COUNCILMEMBERS
Melissa Hernandez, Mayor
Dr. Sherry Hu, Vice Mayor
Jean Josey, Councilmember
Michael McCorriston, Councilmember
Kashef Qaadri, Councilmember

DUBLIN
CALIFORNIA

City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the

DUBLIN CITY COUNCIL

Tuesday, February 20, 2024

Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568

CLOSED SESSION 6:30 PM
REGULAR MEETING 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: https://dublin.ca.gov/ccmeetings

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

□ Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, February 20, 2024. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.

□ Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.

□ When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.

□ Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

CLOSED SESSION 6:30 PM

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of Section 54956.9: 1 case

2. PUBLIC EMPLOYEE APPOINTMENT
Title: City Attorney

REGULAR MEETING 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. REPORT ON CLOSED SESSION

3. PRESENTATIONS AND PROCLAMATIONS

3.1 Recognition of Outgoing Alameda County Undersheriff Richard T. Lucia
The City Council will present a commendation to outgoing Alameda County Undersheriff Richard T. Lucia, in appreciation of his dedicated service to the County of Alameda and City of Dublin.

STAFF RECOMMENDATION:
Present the Commendation.

Staff Report
Attachment 1 - Commendation in Recognition of Alameda County Undersheriff Richard T. Lucia

3.2 Presentation of Certificates of Recognition to Daughters of the American Revolution American History Essay Contest and Constitution Week Poster Contest Winners
The City Council will present Certificates of Recognition to Dublin residents who placed in the Daughters of the American Revolution American History Essay Contest and Constitution Week Poster Contest.

STAFF RECOMMENDATION:
Present the Certificates of Recognition.

Staff Report
Attachment 1 - Ryan Ruben DAR Essay Contest Winner Certificate of Recognition
Attachment 2 - Anya Bhatnagar DAR Constitution Week Poster Contest Winner Certificate of Recognition
Attachment 3 - Jenny Nguyen DAR Constitution Week Poster Contest 3rd Place Certificate of Recognition

4. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

5. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

5.1 Approval of the February 6, 2024 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the February 6, 2024 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the February 6, 2024 Regular City Council Meeting.

Staff Report

Attachment 1 - February 6, 2024 Regular City Council Meeting Minutes

5.2 City Treasurer's Informational Report of Investments for the Quarter Ending December 31, 2023

The City Council will receive an informational report of the City's investments through the quarter ending December 31, 2023, including a monthly transaction ledger. The City's investment portfolio for this period totaled $426,449,339 (market value) with an average market yield of 4.71%. As required by the Policy, the City Treasurer (Finance Director) affirms that the City is able to meet its expenditure requirements for the next six months.

STAFF RECOMMENDATION:

Receive the report.

Staff Report

Attachment 1 - City of Dublin Investment Report for Period Ending December 31, 2023

Attachment 2 - Transaction Ledger - October through December 2023

5.3 Second Amendment to the Consulting Services Agreement with Economic and Planning Systems, Inc.

The City Council will consider approving a second amendment to the agreement with Economic and Planning Systems, Inc. (EPS), for evaluation of the current inclusionary zoning requirement, Affordable Housing In-Lieu Fee, and Commercial Linkage Fee.

STAFF RECOMMENDATION:
Adopt the **Resolution** Approving the Second Amendment to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc., and approve the budget change.
Staff Report
Attachment 1 - Resolution Approving the Second Amendment to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems Inc.
Attachment 2 - Exhibit A to the Resolution - Amended #2 to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc.
Attachment 3 - Budget Change
Attachment 4 - Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc. (EPS) dated April 18, 2023
Attachment 5 - First Amendment to Consulting Services Agreement between the City of Dublin and Economic and Planning Systems, Inc. (EPS) dated January 10, 2024
Item 5.3 SB343

5.4 Two-Year Strategic Plan Quarterly Update
The City Council will receive a status update on the City's Two-Year Strategic Plan.
STAFF RECOMMENDATION:
Receive the report.
Staff Report
Attachment 1 - Strategic Plan Quarterly Update

5.5 Affordable Housing and Sustainable Communities Program Application and Associated Agreement
The City Council will consider authorizing the submission of an Affordable Housing and Sustainable Communities (AHSC) program grant application jointly with The Related Companies of California, LLC for the Amador Station affordable housing project, and approving an agreement with The Related Companies for implementation of the AHSC program grant. If awarded, the grant will be used to help fund the construction of the Amador Station affordable housing project, construction of transportation-related improvements by the City, the developer, and Livermore Amador Valley Transit Authority (LAVTA) for the new infrastructure, operating funds for LAVTA, and the purchase of three Bay Area Regional Transit rail cars.
STAFF RECOMMENDATION:
Adopt the **Resolution** Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Co-applicants' Agreement.
Staff Report
Attachment 1 - Resolution Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Co-Applicants' Agreement
Attachment 2 - Exhibit A to Resolution - AHSC Co-Applicants' Agreement
Attachment 3 - Resolution 25-23 Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Implementation and Mutual Indemnity Agreement and Permit Option

5.6 Agreement with Shamrock Office Solutions for Managed Print Services

The City Council will consider approving a five-year agreement with Shamrock Office Solutions for managed printer and copier services and equipment. The agreement includes a not-to-exceed cost of $200,000 over the five-year term.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Agreement Between the City of Dublin and Shamrock Office Solutions for Managed Print Services.

Staff Report

Attachment 1 - Resolution Approving the Agreement Between the City of Dublin and Shamrock Office Solutions for Managed Print Services

Attachment 2 - Exhibit A to the Resolution - Agreement Between the City of Dublin and Shamrock Office Solutions

Attachment 3 - Request for Proposals for Managed Print Services

Attachment 4 - Shamrock Office Solutions Proposal for Managed Print Services

5.7 Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from December 1, 2023 – December 31, 2023, totaling $10,003,063.60 and January 1, 2024 – January 31, 2024, totaling $17,752,552.22.

STAFF RECOMMENDATION:

Receive the reports.

Staff Report

Attachment 1 - Payment Issuance Report for December 2023

Attachment 2 - Payment Issuance Report for January 2024

5.8 Ordinance Declaring Certain Conditions to Be Public Nuisances

The City Council will consider adopting an ordinance that clarifies that various violations of the Municipal Code, other provisions of city, state, and federal law regulations enforceable by the City, and permits and approvals constitute public nuisances. The ordinance is intended to clarify existing provisions of the Municipal Code that declare violations of various provisions of the Municipal Code are public nuisances.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE the Ordinance Adding Section 1.04.035 to the Dublin Municipal Code to Declare Certain Violations to Be Public Nuisances.

Staff Report

Attachment 1 - Ordinance Adding Section 1.04.035 to the Dublin Municipal Code to Declare Certain Violations to Be Public Nuisances

6. PUBLIC HEARING – None.

7. UNFINISHED BUSINESS

7.1 2024 Eastern Alameda County Human Services Needs Assessment

The City Council will receive a presentation on the 2024 Eastern Alameda County Human Services Needs Assessment. The assessment, conducted in collaboration with the cities of Livermore and Pleasanton, evaluates gaps in human services within eastern Alameda County. It includes findings pertaining to human service needs and recommendations

that can be pursued in coordination with Livermore and Pleasanton, local nonprofit organizations, and Alameda County.

STAFF RECOMMENDATION:

Receive the presentation and accept the 2024 Eastern Alameda County Human Services Needs Assessment report.

Staff Report
Attachment 1 - 2024 Eastern Alameda County Human Services Needs Assessment - Final Report
Item 7.1 PowerPoint

7.2 Report on the City's Efforts in Advancing Diversity, Equity, and Inclusion

The City Council will receive a report on Staff's progress in advancing diversity, equity, and inclusion in the work of the City. The report includes an update on the implementation of initiatives resulting from the Community Task Force on Equity, Diversity, and Inclusion, as well as other related work that has been completed or is in progress.

STAFF RECOMMENDATION:

Receive the report.

Staff Report
Attachment 1 - Community Task Force Action Items - Status Update
Item 7.2 PowerPoint

8. NEW BUSINESS

8.1 Library Tenant Improvements - Concept Plan

The City Council will receive a report and provide direction on the Library Tenant Improvements Concept Plan.

STAFF RECOMMENDATION:

Receive the presentation and provide direction.

Staff Report
Attachment 1 - CIP No. GI0521
Attachment 2 - Survey Results
Attachment 3 - Library Tenant Improvements Concept Plan
Item 8.1 PowerPoint

8.2 Village Parkway Reconstruction – Conceptual Plan and Additional Improvement Items

The City Council will consider approval of the conceptual plan for the Village Parkway Reconstruction Project as well as additional improvement items to include as part of the design and construction of the project.

STAFF RECOMMENDATION:

Receive the presentation and approve the conceptual plan for the Village Parkway Reconstruction Project including the additional improvement item related to the wall replacement.

Staff Report
Attachment 1 - CIP No. ST0323
Attachment 2 - Concept Plan

Item 8.2 PowerPoint

8.3 Fiscal Year 2023-24 2nd Quarter Financial Review

The City Council will receive a financial report through the second quarter of Fiscal Year 2023-24 and consider amendments via a budget change.

STAFF RECOMMENDATION:

Receive the report and approve the budget change.

Staff Report
Attachment 1 - General Fund Summary Q2 FY23 -24
Attachment 2 - General Fund Reserves Summary Q2 FY23-24
Attachment 3 - General Fund Transfers Out Q2 FY23-24
Attachment 4 - Budget Change Q2 FY 2023-24
Item 8.3 PowerPoint

8.4 Report Regarding City Council and Mayor's Salaries

The City Council will receive a report regarding potential adjustments to City Councilmembers' and Mayor's salaries and provide direction.

STAFF RECOMMENDATION:

Receive the report and provide direction.

Staff Report
Attachment 1 - Senate Bill 329
Attachment 2 - Government Code Section 36516
Attachment 3 - Dublin Municipal Code Section 2.08.020 and 2.08.040
Item 8.4 PowerPoint

9. CITY MANAGER AND CITY COUNCIL REPORTS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.

Agenda Item 3.1

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Recognition of Outgoing Alameda County Undersheriff Richard T. Lucia
Prepared by: Cierra Fabrigas, Executive Aide

EXECUTIVE SUMMARY:

The City Council will present a commendation to outgoing Alameda County Undersheriff Richard T. Lucia, in appreciation of his dedicated service to the County of Alameda and City of Dublin.

STAFF RECOMMENDATION:

Present the Commendation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Alameda County Undersheriff Richard T. Lucia started his career in law enforcement in 1969. His service with Alameda County Sheriff's Office (ACSO) began in 1995, and he was promoted to Undersheriff by Sheriff Charles C. Plummer in 2006.

Undersheriff Lucia was actively involved in the development and implementation of programs that have been beneficial to the residents of Alameda County, including the Youth and Family Services Bureau, "Avoid the 21" D.U.I. campaigns, and Social Services Police Services. He also helped establish the Tri-Valley substation through the support of Supervisor Haggerty, the County Administrator, and Citizens' Option for Public Safety (COPS) grants.

Undersheriff Lucia founded ACSO's motorcycle unit through grants and by resolving California Highway Patrol (CHP) issues with Sheriff Plummer, which resulted in the opening of the CHP's Castro Valley office. He was also a founding member of the Urban Area Security Initiative (UASI) and BayRics multi-county data interoperability, pioneering the radio interoperability (EBRCSA) system for 40 agencies in the Counties of Alameda and Contra Costa.

