715 du		2.99	2,138
Medium High Density	3,386 du		2.99	10,124
Medium Density	5,054 du		2.99	15,111
Single Family <sup>***(1)</sup>	3,789 du		2.99	11,329
Estate Residential	4 du		2.99	12
Mixed Use <sup>**</sup>	0		2.99	0
Rural Residential/Agric.	5 du		2.99	15
<b>TOTAL:</b>	<b>14,896</b>			<b>44,539</b>

Table 4.3 (City of Dublin Projected Jobs/Housing Balance) shall be amended to read as follows with no modifications to the footnotes:

<b>TABLE 4.3</b> <b>CITY OF DUBLIN</b> <b>PROJECTED JOBS/HOUSING BALANCE</b> (Amended Per Resolution No. 223-05, 58-07, 37-08, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, xx-22, xx-22)					
PLANNING AREA	Dwelling Units	Jobs	Employed Residents*	Balance**	Ratio***
Existing City of Dublin****	7,100	12,210	11,502	-708	1.06:1.0
Eastern Dublin Specific Plan Area	14,896*****	27,610	24,132	-3,478	1.14:1.0
<b>TOTAL:</b>	<b>21,996</b>	<b>39,820</b>	<b>35,634</b>	<b>-4,186</b>	<b>1.12:1.0*****</b>

Section 4.8 (Land Use Categories), Subsection 4.8.1 (Residential) shall be amended to update household size based on the 2020 US Census as follows:

Rural Residential/Agriculture (.01 units per gross residential acre). Accommodates agricultural activities and other open space uses, such as range and watershed management, consistent with the site conditions and plan policies. This classification includes privately held lands, as well as public ownerships not otherwise designated in the plan for Parks and Open Space, or Public/Semi-Public uses. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Estate Residential (0.01 – 0.8 units per gross residential acre). Typically, ranchettes and estate homes are within this density. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Single Family (0.9 to 6.0 units per gross residential acre). Accommodates the majority plan for Parks and Open Space, or Public/Semi-Public uses. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Medium Density (6.1 to 14.0 units per gross residential acre). Provides for a mix of single family detached and attached units and multi-family units. The density range allows for detached, zero-lot line, duplex, townhouse, and garden apartment development. It is intended that within areas with this designation, that dwelling unit types and densities would be varied to accommodate a

range of housing needs. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Medium High Density (14.1 to 25.0 units per gross residential acre). Provides for apartment, condominium, and townhouse development. Projects at the upper end of this range may require some under-structure parking and may need three or more stories to meet zoning ordinance open space requirements. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

High Density (25.1 or more units per gross residential acre). Provides for apartment and condominium development in the Town Center. Development at these densities must meet the majority of their parking requirements with under-structure parking. With careful design, densities of up to 100 units per acre can be achieved without exceeding four stories. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

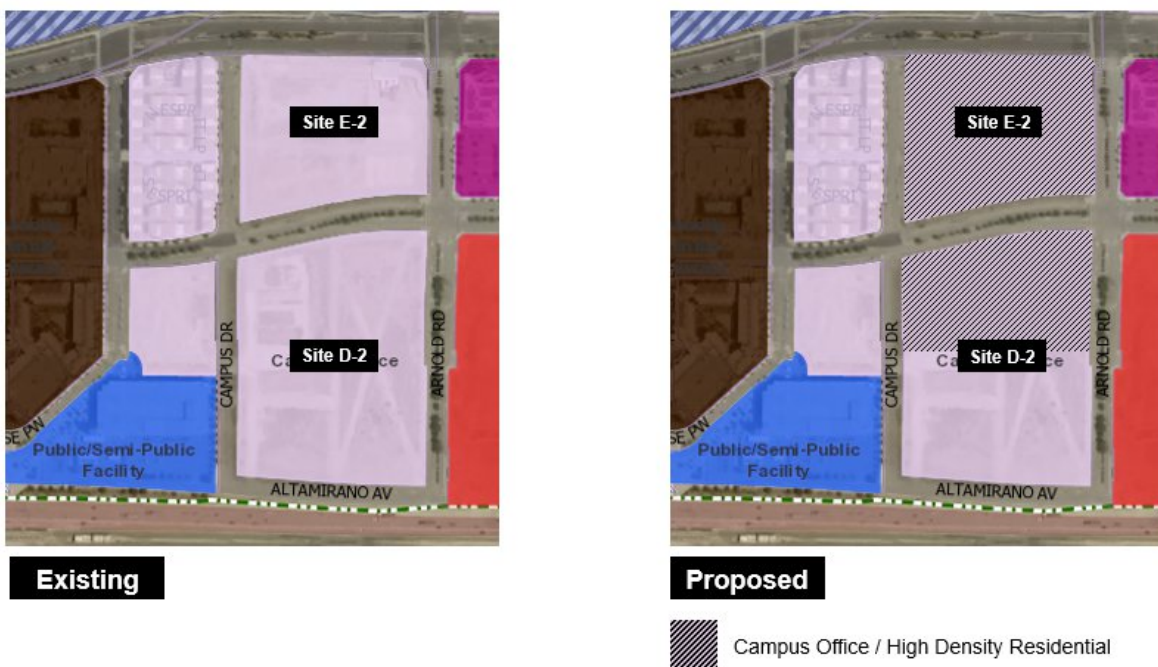
*Section 4.8 (Land Use Categories), Subsection 4.8.2 (Commercial) shall be amended to add a description for the Campus Office/High Density Residential land use designation as follows:*

**Campus Office / High Density Residential (FAR: .25 to .80; Employee Density: 260 square feet per employee) (25.1 units and above per gross residential acre)**

Combined land use district. See designations for Campus Office and Residential: High Density. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the combined commercial and residential uses, if residential uses are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses. A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion on the City Council. Example: Sites D-2 and E-2 at the Dublin Transit Center.

*Figure 4.1 (Land Use Map) shall be amended to add the Campus Office/High Density Residential land use designation to the legend and designate the northern 6.42 acres of site D-2 and all of Site E-2 at the Dublin Transit Center as Campus Office/High Density Residential, as shown below:*

**Figure 4-1 Eastern Dublin Specific Plan Land Use Map**



**BE IT FURTHER RESOLVED** that the City Council does hereby direct Staff to submit the 2023 – 2031 Housing Element to HCD for certification.

**BE IT FURTHER RESOLVED** that the City Council does hereby authorize Staff to make non-substantive changes to the 2023 – 2031 Housing Element and related General Plan and Eastern Dublin Specific Plan policies to respond to any comments received from HCD to achieve certification.

**BE IT FURTHER RESOLVED**, the Resolution shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Mayor

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City Clerk

**RESOLUTION NO. XX – 22**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**AMENDING THE DOWNTOWN DUBLIN SPECIFIC PLAN TO SPECIFY RESIDENTIAL  
UNITS ON THREE HOUSING ELEMENT SITES ARE ALLOWED BY RIGHT AND NOT  
SUBJECT TO THE DEVELOPMENT POOL OR COMMUNITY BENEFIT PROGRAM  
(PLPA-2022-00036)**

**WHEREAS**, the Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north; and

**WHEREAS**, on February 1, 2011, the Dublin City Council adopted Resolution No. 09-11 approving the DDSP and associated implementation actions; and

**WHEREAS**, on May 6, 2014, City Council adopted an amendment (Resolution No. 49-14) to the DDSP to increase the number of residential units permitted in Downtown Dublin by 1,200 and decrease the amount of commercial square footage permitted by 773,000 square feet, to create minimum density thresholds for the Transit-Oriented and Retail Districts, to restrict residential development west of San Ramon Road in the Retail District, and other minor amendments; and

**WHEREAS**, on December 3, 2019, the City Council adopted an amendment (Resolution No. 126-19) to the General Plan and DDSP to combine the residential dwelling unit allocation into one pool for all three districts; and

**WHEREAS**, residential development within the DDSP is governed by a Development Pool; and

**WHEREAS**, State law requires any non-vacant site identified in a prior Housing Element to be zoned at a minimum density of 30 units per acre and allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to low-income households, if the units would accommodate the very low- and low-income categories of the City's Regional Housing Needs Allocation; and

**WHEREAS**, there are three sites in Downtown Dublin, including 7590 Amador Valley Boulevard (APN 941-0305-028-00), 7050 Amador Plaza Road (APN 941-0305-040-00), and 6513 Regional Street (APN 941-1500-030-00), that were identified in the 2014 – 2022 Housing Element and are included in the 2023 – 2031 Housing Element Sites Inventory; and

**WHEREAS**, amendments to the DDSP are proposed to specify the residential units on the three Housing Element sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program provided that 20 percent of

the units on each site are affordable to lower income households, hereafter referred to as the “2022 DDSP Amendments” or the “Project;” and

**WHEREAS**, consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed 2022 DDSP Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found that there was no substantial evidence that the Project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration, dated October 3, 2022, which reflects the City’s independent judgment and analysis; and

**WHEREAS**, the Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022; and

**WHEREAS**, the City of Dublin received no comment letters on the Initial Study/Negative Declaration at the time the Planning Commission forwarded their recommendation to the City Council; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the Project, including the proposed DDSP Amendments, on October 25, 2022, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission adopted Resolution No. 22-xx recommending that the City Council adopt the Initial Study/Negative Declaration and approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to HCD for certification; and

**WHEREAS**, the Planning Commission adopted Resolution No. 22-xx recommending that the City Council approve the 2022 DDSP Amendments, which Resolution is incorporated herein by reference; and

**WHEREAS**, a Staff Report, dated \_\_\_\_\_, and incorporated herein by reference, described and analyzed the 2022 DDSP Amendments for the City Council; and

**WHEREAS**, the City Council held a properly noticed public hearing on the 2022 DDSP Amendments on \_\_\_\_\_, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the City Council considered all above-referenced reports, recommendations, and testimony to evaluate the Project.

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this resolution.

**BE IT FURTHER RESOLVED** that the City Council finds that the 2022 DDSP Amendments, as set forth below, are in the public interest will promote general health, safety, and welfare, and that the DDSP, as amended, will remain internally consistent.

**BE IT FURTHER RESOLVED** that the City Council hereby approves the following amendments to the DDSP:

**List of Tables in the Table of Contents shall be amended to add Table 6-2 Development Pool and Community Benefit Program Exemptions, as follows:**

List of Tables

Table 6-2: Development Pool and Community Benefit Program Exemptions .....122

**Page 47, Section 3.5 Future Development Assumptions, Development Plan, Paragraph 5 and 6 shall be amended to increase the number of dwelling units permitted from 2,500 to 2,916 units and specify 416 of these units are exempt from the Community Benefit Program, as follows:**

This Specific Plan allows for a future construction of approximately 2.2 million square feet of non-residential development and 2,916 residential dwelling units (416 of these units are exempt from the Community Benefit Program as further described in Section 6.4 Development Pool and Community Benefit Program).

Assuming an average of 1,200 square feet per residential unit (and an average of 500 square feet per hotel room), this represents 5.83 million square feet under this Specific Plan.

**Page 48, Table 3-4: Net New Development shall be amended to increase the number of dwelling units permitted from 2,500 to 2,916 units and add a note specifying 416 of these units are exempt from the Community Benefit Program, as follows:**

**Table 3-4: Net New Development**

DISTRICT	NON-RESIDENTIAL (SF)	RESIDENTIAL (DU)	MINIMUM RESIDENTIAL DENSITY
Retail	2,166,810 (+150 hotel rooms)	2,916	22 units/net acre
Transit-Oriented			30 units/net acres
Village Parkway			No minimum
<b>Total</b>	<b>2,262,540 (includes 150 hotel rooms)</b>	<b>2,916</b>	



Notes: Includes projects that have been approved, but not yet constructed.  
Includes 416 units which are exempt from the Development Pool, as further discussed in Section 6.4: Development Pool and Community Benefit Program.

**Page 120, Section 6.4 Development Pool and Community Benefit Program shall be amended to clarify that Table 6-1: Development Pool is only showing the development potential that is subject to the Community Benefit Program, as follows:**

As discussed in Section 3.5: Future Development Assumptions, a base and maximum floor area ratio (FAR) is provided for each district in the Specific Plan Area (please refer to Table 3-3: Base and Maximum FAR per District). Property owners are allowed to intensify their site up to the Base FAR by right (non-residential square footage only). If a property owner would like to intensify their site beyond the Base FAR established for their District or construct residential dwellings, they may do so by entering into the Community Benefit Program and obtaining the additional development potential from the Development Pool.

The following Table illustrates the additional development potential (beyond the Base FAR) for each District that is subject to the Community Benefit Program.

**Page 122, Section 6.4 Development Pool and Community Benefit Program shall be amended to add a new subsection about the Development Pool and Community Benefit Program Exemptions and Table 6-2 at the end of the section, as follows:**

**Development Pool and Community Benefit Program Exemption**

The 2023-2031 Housing Element identifies three sites in the Downtown Dublin Specific Plan area to accommodate up to 416 units to satisfy a portion of the City’s Regional Housing Need Allocation. The 416 units are allocated to the sites shown in Table 6-2 and are excluded from the Development Pool and exempt from the Community Benefit Program. To qualify, at least 20 percent of the exempt units on each of the sites identified in Table 6-2 must be affordable to lower-income households.

**Table 6-2: Development Pool and Community Benefit Program Exemptions**

2023-2031 HOUSING ELEMENT SITE NUMBER	ADDRESS	ASSESSOR’S PARCEL NUMBER	MAXIMUM NUMBER OF EXEMPT UNITS
4	7590 Amador Valley Blvd.	941-0305-028-00	80
20	7050 Amador Plaza Road	941-0305-040-00	160
21	6513 Regional Street	941-1500-030-00	176

**PASSED, APPROVED AND ADOPTED** this \_\_\_th day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. XX – 22**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**APPROVING AMENDMENTS TO THE PLANNED DEVELOPMENT ZONING STAGE 1  
DEVELOPMENT PLAN AND APPROVING A STAGE 2 DEVELOPMENT PLAN FOR SITES  
D-2 AND E-2 OF THE DUBLIN TRANSIT CENTER  
(APNs: 986-0034-012-00 AND 986-0034-014-00)  
(PLPA-2022-00036)**

The Dublin City Council does ordain as follows:

**SECTION 1. RECITALS**

- A. The State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City.
- B. The Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community.
- C. State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years.
- D. The City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law.
- E. The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element.
- F. After accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units.
- G. A portion of the remaining need is proposed to be accommodated on Sites D-2 and E-2 (APNs: 986-0034-012-00 and 986-0034-014-00) at the Dublin Transit Center.
- H. On December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which among other approvals, established a maximum of 1,800 residential units for the Transit Center and specified Sites D-2 and E-2 shall be developed with a Campus Office use.
- I. The City proposes to amend Ordinance No. 21-02 to change the allowed land use on Sites D-2 and E-2 from Campus Office to Campus Office/High-Density Residential and increase the maximum residential density from 1,800 units to 2,515 units (“the Project”).