The City of Dublin recognizes and commends Undersheriff Lucia for the quality services he provided throughout his career to help keep the community safe for everyone.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Commendation in Recognition of Alameda County Undersheriff Richard T. Lucia

A COMMENDATION OF THE CITY COUNCIL
CITY OF DUBLIN, CALIFORNIA

Alameda County Undersheriff Richard T. Lucia

WHEREAS, Undersheriff Richard T. Lucia began working in law enforcement in 1969, started his career with the Alameda County Sheriff's Office in 1995, and was promoted to Undersheriff by Sheriff Charles C. Plummer in 2006; and

WHEREAS, Undersheriff Lucia increased sworn staff by 200 and professional staff by 125, facilitated a retirement plan for sworn staff through MOU negotiations, and authored the Senate bill which authorized the benefit through ACERA; and

WHEREAS, Undersheriff Lucia has been actively involved in the development and implementation of programs that have been beneficial to the residents of Alameda County, including the Youth and Family Services Bureau, "Avoid the 21" D.U.I. campaigns, and Social Services Police Services, and he was essential in the creation and funding of the Tr-Valley substation through working with Supervisor Haggerty, the County Administrator, and the Citizens' Option for Public Safety Program; and

WHEREAS, Undersheriff Lucia established the motorcycle unit through grants and by resolving California Highway Patrol (CHP) issues with Sheriff Plummer, resulting in the CHP's Castro Valley office. Undersheriff Lucia also created the existing Beat and Sector system, which increased staffing and implemented 12-hour shifts at Eden Township Station; and

WHEREAS, Undersheriff Lucia negotiated with the Port of Oakland and Oakland Police Department to create Airport Police Services; and

WHEREAS, Undersheriff Lucia was a founding member of the Urban Area Security Initiative (UASI) and the BayRics multi-county data interoperability, pioneering the system, which became the multiple countywide radio interoperability (EBRCSA) system; and

WHEREAS, the City of Dublin applauds Undersheriff Lucia's impactful work, providing quality services to keep the communities of Alameda County, and particularly the City of Dublin, safe.

NOW, THEREFORE, BE IT RESOLVED that the Dublin City Council does hereby commend Undersheriff Richard T. Lucia on this 20th day of February 2024, for more than 50 years in law enforcement and 29 years of service in Dublin with the Alameda County Sheriff's Department.

DATED: *February 20, 2024*

Mayor Melissa Hernandez

Vice Mayor Sherry Hu

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember Kashef Qaadri

Agenda Item 3.2

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Presentation of Certificates of Recognition to Daughters of the American Revolution American History Essay Contest and Constitution Week Poster Contest Winners
Prepared by: Cierra Fabrigas, Executive Aide

EXECUTIVE SUMMARY:

The City Council will present Certificates of Recognition to Dublin residents who placed in the Daughters of the American Revolution American History Essay Contest and Constitution Week Poster Contest.

STAFF RECOMMENDATION:

Present the Certificates of Recognition.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The Jose Maria Amador Chapter of the Daughters of the American Revolution serves the Tri-Valley area, including the cities of Pleasanton, Dublin, and San Ramon. Annually, the DAR holds an American History Essay Contest "The Stars and Stripes Forever" and a Constitution Week Poster Contest. Each of the winners are from public, private, and home schools in the Tri-Valley area. Winners will go on to be judged at the State level. Winners at the State level will go to the Division level, and those winners are then judged at the National level.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Ryan Ruben DAR Essay Contest Winner Certificate of Recognition
2) Anya Bhatnagar DAR Constitution Week Poster Contest Winner Certificate of Recognition
3) Jenny Nguyen DAR Constitution Week Poster Contest 3rd Place Certificate of Recognition

CERTIFICATE OF RECOGNITION

Given to

RYAN RUBEN

JOSE MARIA AMADOR ELEMENTARY SCHOOL

In recognition of winning the *5th Grade Constitution Poster Week Contest* from the Daughters of the American Revolution, and demonstrating the outstanding qualities of dependability, service, leadership, and patriotism in your home, school, and in the Dublin community.

Presented by the

The City of Dublin

Dated: February 20, 2024

Mayor Melissa Hernandez

Vice Mayor Sherry Hu

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember Kashef Qaadri

CERTIFICATE OF RECOGNITION

Given to

ANYA BHATNAGAR
FALLON MIDDLE SCHOOL

In recognition of earning *Constitution Poster Week Contest* First Place Honors from the Daughters of the American Revolution, and demonstrating the outstanding qualities of dependability, service, leadership, and patriotism in your home, school, and in the Dublin community.

Presented by the

The City of Dublin

Dated: February 20, 2024

Mayor Melissa Hernandez

Vice Mayor Sherry Hu

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember Kashef Qaadri

CERTIFICATE OF RECOGNITION

Given to

JENNY NGUYEN
FALLON MIDDLE SCHOOL

In recognition of earning *Constitution Poster Week Contest* Third Place Honors from the Daughters of the American Revolution, and demonstrating the outstanding qualities of dependability, service, leadership, and patriotism in your home, school, and in the Dublin community.

Presented by the

The City of Dublin

Dated: February 20, 2024

Mayor Melissa Hernandez

Vice Mayor Sherry Hu

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember Kashef Qaadri

Agenda Item 5.1

STAFF REPORT

CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Approval of February 6, 2024 Regular City Council Meeting Minutes
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the February 6, 2024, Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the February 6, 2024, Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approval of the minutes of the February 6, 2024, Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) February 6, 2024, Regular City Council Meeting Minutes

MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: February 6, 2024

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: https://dublin.ca.gov/ccmeetings

Pursuant to Government Code §54953(b), this meeting included the following two teleconference locations:

- *Vice Mayor Hu attended the Regular Meeting via teleconference from Sonesta Bee Cave Austin Hill Country – Lobby, 12525 Bee Cave Parkway, Bee Cave, TX 78738*
- *Councilmember Qaadri attended the Regular Meeting via teleconference from Aloft Seaport District Hotel – Business Center, 401-403 D Street, Boston, MA 02210.*

All votes during the remote session were conducted by a roll call vote.

CLOSED SESSION 6:30 PM

I. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Name of Case: City of Dublin v. Brad Benson Motorsports Corporation, Alameda County Superior Court Case No. 23CV045872

II. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of Section 54956.9: 1 case

REGULAR MEETING

A Regular Meeting of the Dublin City Council was held on Tuesday, February 6, 2024, in the City Council Chamber. The meeting was called to order at 7:21 PM, by Mayor Hernandez.

1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Attendee Name	Status
Melissa Hernandez, Mayor	Present
Dr. Sherry Hu, Vice Mayor	Present, via Zoom
Jean Josey, Councilmember	Present
Michael McCorriston, Councilmember	Present
Kashef Qaadri, Councilmember	Present, via Zoom

2) REPORT ON CLOSED SESSION

Mayor Hernandez reported there was no reportable action out of Closed Session.

3) PRESENTATIONS AND PROCLAMATIONS

3.1) Recognition of Outgoing Alameda County Undersheriff Richard T. Lucia

Undersheriff Richard T. Lucia was unavailable to attend, and this item will be brought back to council for the February 20, 2024 Regular City Council Meeting.

3.2) Employee Introductions

New City of Dublin Staff members, Julius Pickney, Management Analyst II with the Public Works Department, Ken Aiello and Luis Rodriguez, Code Enforcement Officers with the Community Development Department, were introduced.

3.3) Introduction of Dublin Police Services Captain Miguel Campos

Dublin Police Services Captain Miguel Campos was introduced to the City Council.

4) PUBLIC COMMENT

Amena Sediqi-Aini provided public comment.

Tom Evans provided public comment.

Randhiu Rana provided public comment.

Brent Songey provided public comment.

5) CONSENT CALENDAR

5.1) Approved the January 9, 2024 Regular City Council Meeting Minutes.

5.2) Adopted Resolution No. 04-24 titled, “Approving an Agreement for Drone Light Show Services with HireUAVPro.Com, LLC.”

5.3) Adopted Resolution No. 05-24 titled, “Amending the Commercial Façade Improvement Grant Program Guidelines.”

5.4) Adopted Resolution No. 06-24 titled, “Declaring Weeds and Combustible Refuse a Public Nuisance and Ordering the Abatement Thereof.”

5.5) Adopted Resolution No. 07-24 titled, "Approving Amendment #1 to the Agreement with Special Events for Tents, Stages, and Other Event Furniture Rentals for City-Produced Events During Fiscal Years 2022-24."

5.7) Created a new Capital Improvement Program (CIP) Project, Irrigation System Upgrades (CIP No. GI0224); adopted Resolution No. 08-24 titled, "Approving the 2022 Urban Community Drought Relief Local Project Sponsor Agreement with Alameda County Flood Control and Water Conservation District, Zone 7;" and adopted Resolution No. 09-24 titled, "Authorizing the Purchase of Irrigation Controllers from SiteOne Landscape Supply, LLC."

On a motion by Councilmember Josey, seconded by Councilmember McCorriston, and by unanimous vote, the City Council adopted the Consent Calendar, except for items 5.6, 5.8 and 5.9.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Michael McCorriston, Councilmember
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

5.6) Approved the City Council walking in the 2024 St. Patrick's Day Parade.

This item was pulled from the Consent Calendar by Councilmember Qaadri for further discussion.

5.8) Adopted Resolution No. 10-24 titled, "Amending the Consolidated Impact Fee Administrative Guidelines."

This item was pulled from the Consent Calendar by Councilmember Qaadri for clarifying questions.

On a motion by Councilmember Qaadri, seconded by Councilmember Josey, and by unanimous vote, the City Council approved Consent Calendar items 5.6 and 5.8.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Kashef Qaadri, Councilmember
SECOND:	Jean Josey, Councilmember
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

5.9) Adopted Resolution No. 11-24 titled, "Approving a Small Business Assistance Grant Program Agreement with the International Brotherhood of Electrical Workers Local Union 595."

This item was pulled from the consent calendar for public comment.

Councilmember Josey recused herself due to holding her mayoral campaign kickoff at the International Brotherhood of Electrical Workers Local Union 595 facility.

Tom Evans provided public comment.

On a motion by Councilmember McCorriston, seconded by Councilmember Qaadri, and by a 4-0-1 vote the City Council adopted Consent Calendar item 5.9.

RESULT:	ADOPTED [4-0-1 vote]
MOVED BY:	Michael McCorriston, Councilmember
SECOND:	Kashef Qaadri, Councilmember
AYES:	Hernandez, McCorriston, Hu, Qaadri
RECUSED:	Josey

6) PUBLIC HEARING – None.

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) 2024 Draft City of Dublin Legislative Platform

The City Council received a report on the draft 2024 Legislative Platform.

By consensus, the City Council directed Staff to add language for more specifics regarding access, funding, and support for public health and mental health.

9) CITY MANAGER AND CITY COUNCIL REPORTS

The City Council and Staff provided brief information-only reports, including committee reports and reports related to meetings attended at City expense (AB1234).

By consensus, the City Council directed Staff to prepare proclamations for the East Bay SPCA 150th Anniversary, National Pet Day, and Ramadan.

10) ADJOURNMENT

Mayor Hernandez adjourned the meeting at 8:43 P.M.

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 5.2

STAFF REPORT

CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: City Treasurer's Informational Report of Investments for the Quarter Ending December 31, 2023
Prepared by: Chris Rhoades, Financial Analyst

EXECUTIVE SUMMARY:

The City Council will receive an informational report of the City's investments through the quarter ending December 31, 2023, including a monthly transaction ledger. The City's investment portfolio for this period totaled $426,449,339 (market value) with an average market yield of 4.71%. As required by the Policy, the City Treasurer (Finance Director) affirms that the City is able to meet its expenditure requirements for the next six months.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

There is no financial impact resulting from this report. Investments are made in accordance with the City Investment Policy and State Law. Interest earned is apportioned between funds (i.e., General Fund, Gas Tax Fund, etc.) based upon their proportionate share of the total cash balance. Based on the financial needs of the City including the timing of revenues and expenditures, the quarterly cash balance can vary from quarter to quarter.

DESCRIPTION:

The total investment portfolio (market value) consists of $290,000,185 managed by Chandler Asset Management (Chandler), and $136,449,154 invested by the City in local government pools, the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). The average market yields of the Chandler portfolio and the local pools were 4.46% and 5.24% respectively.

The total investment portfolio balance fluctuates throughout the year due to normal cash flow

needs and includes both discretionary and restricted funds.

Economic Update Highlights

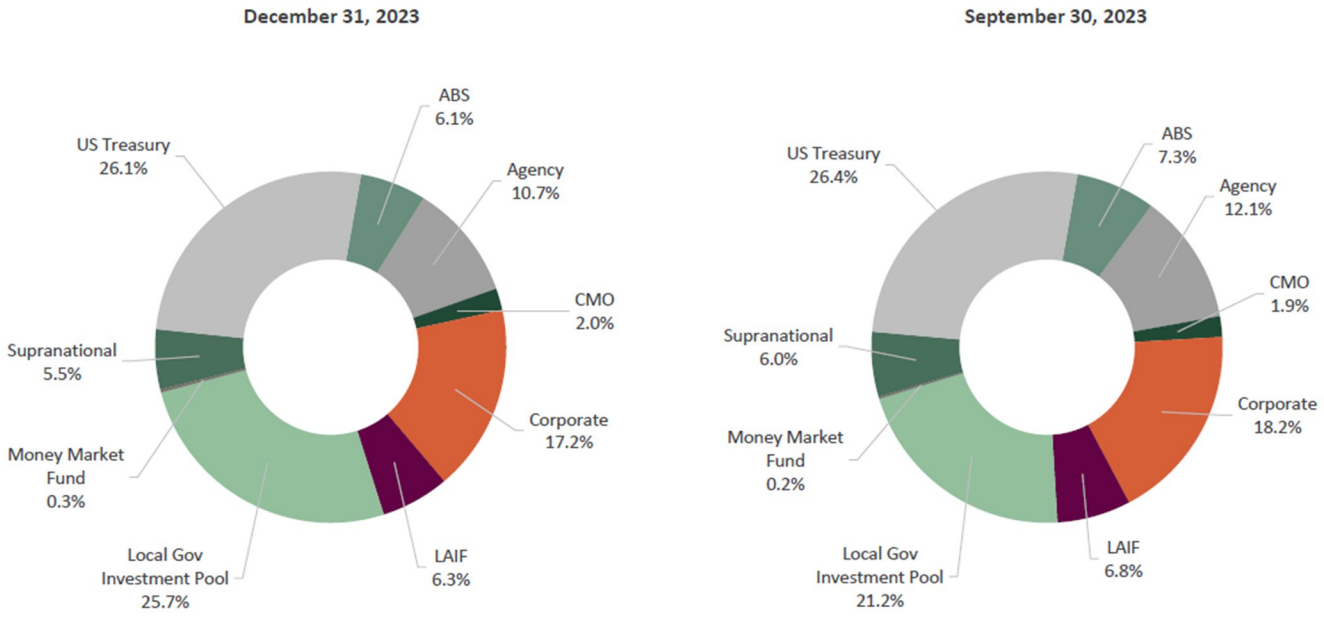
The following are some highlights from the Economic Update included in the Investment Report prepared by Chandler (Attachment 1).

Recent economic data has shown above-trend growth fueled by a rise in consumer spending and a healthy US job market. Inflationary trends are subsiding, but core levels remain above the Fed's target. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, Chandler believes the economy will gradually soften and the Fed will loosen monetary policy in 2024.

City of Dublin Portfolio

The City's aggregate portfolio has maintained a healthy balance of investment types with minimal change from the prior quarter as shown below in Chart 1, except for CAMP due to additional funds deposited with the receipt of property taxes.

Chart 1: Investments by Type
December 31, 2023 and September 30, 2023



The market value of the City's portfolio increased by $36.3 million from the September 30, 2023 quarter. The quarterly change is the result of normal fluctuations in the timing of incoming revenue, predominantly the receipt of property tax revenue, the City's largest revenue source. Property Tax payments are received in the December and June quarters each fiscal year and are typically deposited into the City's local government pools as these funds are then utilized over the following months. The City also incurred expenditures on multiple capital projects, as well as payments to Alameda County for Police and Fire Services, during the reporting period. The City's portfolio increased by $67.6 million from the same quarter the prior year, due to the timing of

revenues and expenditures for some of the City's larger scale capital projects (see Table 1 below). Overall market yield-to-maturity decreased to 4.71% from the previous quarter, (shown in Table 2) due to the factors discussed in the Economic Update Highlights. For detailed monthly transactions, see Attachment 2.

Table 1: Portfolio Values and Yield to Maturity

Holdings	December 31, 2022 Market Value	September 30, 2023 Market Value	December 31, 2023 Par Value	Book Value	Market Value	% of Subtotal	% of Total Portfolio	Book Yield	Market Yield
Managed by City									
LAIF	25,730,693	26,297,090	26,534,226	26,534,226	26,534,226	19.5%	6.1%	3.95%	3.95%
CAMP	56,195,257	82,616,317	109,660,424	109,660,424	109,660,424	80.5%	25.4%	5.56%	5.56%
SUBTOTAL	**81,925,950**	**108,913,407**	**136,194,650**	**136,194,650**	**136,194,650**	**100.00%**	**31.52%**	**5.25%**	**5.24%**
Accrued Interest	169,795	222,462			254,504				
	82,095,744	**109,135,869**			**136,449,154**				
Managed by Chandler									
ABS	31,285,896	28,613,814	26,012,972	26,010,722	25,798,334	9.0%	6.0%	3.35%	5.22%
Agency	58,714,486	46,770,742	46,800,000	46,924,578	45,535,489	15.8%	10.8%	2.12%	4.56%
CMO	3,843,615	7,428,709	8,893,638	8,832,414	8,685,518	3.0%	2.1%	3.34%	4.60%
Money Market	4,923,898	859,487	1,159,231	1,159,231	1,159,231	0.4%	0.3%	4.98%	4.98%
Supranational	16,569,068	23,103,092	24,525,000	24,166,111	23,370,361	8.1%	5.7%	2.16%	4.24%
Corporate	65,378,464	70,490,952	75,055,000	74,666,608	72,851,163	25.3%	17.4%	3.00%	4.78%
US Treasury	89,783,810	102,206,540	113,500,000	113,048,802	110,817,325	38.4%	26.3%	3.07%	4.06%
SUBTOTAL	**275,481,435**	**279,473,336**	**295,945,841**	**294,808,466**	**288,217,421**	**100.00%**	**68.48%**	**2.87%**	**4.46%**
Accrued Interest	1,232,872	1,524,241			1,782,764				
	276,714,308	**280,997,577**			**290,000,185**				
TOTAL PORTFOLIO	**358,810,052**	**390,133,446**	**432,140,491**	**431,003,117**	**426,449,339**		**100.00%**		**4.71%**
				Change from Prior Year	67,639,287				
				Change from Prior Quarter	36,315,893				

Table 2: Quarterly Holdings (Market Value) by Type, and YTM, 5 Quarters

Holdings (Market Value)	12/31/22	3/31/23	6/30/23	9/30/23	12/31/23
LAIF/CAMP	81,925,950	106,543,157	120,768,108	108,913,407	136,194,650
ABS	31,285,896	30,171,153	28,186,820	28,613,814	25,798,334
Agency	58,714,486	60,517,635	53,795,750	46,770,742	45,535,489
CMO	3,843,615	3,874,342	6,570,900	7,428,709	8,685,518
Commercial Paper	4,982,197	-	-	-	-
Money Market	4,923,898	760,481	2,641,554	859,487	1,159,231
Supranational	16,569,068	16,860,396	16,711,738	23,103,092	23,370,361
Corporate	65,378,464	71,092,672	71,551,741	70,490,952	72,851,163
US Treasury	89,783,810	96,639,811	99,278,149	102,206,540	110,817,325
Accrued Interest	***1,402,667***	***1,577,520***	***1,604,620***	***1,746,703***	***2,037,268***
TOTAL	**358,810,052**	**388,037,166**	**401,109,378**	**390,133,446**	**426,449,339**
YIELD TO MATURITY	4.39%	4.39%	4.92%	5.19%	4.71%

Funds Managed by the City

The City participates in two local agency investment pools managed by government finance professionals and treasurers: the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). The following table shows the market yield in the local pools over the last eight quarters.

Table 3: Quarterly Portfolio Yields, Recent 8 Quarters

Market Yield	LAIF	CAMP	Chandler
3/31/22	0.42%	0.07%	2.38%
6/30/22	0.94%	1.40%	3.20%
9/30/22	1.60%	2.61%	4.47%
12/31/22	2.23%	4.50%	4.57%
3/31/23	2.88%	4.92%	4.37%
6/30/23	3.26%	5.20%	4.98%
9/30/23	3.61%	5.52%	5.24%
12/31/23	3.95%	5.56%	4.46%

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) City of Dublin Investment Report for Period Ending December 31, 2023
2) Transaction Ledger – October through December 2023

CHANDLER ASSET MANAGEMENT

City of Dublin

Period Ending December 31, 2023

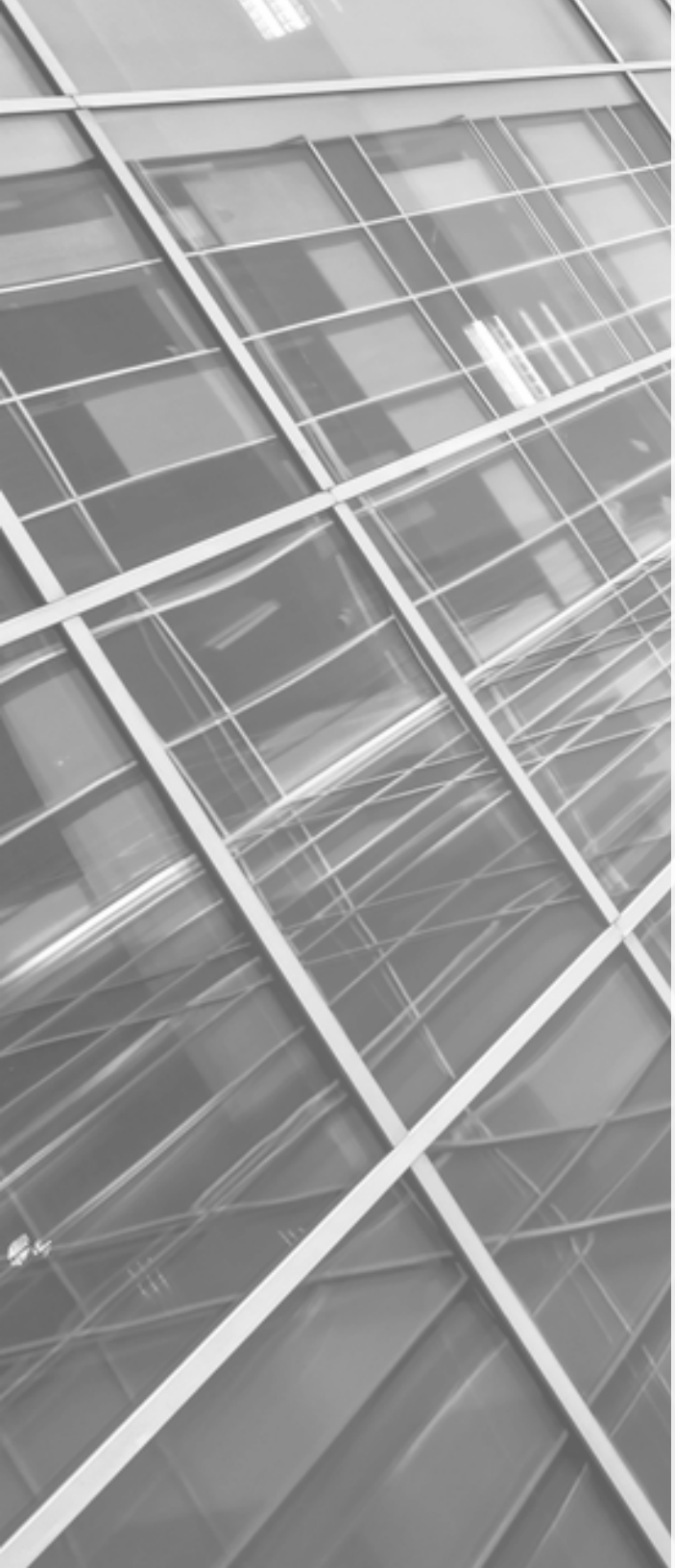
CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com