- J. Consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed Planned Development Zoning Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required.
- K. The California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
- L. The City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found there was no substantial evidence that the project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration (ND), dated October 3, 2022, which reflects the City’s independent judgement and analysis.
- M. The Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022.
- N. The City of Dublin received no comment letters on the Initial Study/Negative Declaration at the time the Planning Commission forwarded a recommendation to the City Council.
- O. On October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-XX recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Transit Center and Hacienda Crossings shopping center.
- P. On \_\_\_\_\_, the City Council held a properly noticed public hearing on the project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard.
- Q. A Staff Report, dated \_\_\_\_\_, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Stage 1 Development Plan Amendments, for the City Council.
- R. The City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

## **SECTION 2. FINDINGS**

- A. Pursuant to Section 8.32.070 of the Dublin Municipal Code, the City Council finds as follows:

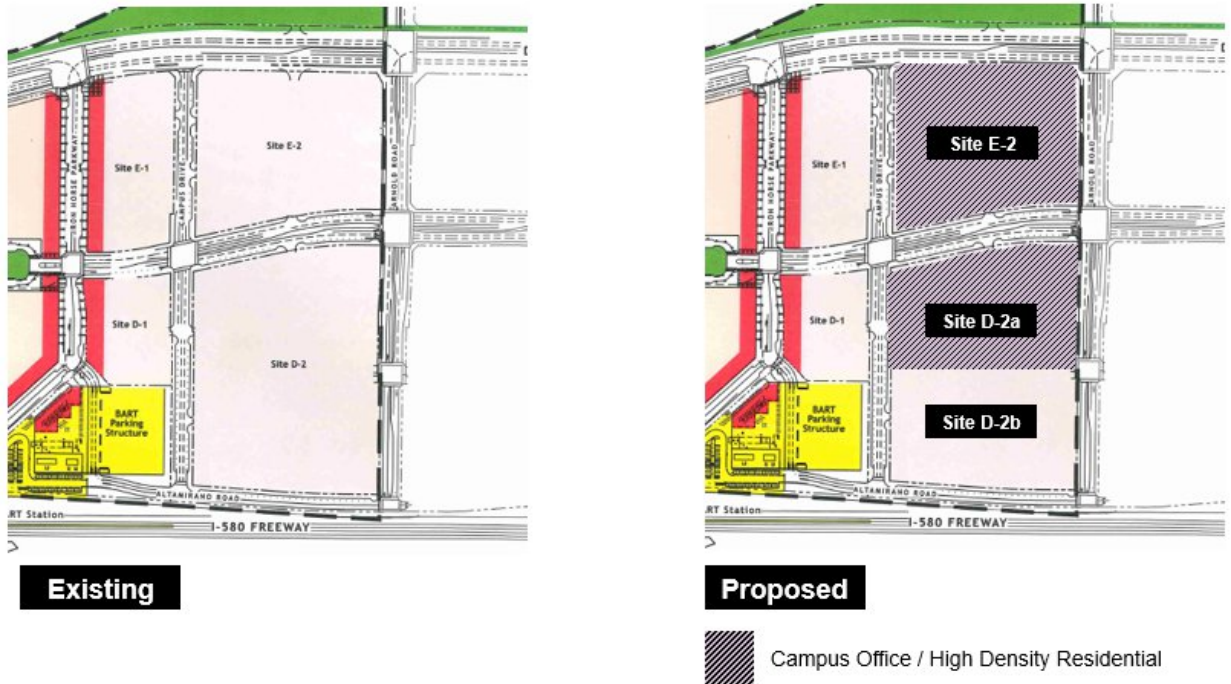
1. The Planned Development (“PD”) Zoning Stage 1 Development Plan Amendment and Stage 2 Development Plan for northern 6.42 acres of sites D-2 and all of site E-2 at the Dublin Transit Center meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that will be consistent with the General Plan and Eastern Dublin Specific Plan, as amended, and protects the integrity and character of the area by creating a desirable use of land that is sensitive to surrounding land uses. The Project will allow a broader range of uses, including the potential for housing.
  2. Development of the Project under the PD zoning will be harmonious and compatible with existing and future development in the surrounding area in that the site will provide a variety of uses for the proposed Campus Office/High-Density Residential sites. The subject parcels are surrounded by residential uses to the north and west, by undeveloped land and Interstate-580 to the south, and by commercial development and undeveloped land to the east.
- B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows:
1. The PD zoning for the proposed Campus Office/High-Density Residential parcels will be harmonious and compatible with existing and potential development in the surrounding area, will take into account adjacent land uses and will provide a wide range of amenities for the community within the development and the surrounding neighborhoods.
  2. The conditions of the proposed Campus Office/High-Density Residential parcels are physically suitable for the uses permitted through the PD zoning in terms of type and intensity of the proposed zoning.
  3. The PD zoning 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 in that the Project will comply with all applicable development regulations and standards.
  4. The PD zoning is consistent with and in conformance with the Dublin General Plan and Eastern Dublin Specific Plan, as amended, in that the proposed uses are compatible with the General Plan land use designation of Campus Office/High-Density Residential.
- C. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. xx-22 approving an Initial Study/Negative Declaration, prior to approving the Project.

**SECTION 3. AMENDMENT TO EXISTING STAGE 1 DEVELOPMENT PLAN AND ADOPTION OF A STAGE 2 DEVELOPMENT PLAN**

The Planned Development Zoning Stage 1 Development Plan for the Dublin Transit Center is set forth in Ordinance No. 21-02. Amendments to the Stage 1 Development Plan and standards for the Stage 2 Development Plan for the Dublin Transit Center Sites D-2a and E-2 are set forth below.

1. **Statement of Proposed Uses.** The Stage 1 DP booklet, Appendix 2, Dublin Transit Center PD Zoning and Uses on page A.6-7 is amended to add “Multi-Family Dwelling” as a permitted use on Site D-2a and all of Site E-2.

2. **Stage 1 Site Plan.** Amend the annotations on the Conceptual Illustrative Site Plan in the Stage 1 DP booklet on page 1.5 to state “Office and/or Multi-Family Dwellings,” rather than “Office.” Additionally, amend page 1.15 of the Stage 1 DP Booklet to designate the northern 6.42 acres of Site D-2 as Site D-2a and the southern 5.88 acres as Site D-2b, as shown below:



3. **Site Area, Proposed Densities.** The table titled Dublin Transit Center: Proposed Land Uses in the Stage 1 DP Book on page 1.13 is amended as follows to add the High-Density Residential land use and up to 222 units on Site D-2a and up to 493 units on Site E-2 and footnote #5.

Site	Area (gr.ac.)	Area (net ac.)	GP/EDSP Land Use	Max. Sq. Ft.	Max. Units	FAR (gross)	Density (gross)	FAR (net)	Density (net)	Ancillary Retail Sq. Ft.	Additional Units
D-2a	9.04	6.42	Campus Office and/or High-Density Residential	496,166	222	1.26	25	1.80	35		
D-2b	8.28	5.88	Campus Office	454,433	0	1.26	0	1.80	0		
E-2	11.20	7.70	Campus Office and/or High-Density Residential	560,000	493	1.15	44	1.67	64		
<b>Total</b>	<b>90.65</b>	<b>65.25</b>		<b>2,000,000</b>	<b>2,215</b>					<b>70,000</b>	<b>300</b>
<b>Summary</b>											
d/e	38.30	26.40	Campus Office and/or High-Density Residential	2,000,000	715	1.20	25-44	1.80	35-64	22,500	300

NOTES:

5. Site D-2a and all of Site E-2 allow Campus Office and/or High-Density Residential land uses. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the



combined commercial and residential uses, if residential units are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses.

4. **Phasing Plan.** For the Phasing Plan, see Stage 1 DP booklet, page 1.17. Amend the legend to state “Campus Office/High Density Residential” for Site D-2a and all of Site E-2.
5. **Master Neighborhood Landscape Plan.** See Stage 1 DP booklet, page 2.2 to 2.41. Amend the annotations on the “Streetscape, Open Space, & Landscape” Figures to state “Office and/or Multi-Family Dwellings,” rather than “Office.”
9. **Applicable Requirements of Dublin Zoning Ordinance.** Except as specifically provided in the Stage 1 and 2 Development Plan, the use, development, improvement, and maintenance of the property shall be governed by the Dublin Zoning Ordinance and shall comply with the Citywide Multi-Family Objective Design Standards.

#### **SECTION 4. SEVERABILITY**

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

#### **SECTION 5. POSTING OF ORDINANCE**

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

#### **SECTION 6. EFFECTIVE DATE**

The Ordinance shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_th day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Mayor

City Clerk

**ORDINANCE NO. XX – 22**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**APPROVING AMENDMENTS TO THE PLANNED DEVELOPMENT ZONING STAGE 1  
DEVELOPMENT PLAN AND APPROVING A STAGE 2 DEVELOPMENT PLAN FOR  
HACIENDA CROSSINGS SHOPPING CENTER  
(APNs: 986-0008-009-00 AND 986-0008-010-00)  
(PLPA-2022-00036)**

The Dublin City Council does ordain as follows:

**SECTION 1. RECITALS**

- A. The State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City.
- B. The Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community.
- C. State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years.
- D. The City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law.
- E. The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element.
- F. After accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units.
- G. A portion of the remaining need is proposed to be accommodated on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center (formerly known as the Santa Rita Commercial Center).
- H. On January 17, 1995, the City Council adopted Resolution No. 95-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Santa Rita Commercial Center, which among other approvals, established regulations for the use, improvement, and maintenance of the property.
- I. The City proposes to amend Resolution No. 95-02 to add “Multi-Family Residence” as a permitted principal land use on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center, and establish a maximum of up to 594 residential units and objective design standards for the two parcels (“the Project”).

- J. Consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed Planned Development Zoning Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required.
- K. The California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
- L. The City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found there was no substantial evidence that the project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration, dated October 3, 2022, which reflects the City’s independent judgement and analysis.
- M. The Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022.
- N. The City of Dublin received no comment letters on the Initial Study/Negative Declaration at the time the Planning Commission forwarded their recommendation to the City Council.
- O. On October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-XX recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Transit Center and Hacienda Crossings shopping center
- P. On \_\_\_\_\_, the City Council held a properly noticed public hearing on the Project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard.
- Q. A Staff Report, dated \_\_\_\_\_, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Stage 1 Development Plan Amendments, for the City Council.
- R. The City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

## **SECTION 2. FINDINGS**

- A. Pursuant to Section 8.32.070 of the Dublin Municipal Code, the City Council finds as follows:

1. The Planned Development (“PD”) Zoning Stage 1 Development Plan Amendment and Stage 2 Development Plan for the two parcels at the Hacienda Crossings shopping center meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that will be consistent with the General Plan and Eastern Dublin Specific Plan, as amended, and protects the integrity and character of the area by creating a desirable use of land that is sensitive to surrounding land uses. The Project will allow a broader range of uses, including the potential for housing.
  2. Development of the Project under the PD zoning will be harmonious and compatible with existing and future development in the surrounding area in that the site will provide a variety of uses for the proposed sites. The subject parcels are surrounded by residential uses to the north, by commercial development to the east and west, and by commercial development and Interstate 580 to the south.
- B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows:
1. The PD zoning for the two parcels will be harmonious and compatible with existing and potential development in the surrounding area, will take into account adjacent land uses and will provide a wide range of amenities for the community within the development and the surrounding neighborhoods.
  2. The conditions of the two parcels are physically suitable for the uses permitted through the PD zoning in terms of type and intensity of the proposed zoning.
  3. The PD zoning 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 in that the Project will comply with all applicable development regulations and standards.
  4. The PD zoning is consistent with and in conformance with the Dublin General Plan and Eastern Dublin Specific Plan, as amended, in that the proposed uses are compatible with the General Plan land use designation of General Commercial.
- C. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. xx-22 approving an Initial Study/Negative Declaration, prior to approving the Project.

**SECTION 3. AMENDMENT TO EXISTING STAGE 1 DEVELOPMENT PLAN AND ADOPTION OF A STAGE 2 DEVELOPMENT PLAN**

The Planned Development Zoning Stage 1 Development Plan for the Hacienda Crossings shopping center is set forth in Resolution No. 95-02. Amendments to the Stage 1 Development Plan and standards for the Stage 2 Development Plan for the two subject parcels (APNs: 986-0008-009-00 and 986-0008-010-00) are set forth below.

2. The permitted principal land uses are amended to add “Multi-Family Residence.”

- 8.J. The required parking spaces are amended to add the following parking requirements:

USE	PARKING REQUIRED
Residential Units	Per Dublin Municipal Code Section 8.76

11. The following objective design standards shall apply to Multi-Family Residences:

The Hacienda Crossings shopping center is as a pedestrian- oriented mixed-use development with service, retail, commercial, and entertainment uses serving the daily needs of nearby residential neighborhoods and the larger community. Multi-family residential development with ground floor retail/commercial uses and residential units above is strongly encouraged on two parcels within the shopping center (APNs: 986-0008-009-00 and 986-0008-010-00). An internal street network shall be added to the shopping center with new minimum eight-foot-wide unobstructed sidewalks to accommodate pedestrian circulation and to divide large parking areas into smaller lots. New multi-family residential and mixed-use buildings shall:

- A. Form a continuous edge along the internal street network that gives definition and scale to the street where buildings are built up to and parallel to sidewalks, except deviations may provide for outdoor dining areas, entry plazas, and other outdoor gathering areas.
- B. Incorporate balconies and upper story windows that open on internal streets and other outdoor gathering areas.
- C. Be designed with ground floor facades fronting internal streets with at least 60 percent transparent window surface.
- D. Include colorful awnings, signage, lighting, and other architectural details along facades to emphasize the pedestrian scale and experience.

The following development standards shall apply to Multi-Family Residences:

STANDARD	REQUIREMENT
<u>Access</u> Building Entrance  Pedestrian Access  Service Access	At least 1 public entrance per business with street frontage shall be provided along a façade facing the street. Locate entrances in key retail clusters close together.  Direct pedestrian access shall be provided from the sidewalk and parking areas, including structured parking, to building entrances (excluding private service entrances).  Service access must be located a minimum of 15 feet from storefront or residential entrances.
<u>Density</u>	Residential units are allowed at a minimum density of 48 dwelling units per acre.



<b><u>Mixed-Use Development</u></b>	Ground floor retail or office shall be provided with a minimum Floor Area Ratio of 0.3.  Retail or office space shall be built along at least 80 percent of the property's street frontage and setback no more than 10 feet from the building setback requirement.  Minimum height of ground floor retail/commercial to second floor is 18 feet.
<b><u>Common Useable Outdoor Space</u></b>	Common useable outdoor space for the residential units shall be provided at a rate of 15 percent of the site's total area.
<b><u>Height Limits</u></b>	56 feet
<b><u>Stories</u></b>	Four stories

Multi-Family Residences shall also comply with the Citywide Multi-Family Objective Design Standards.

**SECTION 4. SEVERABILITY**

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

**SECTION 5. POSTING OF ORDINANCE**

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

**SECTION 6. EFFECTIVE DATE**

The Ordinance shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_th day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

Mayor

---

City Clerk

August 12, 2022

**Jose Ayala**

Housing Policy Specialist  
Housing and Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
Jose.Ayala@hcd.ca.gov

Dear Mr. Ayala:

The Building Industry Association of the Bay Area (BIA) respectfully submits these comments on the City of Dublin's draft housing element (Draft). We believe the Draft does not meet the requirements for certification because the governmental constraints analysis is inadequate. In particular, the constraints analysis fails to address a very significant constraint within the City's land use approval and permit process: the City's PD Zoning Ordinance.

Dublin's PD Zoning Ordinance (Dublin Muni. Code § 8.32.030.B)) subjects housing projects to a "2-Stage" zoning approval process. The code requires housing projects proposed on sites that are already designated in the General Plan and have "Stage 1" zoning approval for residential development to obtain an additional project-specific "rezoning" (called a "Stage 2 Development Plan," to be approved by a "rezoning ordinance.")).

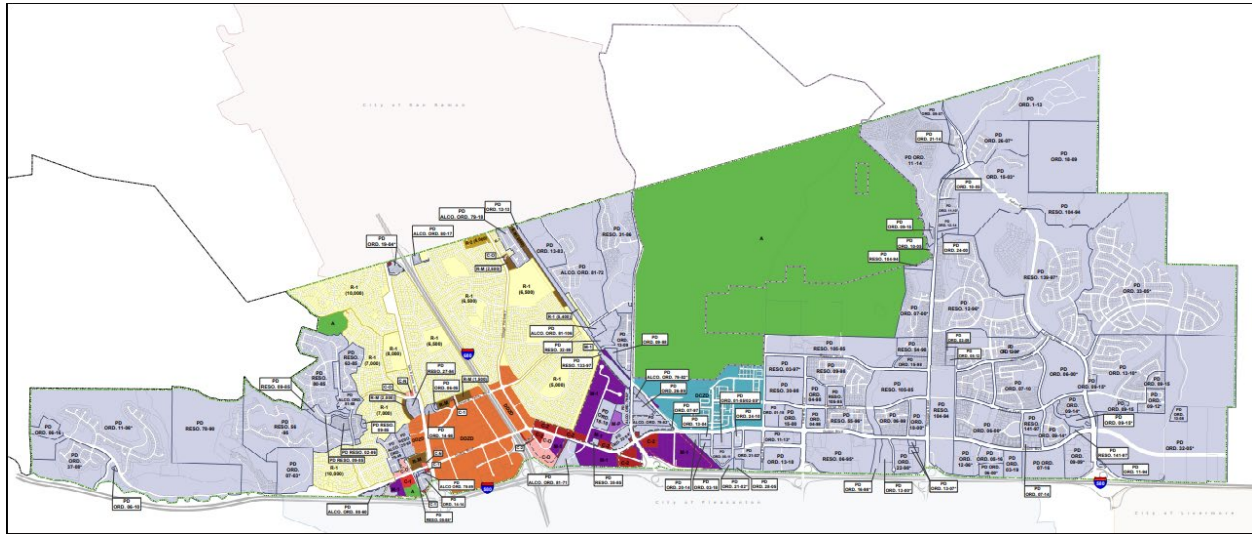
Requiring housing projects to obtain project-specific rezonings where the site is already planned and zoned for residential use is a significant constraint on housing. First, by requiring project-specific rezonings, the PD Zoning Ordinance subjects each housing project to the need to obtain an additional **legislative** approval. Requiring a project-specific legislative approval exposes the project to the risk of having the second required zoning approval be overturned by local anti-housing interests in a referendum election, as recently happened with the 573-unit East Ranch project<sup>1</sup>.

There is a well-organized and active anti-housing voting bloc in Dublin that has the resources to overturn housing approvals on sites that have been planned and zoned for housing for decades. Not only does Dublin's 2-stage zoning requirement present a significant constraint by placing projects with Stage 1 zoning at risk of referendum when the Stage 2 zoning is sought, but the zoning requirements also act as a significant constraint under housing element law by undermining other key state housing law protections. Under SB 330, projects that have secured necessary general plan and zoning can only be subject to 5 hearings; they also are protected by the vested rights provisions of Gov't Code Sec. 65589.5(o) and the time limits of the Permit Streamlining Act. The City's PD Zoning Ordinance, by maintaining that a site's zoning is not complete until a Stage 2 rezoning is approved, could make it difficult or infeasible for developers to invoke these key housing statutes. Alternatively or in addition, developers could be forced to threaten litigation under the Housing Accountability Act to avoid the need for a Stage 2 rezoning ordinance, which itself would constitute an additional constraint on processing a housing project.

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<sup>1</sup> The East Ranch project secured "Stage 1" zoning in 2005. The City Council approved "Stage 2" zoning in December 2021, which the voters then referended, resulting in a repeal of the "Stage 2" zoning ordinance earlier this year.

The significance of these conflicts between key state housing reform statutes and the City's PD Zoning Ordinance is magnified by the fact that much of the City—and many of its housing sites—are subject to the PD Zoning Ordinance. The grey/lavender areas below are all zoned PD Zoning:



Notably, the areas covered by the PD Zoning Ordinance also include a significant number of units that the draft Housing Element considers approved “pipeline” units for purposes of satisfying the City’s current RHND. However, sites that have yet to secure a Stage 2 rezoning ordinance cannot be considered zoned for housing for purposes of meeting the adequate sites requirement.

Based on all the foregoing, BIA Bay Area believes that certification of Dublin’s Housing Element should be conditioned on adequately addressing this significant governmental constraint. We believe this should include:

1. Revising the PD Ordinance so that it no longer requires a 2-stage legislative process. All “legislative” zoning issues should be addressed in the initial zoning approval. All subsequent permits and approvals should be non-legislative in nature.
2. Committing to facilitate and approve all housing projects that currently have a Stage 1 zoning approval without requiring a Stage 2 legislative zoning approval.

It is imperative that these actions be expressed as formal conditions of Housing Element certification.

Thank you for the opportunity to comment. Please contact the undersigned with any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Paul Campos". The signature is written in a cursive style with a long, sweeping underline.

Paul Campos  
Sr. V.P. & General Counsel



August 04, 2022

Dear Dublin City Council:

We are writing on behalf of **South Bay YIMBY** regarding Dublin's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per §8899.50(a)(1) of state code, Dublin's housing element must affirmatively further fair housing, which entails 'taking meaningful actions... that overcome patterns of segregation.'

The City of Dublin is uniquely positioned to affirmatively further fair housing, as Dublin is a wealthy, exclusionary city that researchers with the Othering and Belonging Institute at UC Berkeley identify as highly segregated from the rest of the Bay Area. This socioeconomic segregation is caused by the exclusionary cost of housing in your community, where an average home, as of April 30th, costs \$1,492,000, which is only affordable to someone earning a salary of \$261,000, meaning **only the richest 4% of households can afford to settle down in your community**. It is thus no coincidence that your city is 38% less black than the rest of the Bay Area. Sadly, your city's demographics have trended in an even less equitable direction, losing 2066 black residents and losing 487 brown residents since 2010.

In a 2021 report entitled 'Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,' economic advisors for the White House outline how exclusionary zoning, like yours, causes segregation. Your exclusionary zoning pushes low income children to live in less resourced areas, which begets worse life outcomes from health to income. The research is clear: exclusionary zoning violates your duty to further fair housing.

To take meaningful actions that overcome patterns of segregation, we recommend you:

1. **End apartment bans in high opportunity areas.** This will give middle and working class families the opportunity to share in the resources your rich neighborhoods enjoy. As of 2020, **your city banned apartments in over 66.9% of high opportunity residential areas.**
2. **Accommodate 7970 low income homes in your site inventory.** While substantially larger than the floor of 1710 low income homes required by RHNA, 7970 is the number of homes required to bring the proportion of low income families in your city in line with the rest of the Bay Area. While this number is large enough to be politically challenging, it will always be politically challenging to overcome segregation, as AFFH requires.

Thank you,

**Salim Damerdji**, South Bay YIMBY

**Keith Diggs**, YIMBY Law

## F.18 City Council Adoption Hearing

This Section contains materials prepared for the City Council meeting on November 15, 2022.





# STAFF REPORT

## CITY COUNCIL

DATE: November 15, 2022

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: 2023 – 2031 Housing Element and Related Amendments to the General Plan, Eastern Dublin Specific Plan and Downtown Dublin Specific Plan, and Planned Development Zoning for Dublin Transit Center Sites D-2 and E-2 and Hacienda Crossings Shopping Center (PLPA-2022-00036)  
*Prepared by: Michael P. Cass, Principal Planner*

### EXECUTIVE SUMMARY:

The City Council will consider the proposed 2023 – 2031 Housing Element and related amendments to implement the Housing Element. This includes amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Dublin Transit Center and Hacienda Crossings shopping center. Additionally, the City Council will consider an Initial Study/Negative Declaration.

### STAFF RECOMMENDATION:

Conduct a public hearing, deliberate, and: 1) adopt the **Resolution** Adopting an Initial Study/Negative Declaration; Approving the 2023 – 2031 Housing Element, Associated Amendments to the General Plan, Including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, and Associated Amendments to the Eastern Dublin Specific Plan; and Authorizing Staff to submit the Housing Element to the California Department of Housing and Community Development for Certification; 2) adopt the **Resolution** Amending the Downtown Dublin Specific Plan to Specify Residential Units on Three Housing Element Sites are Allowed by Right and Not Subject to the Development Pool or Community Benefit Program; 3) waive the reading and INTRODUCE the Ordinance Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for Sites D-2 and E-2 of the Dublin Transit Center; and 4) waive the reading and INTRODUCE the Ordinance Approving Amendments to the Planned Development Zoning Stage 1 Development Plan and Approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center.

FINANCIAL IMPACT:

In July 2020, the City Council approved a consulting services agreement between the City and Kimley-Horn to assist Staff with preparation of the Housing Element Update. Kimley-Horn’s contract amount is \$403,000. The cost to prepare the Housing Element Update will be offset in part by grants totaling \$401,436, including \$55,000 from an approved Senate Bill 2 Planning Grant, \$300,000 from the Local Early Action Planning (LEAP) Grant Program, and \$46,436 from the Regional Early Action Planning (REAP) Grant Program. The City’s Fiscal Year 2022-23 Budget sufficiently covers the remaining cost.

DESCRIPTION:

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community’s housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

RHNA is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in the Housing Element of its General Plan. On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final RHNA Plan: San Francisco Bay Area, 2023 – 2031. The plan allocates 3,719 housing units to the City of Dublin. Table 1 below shows the City’s final RHNA by household income category for the 2023 – 2031 planning period. The City’s updated Housing Element must demonstrate how it can accommodate its RHNA.

<b>Table 1: Dublin’s 2023 – 2031 Regional Housing Needs Allocation</b>					
	<b>Very-Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above-Moderate-</b>	<b>Total</b>
<b>Final Allocation</b>	1,085	625	560	1,449	3,719

The Draft 2023 - 2031 Housing Element was published for a 30-day public review period on April 15, 2022. On May 17, 2022, the City Council reviewed the Draft 2023 - 2031 Housing Element and directed Staff to submit it to the California Department of Housing and Community Development (HCD). On May 27, 2022, Staff submitted the Draft 2023 – 2031 Housing Element to HCD for their review. HCD concluded their review and provided comments on August 29, 2022. The Draft Housing Element has been revised to reflect comments received from HCD and interested parties as further discussed later below.

The City Council is being asked to review the 2023 – 2031 Housing Element and associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element; amendments to the Eastern Dublin Specific Plan (EDSP) and Downtown

Dublin Specific Plan (DDSP); and amendments to Planned Development Zoning for Sites D-2 and E-2 at the Dublin Transit Center and Hacienda Crossings shopping center. The City Council Resolutions and Ordinances are Attachments 1 – 6.

## Analysis

### **General Plan Amendments**

#### ***Housing Element***

Staff prepared the 2023-2031 Housing Element (Attachment 2), which includes the following components:

- **Chapter 1: Introduction.** Contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2: Housing Plan.** Describes Dublin’s housing plan, including goals, policies, programs, and objectives.
- **Appendix A: Review of Past Performance.** Evaluates the housing programs and quantified objectives outlined in the past Housing Element and the City’s efforts in meeting the program requirements and achieving the quantified objectives.
- **Appendix B: Community Profile.** Contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock.
- **Appendix C: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH).** Summarizes governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including funding and financial considerations, as well as a fair housing analysis.
- **Appendix D: Adequate Sites Analysis.** Identifies candidate sites by income category to meet the City’s RHNA.
- **Appendix E: Housing Plan Programs Summary.** Summarizes Chapter 2.
- **Appendix F: Community Engagement Summary.** Summarizes the City’s community engagement efforts to achieve public participation of all economic segments of the community.
- **Appendix G: Glossary of Terms.** Defines terms and acronyms using in the Housing Element.

A comprehensive update is proposed to the Housing Element of the General Plan. The Housing Element identifies residential sites by income category to meet the City’s RHNA. The sites identified in the Housing Element represent the City’s ability to accommodate housing at the designated income levels during the 2023 – 2031 planning period. The Housing Element also analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons.

The 2023 – 2031 Housing Element also includes a review of the goals, policies, programs, and objectives of the existing Housing Element, and reports on the attainment and disposition of the programs. In some instances, the programs from the previous Housing Element are continued through to the 2023 – 2031 Housing Element. Many existing programs have been amended and continue to reflect current conditions in the City as described in Chapter 2: Housing Plan of the 2023 – 2031 Housing Element.

Adequate Sites Analysis. As noted above, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s RHNA. The Housing Element has identified that the City has the capacity to meet the RHNA through a variety of methods, including: 1) projects in the pipeline; 2) future development of accessory dwelling units (ADUs); 3) capacity on existing, residentially-zoned sites; and 4) identification of land to rezone to accommodate remaining RHNA. Table 2, below, shows the City’s 2023-2031 RHNA by income category and how the RHNA will be accommodated.

<b>Table 2: Sites Inventory Summary</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Allocation</b>	<b>1,710</b>	<b>560</b>	<b>1,449</b>	<b>3,719</b>
<b>Pipeline Projects</b>	(535)	(210)	(2,104)	(2,849)
<b>Accessory Dwelling Units</b>	(96)	(48)	(16)	(160)
<b>5<sup>th</sup> Cycle Sites</b>	0	(252)	0	(252)
<b>Public/Semi-Public Sites</b>	(134)	0	0	(134)
<b>Downtown Dublin</b>	(190)	(50)	0	(240)
<b>Remaining Need</b>	<b>755</b>	<b>0</b>	<b>0</b>	

Table 3 demonstrates how the remaining need will be accommodated on Transit Center Sites D-2 and E-2, Hacienda Crossings shopping center, and the SCS Property.

<b>Table 3: Distribution of Remaining Need</b>				
	<b>Very-Low- and Low-</b>	<b>Moderate-</b>	<b>Above- Moderate-</b>	<b>Total</b>
<b>Transit Center Sites D-2 &amp; E-2 (Alameda County Surplus Property)</b>	358	0	357	715
<b>Hacienda Crossings</b>	297	0	297	594
<b>SCS Property</b>	100	0	0	100
<b>Total</b>	<b>755</b>	<b>0</b>	<b>654</b>	<b>1,409</b>

HCD Review. On August 29, 2022, the City received the results of HCD’s review. While the Draft 2023 -2031 Housing Element met many of the statutory requirements, HCD identified revisions that they deemed necessary before the agency will certify the Housing Element (Attachment 8). The following is a summary of changes made to address HCD’s comments:

- Chapter 2 (Housing Plan), Section 2 (Housing Programs), and Appendix E (Housing Plan Programs Summary): Updated Program A.5 (Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate) with an objective to proactively seek funding opportunities for units at-risk of converting to market-rate units.

- Chapter 2, Section 2, and Appendix E: Modified Program B.16 (Publicly-Owned Lands) to work with the Alameda County Surplus Property Authority to develop a schedule for the development of the Dublin Transit Center and conduct a mid-cycle review of progress made.
- Chapter 2, Section 2, and Appendix E: Updated Program B.17 (Community Care Facilities) to include language regarding reviewing and revising the definition of “family” to address potential constraints for persons with disabilities and to specify the City will update the Zoning Ordinance to allow community care facilities in all zoning districts allowing a residential use.
- Chapter 2, Section 2, and Appendix E: Added Program B.18 (Planned Development (PD) Zoning) with the objective to review vacant and underutilized properties with existing PD zoning and identify properties for rezoning to traditional residential districts and consider amendments to the Zoning Ordinance to provide options for developers to request PD zoning if they desire more flexibility. Based on preliminary analysis, the City identified approximately nine properties requiring rezoning.
- Chapter 2, Section 2, and Appendix E: Added Program B.19 (Development of Large Parcels) to incentivize residential development on parcels over ten acres.
- Chapter 2, Section 2, and Appendix E: Added development standards for emergency shelters and modified Program D.3 (Emergency Shelters) to specify parking requirements will be updated to comply with Assembly Bill (AB) 139.
- Chapter 2, Section 2, and Appendix E: Added Program D.6 (Parking Requirements Near Public Transit) to specify parking requirements will be updated to comply with AB 2097.
- Chapter 2, Section 2, and Appendix E: Added specific dates that certain programs will be completed.
- Appendix C (Housing Constraints, Resources, and Affirmatively Furthering Fair Housing), Section A (Housing Constraints), Subsection 2 (Governmental Constraints): Further analyzed development standards and land use controls and added information to support that they do not impact housing supply, costs, financial feasibility, timing, approval certainty and ability to achieve maximum densities without exceptions.
- Appendix C, Section A, Subsection 2: Added analysis to support that parking requirements for multi-family residential development projects do not impact cost, supply, housing choice, or financial feasibility.
- Appendix C, Section A, Subsection 2: Clarified that Density Bonus incentives may count towards the City’s Inclusionary Zoning Ordinance requirements.
- Appendix C, Section A, Subsection 2: Added a table detailing actual time between receiving a Planning entitlement and applying for a building permit.
- Appendix C, Section D (Affirmatively Furthering Fair Housing), Subsection 10 (Fair Housing Laws): Added additional discussion about the City’s compliance with fair housing laws.
- Appendix C, Section D, Subsection 12 (Analysis of Federal, State, and Local Data and Knowledge): Analyzed integration and segregation trends over time.
- Appendix C, Section D, Subsection 12: Added additional language to provide a regional context for Racially Concentrated Areas of Affluence.
- Appendix C, Section D, Subsection 12: Added information on the approval of district-based elections beginning in 2024.