Table of Contents

As of December 31, 2023

SECTION 1	**Economic Update**
SECTION 2	**Account Profile**
SECTION 3	**Consolidated Information**
SECTION 4	**Portfolio Holdings**
SECTION 5	**Transactions**



Section 1 | Economic Update

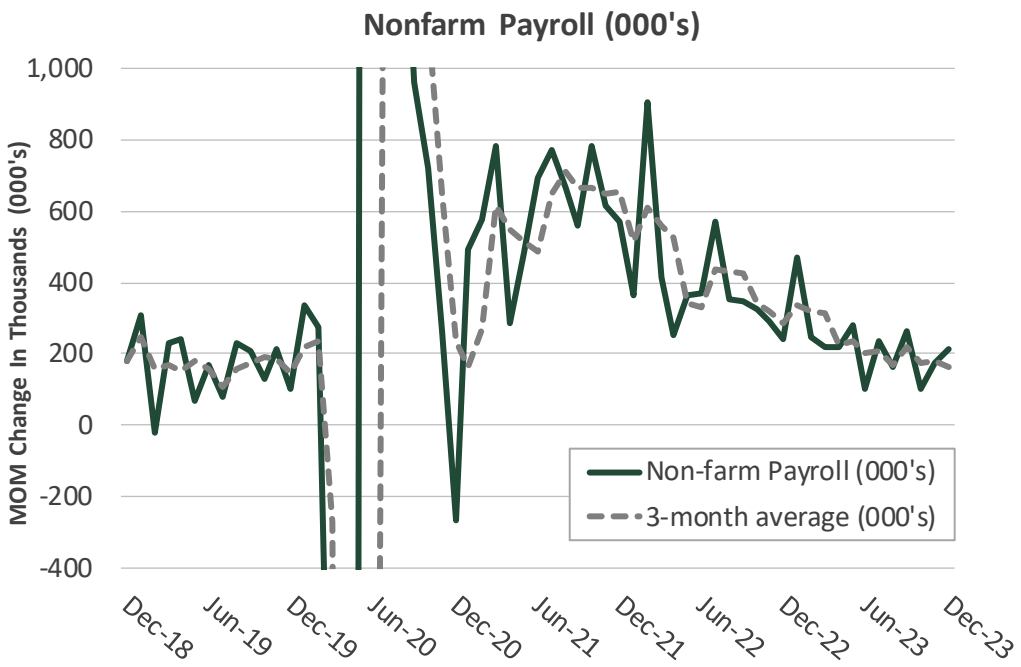
Economic Update

- Recent economic data has shown above trend growth fueled by a rise in consumer spending and a continuing healthy US job market. Inflationary trends are subsiding, but core levels remain above the Fed's target. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, we believe the economy will gradually soften and the Fed will loosen monetary policy in 2024.

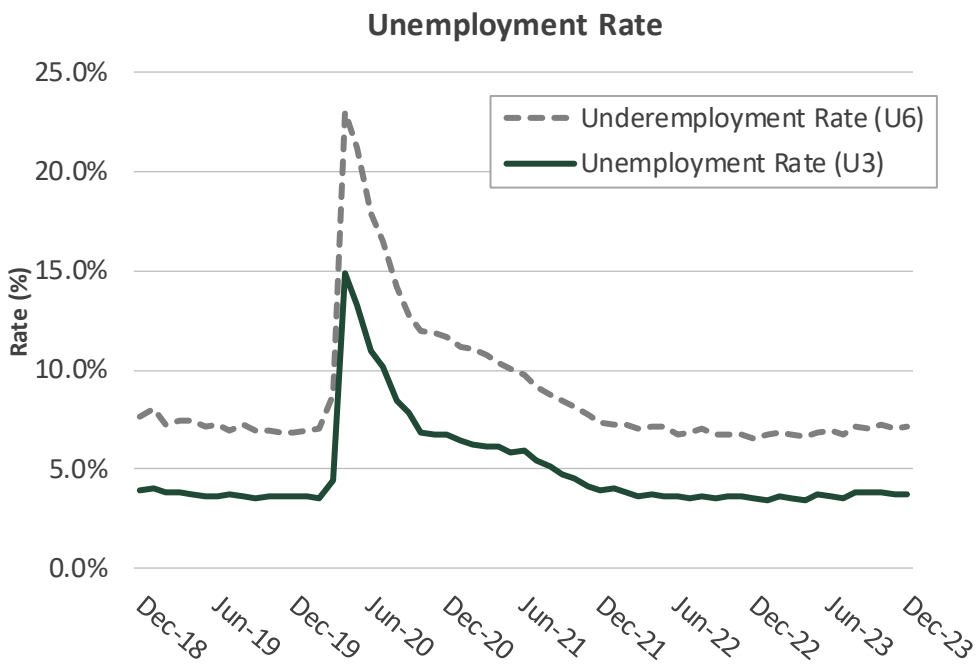
- As expected at the December meeting, the Federal Open Market Committee voted unanimously to leave the Federal Funds rate unchanged at a target range of 5.25 - 5.50%. Fed Chair Powell signaled that the federal funds rate is likely at or near its peak. The new Summary of Economic Projections reflected Core PCE inflation reaching the target 2% level in 2026 without a significant increase in unemployment. We believe the FOMC will loosen monetary policy in mid-2024 as inflation and economic growth continue to moderate.

- US Treasury rates fell steeply across the yield curve in December on decelerating inflation readings and a more dovish Federal Reserve outlook. The 2-year Treasury yield declined 43 basis points to 4.25%, the 5-year Treasury yield dropped 42 basis points to 3.85%, and the 10-year Treasury yield decreased 45 basis points to 3.88%. The inversion between the 2-year Treasury yield and 10-year Treasury yield widened to -37 basis points at December month-end versus -35 basis points at November month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -55 basis points. The inversion between 3-month and 10-year Treasuries widened to -146 basis points in December from -107 basis points in November. Interest rates peaked in 2023 followed by the Fed's dovish pivot late in the year, resulting in a decline in yields across the curve and signaling less restrictive monetary policy in 2024. The shape of the yield curve indicates that the probability of recession persists.

Employment



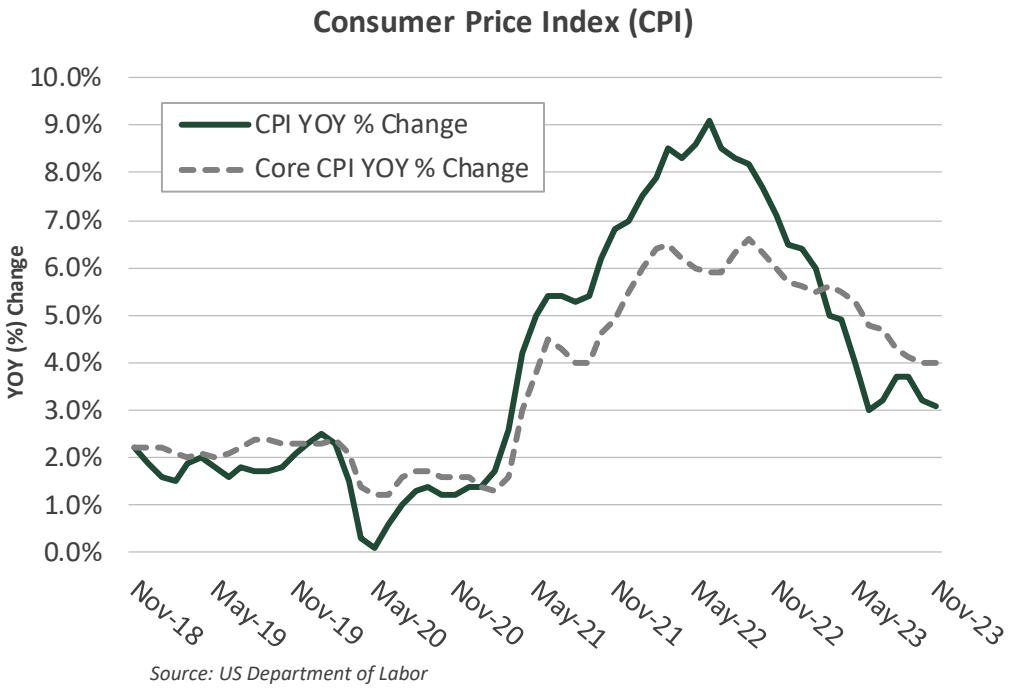
Source: US Department of Labor



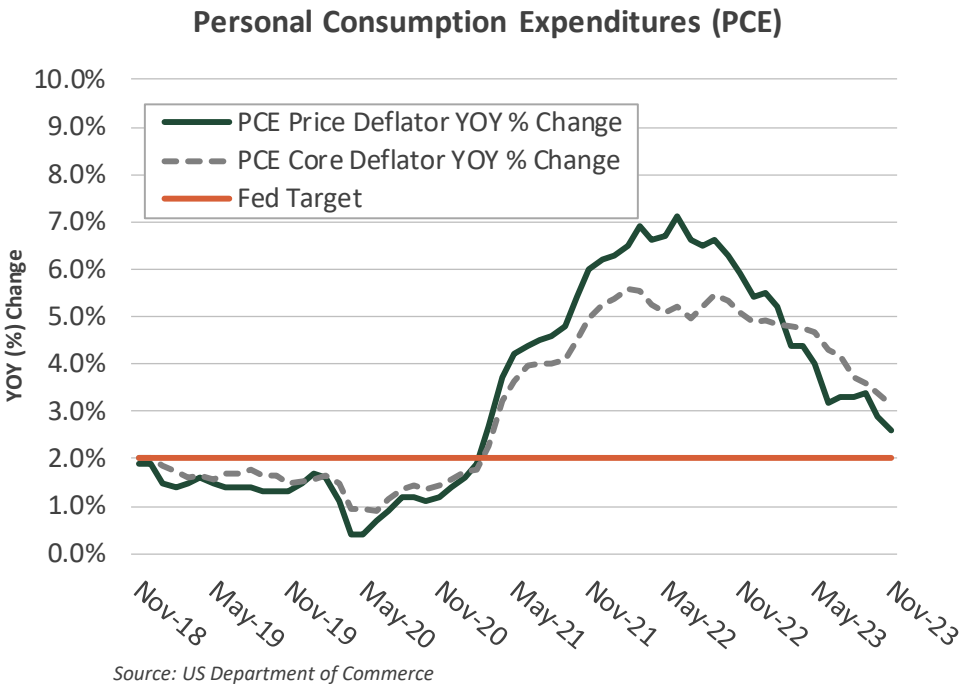
Source: US Department of Labor

The U.S. economy added 216,000 jobs in December, exceeding consensus expectations of 175,000, and the last two months were revised down by 71,000 jobs. Leading sectors included government, leisure, hospitality, and healthcare. The trajectory of job creation is gradually moderating, with the three-month moving average payrolls at 165,000 and the six-month moving average at 193,000. The unemployment rate remained unchanged at 3.7%, and the labor participation rate decreased to 62.5% from 62.8%, falling well below the pre-pandemic level of 63.3%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons rose to 7.1% from 7.0% last month. Average hourly earnings rose 4.1% year-over-year in December, increasing from a 4.0% gain last month. Employment remains strong by historical standards, but data are trending toward a less robust labor market outlook.