- Appendix C, Section D, Subsection 14 (Analysis of Sites Pursuant to AB 686): Added additional data and analysis about candidate housing sites and affirmatively furthering fair housing.
- Appendix D (Adequate Sites Analysis), Section A (Adequate Sites Analysis Overview), Subsection 2 (ADUs and Junior ADUs): Decreased accessory dwelling unit (ADU) projections from 248 to 160 ADUs and increased the number of units at the Dublin Transit Center to accommodate that shortfall.
- Appendix D, Section B (Very Low- and Low-Income Sites Inventory), Subsection 2 (Calculation of Unit Capacity): Added evidence to support realistic capacity, including density, acreage, and affordability levels of past projects.
- Appendix D, Section B, Subsection 3 (Adequacy of Sites to Accommodate Very Low- and Low-Income Housing): Added additional language to support parcels over 10 acres that are planned to accommodate lower-income households.
- Appendix D, Section B, Subsection 4 (Non-Vacant Sites): Added additional support for the suitability of non-vacant sites.
- Appendix F (Community Engagement Summary), Section 16 (Summary of Public Comments): Updated Table F-1 to include public comments received by HCD.

***Land Use Element***

Transit Center Sites D-2 and E-2 currently have a General Plan land use designation of Campus Office. The land use for the northern 6.42 acres of Site D-2 and all of Site E-2 would be changed to a combined Campus Office/High-Density Residential land use designation to accommodate additional residential units at the Transit Center as shown in Figure 1 below. Additionally, the City proposes to update the assumed residential household size based on Dublin’s average household size of 2.99 persons per unit as reported in the 2020 US Census data. Corresponding amendments are proposed to the Population Density Measurements (Section 1.8.1.2), Land Use Classification (Section 1.8.1.6), Land Use Map (Figure 1-1) (Dublin General Plan Land Use Map), Primary Planning Area (Section 2.2), Table 2.1 (Land Use Development Potential: Primary Planning Area), Eastern Extended Planning Area (Section 2.3), Table 2.2 (Land Use Development Potential: Eastern Extended Planning Area), and Table 2.3 (Land Use Development Potential: Western Extended Planning Area), as further described in Attachment 1.

**Figure 1: General Plan Land Use Map**



***Seismic Safety and Safety Element***

Government Code Section 65302(g) requires Safety Elements to address the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards or geologic hazards; flooding; and wildfires and urban fires. The statute requires that seismic and geologic hazard areas be mapped. It also requires the element to address evacuation routes, military installations, peak load water supply, minimum road widths and clearances around structures for geologic and fire hazards identified in the element. Senate Bill (SB) 1035 requires local governments to revise their Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision to the Housing Element. Additionally, Assembly Bill (AB) 2140 allows California cities and counties to adopt local hazard mitigation plans into their Safety Element, making them eligible to be considered for part or all their local-share costs on eligible Public Assistance funding provided by the State through the California Disaster Assistance Act.

Amendments to the Seismic Safety and Safety Element are proposed to satisfy the requirements of SB 1035 and AB 2140. These amendments include adding background language about geologic and seismic hazards, liquefaction and landslide hazards, wildfires, flooding and dam failure, and hazardous materials in Dublin; referencing the Emergency Operations Plan; adopting the Tri-Valley Local Hazard Mitigation Plan into the Safety Element by reference; identifying wildfires over 10 acres near the City; referencing evacuation plans; and updating all maps and figures based on currently-available data. Please refer to Attachment 3.

***Environmental Justice Policies***

SB 1000 requires local governments to identify disadvantaged communities and incorporate



environmental justice into their general plans. The City prepared an Environmental Justice Memo (Attachment 7), which concludes that Dublin does not have any communities meeting the definition of a disadvantaged community under SB 1000 and, therefore, the inclusion of an Environmental Justice Element or environmental justice policies in other required General Plan Elements is not required.

## **Specific Plan Amendments**

### ***Eastern Dublin Specific Plan***

Similar to the General Plan amendments described above, the EDSP is proposed to be amended to address the change in land use on the northern portion of Site D-2 and all of E-2. The EDSP land use designation for these two sites would be changed from Campus Office to Campus Office/High Density Residential as shown in Figure 2 below. Additionally, the City proposes to update the assumed residential household size, based on Dublin's average household size of 2.99 persons per unit as reported in the 2020 US Census data. Corresponding amendments are proposed to the Land Use Map (Figure 4-1), Table 4.1 (Eastern Dublin Specific Plan Land Use Summary), Table 4.2 (Eastern Dublin Specific Plan Population and Employment Summary), Table 4.3 (Projected Jobs/Housing Balance, and land use description (Section 4.8), as described in Attachment 1.

**Figure 2: Eastern Dublin Specific Plan Land Use Map**



***Downtown Dublin Specific Plan***

State law requires that any non-vacant site identified in a prior Housing Element must be zoned at a minimum of 30 units per acre and allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households if they are to be considered an adequate site to accommodate the very low- and low-income categories of the RHNA.

Three non-vacant sites, located in Downtown Dublin that were identified in the 2014 – 2022 Housing Element, are shown to be suitable for lower-income housing in the Housing Element Sites Inventory. Therefore, the City is required by statute to permit at least 30 units per acre, which it does, on these sites and to allow residential use by right for housing developments when at least 20 percent of the proposed units are affordable to lower-income households. Residential development within the Downtown Dublin Specific Plan is governed by a Development Pool. To reserve residential units from the Development Pool, a developer must enter into the Community Benefit Program Agreement. The three sites in Downtown Dublin that have been identified in the Sites Inventory would provide 416 units affordable to lower-income households. To comply with State law to facilitate the development of these 416 units, the Downtown Dublin Specific Plan is proposed to be amended to exempt these units from the Development Pool and the Community Benefit Program Agreement requirement. Please refer to Attachment 4.

## **Rezoning**

The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City's RHNA. After taking into account projects in the pipeline; future development of ADUs; and capacity on existing, residentially-zoned sites; the City has a remaining need of 755 lower-income units. The proposed project includes rezoning the northern portion of Site D-2 and all of Site E-2 at the Dublin Transit Center, and two parcels at the Hacienda Crossings shopping center to accommodate that remaining need, as previously directed by the City Council and further described below.

Additionally, the SCS Dublin project, which is currently under consideration by the City Council, proposes 100 lower-income units on a 2.5-acre Public/Semi Public site that would satisfy a portion of the RHNA.

### ***Transit Center Sites D-2 and E-2***

On December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development (PD) Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which specified that Sites D-2 and E-2 be developed with a Campus Office use. The Transit Center PD Zoning Stage 1 Development Plan is proposed to be amended to change the allowed land uses on the northern 6.42 acres of Site D-2 and all of Site E-2 from Campus Office to Campus Office/High Density Residential, add 715 residential units to accommodate the RHNA on these sites, amend annotations on the Conceptual Illustrative Site Plan and the Streetscape, Open Space, and Landscape figures to state "Office and/or Multi-Family Dwellings" rather than "Office," amend the Phasing Plan legend to state Campus Office/High Density Residential for Sites D-2 and E-2, approve a Stage 2 Development Plan, and specify that development must comply with the Citywide Multi-Family Objective Design Standards. Please refer to Attachment 5.

### ***Hacienda Crossings***

On January 17, 1995, the City Council adopted Resolution No. 95-02 approving a PD Rezone, establishing regulations for the use, improvement, and maintenance for a retail commercial shopping center. The PD Zoning is proposed to be amended to add "Multi-Family Residential" as a permitted land use to accommodate the RHNA. The amendment would also establish additional objective design standards, such as parking requirements, minimum sidewalk width, minimum density, common useable outdoor space requirements, and height limits. The Development Plan also includes guidance about building placement, upper-story windows and balconies, ground floor transparency, architectural detailing, and a preference for ground floor retail/commercial uses with residential units above, to transition the shopping center to a more pedestrian-oriented mixed-use development. Please refer to Attachment 6.

## **ENVIRONMENTAL DETERMINATION:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City prepared an Initial Study/Negative Declaration (IS/ND) (Attachment 9) for the proposed project. The IS/ND was available for public review between October 4, 2022, and November 2, 2022. No public comments on the IS/ND were received.

## PLANNING COMMISSION REVIEW:

On October 25, 2022, the Planning Commission considered the proposed 2023 – 2031 Housing Element and related amendments to implement the Housing Element and unanimously adopted Resolution No. 22-14 recommending City Council approval (Attachment 10).

## STRATEGIC PLAN INITIATIVE:

### Strategy 2: Housing Affordability

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

## NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City implemented an outreach and engagement program to inform the community and seek input regarding the Housing Element Update. Between December 20, 2021, and February 28, 2022, the City conducted an online survey to receive community feedback. Staff also hosted two Housing Element Workshops on January 19 and February 17, 2022. The workshops provided an overview of the Housing Element, RHNA, Preliminary Sites Inventory, and required policy and program topics, and provided an opportunity for the community to provide feedback. The community was notified of these engagement opportunities through the City's social media, website, push notifications, and email. Additionally, Staff held one-on-one meetings with the property owners of the "Additional Sites" identified to satisfy the "remaining need" for sites to accommodate the RHNA. The City also has a Housing Element Update webpage on the City's website that serves as a landing place for information. The Planning Commission held a study session on March 8, 2022, reviewed the Draft 2023 – 2031 Housing Element on April 26, 2022, and reviewed the revised Draft 2023 – 2031 Housing Element on October 25, 2022. The City Council also held meetings to receive updates regarding the Housing Element Update on February 18, 2020, October 6, 2020, June 15, 2021, November 2, 2021, March 15, 2022, and May 17, 2022. The feedback and information received through these outreach efforts was used to help create the proposed policies and programs to address the housing needs.

In accordance with State law, a public notice was published in the *East Bay Times* and posted at several locations throughout the City. Notification was also provided to those that had previously signed up on the interested parties list. Additionally, the City Council Agenda and the Staff Report was made available on the City's website.

The public comments received prior to publishing this report are included as Attachment 11. A summary and response to all public comments is included in Table F-1 (Summary of Public Comments) in the 2023 – 2031 Housing Element.

## ATTACHMENTS:

- 1) Resolution Adopting an Initial Study/Negative Declaration; Approving the 2023 – 2031 Housing Element, Associated Amendments to the General Plan, Including the Land Use Element and Land Use Map, and Seismic Safety and Safety Element, and Associated

Amendments to the Eastern Dublin Specific Plan; and Authorizing Staff to submit the Housing Element to the California Department of Housing and Community Development for Certification

- 2) Exhibit 1 to the Resolution – 2023 – 2031 Housing Element
- 3) Exhibit 2 to the Resolution – Seismic Safety and Safety Element Amendments
- 4) Resolution Amending the Downtown Dublin Specific Plan to Specify Residential Units on Three Housing Element Sites are Allowed by Right and Not Subject to the Development Pool or Community Benefit Program
- 5) Ordinance Approving a Planned Development Rezone with an Amended Stage 1 Development Plan and Approving a Stage 2 Development Plan for Sites D-2 and E-2 of the Dublin Transit Center
- 6) Ordinance Approving a Planned Development Rezone with an Amended Stage 1 Development Plan and Approving a Stage 2 Development Plan for the Hacienda Crossings Shopping Center
- 7) Environmental Justice Memo
- 8) HCD's Comments
- 9) Initial Study/Negative Declaration
- 10) Planning Commission Resolution No. 22-14 (without exhibits)
- 11) Public Comments

**RESOLUTION NO. XX – 22**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**ADOPTING AN INITIAL STUDY/NEGATIVE DECLARATION; APPROVING THE 2023 – 2031 HOUSING ELEMENT, ASSOCIATED AMENDMENTS TO THE GENERAL PLAN, INCLUDING THE LAND USE ELEMENT AND LAND USE MAP, AND SEISMIC SAFETY AND SAFETY ELEMENT, AND ASSOCIATED AMENDMENTS TO THE EASTERN DUBLIN SPECIFIC PLAN; AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION (PLPA-2022-00036)**

**WHEREAS**, the State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City; and

**WHEREAS**, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

**WHEREAS**, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

**WHEREAS**, the City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law; and

**WHEREAS**, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City's Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element; and

**WHEREAS**, State law requires any non-vacant site identified in a prior Housing Element to be zoned at a minimum density of 30 units per acre and allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to low-income households, if the units would accommodate the very low- and low-income categories of the City's Regional Housing Needs Allocation; and

**WHEREAS**, there are three sites in Downtown Dublin, including 7590 Amador Valley Boulevard (APN 941-0305-028-00), 7050 Amador Plaza Road (APN 941-0305-040-00), and 6513 Regional Street (APN 941-1500-030-00), that were identified in the 2014 – 2022 Housing Element and are included in the 2023 – 2031 Housing Element Sites Inventory; and

**WHEREAS**, amendments to the DDSP are proposed to specify the residential units on the three Housing Element sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program provided that 20 percent of the units on each site are affordable to lower income households; and

**WHEREAS**, after accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on Sites D-2 and E-2 (APNs: 986-0034-012-00 and 986-0034-014-00) at the Dublin Transit Center, which requires amendments to the General Plan and Eastern Dublin Specific Plan land use designations for the two sites; and

**WHEREAS**, on December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which among other approvals, established a maximum of 1,800 residential units for the Transit Center and specified Sites D-2 and E-2 shall be developed with a Campus Office use; and

**WHEREAS**, the City proposes to amend Ordinance No. 21-02 to change the allowed land use on Sites D-2 and E-2 from Campus Office to Campus Office/High-Density Residential and increase the maximum residential density from 1,800 units to 2,515 units; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center (formerly known as the Santa Rita Commercial Center); and

**WHEREAS**, on January 17, 1995, the City Council adopted Resolution No. 95-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Santa Rita Commercial Center, which among other approvals, established regulations for the use, improvement, and maintenance of the property; and

**WHEREAS**, the City proposes to amend Resolution No. 95-02 to add “Multi-Family Residence” as a permitted principal land use on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center, and establish a maximum residential density of up to 594 units and objective design standards for the two parcels; and

**WHEREAS**, a portion of the remaining need is proposed to be accommodated by the SCS Dublin project, which is concurrently under consideration by the Planning Commission and City Council, and proposes 100 lower-income units on a 2.5-acre Public/Semi Public site. Should project approval be delayed, the City would be required to rezone the 2.5-acre site no later than January 31, 2026; and

**WHEREAS**, in accordance with Senate Bill (SB) 1035, the City prepared amendments to the Seismic Safety and Safety Element to identify flood hazards and address the risk of fire hazards in certain lands; and

**WHEREAS**, in accordance with Assembly Bill (AB) 2140, the City prepared amendments to the Seismic Safety and Safety Element to adopt the Tri-Valley Local Hazard Mitigation Plan into the Safety Element by reference, making the City eligible to be considered for part or all our local-share costs on eligible Public Assistance funding provided by the State through the California Disaster Assistance Act; and

**WHEREAS**, the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element and Land Use Map, and Seismic Safety and Safety



Element, and associated amendments to the Eastern Dublin Specific Plan are collectively referred to as the “Project;” and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings to determine if they may have a significant effect on the environment; and

**WHEREAS**, the Initial Study determined that the proposed 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings would not have any significant environmental effects and the preparation of a Negative Declaration is the appropriate CEQA document; and

**WHEREAS**, the Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022; and

**WHEREAS**, the City of Dublin received no comment letters on the Initial Study/Negative Declaration; and

**WHEREAS**, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan Amendment. None of the contacted tribes requested a consultation within the 90-day statutory consultation period and no further action is required under section 65352.3; and

**WHEREAS**, on October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-14 recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to Planned Development Zoning Stage 1 Development Plan and establish a Stage 2 Development Plan for Sites D-2 and E-2 at the Transit Center, and amendments to the Planned Development Zoning for the Hacienda Crossings shopping center; and

**WHEREAS**, on November 15, 2022, the City Council held a properly noticed public hearing on the project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, a Staff Report, dated November 15, 2022, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Amendments, for the City Council; and

**WHEREAS**, the City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED** that the following recitals are true and correct and made part of this Resolution.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the Initial Study/Negative Declaration and finds:

- A. The Dublin City Council has reviewed and considered the Initial Study/Negative Declaration, including comments received during the public review period, prior to taking action on the Project.
- B. The Initial Study/Negative Declaration adequately analyzes the potential environmental impacts of the Project and determines there is no substantial evidence that the Project will have a significant effect on the environment.
- C. The Initial Study/Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines and the City of Dublin Environmental Regulations.
- D. The Initial Study/Negative Declaration is complete and adequate and reflects the City's independent judgement and analysis as to the environmental effects of the Projects. The Community Development Department is designated as the custodian of the documents and record of proceedings on which the decision is based. The Community Development Department is located at the Dublin Civic Center, 100 Civic Plaza, Dublin, California, 94568.
- E. Following adoption of this Resolution, Staff is authorized and directed to file with the County of Alameda a Notice of Determination pursuant to CEQA.