Inflation



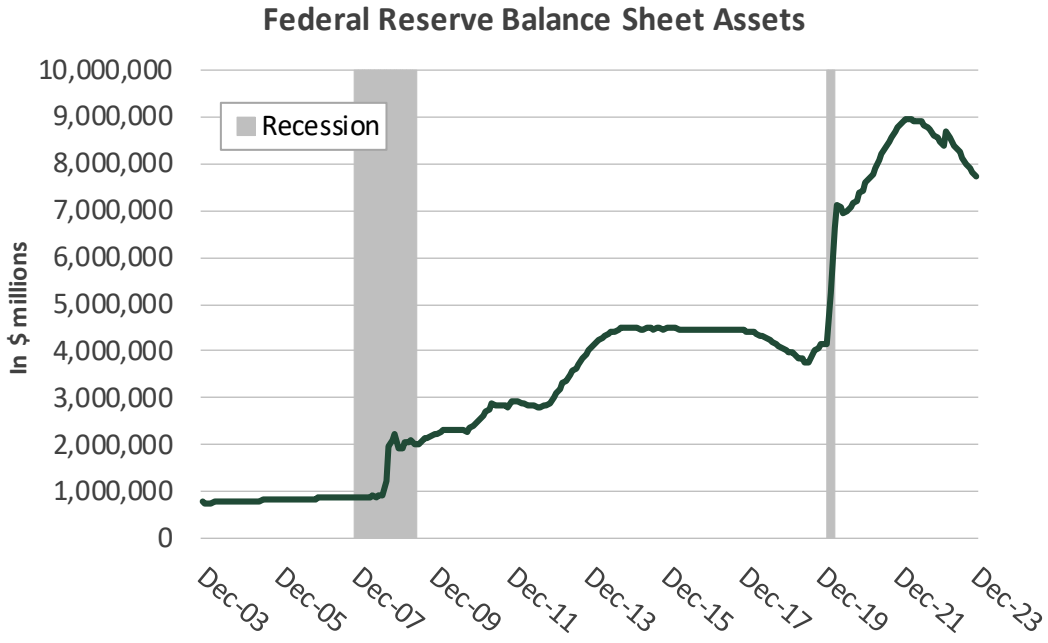
Source: US Department of Labor



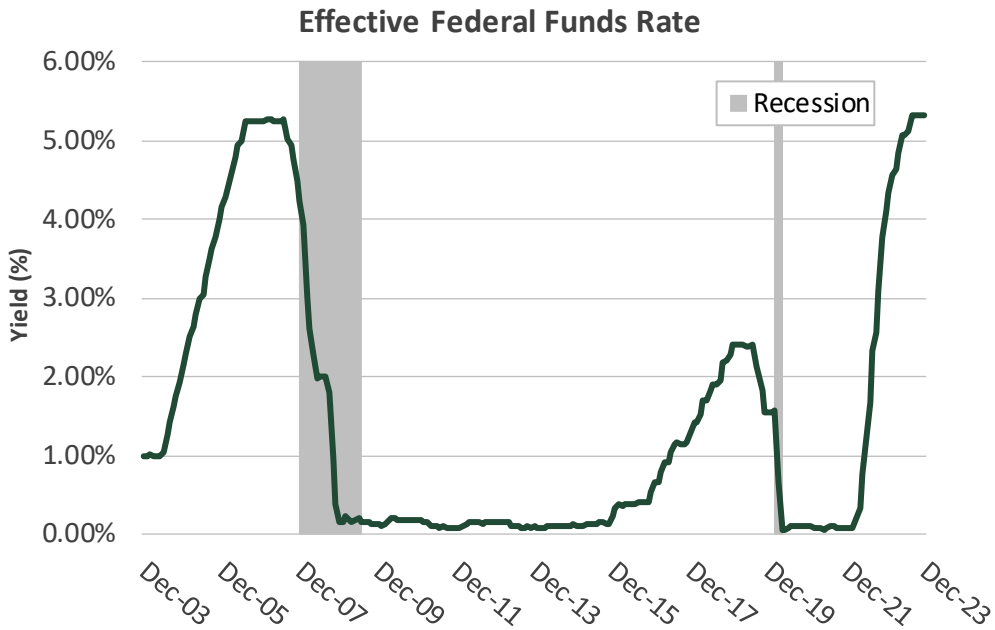
Source: US Department of Commerce

The Consumer Price Index (CPI) increased 0.1% month-over-month and 3.1% year-over-year in November, edging down from 3.2% year-over-year in October. The Core CPI, which excludes volatile food and energy components, was up 0.3% month-over-month and 4.0% year-over-year, unchanged from October as expected. Shelter was the largest contributor to November's Core CPI monthly advance, accounting for 70% of the increase. The Personal Consumption Expenditures (PCE) Index eased more than expected in November, as headline inflation fell 0.1% month-over-month and rose 2.6% year-over-year, down from a 2.9% increase in October. Core PCE, the Federal Reserve's preferred inflation gauge, increased 0.1% month-over-month and decelerated to 3.2% year-over-year in November from a 3.4% year-over-year increase in October. The trend is moderating, but inflation remains above the Fed's 2% target.

Federal Reserve



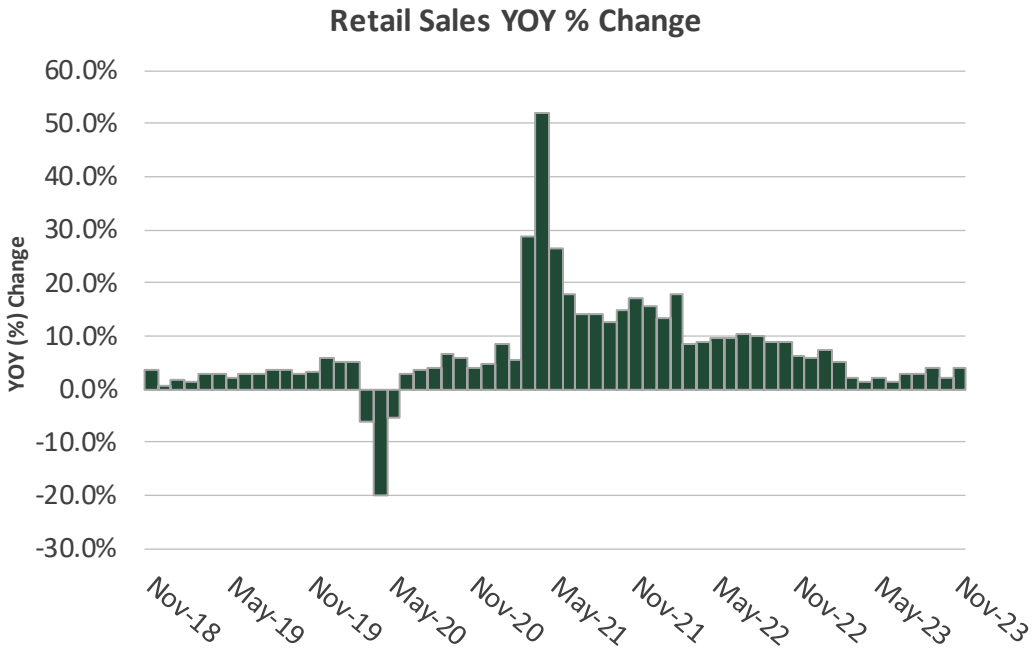
Source: Federal Reserve



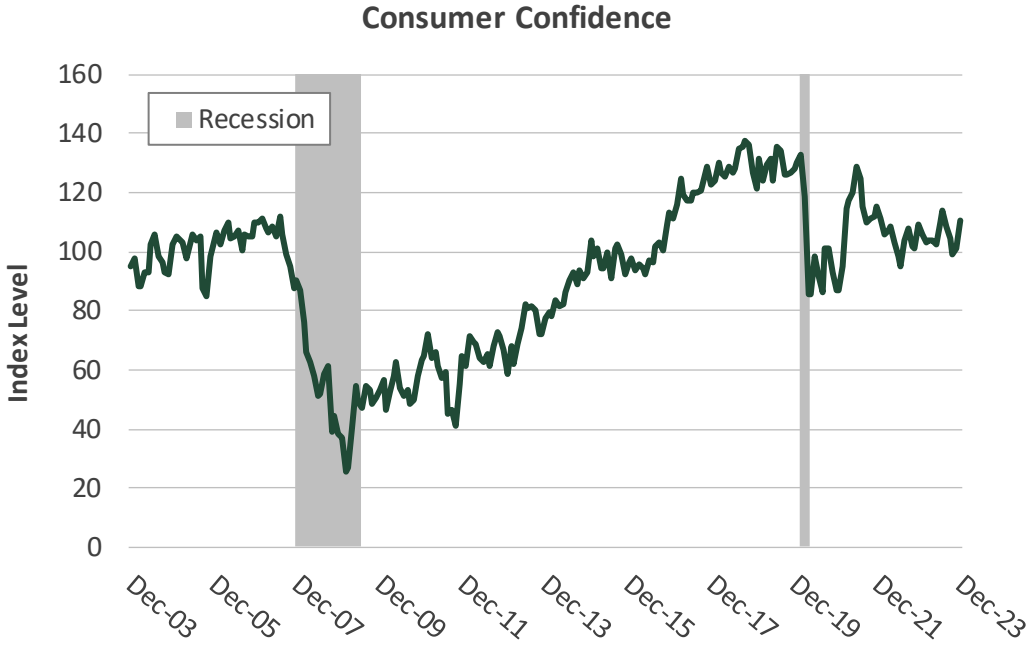
Source: Bloomberg

As expected at the December meeting, the Federal Open Market Committee voted unanimously to leave the federal funds rate unchanged at a target range of 5.25-5.50%. The Fed acknowledged inflation eased over the past year while remaining elevated. Fed Chair Powell signaled that the federal funds rate is likely at or near its peak. The Summary of Economic Projections reflected Core PCE inflation reaching the target 2% level in 2026 without a significant increase in unemployment. The median forecast for the federal funds rate declined to 4.6%, implying three quarter-point cuts next year, four in 2025 and three in 2026, placing the federal funds target rate around 2.9% at the end of the forecast horizon. The market interpreted the statement as dovish, with futures contracts pricing in rate cuts sooner and more aggressively than the Fed's forecasts next year. We believe the FOMC will loosen monetary policy in mid-2024 as inflation and economic growth continue to moderate. Since the Fed began its Quantitative Tightening campaign in June 2022, securities holdings have declined by over $1.2T to approximately $7.8T.