**BE IT FURTHER RESOLVED** that the City Council finds that the General Plan and Eastern Dublin Specific Plan Amendments, as set forth below, are in the public interest, will promote general health, safety, and welfare, and that the General Plan as amended will remain internally consistent. The proposed Project is consistent with the guiding and implementing policies of the General Plan in each of the elements and will allow the potential for additional residential development at various income levels. The General Plan Amendments noted below will ensure that the implementation of the proposed Project complies with the General Plan and that each element within the General Plan is internally consistent.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the following amendments to the General Plan:

*Figure 1-1 (Dublin General Plan Land Use Map) shall be amended to add the Campus Office/High-Density Residential land use designation to the legend and designate the northern 6.42 acres of site D-2 and all of Site E-2 at the Dublin Transit Center as Campus Office/High Density Residential, as shown below:*

**Figure 1-1 Dublin General Plan Land Use Map**



*Section 1.8.1.2 (Population Density Measurements) shall be amended to update household size based on the 2020 US Census as follows:*

Assumed residential household size in all three Planning Areas is based on Dublin’s average household size of 2.99 persons per unit as reported in the 2020 US Census data.

*Section 1.8.1.6 (Eastern Extended Planning Area), Subsection B (Commercial/Industrial) shall be amended to add a description for the Campus Office/High Density Residential land use designation as follows:*

**Campus Office/High-Density Residential (FAR: .25 to .80; Employee Density: 260 square feet per employee) (25.1 units and above per gross residential acre)**

Combined land use district. See designations under Eastern Extended Planning Area for Campus Office and Residential: High Density. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the combined commercial and residential uses, if residential uses are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses. A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion on the City Council. Example: Sites D-2 and E-2 at the Dublin Transit Center.

*Section 2.2 (Primary Planning Area), Paragraph 1 and 4 shall be amended to update the residential units and estimated population in the Primary Planning Area, and residential units in Downtown Dublin as follows:*

The Primary Planning Area has a net acreage of almost 2,500 acres (see Table 2 .1 below), and is largely built out with approximately 13,868 housing units and an estimated population of 41,464. In 2012, the Primary Planning Area had an estimated 12,163 jobs. Table 2 .1 shows the minimum and maximum development potential of each land use classification within the Primary Planning Area.

In 2000, in anticipation of the future West Dublin Bay Area Rapid Transit (BART) Station, a Transit Oriented District was established in Downtown Dublin to encourage the development of higher density, mixed- use projects adjacent to mass transit. On February 19, 2011, the West Dublin BART Station opened to the public. The first high density residential project broke ground in 2012 and will bring over 300 new residential units to Downtown Dublin. The Downtown Dublin Specific Plan, adopted in February 2011, allows for the development of up to 2,916 units in Downtown Dublin and capitalizes on the area's proximity to the West Dublin BART Station. Intensification in and around Downtown Dublin is expected to continue while the remainder of the Primary Planning Area is expected to remain relatively unchanged.

*Table 2.1 (Land Use Development Potential: Primary Planning Area) shall be amended to read as follows and add footnote #5, which also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:*

Table 2.1. LAND USE DEVELOPMENT POTENTIAL: PRIMARY PLANNING AREA					
CLASSIFICATION	ACRES	INTENSITY	UNITS <sup>1</sup>	FACTOR	YIELD <sup>1</sup>
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Low Density Single Family	44.0	0.5-3.8	22-167	2.99	66-499
Single Family	901.9	0.9-6.0	812-5,411	2.99	2,428-16,179
Medium Density	196.54	6.1-14.0	1,199-2,752	2.99	3,585-8,228
Medium-High	78.4	14.1-25.0	1,105-1,960	2.99	3,304-5,860
Medium-High and Retail/Office	11.2	14.1-25.0	158-280	2.99	472-837
Mixed Use	15.3	6.1-25.0	93-382	2.99	278-1,142
<b>TOTAL:</b>	<b>1,247.34</b>		<b>3,389-10,952</b>		<b>10,133-32,745</b>

DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Downtown Dublin	230.2	6.1-25.1+	2,916 <sup>5</sup>	2.99	8,719
DOWNTOWN DUBLIN SPECIFIC PLAN AREA	Acres	Maximum Floor Area Ratio (Gross)	Maximum Potential Square Feet <sup>4</sup>	Square Feet / Employee	Jobs
Village Parkway District	32.9	.35	.50	200-450	1,115-2,508
Retail District	113.1	2.0	9.9 <sup>4</sup>	200-450	6,139-13,814
Transit-Oriented District	84.2	2.5	9.2 <sup>4</sup>	200-450	8,492-19,108
<b>TOTAL:</b>	<b>230.2</b>		<b>19.6</b>		<b>15,746-35,430</b>

COMMERCIAL	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Retail/Office	33.9	.25-.60	.37-.89	200-450	822-4,450

Retail/Office & Automotive	40.8	.25-.50	.44-.89	220-490	898-4,045
Campus Office	0	.25-.80	0	260	0
Business Park / Industrial	102.8	.30-.40	1.34-1.79	360-490	2,735-4,972
Business Park / Industrial: Outdoor Storage	56.7	.25-.40	.62-.99	360-490	1,265-2,750
Medium-High and Retail/Office	11.2 <sup>3</sup>	.25-.60	.12-.29	200-450	267-1,450
Mixed Use	15.3 <sup>3</sup>	.30-1.00	.20-.67	200-400	500-3,350
<b>TOTAL:</b>	<b>260.7</b>		<b>3.09-5.52</b>		<b>6,478-21,017</b>

<b>PUBLIC/SEMI-PUBLIC/OPEN SPACE</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Public/Semi-Public Facilities	38.2	.50	.83	590	1,407
Semi-Public Facilities	0	.50	0	590	0
<b>SCHOOLS</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Elementary Schools	87.8	.50	1.91	590	3,237
Middle Schools	6.0	.50	.13	590	220
High Schools	50.5	.50	1.10	590	1,864
<b>PARKS/PUBLIC RECREATION</b>	<b>Acres</b>		<b>Number</b>		
Neighborhood Parks	19.0		5		
Community Parks	61.93		6		
Regional Parks	0		0		
Open Space	439.91				
Stream Corridor	52.9				
<b>TOTAL:</b>	<b>756.24</b>		<b>3.97</b>		<b>6,728</b>

	<b>ACRES</b>	<b>DWELLING UNITS</b>	<b>POPULATION</b>	<b>SQUARE FEET (MILLIONS)</b>	<b>JOBS</b>
<b>GRAND TOTAL:</b>	<b>2,494.48</b>	<b>6,305-13,868</b>	<b>18,852-41,464</b>	<b>14.16-16.59</b>	<b>28,952-63,175</b>

- 1 For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction greater than .5 is rounded to the nearest whole number.
- 2 Refer to the Downtown Dublin Specific Plan.
- 3 Not included in the Grand Total as it is already accounted for under the Residential classification.
- 4 Maximum Development Potential in the Retail and Transit-Oriented Districts were modified by the 2014 Downtown Dublin Specific Plan Amendment (City Council Resolution No. 94-14).
- 5 Includes 416 units which are exempt from the Development Pool, as discussed in Downtown Dublin Specific Plan Section 6.4: Development Pool and Community Benefit Program.

*Section 2.3 (Eastern Extended Planning Area), Paragraph 1 shall be amended to update the residential units, population, commercial square feet, and jobs as follows:*

The Eastern Extended Planning Area has a net acreage of just over 3,500 acres (see Table 2.2 below), and is projected to build out in 2035, providing a total of 16,113+ residential units with an estimated population of 48,179 persons (per the Eastern Dublin Specific Plan). The Eastern Extended Planning Area has a development potential of up to 21.88 million square feet of commercial uses and over 53,431 jobs (per the Eastern Dublin Specific Plan). Table 2.2 sets forth the development potential for the Eastern Extended Planning Area.

*Table 2.2 (Land Use Development Potential: Eastern Extended Planning Area) shall be amended to read as follows and add footnote #1. The table also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:*

<b>Table 2.2. LAND USE DEVELOPMENT POTENTIAL: EASTERN EXTENDED PLANNING AREA</b>					
<b>CLASSIFICATION</b>	<b>ACRES</b>	<b>INTENSITY</b>	<b>UNITS<sup>1</sup></b>	<b>FACTOR</b>	<b>YIELD<sup>1</sup></b>
<b>RESIDENTIAL</b>	<b>Acres</b>	<b>Dwelling Units/Acre</b>	<b>Dwelling Units</b>	<b>Persons/Dwelling Unit</b>	<b>Population</b>
High Density	52.94	25 .1+	1,328+	2.99	3,971+
Campus Office / High Density	13.92	25.1+	715	2.99	2,138
Medium-High Density	153.61	14.1-25.0	2,165-3,840	2.99	6,473-11,482
Medium-High Density and Retail Office	0	14.1-25.0	0	2.99	0
Medium-Density	418.1	6.1-14.0	2,550-5,853	2.99	7,625-17,500
Single Family	725	0.9-6.0	652-4,350	2.99	1,949-13,007
Estate Residential	30 .5	0.01-0 .8	0-24	2.99	0-72
Rural Residential/ Agriculture	329.8	0.01	3	2.99	9
<b>TOTAL:</b>	<b>1,723.87</b>		<b>7,413-16,113+</b>		<b>22,165-48,179+</b>

<b>COMMERCIAL</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
General Commercial	194.85	.20- .60	1.6-5.0	510	3,328-9,985
General Commercial/ Campus Office	168.57	.20- .80	1.46-5.87	385	3,814-15,258
Mixed Use	0	.30-1 .00	0	490	0
Mixed Use 2/ Campus Office	22 .9	.45 max	.45	260	1,731
Neighborhood Commercial	0	.25- .60	.0	490	0
Industrial Park	56 .4	.35 max	.86	590	1,458
Industrial Park/ Campus Office	0	.25- .35	0	425	0
Campus Office	123.66	.25- .80	1.35-4.31	260	5,179-16,574
Campus Office / High Density	13.92 <sup>1</sup>	.25-.80	.15-.49	260	583-1,866
Medical Campus	42.88	.25- .80	.46-4.49	260	1,796-5,747

Medical Campus / Commercial	15.85	.25- .80	.17-.41	510	338-812
<b>TOTAL:</b>	625.11		6.5-21.88		18,227-53,431

<b>PUBLIC/SEMI-PUBLIC/OPEN SPACE</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Public/Semi-Public	99.46	.50 max	2.16	590	3,671
Semi-Public	2.09	.50 max	.045	590	77
	<b>Acres</b>		<b>Number</b>		
Parks/Public Recreation	207.4				
Regional Parks	1.2		1		
Open Space	699.56				
<b>Schools</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet/Employee</b>	<b>Jobs</b>
Elementary School	38	.50 max	1.06	590	1,797
Middle School	27.8	.50 max	.61	590	1,034
High School	23.46		.51	590	866
<b>TOTAL:</b>	<b>1,098.97</b>		<b>5.87</b>		<b>7,445</b>

<sup>1</sup> Not included in Total as it is already accounted for under the Residential classification.

Table 2.3 (Land Use Development Potential: Western Extended Planning Area) shall be amended to read as follows, which also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:

<b>Table 2.3. LAND USE DEVELOPMENT POTENTIAL: WESTERN EXTENDED PLANNING AREA</b>					
<b>CLASSIFICATION</b>	<b>ACRES</b>	<b>INTENSITY</b>	<b>UNITS<sup>1</sup></b>	<b>FACTOR</b>	<b>YIELD<sup>1</sup></b>
<b>RESIDENTIAL</b>	<b>Acres</b>	<b>Dwelling Units/Acre</b>	<b>Dwelling Units</b>	<b>Persons/Dwelling Unit</b>	<b>Population</b>
Rural Residential/ Agricultural	2,647.0	1 unit/100 acres	26	2.99	78
Estate Residential	20.2	0.01-0.8	0-16	2.99	0-48
Single Family Residential	73.99	0.9-6.0	66-442	2.99	197-1,322
<b>TOTAL:</b>	<b>2,741.19</b>		<b>92-458</b>		<b>275-1,448</b>

<b>PARKS AND PUBLIC RECREATION</b>	<b>Acres</b>	<b>Number</b>
Neighborhood Park	10.4	1
Open Space	375.21	
<b>TOTAL:</b>	<b>385.61</b>	<b>1 park</b>

<b>PUBLIC/SEMI-PUBLIC</b>	<b>Acres</b>	<b>Floor Area Ratio (Gross)</b>	<b>Square Feet (millions)</b>	<b>Square Feet / Employee</b>	<b>Jobs</b>
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Public/Semi-Public	5.4	.60 max	.14	590	239
<b>TOTAL:</b>	<b>5.4</b>		<b>.14</b>		

	ACRES	DWELLING UNITS	POPULATION	SQUARE FEET (MILLIONS)	JOBS
<b>GRAND TOTAL:</b>	<b>3,132.2</b>	<b>92-458</b>	275-1,448	<b>.14</b>	<b>239</b>

<sup>1</sup> For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction greater than .5 is rounded to the nearest whole number.

Chapter 6 (Housing Element) is removed and replaced in its entirety as shown in **Exhibit 1**.

Chapter 8 (Environmental Resources Management: Seismic Safety and Safety Element) is removed and replaced in its entirety as shown in **Exhibit 2**. Amendments to the Seismic Safety and Safety Element are proposed to satisfy the requirements of SB 1035. These amendments include adding background language about geologic and seismic hazards, liquefaction and landslide hazards, wildfires, flooding and dam failure, and hazardous materials in Dublin; referencing the Emergency Operations Plan and the Local Hazard Mitigation Plan; identifying wildfires over 10 acres near the City; referencing evacuation plans; and updating all maps and figures based on currently-available data. The amendments also include incorporating the Tri-Valley Local Hazard Mitigation Plan into the Seismic Safety and Safety Element by reference.

**BE IT FURTHER RESOLVED** that the City Council hereby adopts the following amendments to the Eastern Dublin Specific Plan:

Table 4.1 (Eastern Dublin Specific Plan Land Use Summary) shall be amended to read as follows and add footnote #5. The table also includes the proposed amendments associated with the SCS Dublin project which are concurrently being reviewed:

<b>TABLE 4.1 EASTERN DUBLIN SPECIFIC PLAN LAND USE SUMMARY</b> (Amendment Reso# 66-03, 47-04, 223-05, 58-07, 37-08, 210-08, 176-09, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, 101-15, 165-15, 151-16, 85-21, 14-22, xx-22, and xx-22)			
Land Use Description	LAND AREA	DENSITY	YIELD
<b>COMMERCIAL/INDUSTRIAL</b>			
General Commercial	252.55 acres	.25-.35 FAR	2.746 MSF
General Commercial/Campus Office	160.37 acres	.28 FAR	1.956 MSF
Industrial Park*	61.3 acres	.25-.28 FAR	.747 MSF
Neighborhood Commercial	0 acres	.30-.35 FAR	0 MSF
Mixed Use	0 acres	.30-1.0 FAR	.005 MSF
Mixed Use 2/Campus Office****	25.33 acres	.45 FAR	.497 MSF
Campus Office	80.36 acres	.35-.75 FAR	1.575 MSF
Campus Office / High Density	13.92 acres <sup>5</sup>	.35-.75 FAR	.265 MSF
Medical Campus	42.88 acres	.25-.80 FAR	.950 MSF
Medical Campus/Commercial	15.85 acres	.25-.60 FAR	.250 MSF
<b>Subtotal</b>	<b>652.56 acres</b>		<b>8.991 MSF</b>
<b>RESIDENTIAL</b>			
High Density	55.54 acres	35 du/ac	1,943 du

Campus Office / High Density	13.92 acres	66 du/ac	715 du
Medium High Density	169.31 acres	20 du/ac	3,386 du
Medium Density**	505.41 acres (1)	10 du/ac	5,054 du
Single Family***	947.25 acres	4 du/ac	3,789 du (3)
Estate Residential	30.4 acres	0.13 du/ac	4 du
Rural Residential/Agric.	539.55 acres	.01 du/ac	5 du
Mixed Use	0 acres	15 du/ac	115 du
<b>Subtotal</b>	<b>2,261.38 acres</b>		<b>15,011 du</b>
<b>PUBLIC/SEMI-PUBLIC</b>			
Public/Semi-Public	99.46 acres	.24 FAR	1.03 MSF
Semi-Public	2.09 acres	.25 FAR	.03 MSF
<b>Subtotal</b>	<b>101.55 acres</b>		<b>1.06 MSF</b>
<b>SCHOOLS</b>			
Elementary School	55.8 acres (2)		5 schools
Junior High School	21.3 acres		1 school
High School	23.46 acres		1 school
<b>Subtotal</b>	<b>100.56 acres</b>		
<b>PARKS AND OPEN SPACE</b>			
City Park	56.3 acres		1 park
Community Park	93.3 acres		3 parks
Neighborhood Park	50.9 acres		7 parks
Neighborhood Square	19.2 acres		7 parks
Natural Community Park	10.4 acres		1 park
<b>Subtotal</b>	<b>230.1 acres</b>		<b>19 parks</b>
Open Space	684.06 acres		
<b>TOTAL LAND AREA</b>	<b>4,016.29 acres</b>		
<sup>5</sup> Not included in Total Land Area as it is already accounted for under the Residential classification.			

Table 4.2 (Eastern Dublin Specific Plan Population and Employment Summary) shall be amended to read as follows with no modifications to the footnotes:

<b>TABLE 4.2</b> <b>EASTERN DUBLIN SPECIFIC PLAN</b> <b>POPULATION AND EMPLOYMENT SUMMARY</b> (Amended Per Resolution No. 47-04, 223-05, 58-07, 37-08, 176-09, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, 165-15, 151-16, 85-21, 14-22, xx-22, and xx-22)				
Land Use Designation	Development	Sq Ft/Employees	Persons/du	Population
<b>Commercial</b>				
Industrial Park	.747 MSF	590		1,266
General Commercial/Campus Office*	1.956 MSF	385		5,081
General Commercial	2.746 MSF	510		5,384
Neighborhood Commercial	0 MSF	490		0
Mixed Use**	0 MSF	490		0
Mixed Use 2/Campus Office****	.497 MSF	260		1,910
Campus Office	1.840 MSF	260		7,077
Campus Office / High Density	.265 MSF	260		1,019
Medical Campus	.950 MSF	260		3,654
Medical Campus/ Commercial	.250 MSF	510		490

Public/Semi Public	.99 MSF	590		1,678
Semi-Public	0.03 MSF	590		51
<b>TOTAL:</b>	<b>10.271MSF</b>			<b>27,610</b>
<b>Residential</b>				
High Density	1,943 du		2.99	5,810
Campus Office / High Density	715 du		2.99	2,138
Medium High Density	3,386 du		2.99	10,124
Medium Density	5,054 du		2.99	15,111
Single Family <sup>***(1)</sup>	3,789 du		2.99	11,329
Estate Residential	4 du		2.99	12
Mixed Use <sup>**</sup>	0		2.99	0
Rural Residential/Agric.	5 du		2.99	15
<b>TOTAL:</b>	<b>14,896</b>			<b>44,539</b>

Table 4.3 (City of Dublin Projected Jobs/Housing Balance) shall be amended to read as follows with no modifications to the footnotes:

<b>TABLE 4.3</b> <b>CITY OF DUBLIN</b> <b>PROJECTED JOBS/HOUSING BALANCE</b> (Amended Per Resolution No. 223-05, 58-07, 37-08, 76-10, 55-12, 92-12, 210-12, 198-13, 159-14, xx-22, xx-22)					
PLANNING AREA	Dwelling Units	Jobs	Employed Residents <sup>*</sup>	Balance <sup>**</sup>	Ratio <sup>***</sup>
Existing City of Dublin <sup>****</sup>	7,100	12,210	11,502	-708	1.06:1.0
Eastern Dublin Specific Plan Area	14,896 <sup>*****</sup>	27,610	24,132	-3,478	1.14:1.0
<b>TOTAL:</b>	<b>21,996</b>	<b>39,820</b>	<b>35,634</b>	<b>-4,186</b>	<b>1.12:1.0<sup>*****</sup></b>

Section 4.8 (Land Use Categories), Subsection 4.8.1 (Residential) shall be amended to update household size based on the 2020 US Census as follows:

Rural Residential/Agriculture (.01 units per gross residential acre). Accommodates agricultural activities and other open space uses, such as range and watershed management, consistent with the site conditions and plan policies. This classification includes privately held lands, as well as public ownerships not otherwise designated in the plan for Parks and Open Space, or Public/Semi-Public uses. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Estate Residential (0.01 – 0.8 units per gross residential acre). Typically, ranchettes and estate homes are within this density. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Single Family (0.9 to 6.0 units per gross residential acre). Accommodates the majority plan for Parks and Open Space, or Public/Semi-Public uses. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Medium Density (6.1 to 14.0 units per gross residential acre). Provides for a mix of single family detached and attached units and multi-family units. The density range allows for detached, zero-lot line, duplex, townhouse, and garden apartment development. It is intended that within areas with this designation, that dwelling unit types and densities would be varied to accommodate a

range of housing needs. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

Medium High Density (14.1 to 25.0 units per gross residential acre). Provides for apartment, condominium, and townhouse development. Projects at the upper end of this range may require some under-structure parking and may need three or more stories to meet zoning ordinance open space requirements. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

High Density (25.1 or more units per gross residential acre). Provides for apartment and condominium development in the Town Center. Development at these densities must meet the majority of their parking requirements with under-structure parking. With careful design, densities of up to 100 units per acre can be achieved without exceeding four stories. Assumed household size is 2.99 persons per unit as reported in the 2020 US Census data.

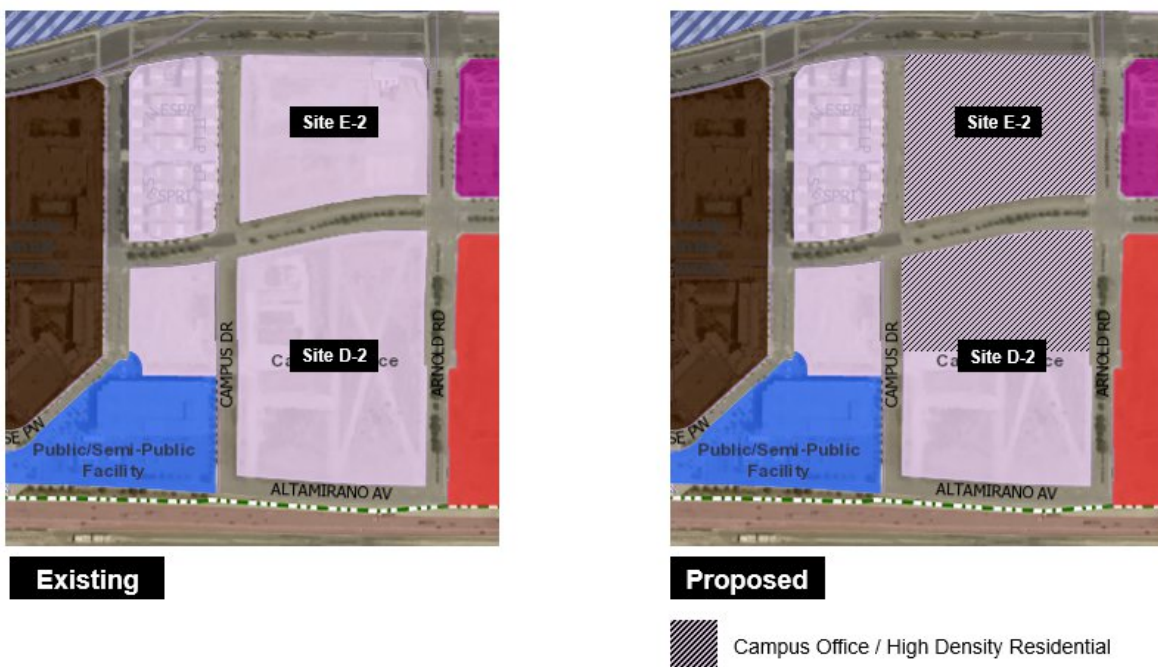
*Section 4.8 (Land Use Categories), Subsection 4.8.2 (Commercial) shall be amended to add a description for the Campus Office/High Density Residential land use designation as follows:*

**Campus Office / High Density Residential (FAR: .25 to .80; Employee Density: 260 square feet per employee) (25.1 units and above per gross residential acre)**

Combined land use district. See designations for Campus Office and Residential: High Density. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the combined commercial and residential uses, if residential uses are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses. A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion on the City Council. Example: Sites D-2 and E-2 at the Dublin Transit Center.

*Figure 4.1 (Land Use Map) shall be amended to add the Campus Office/High Density Residential land use designation to the legend and designate the northern 6.42 acres of site D-2 and all of Site E-2 at the Dublin Transit Center as Campus Office/High Density Residential, as shown below:*

**Figure 4-1 Eastern Dublin Specific Plan Land Use Map**



**BE IT FURTHER RESOLVED** that the City Council does hereby direct Staff to submit the 2023 – 2031 Housing Element to HCD for certification.

**BE IT FURTHER RESOLVED** that the City Council does hereby authorize Staff to make non-substantive changes to the 2023 – 2031 Housing Element and related General Plan and Eastern Dublin Specific Plan policies to respond to any comments received from HCD to achieve certification.

**BE IT FURTHER RESOLVED**, the Resolution shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of November 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Mayor

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City Clerk

**RESOLUTION NO. XX – 22**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**AMENDING THE DOWNTOWN DUBLIN SPECIFIC PLAN TO SPECIFY RESIDENTIAL  
UNITS ON THREE HOUSING ELEMENT SITES ARE ALLOWED BY RIGHT AND NOT  
SUBJECT TO THE DEVELOPMENT POOL OR COMMUNITY BENEFIT PROGRAM  
(PLPA-2022-00036)**

**WHEREAS**, the Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north; and

**WHEREAS**, on February 1, 2011, the Dublin City Council adopted Resolution No. 09-11 approving the DDSP and associated implementation actions; and

**WHEREAS**, on May 6, 2014, City Council adopted an amendment (Resolution No. 49-14) to the DDSP to increase the number of residential units permitted in Downtown Dublin by 1,200 and decrease the amount of commercial square footage permitted by 773,000 square feet, to create minimum density thresholds for the Transit-Oriented and Retail Districts, to restrict residential development west of San Ramon Road in the Retail District, and other minor amendments; and

**WHEREAS**, on December 3, 2019, the City Council adopted an amendment (Resolution No. 126-19) to the General Plan and DDSP to combine the residential dwelling unit allocation into one pool for all three districts; and

**WHEREAS**, residential development within the DDSP is governed by a Development Pool; and

**WHEREAS**, State law requires any non-vacant site identified in a prior Housing Element to be zoned at a minimum density of 30 units per acre and allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to low-income households, if the units would accommodate the very low- and low-income categories of the City's Regional Housing Needs Allocation; and

**WHEREAS**, there are three sites in Downtown Dublin, including 7590 Amador Valley Boulevard (APN 941-0305-028-00), 7050 Amador Plaza Road (APN 941-0305-040-00), and 6513 Regional Street (APN 941-1500-030-00), that were identified in the 2014 – 2022 Housing Element and are included in the 2023 – 2031 Housing Element Sites Inventory; and

**WHEREAS**, amendments to the DDSP are proposed to specify the residential units on the three Housing Element sites in Downtown Dublin are allowed by right and not subject to the Downtown Dublin Development Pool or Community Benefit Program provided that 20 percent of

the units on each site are affordable to lower income households, hereafter referred to as the “2022 DDSP Amendments” or the “Project;” and

**WHEREAS**, consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed 2022 DDSP Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, the City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found that there was no substantial evidence that the Project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration, dated October 3, 2022, which reflects the City’s independent judgment and analysis; and

**WHEREAS**, the Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022; and

**WHEREAS**, the City of Dublin received no comment letters on the Initial Study/Negative Declaration; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the Project, including the proposed DDSP Amendments, on October 25, 2022, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission adopted Resolution No. 22-14 recommending that the City Council approve the 2022 DDSP Amendments, which Resolution is incorporated herein by reference; and

**WHEREAS**, a Staff Report, dated November 15, 2022, and incorporated herein by reference, described and analyzed the 2022 DDSP Amendments for the City Council; and

**WHEREAS**, the City Council held a properly noticed public hearing on the 2022 DDSP Amendments on November 14, 2022, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the City Council considered all above-referenced reports, recommendations, and testimony to evaluate the Project.

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing recitals are true and correct and made a part of this resolution.



**BE IT FURTHER RESOLVED** that the City Council finds that the 2022 DDSP Amendments, as set forth below, are in the public interest will promote general health, safety, and welfare, and that the DDSP, as amended, will remain internally consistent.

**BE IT FURTHER RESOLVED** that the City Council hereby approves the following amendments to the DDSP:

**List of Tables in the Table of Contents shall be amended to add Table 6-2 Development Pool and Community Benefit Program Exemptions, as follows:**

List of Tables

Table 6-2: Development Pool and Community Benefit Program Exemptions .....122

**Page 47, Section 3.5 Future Development Assumptions, Development Plan, Paragraph 5 and 6 shall be amended to increase the number of dwelling units permitted from 2,500 to 2,916 units and specify 416 of these units are exempt from the Community Benefit Program, as follows:**

This Specific Plan allows for a future construction of approximately 2.2 million square feet of non-residential development and 2,916 residential dwelling units (416 of these units are exempt from the Community Benefit Program as further described in Section 6.4 Development Pool and Community Benefit Program).