Consumer



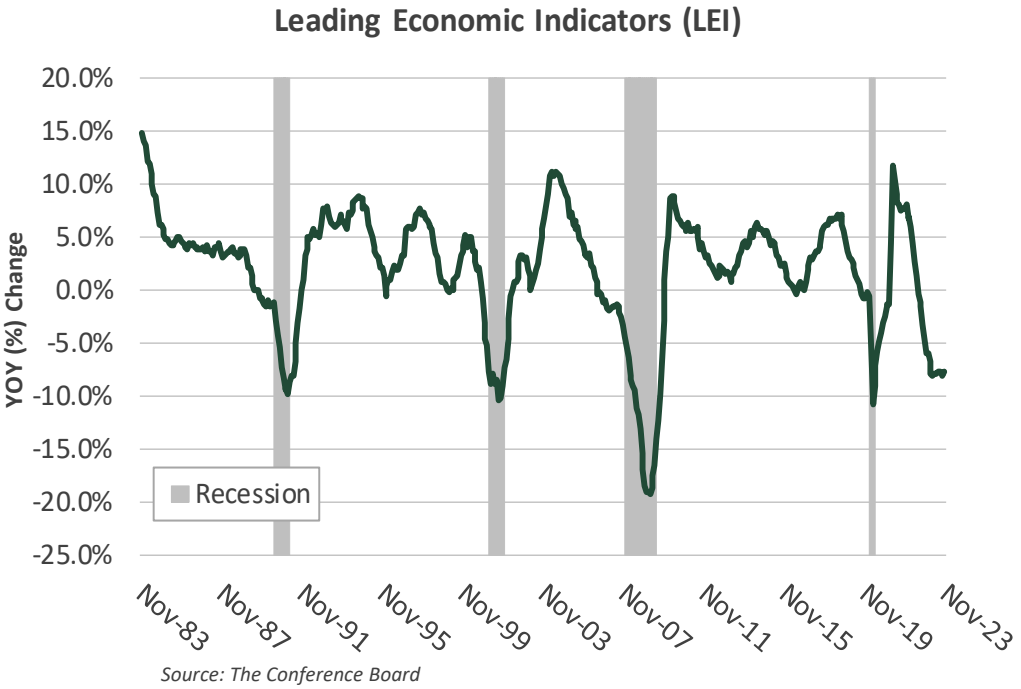
Source: US Department of Commerce



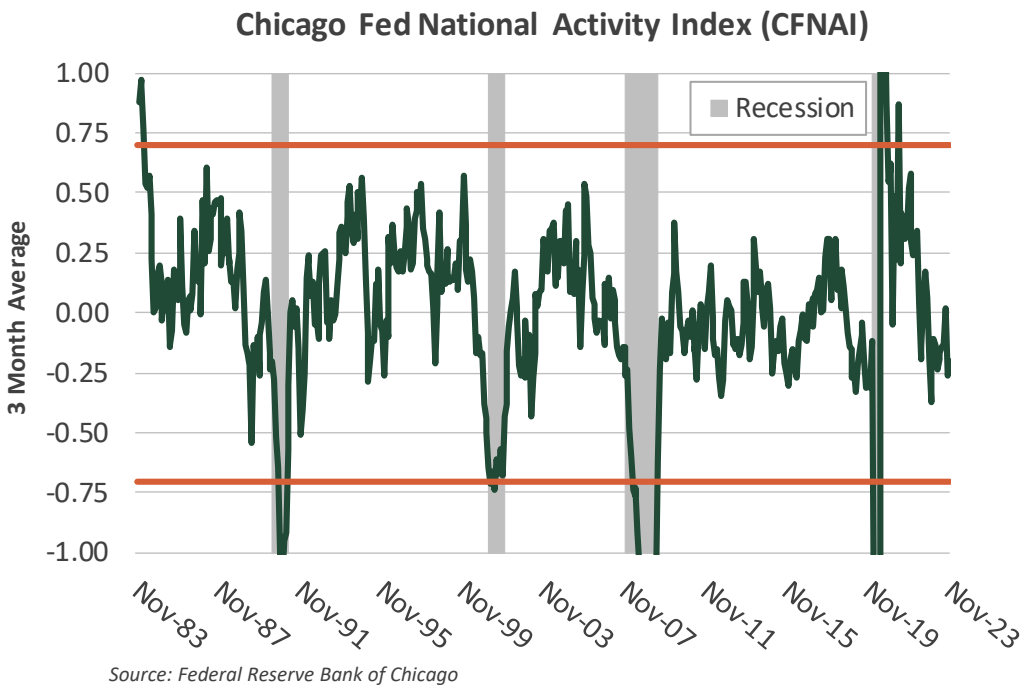
Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

Retail Sales rose 0.3% in November after a downwards revision to -0.2% in October, exceeding the -0.1% consensus forecast. On a year-over-year basis, Retail Sales growth accelerated to 4.1% in November from 2.2% in October buoyed by non-store retailers up 10.6%, as well as food services and drinking places up 11.3%. The Conference Board's Consumer Confidence Index surged to 110.7 in December from 101.0 in November, far surpassing consensus expectations. Positive ratings of job availability and increased confidence in personal income prospects contributed to the substantial increase. While the consumer has been resilient, dwindling excess savings, rising credit card balances, and the resumption of student loan payments pose potential headwinds to future economic growth.

Leading Indicators of Economic Activity



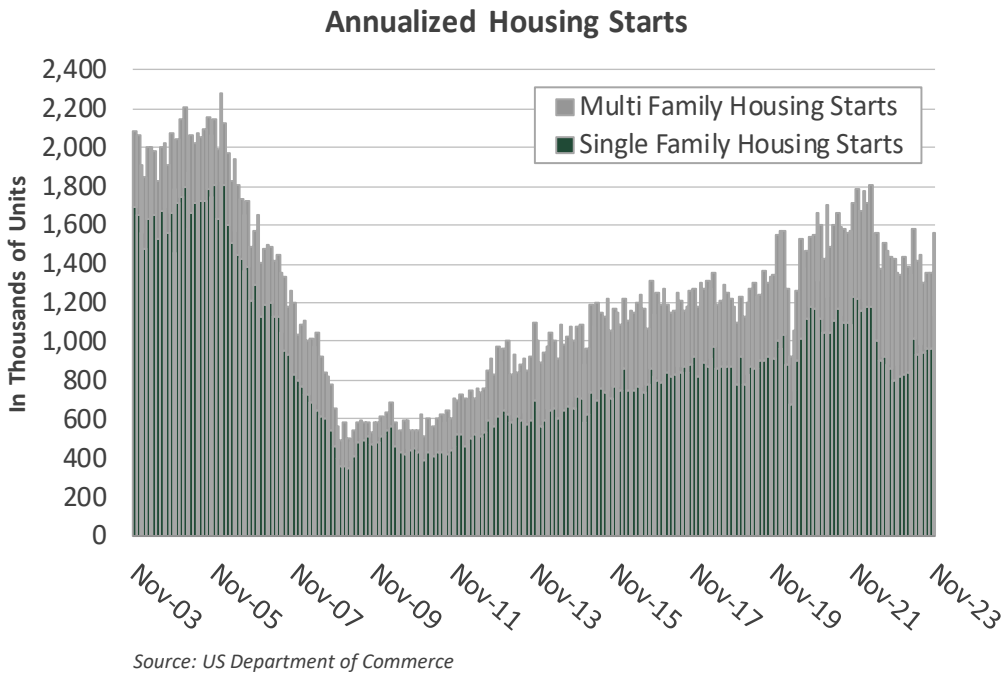
Source: The Conference Board



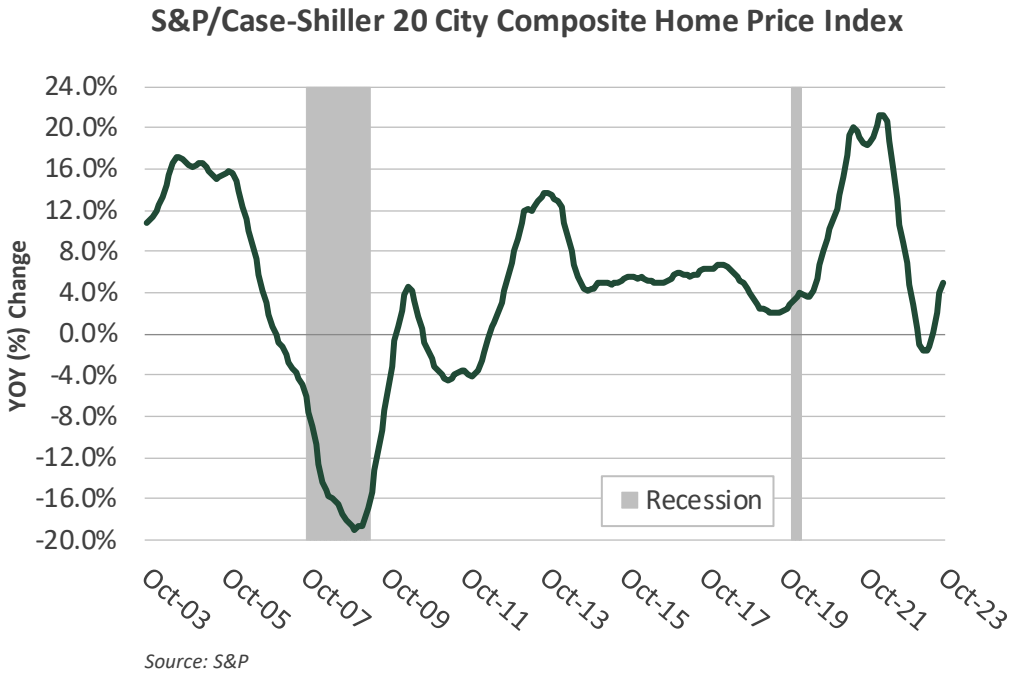
Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) fell 0.5% in November, marking the twentieth consecutive month-over-month decline. The index dropped 7.6% year-over-year. The Conference Board expects the consistent decline month-over-month to result in a slowdown in economic activity. The Chicago Fed National Activity Index (CFNAI) improved in November to 0.03 from a downwardly revised -0.66 in October. On a 3-month moving average basis, the CFNAI rose slightly to -0.20 in November from -0.26 in October, indicating a rate of growth below the historical average trend.

Housing



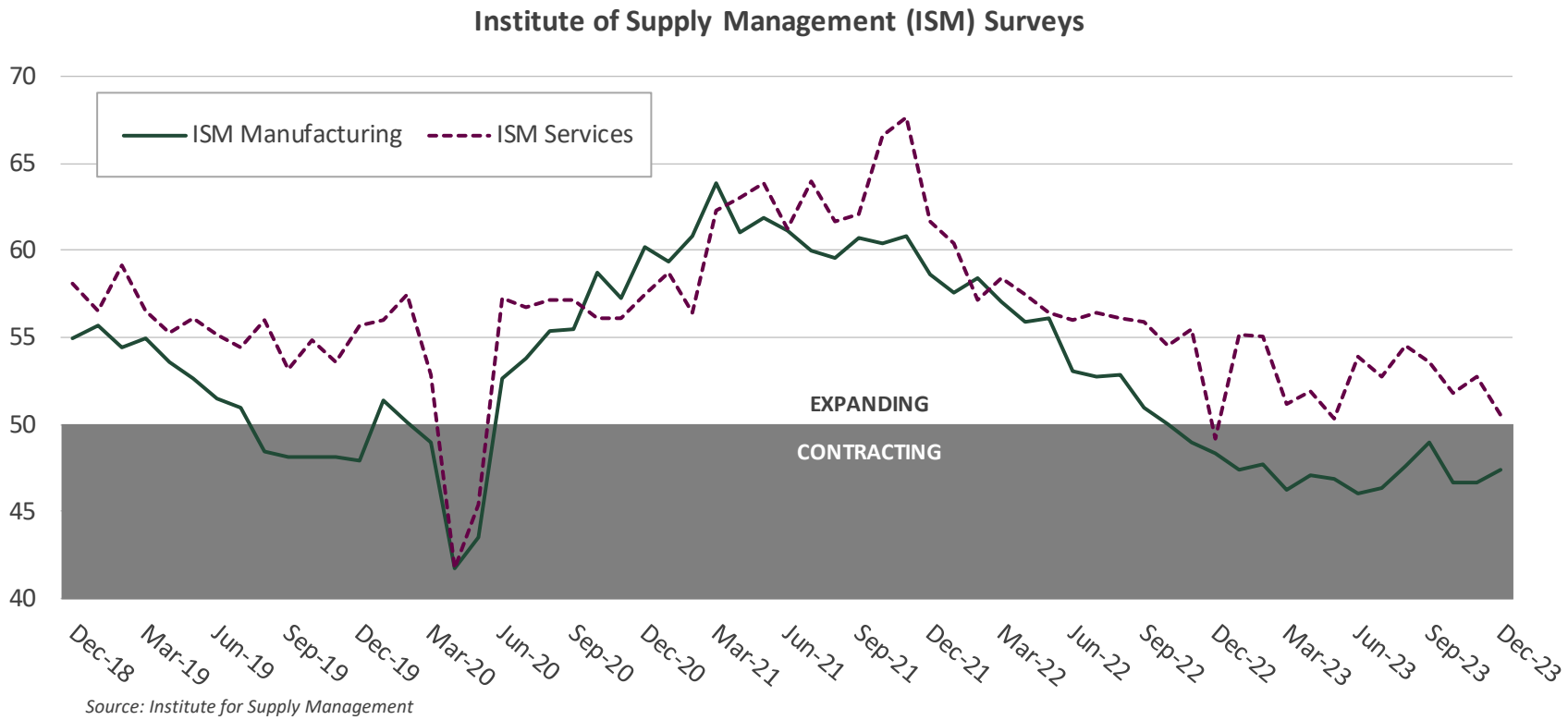
Source: US Department of Commerce



Source: S&P

Housing Starts increased sharply month-over-month in November by 14.8% to an annual rate of 1.560 million units. Starts were up 18% for single-family units and up 6.9% for multi-family. Total starts of new homes are up 9.3% year-over-year. The pick-up in growth can be partially attributed to lower costs of construction materials and homebuilders adjusting projects to accommodate the higher interest rate environment. According to Freddie Mac, average 30-year fixed rate mortgage rates declined to 6.49% as of December 21st, paralleling the drop in the 10-year US Treasury yield. According to the Case-Shiller 20-City Home Price Index, housing prices rose 4.9% year-over-year in October, accelerating from a 3.9% year-over-year gain in September. Tight inventories and higher mortgage rates continue to impact affordability.

Survey Based Measures



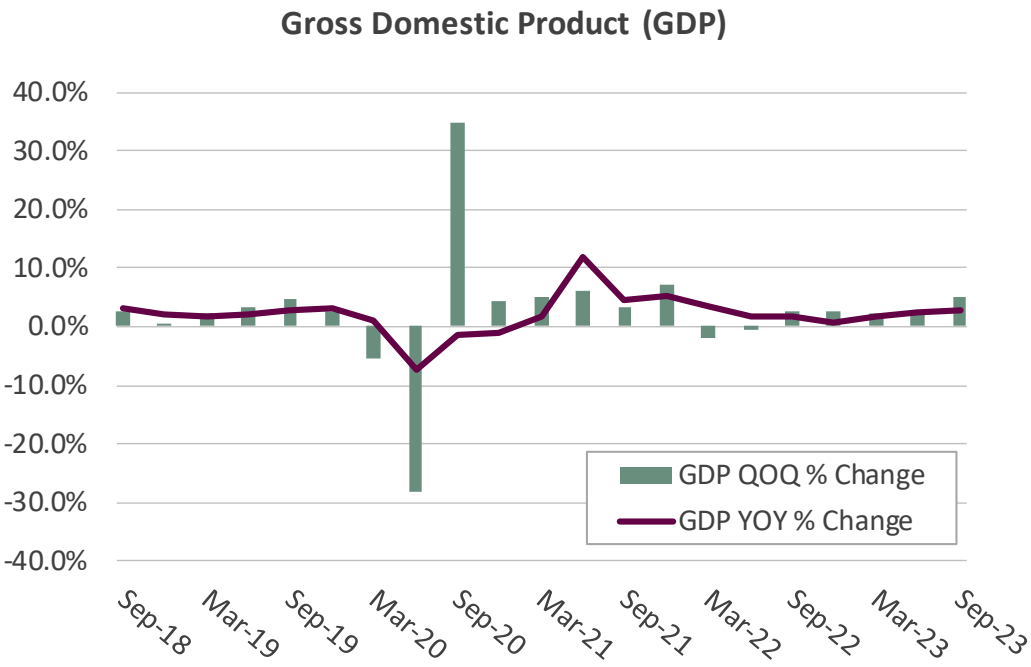
Source: Institute for Supply Management

The Institute for Supply Management (ISM) Manufacturing index moved higher to 47.4 in December from 46.7 in November due to improved performance as suppliers are better able to meet lower demand levels. However, this marks the 14th consecutive month of contraction in factory activity below a reading of 50. The ISM Services Index unexpectedly declined to 50.6 in December from 52.7 in November, narrowly remaining in the expansion zone above 50. Notably, the employment component of the index plummeted by 7.4 points to 43.3, entering contractionary territory. This decline was primarily driven by increased layoffs and a softening in consumer demand.

Gross Domestic Product (GDP)

Components of GDP	12/22	3/23	6/23	9/23
Personal Consumption Expenditures	0.8%	2.5%	0.6%	2.1%
Gross Private Domestic Investment	0.6%	-1.7%	0.9%	1.7%
Net Exports and Imports	0.3%	0.6%	0.0%	0.0%
Federal Government Expenditures	0.6%	0.3%	0.1%	0.5%
State and Local (Consumption and Gross Investment)	0.3%	0.5%	0.5%	0.5%
Total	**2.6%**	**2.3%**	**2.1%**	**4.9%**

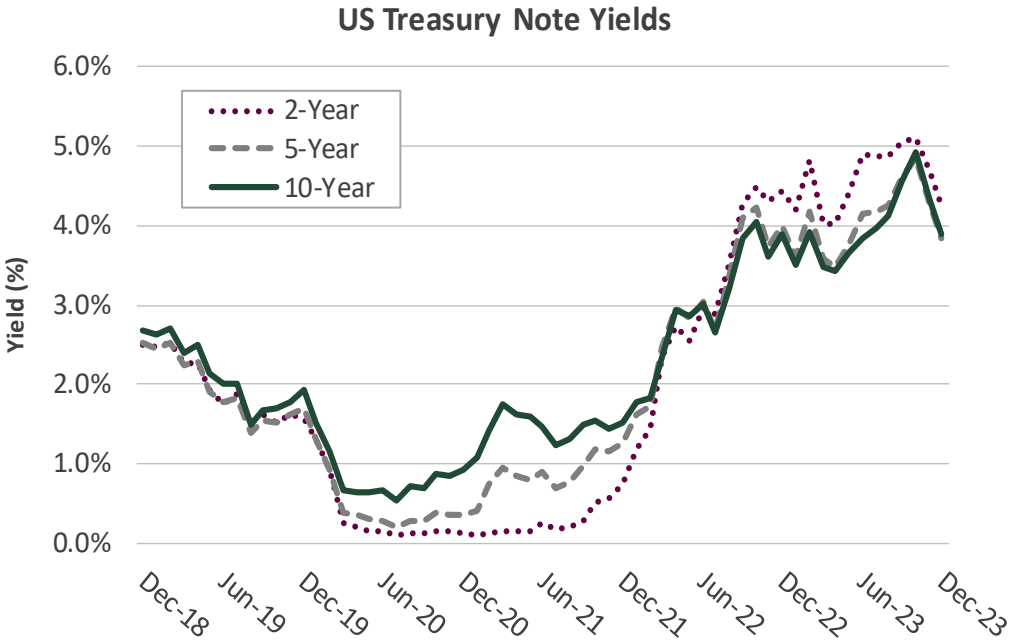
Source: US Department of Commerce



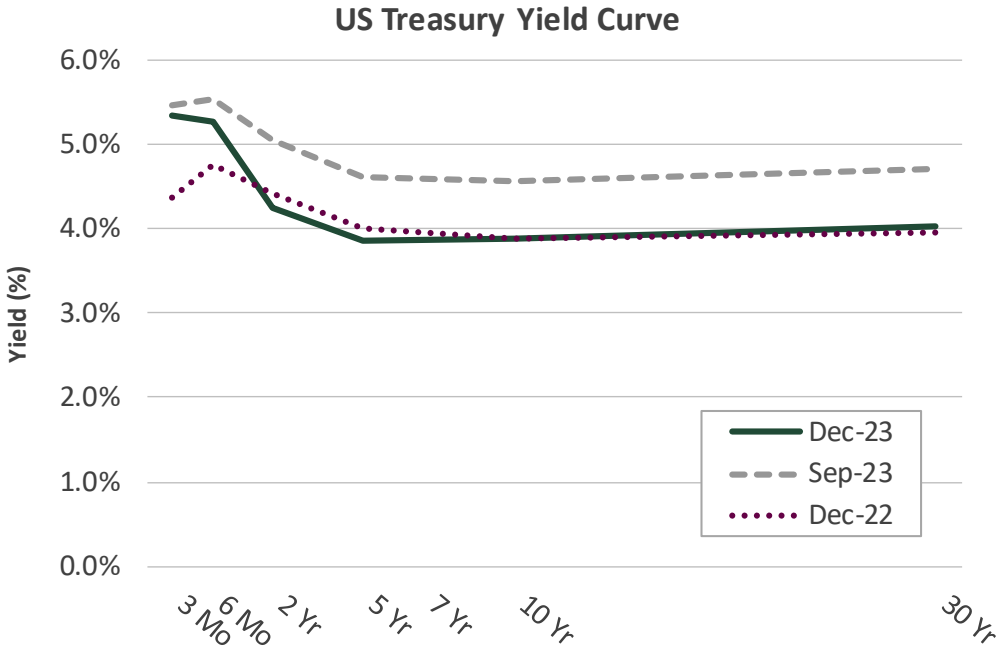
Source: US Department of Commerce

According to the third estimate, third quarter GDP grew at an annualized rate of 4.9%, revised down from the second estimate of 5.2%, with the downward revisions driven primarily by personal consumption expenditures. The consensus estimate calls for a marked slowing to 1.2% in the fourth quarter and 2.4% for full year 2023.

Bond Yields

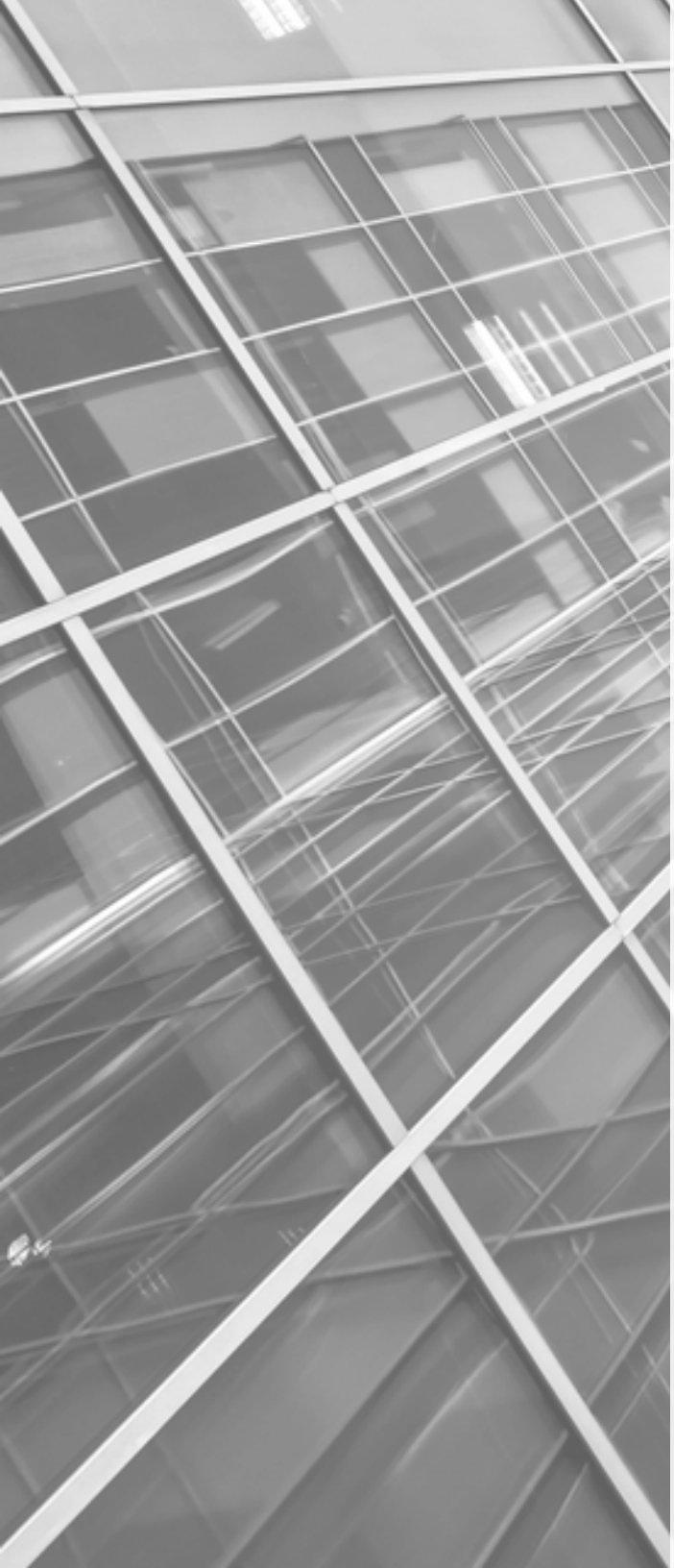


Source: Bloomberg



Source: Bloomberg

At the end of December, the 2-year Treasury yield was 18 basis points lower, and the 10-Year Treasury yield was flat, year-over-year. The inversion between the 2-year Treasury yield and 10-year Treasury yield widened to -37 basis points at December month-end versus -35 basis points at November month-end. The average historical spread (since 2003) is about +130 basis points. The inversion between 3-month and 10-year Treasuries widened to -146 basis points in December from -107 basis points in November. The shape of the yield curve indicates that the probability of recession persists.