Assuming an average of 1,200 square feet per residential unit (and an average of 500 square feet per hotel room), this represents 5.83 million square feet under this Specific Plan.

**Page 48, Table 3-4: Net New Development shall be amended to increase the number of dwelling units permitted from 2,500 to 2,916 units and add a note specifying 416 of these units are exempt from the Community Benefit Program, as follows:**

**Table 3-4: Net New Development**

DISTRICT	NON-RESIDENTIAL (SF)	RESIDENTIAL (DU)	MINIMUM RESIDENTIAL DENSITY
Retail	2,166,810 (+150 hotel rooms)	2,916	22 units/net acre
Transit-Oriented			30 units/net acres
Village Parkway			No minimum
<b>Total</b>	<b>2,262,540 (includes 150 hotel rooms)</b>	<b>2,916</b>	

Notes: Includes projects that have been approved, but not yet constructed.

Includes 416 units which are exempt from the Development Pool, as further discussed in Section 6.4: Development Pool and Community Benefit Program.

**Page 120, Section 6.4 Development Pool and Community Benefit Program shall be amended to clarify that Table 6-1: Development Pool is only showing the development potential that is subject to the Community Benefit Program, as follows:**

As discussed in Section 3.5: Future Development Assumptions, a base and maximum floor area ratio (FAR) is provided for each district in the Specific Plan Area (please refer to Table 3-3: Base and Maximum FAR per District). Property owners are allowed to intensify their site up to the Base FAR by right (non-residential square footage only). If a property owner would like to intensify their site beyond the Base FAR established for their District or construct residential dwellings, they may do so by entering into the Community Benefit Program and obtaining the additional development potential from the Development Pool.

The following Table illustrates the additional development potential (beyond the Base FAR) for each District that is subject to the Community Benefit Program.

**Page 122, Section 6.4 Development Pool and Community Benefit Program shall be amended to add a new subsection about the Development Pool and Community Benefit Program Exemptions and Table 6-2 at the end of the section, as follows:**

**Development Pool and Community Benefit Program Exemption**

The 2023-2031 Housing Element identifies three sites in the Downtown Dublin Specific Plan area to accommodate up to 416 units to satisfy a portion of the City’s Regional Housing Need Allocation. The 416 units are allocated to the sites shown in Table 6-2 and are excluded from the Development Pool and exempt from the Community Benefit Program. To qualify, at least 20 percent of the exempt units on each of the sites identified in Table 6-2 must be affordable to lower-income households.

**Table 6-2: Development Pool and Community Benefit Program Exemptions**

2023-2031 HOUSING ELEMENT SITE NUMBER	ADDRESS	ASSESSOR’S PARCEL NUMBER	MAXIMUM NUMBER OF EXEMPT UNITS
4	7590 Amador Valley Blvd.	941-0305-028-00	80
20	7050 Amador Plaza Road	941-0305-040-00	160
21	6513 Regional Street	941-1500-030-00	176

**PASSED, APPROVED AND ADOPTED** this 15th day of November 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Mayor

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City Clerk

**ORDINANCE NO. XX – 22****AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN****APPROVING AMENDMENTS TO THE PLANNED DEVELOPMENT ZONING STAGE 1  
DEVELOPMENT PLAN AND APPROVING A STAGE 2 DEVELOPMENT PLAN FOR SITES  
D-2 AND E-2 OF THE DUBLIN TRANSIT CENTER  
(APNs: 986-0034-012-00 AND 986-0034-014-00)  
(PLPA-2022-00036)**

The Dublin City Council does ordain as follows:

**SECTION 1. RECITALS**

- A. The State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City.
- B. The Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community.
- C. State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years.
- D. The City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law.
- E. The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element.
- F. After accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units.
- G. A portion of the remaining need is proposed to be accommodated on Sites D-2 and E-2 (APNs: 986-0034-012-00 and 986-0034-014-00) at the Dublin Transit Center.
- H. On December 3, 2002, the City Council adopted Ordinance No. 21-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Dublin Transit Center, which among other approvals, established a maximum of 1,800 residential units for the Transit Center and specified Sites D-2 and E-2 shall be developed with a Campus Office use.
- I. The City proposes to amend Ordinance No. 21-02 to change the allowed land use on Sites D-2 and E-2 from Campus Office to Campus Office/High-Density Residential and increase the maximum residential density from 1,800 units to 2,515 units (“the Project”).

- J. Consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed Planned Development Zoning Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required.
- K. The California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
- L. The City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found there was no substantial evidence that the project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration (ND), dated October 3, 2022, which reflects the City’s independent judgement and analysis.
- M. The Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022.
- N. The City of Dublin received no comment letters on the Initial Study/Negative Declaration.
- O. On October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-14 recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Transit Center and Hacienda Crossings shopping center.
- P. On November 15, 2022, the City Council held a properly noticed public hearing on the project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard.
- Q. A Staff Report, dated November 15, 2022, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Stage 1 Development Plan Amendments, for the City Council.
- R. The City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

## **SECTION 2. FINDINGS**

- A. Pursuant to Section 8.32.070 of the Dublin Municipal Code, the City Council finds as follows:

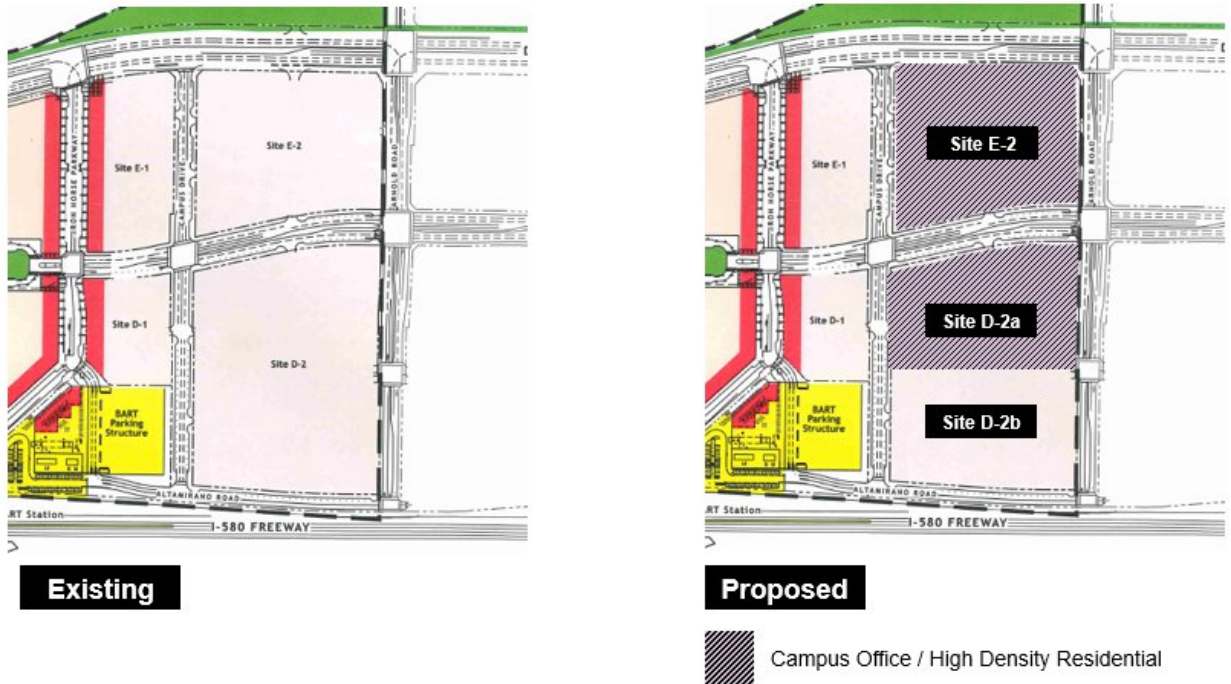
1. The Planned Development (“PD”) Zoning Stage 1 Development Plan Amendment and Stage 2 Development Plan for northern 6.42 acres of sites D-2 and all of site E-2 at the Dublin Transit Center meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that will be consistent with the General Plan and Eastern Dublin Specific Plan, as amended, and protects the integrity and character of the area by creating a desirable use of land that is sensitive to surrounding land uses. The Project will allow a broader range of uses, including the potential for housing.
  2. Development of the Project under the PD zoning will be harmonious and compatible with existing and future development in the surrounding area in that the site will provide a variety of uses for the proposed Campus Office/High-Density Residential sites. The subject parcels are surrounded by residential uses to the north and west, by undeveloped land and Interstate-580 to the south, and by commercial development and undeveloped land to the east.
- B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows:
1. The PD zoning for the proposed Campus Office/High-Density Residential parcels will be harmonious and compatible with existing and potential development in the surrounding area, will take into account adjacent land uses and will provide a wide range of amenities for the community within the development and the surrounding neighborhoods.
  2. The conditions of the proposed Campus Office/High-Density Residential parcels are physically suitable for the uses permitted through the PD zoning in terms of type and intensity of the proposed zoning.
  3. The PD zoning 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 in that the Project will comply with all applicable development regulations and standards.
  4. The PD zoning is consistent with and in conformance with the Dublin General Plan and Eastern Dublin Specific Plan, as amended, in that the proposed uses are compatible with the General Plan land use designation of Campus Office/High-Density Residential.
- C. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. xx-22 approving an Initial Study/Negative Declaration, prior to approving the Project.

### **SECTION 3. AMENDMENT TO EXISTING STAGE 1 DEVELOPMENT PLAN AND ADOPTION OF A STAGE 2 DEVELOPMENT PLAN**

The Planned Development Zoning Stage 1 Development Plan for the Dublin Transit Center is set forth in Ordinance No. 21-02. Amendments to the Stage 1 Development Plan and standards for the Stage 2 Development Plan for the Dublin Transit Center Sites D-2a and E-2 are set forth below.

1. **Statement of Proposed Uses.** The Stage 1 DP booklet, Appendix 2, Dublin Transit Center PD Zoning and Uses on page A.6-7 is amended to add “Multi-Family Dwelling” as a permitted use on Site D-2a and all of Site E-2.

2. **Stage 1 Site Plan.** Amend the annotations on the Conceptual Illustrative Site Plan in the Stage 1 DP booklet on page 1.5 to state “Office and/or Multi-Family Dwellings,” rather than “Office.” Additionally, amend page 1.15 of the Stage 1 DP Booklet to designate the northern 6.42 acres of Site D-2 as Site D-2a and the southern 5.88 acres as Site D-2b, as shown below:



3. **Site Area, Proposed Densities.** The table titled Dublin Transit Center: Proposed Land Uses in the Stage 1 DP Book on page 1.13 is amended as follows to add the High-Density Residential land use and up to 222 units on Site D-2a and up to 493 units on Site E-2 and footnote #5.

Site	Area (gr.ac.)	Area (net ac.)	GP/EDSP Land Use	Max. Sq. Ft.	Max. Units	FAR (gross)	Density (gross)	FAR (net)	Density (net)	Ancillary Retail Sq. Ft.	Additional Units
D-2a	9.04	6.42	Campus Office and/or High-Density Residential	496,166	222	1.26	25	1.80	35		
D-2b	8.28	5.88	Campus Office	454,433	0	1.26	0	1.80	0		
E-2	11.20	7.70	Campus Office and/or High-Density Residential	560,000	493	1.15	44	1.67	64		
<b>Total</b>	<b>90.65</b>	<b>65.25</b>		<b>2,000,000</b>	<b>2,215</b>					<b>70,000</b>	<b>300</b>
<b>Summary</b>											
d/e	38.30	26.40	Campus Office and/or High-Density Residential	2,000,000	715	1.20	25-44	1.80	35-64	22,500	300

NOTES:

5. Site D-2a and all of Site E-2 allow Campus Office and/or High-Density Residential land uses. The floor area ratio applies to both development options (Campus Office and High Density Residential) and is for the



combined commercial and residential uses, if residential units are incorporated, or for commercial uses if commercial is used exclusively. The floor area ratio does not apply to projects with only residential uses.

4. **Phasing Plan.** For the Phasing Plan, see Stage 1 DP booklet, page 1.17. Amend the legend to state “Campus Office/High Density Residential” for Site D-2a and all of Site E-2.
5. **Master Neighborhood Landscape Plan.** See Stage 1 DP booklet, page 2.2 to 2.41. Amend the annotations on the “Streetscape, Open Space, & Landscape” Figures to state “Office and/or Multi-Family Dwellings,” rather than “Office.”
9. **Applicable Requirements of Dublin Zoning Ordinance.** Except as specifically provided in the Stage 1 and 2 Development Plan, the use, development, improvement, and maintenance of the property shall be governed by the Dublin Zoning Ordinance and shall comply with the Citywide Multi-Family Objective Design Standards.

#### **SECTION 4. SEVERABILITY**

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

#### **SECTION 5. POSTING OF ORDINANCE**

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

#### **SECTION 6. EFFECTIVE DATE**

The Ordinance shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_th day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. XX – 22**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN**

**APPROVING AMENDMENTS TO THE PLANNED DEVELOPMENT ZONING STAGE 1  
DEVELOPMENT PLAN AND APPROVING A STAGE 2 DEVELOPMENT PLAN FOR  
HACIENDA CROSSINGS SHOPPING CENTER  
(APNs: 986-0008-009-00 AND 986-0008-010-00)  
(PLPA-2022-00036)**

The Dublin City Council does ordain as follows:

**SECTION 1. RECITALS**

- A. The State of California requires cities and counties to adopt a comprehensive, long-term General Plan for the physical development of the City.
- B. The Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community.
- C. State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years.
- D. The City of Dublin prepared the 2023 – 2031 Housing Element in accordance with State law.
- E. The Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the City’s Regional Housing Needs Allocation (RHNA), which is included as Appendix D: Adequate Sites Analysis in the 2023 – 2031 Housing Element.
- F. After accounting for pipeline projects, accessory dwelling units, and existing zoning to accommodate the RHNA, the Adequate Sites Analysis identified a “remaining need” of 755 units.
- G. A portion of the remaining need is proposed to be accommodated on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center (formerly known as the Santa Rita Commercial Center).
- H. On January 17, 1995, the City Council adopted Resolution No. 95-02 approving a Planned Development Rezone with a Stage 1 Development Plan for the Santa Rita Commercial Center, which among other approvals, established regulations for the use, improvement, and maintenance of the property.
- I. The City proposes to amend Resolution No. 95-02 to add “Multi-Family Residence” as a permitted principal land use on two parcels (APNs: 986-0008-009-00 and 986-0008-010-00) at the Hacienda Crossings shopping center, and establish a maximum of up to 594 residential units and objective design standards for the two parcels (“the Project”).

- J. Consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed Planned Development Zoning Amendments. None of the contacted tribes requested a consultation within the statutory consultation periods and no further action is required.
- K. The California Environmental Quality Act (CEQA), together with the CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
- L. The City prepared an Initial Study for the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings, which found there was no substantial evidence that the project would have a significant adverse effect on the environment and, therefore, pursuant to the requirements of CEQA, the City prepared a Negative Declaration, dated October 3, 2022, which reflects the City’s independent judgement and analysis.
- M. The Initial Study/Negative Declaration was circulated for public review from October 4, 2022, through November 2, 2022.
- N. The City of Dublin received no comment letters on the Initial Study/Negative Declaration.
- O. On October 25, 2022, the Planning Commission reviewed the 2023 – 2031 Housing Element and corresponding General Plan Amendments, Specific Plan Amendments, and rezonings and adopted Resolution No. 22-14 recommending that the City Council: 1) adopt an Initial Study/Negative Declaration; 2) approve the 2023 – 2031 Housing Element and authorize Staff to submit the Housing Element to the California Department of Housing and Community Development for certification; 3) approve associated amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan; and 4) approve amendments to the Planned Development Zoning for Sites D-2 and E-2 at the Transit Center and Hacienda Crossings shopping center
- P. On November 15, 2022, the City Council held a properly noticed public hearing on the Project, including the Initial Study/Negative Declaration, at which time all interested parties had the opportunity to be heard.
- Q. A Staff Report, dated November 15, 2022, and incorporated herein by reference, described and analyzed the Project, including the 2023 – 2031 Housing Element, corresponding amendments to the General Plan, Eastern Dublin Specific Plan, and Downtown Dublin Specific Plan, and Planned Development Zoning Stage 1 Development Plan Amendments, for the City Council.
- R. The City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

## **SECTION 2. FINDINGS**

- A. Pursuant to Section 8.32.070 of the Dublin Municipal Code, the City Council finds as follows:

1. The Planned Development (“PD”) Zoning Stage 1 Development Plan Amendment and Stage 2 Development Plan for the two parcels at the Hacienda Crossings shopping center meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that will be consistent with the General Plan and Eastern Dublin Specific Plan, as amended, and protects the integrity and character of the area by creating a desirable use of land that is sensitive to surrounding land uses. The Project will allow a broader range of uses, including the potential for housing.
  2. Development of the Project under the PD zoning will be harmonious and compatible with existing and future development in the surrounding area in that the site will provide a variety of uses for the proposed sites. The subject parcels are surrounded by residential uses to the north, by commercial development to the east and west, and by commercial development and Interstate 580 to the south.
- B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows:
1. The PD zoning for the two parcels will be harmonious and compatible with existing and potential development in the surrounding area, will take into account adjacent land uses and will provide a wide range of amenities for the community within the development and the surrounding neighborhoods.
  2. The conditions of the two parcels are physically suitable for the uses permitted through the PD zoning in terms of type and intensity of the proposed zoning.
  3. The PD zoning 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 in that the Project will comply with all applicable development regulations and standards.
  4. The PD zoning is consistent with and in conformance with the Dublin General Plan and Eastern Dublin Specific Plan, as amended, in that the proposed uses are compatible with the General Plan land use designation of General Commercial.
- C. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. xx-22 approving an Initial Study/Negative Declaration, prior to approving the Project.

**SECTION 3. AMENDMENT TO EXISTING STAGE 1 DEVELOPMENT PLAN AND ADOPTION OF A STAGE 2 DEVELOPMENT PLAN**

The Planned Development Zoning Stage 1 Development Plan for the Hacienda Crossings shopping center is set forth in Resolution No. 95-02. Amendments to the Stage 1 Development Plan and standards for the Stage 2 Development Plan for the two subject parcels (APNs: 986-0008-009-00 and 986-0008-010-00) are set forth below.

2. The permitted principal land uses are amended to add “Multi-Family Residence.”

- 8.J. The required parking spaces are amended to add the following parking requirements:

USE	PARKING REQUIRED
Residential Units	Per Dublin Municipal Code Section 8.76

11. The following objective design standards shall apply to Multi-Family Residences:

The Hacienda Crossings shopping center is as a pedestrian- oriented mixed-use development with service, retail, commercial, and entertainment uses serving the daily needs of nearby residential neighborhoods and the larger community. Multi-family residential development with ground floor retail/commercial uses and residential units above is strongly encouraged on two parcels within the shopping center (APNs: 986-0008-009-00 and 986-0008-010-00). An internal street network shall be added to the shopping center with new minimum eight-foot-wide unobstructed sidewalks to accommodate pedestrian circulation and to divide large parking areas into smaller lots. New multi-family residential and mixed-use buildings shall:

- A. Form a continuous edge along the internal street network that gives definition and scale to the street where buildings are built up to and parallel to sidewalks, except deviations may provide for outdoor dining areas, entry plazas, and other outdoor gathering areas.
- B. Incorporate balconies and upper story windows that open on internal streets and other outdoor gathering areas.
- C. Be designed with ground floor facades fronting internal streets with at least 60 percent transparent window surface.
- D. Include colorful awnings, signage, lighting, and other architectural details along facades to emphasize the pedestrian scale and experience.

The following development standards shall apply to Multi-Family Residences:

STANDARD	REQUIREMENT
<u>Access</u> Building Entrance  Pedestrian Access  Service Access	At least 1 public entrance per business with street frontage shall be provided along a façade facing the street. Locate entrances in key retail clusters close together.  Direct pedestrian access shall be provided from the sidewalk and parking areas, including structured parking, to building entrances (excluding private service entrances).  Service access must be located a minimum of 15 feet from storefront or residential entrances.
<u>Density</u>	Residential units are allowed at a minimum density of 48 dwelling units per acre.

<b><u>Mixed-Use Development</u></b>	Ground floor retail or office shall be provided with a minimum Floor Area Ratio of 0.3.  Retail or office space shall be built along at least 80 percent of the property's street frontage and setback no more than 10 feet from the building setback requirement.  Minimum height of ground floor retail/commercial to second floor is 18 feet.
<b><u>Common Useable Outdoor Space</u></b>	Common useable outdoor space for the residential units shall be provided at a rate of 15 percent of the site's total area.
<b><u>Height Limits</u></b>	56 feet
<b><u>Stories</u></b>	Four stories

Multi-Family Residences shall also comply with the Citywide Multi-Family Objective Design Standards.

**SECTION 4. SEVERABILITY**

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

**SECTION 5. POSTING OF ORDINANCE**

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

**SECTION 6. EFFECTIVE DATE**

The Ordinance shall take effect upon certification of the 2023 – 2031 Housing Element by HCD.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_th day of \_\_\_\_\_ 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Mayor

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City Clerk





**APPENDIX G:**  
***GLOSSARY OF HOUSING TERMS***



## Glossary of Housing Terms

**Above Moderate-Income Household.** A household with an annual income usually greater than 120percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

**Accessory Dwelling Unit (ADU).** An ADU is a residential unit that provides independent living facilities for one or more persons and includes separate kitchen, sleeping, and bathroom facilities. An ADU may be a part of, attached to, or detached from a single-family, two-family, or multifamily residence and is subordinate to the principal residence. An ADU also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

**Agricultural Housing.** 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.

**Affirmatively Furthering Fair Housing (AFFH).** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is a multifamily building of three or more individual residential units that is under single ownership. An apartment may have one or more rooms in an apartment house or dwelling occupied, intended, or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

**Area Median Income (AMI).** The midpoint of a geographic area's income distribution, to account for regional differences in cost of living.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

**Boarding House.** A housing unit used for residential purposes, other than a hotel, where lodging and meals are provided for compensation for five or more non-transient persons, who are not living as a single housekeeping unit. All residents are counted when determining the number of persons lodging in a boarding house, including managers, landlords, or building superintendents. A Boarding House is considered to be a Multifamily Dwelling.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Caretaker Residence.** Permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed full-time on the site of a non-residential use where a caretaker is needed for security purposes or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

**Community Care Facility.** A 24-hour residential facility providing care for persons, 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.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A multi-family building where the units are individually owned, and the common space is owned collectively by condominium unit owners. A condominium structure may have two or more units.

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Discretionary Action.** An action or approval which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a project.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A building on a single lot containing two dwelling units each of which is totally separated from the other by a shared wall that extends from the foundation to the roof.

**Dwelling Unit (DU).** One or more habitable rooms that are designed and/or used as independent living quarters for one family, with facilities for living, eating and sleeping, with no more than one kitchen facility consisting of one or more of the following: sink, cooking facility or refrigerator (except that two kitchens are allowed where the habitable floor area of the dwelling is 8,000 square feet or larger), and at least one bathroom, and where all such habitable areas have access to each other from within the building. Any detached structure or portion of a dwelling which has a separate entry and is separate from that dwelling, containing a full bathroom including a water closet, basin, and shower or bathtub or containing a half bathroom including a water closet and basin, the area of which half bathroom exceeds 20 square feet, shall also be considered a dwelling or dwelling unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides temporary, short-term housing, with minimal supportive services, for individuals or families experiencing homelessness, provided that no facility is used as temporary, short-term housing by any individual or family for more than 30 consecutive days. Supplemental services may include food, counseling, and access to other social programs. No individual or household may be denied emergency shelter because of an inability to pay.

**Extremely Low-Income Household.** A household with an annual income that is less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

**Family.** The term “Family” is defined by the Dublin Municipal Code 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. The U.S. Bureau of the Census defines “Family” as two or more persons related by birth, marriage, or adoption. The California Governor’s Office of Planning and Research - General Plan Guidelines defines “Family” as an Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind.

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (U.S. Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.



**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Junior Accessory Dwelling Unit (JADU).** A unit that is no more than 500 square feet in size that is contained entirely within the walls of a single-family residence, including attached garages, and that has a separate entrance. At a minimum, a Junior Accessory Dwelling Unit shall include an efficiency kitchen with a food preparation counter, cooking facility with appliances and storage cabinets, and may include separate sanitation facilities or may share sanitation facilities within the existing single-family residence.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Lot Coverage.** The maximum lot area which may be covered with buildings and structures. Buildings and structures include all land covered by Principal Buildings, garages and carports, Accessory Structures, covered decks and gazebos, and other enclosed and covered areas; but not standard roof overhangs, cornices, eaves, uncovered decks, swimming pools, paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed in terms of net lot area at ground level.

**Low-Income Household.** A household with an annual income usually between 51 and 80 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-Income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

**Ministerial Action.** A non-discretionary action or approval where the City merely has to determine whether a project conforms with applicable statutes, ordinances, or regulations.

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Mobile Home.** A vehicle designed and equipped for human habitation, and for being drawn behind a vehicle. Such mobile home must either be constructed after September 15, 1971, and issued an insignia of approval by the California Department of Housing and Community Development and permanently located on a permanent foundation system, or be constructed after July 15, 1976, and issued an insignia of approval by the U.S. Department of Housing and Urban Development and permanently located on a permanent foundation system, or other type of housing determined to be substantially similar to the above by the City of Dublin Director of Community Development or designee.

**Mobile Home/Manufactured Home Park.** A development or subdivision of an existing parcel, or contiguous parcels, of land for the purpose of separate sale, lease, or financing to allow the installation of mobile homes or manufactured homes.

**Moderate-Income Household.** A household with an annual income usually between 81 and 120 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multi-Family Residence.** A building or a portion of a building used and/or designed as residences for two or more families living independently of each other. This Includes: half-plex structures (a half-plex is a single residential unit that is half of a two-unit building where a property line separates the two units); duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four residential units (respectively) in the same building); and apartments (five or more units under one ownership in a single building); attached unit projects such as condominiums and townhouses; and Boarding House. This use type may include other residential types determined to be substantially similar to the above by the City of Dublin Director of Community Development, or designee.



**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Person with a Disability.** Any individual (1) with a physical or mental impairment that substantially limits one or more major life activities; (2) with a record of such impairment; or (3) who is regarded as having such an impairment. A physical or mental impairment includes, but is not limited to, conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

**Planning Area.** The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding action that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Allocation.** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program, which is one of the main sources of federal housing assistance for low-income households, operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Senior Citizen Apartment.** A multi-family building of three or more residential units that is under single ownership where all units are restricted to occupants aged 62 and older.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Housekeeping Unit.** A residence with two or more members, whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including but not limited to the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses.

**Single Room Occupancy (SRO).** A building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen except that if a bathroom or kitchen is not provided within the unit such common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single Room Occupancy Unit. Common facilities for laundry may or may not be provided on-site.

**Special Housing Needs.** Special housing needs are those associated with specific demographic or occupational groups that call for specific Housing Element program responses. State law specifically requires Housing Element analysis of the special housing needs of people who are elderly or disabled

(including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist 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.

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

**Target Population.** Target population refers to people 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 people, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

**Tenure.** Tenure refers to the legal status under which an individual or household has the right to occupy a housing unit – homeowners or renters.

**Townhouse.** A single-family unit constructed in a group of three or more attached units in which each unit extends from the foundation to the roof and with its own front and rear access to the outside. A townhouse unit can be individually owned.

**Transitional Housing.** A dwelling unit occupied by seven or more homeless persons or families (large) or six or fewer homeless persons or families (small), which is operated under program requirements that call

for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

## Acronyms Used

<b>AB:</b> Assembly Bill	<b>HMDA:</b> Home Mortgage Disclosure Act
<b>ABAG:</b> Association of Bay Area Governments	<b>HOA:</b> Homeowners Association
<b>ACS:</b> American Community Survey	<b>HOME:</b> HOME Investment Partnership Program
<b>ADU:</b> Accessory Dwelling Unit	<b>HCD:</b> California Department of Housing and Community Development
<b>AFFH:</b> Affirmatively Furthering Fair Housing	<b>HUD:</b> Department of Housing and Urban Development
<b>AFH:</b> Assessment of Fair Housing	<b>ICC:</b> International Code Council
<b>AI:</b> Analysis of Impediments	<b>JADU:</b> Junior Accessory Dwelling Unit
<b>AMI:</b> Area Median Income	<b>LAFCO:</b> Local Agency Formation Commission
<b>BMR:</b> Below Market Rate	<b>LAVWMA:</b> Livermore Amador Valley Water Management Agency
<b>CAR:</b> California Association of Realtors	<b>LIHTC:</b> Low Income Housing Tax Credit
<b>CDBG:</b> Community Development Block Grant	<b>MFI:</b> Median Family Income
<b>CDDS:</b> California Department of Developmental Services	<b>MFODS:</b> Multi-Family Objective Design Standards
<b>CEC:</b> California Energy Commission	<b>MSA/MD:</b> Metropolitan Statistical Area/Metropolitan Division
<b>CEQA:</b> California Environmental Quality Act	<b>OEHHA:</b> California Office of Environmental Health Hazard Assessment
<b>CHAS:</b> Comprehensive Housing Affordability Strategy	<b>PG&amp;E:</b> Pacific Gas and Electric
<b>CPCU:</b> California Public Utilities Commission	<b>R/ECAP:</b> Racially & Ethnically Concentrated Areas of Poverty
<b>DDSP:</b> Downtown Dublin Specific Plan	<b>RCAA:</b> Racially & Ethnically Concentrated Areas of Affluence
<b>DMC:</b> Dublin Municipal Code	<b>RHNA:</b> Regional Housing Needs Allocation
<b>DSRSD:</b> Dublin San Ramon Services District	<b>RHND:</b> Regional Housing Needs Determination
<b>DU/AC:</b> Dwelling Units Per Acre	<b>ROI:</b> Regional Opportunity Index
<b>DU:</b> Dwelling Unit	<b>RTP:</b> Regional Transportation Plan
<b>EBDA:</b> East Bay Dischargers Authority	<b>SB:</b> Senate Bill
<b>ECHO:</b> Eden Council for Hope and Opportunity	<b>SRO:</b> Single-Room Occupancy Unit
<b>EDD:</b> California Employment Development Department	<b>SWP:</b> State Water Project
<b>FAR:</b> Floor Area Ratio	<b>TCAC/HCD:</b> California Tax Credit Allocation Committee/HCD
<b>FEMA:</b> Federal Emergency Management Agency	<b>TOD:</b> Transit-Oriented Development
<b>FMR:</b> Fair Market Rate	<b>UBG:</b> Urban Growth Boundaries
<b>HACA:</b> Housing Authority of the County of Alameda	<b>UC:</b> University of California
<b>HAMI:</b> HUD Area Median Income	
<b>HAMFI:</b> HUD Area Median Family Income	
<b>HCD:</b> California State Department of Housing and Community Development	
<b>HCVP:</b> Section 8 Housing Choice Voucher Program	
<b>HH:</b> Household(s)	





**DUBLIN**  
CALIFORNIA