Section 2 | Account Profile

Objectives

As of December 31, 2023

Investment Objectives

The investment objectives of the City of Dublin are first, to provide safety of principal; second, to provide adequate liquidity to meet all requirements which might be reasonably anticipated; third, to attain a market average rate of return on its investments throughout economic cycles; and fourth, to be diversified to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

Chandler Asset Management Performance Objective

The performance objective of the City of Dublin is to earn a return that equals or exceeds the return on of the ICE BofA 1-5 Year Treasury and Agency Index.

Strategy

In order to achieve this objective, the portfolio invests in high quality fixed income instruments consistent with the City's investment policy and California Government Code.

Compliance

As of December 31, 2023

City of Dublin

Assets managed by Chandler Asset Management are in full compliance with state law and with the City's investment policy.

Category	Standard	Comment
U.S. Treasury Issues	No limitations; Full faith and credit of the U.S. are pledged for payment of principal and interest.	*Complies*
Federal Agencies	35% max per agency issuer; 25% max callables for agency securities; Federal Agencies or U.S. Government Sponsored Enterprises (GSE), participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or U.S. GSEs.	*Complies*
Municipal Securities	"A" rated or higher by a NRSRO; 5% max per issuer; Obligations of the State of California, any of the other 49 states, or any local agency within the state of California;	*Complies*
Supranational Securities	"AA" rating category or better by a Nationally Recognized Statistical Rating Organization ("NRSRO"); 30% maximum; 10% max per issuer; U.S. dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development ("IBRD"), the International Finance Corporation ("IFC") or the Inter-American Development Bank ("IADB")	*Complies*
Asset-Backed Securities/Mortgage-Backed Securities/ Collateralized Mortgage Obligations	"AA" rated or higher by a NRSRO; 20% maximum (combined); 5% max per issuer	*Complies*
Corporate Medium Term Notes	"A" rated or higher by a NRSRO; 30% maximum; 5% max per issuer; Issued by corporations organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S.	*Complies*
Negotiable Certificates of Deposit	"A" long-term debt rated and/or "A-1" short-term rated or higher by a NRSRO; 30% maximum; 5% max per issuer; 20% max amount invested in NCDs with any one financial institution in combination with any other debt from that financial institution; Issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a state-licensed branch of a foreign bank.	*Complies*
Time Deposits/ Certificates of Deposit	10% maximum; Collateralized/FDIC Insured; 1 year max maturity	*Complies*
Commercial Paper	"A-1" rated or higher by a NRSRO; 25% maximum; 5% max per issuer; 10% max of the outstanding commercial paper of an issuing corporation; 20% max amount invested in CP of any one issuer in combination with any other debt from that issuer; 270 days max maturity; Issuer of the commercial paper shall meet all conditions in either A) (1) Organized and operating in the U.S. as a general corp, (2) Has AUM > $500 million, (3) "A" rated issuer debt (if any) or higher by a NRSRO; or B) (1) Organized in the U.S. as a special purpose corp, trust, LLC, (2) Has program wide credit enhancements including, but not limited to, over collateralization, LOC, or surety bond, (3) "A-1" rated or higher by a NRSRO	*Complies*
Banker's Acceptances	"A-1" short-term rated or higher by a NRSRO; 40% maximum; 5% max per issuer; 20% max amount invested in BA with any one financial institution in combination with any other debt from that financial institution; 180 days max maturity	*Complies*
Money Market Mutual Funds and Mutual Funds	Highest rating or "AAA" rated by two NRSROs; SEC registered adviser with AUM >$500 million and experience > 5 years; 20% maximum in Mutual Funds and Money Market Mutual Funds; 20% max in Money Market Mutual Fund; 10% max per one Mutual Fund	*Complies*
Local Agency Investment Fund (LAIF)	Maximum permitted by LAIF; Not used by investment adviser	*Complies*
California Asset Management Program (CAMP)	Issued by joint powers authority organized pursuant to California Government Code; Not used by investment adviser	*Complies*
Prohibited Securities	Inverse floaters; Ranges notes, Mortgage-derived, Interest-only strips; Any investment in a security not specifically listed as an Authorized and Suitable Investment in the policy.	*Complies*
Max Per Issuer	5% max per issuer, except US Government, its Agencies and instrumentalities (including agency backed-mortgage pools), Supranational securities, or Money Market Mutual Funds	*Complies*
Maximum Maturity	5 years, unless otherwise stated in the policy	*Complies*

Portfolio Characteristics

As of December 31, 2023

City of Dublin

	12/31/23		09/30/23
	Benchmark*	Portfolio	Portfolio
Average Maturity (yrs)	2.68	2.87	2.89
Average Modified Duration	2.52	2.45	2.46
Average Purchase Yield	n/a	2.87%	2.66%
Average Market Yield	4.20%	4.46%	5.24%
Average Quality**	AA+	AA/Aa1	AA/Aa1
Total Market Value		290,000,185	280,997,577

**ICE BofA 1-5 Yr US Treasury & Agency Index*

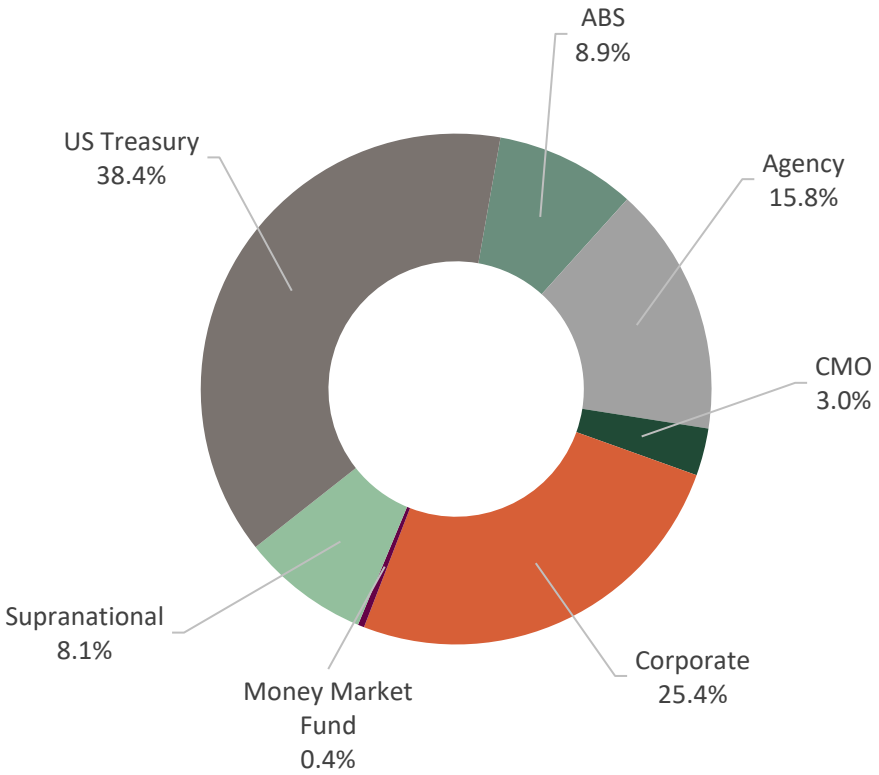
***Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.*

Sector Distribution

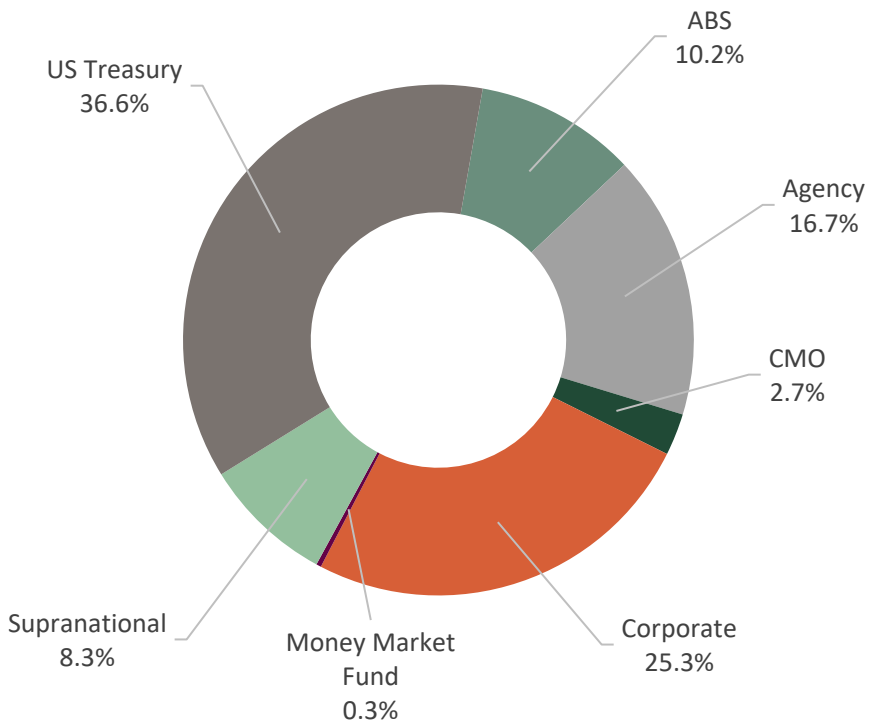
As of December 31, 2023

City of Dublin

December 31, 2023



September 30, 2023



Issuers

As of December 31, 2023

City of Dublin – Account #10198

Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	38.44%
Federal National Mortgage Association	Agency	5.62%
Intl Bank Recon and Development	Supranational	4.39%
Federal Home Loan Bank	Agency	3.67%
Inter-American Dev Bank	Supranational	3.15%
Federal Home Loan Mortgage Corp	CMO	3.00%
Federal Home Loan Mortgage Corp	Agency	2.83%
Federal Farm Credit Bank	Agency	2.75%
Bank of Montreal Chicago	Corporate	1.51%
Bank of America Corp	Corporate	1.43%
Toronto Dominion Holdings	Corporate	1.40%
Deere & Company	Corporate	1.40%
John Deere ABS	ABS	1.38%
Toyota Motor Corp	Corporate	1.32%
Amazon.com Inc	Corporate	1.28%
Royal Bank of Canada	Corporate	1.23%
Merck & Company	Corporate	1.21%
United Health Group Inc	Corporate	1.18%
JP Morgan Chase & Co	Corporate	1.16%
JP Morgan ABS	ABS	1.08%
Morgan Stanley	Corporate	1.03%
Qualcomm Inc	Corporate	1.02%
Metlife Inc	Corporate	1.00%
Mercedes-Benz	ABS	0.97%
Tennessee Valley Authority	Agency	0.92%
US Bancorp	Corporate	0.88%
Hyundai Auto Receivables	ABS	0.87%
Northwestern Mutual Glbl	Corporate	0.87%
Caterpillar Inc	Corporate	0.87%
Chubb Corporation	Corporate	0.85%
Honda Motor Corporation	Corporate	0.83%
Honeywell Corp	Corporate	0.82%
GM Financial Securitized Term Auto Trust	ABS	0.76%
Berkshire Hathaway	Corporate	0.75%
American Express ABS	ABS	0.75%
Wal-Mart Stores	Corporate	0.71%
Charles Schwab Corp/The	Corporate	0.62%
Honda ABS	ABS	0.62%

Issuers

As of December 31, 2023

City of Dublin – Account #10198

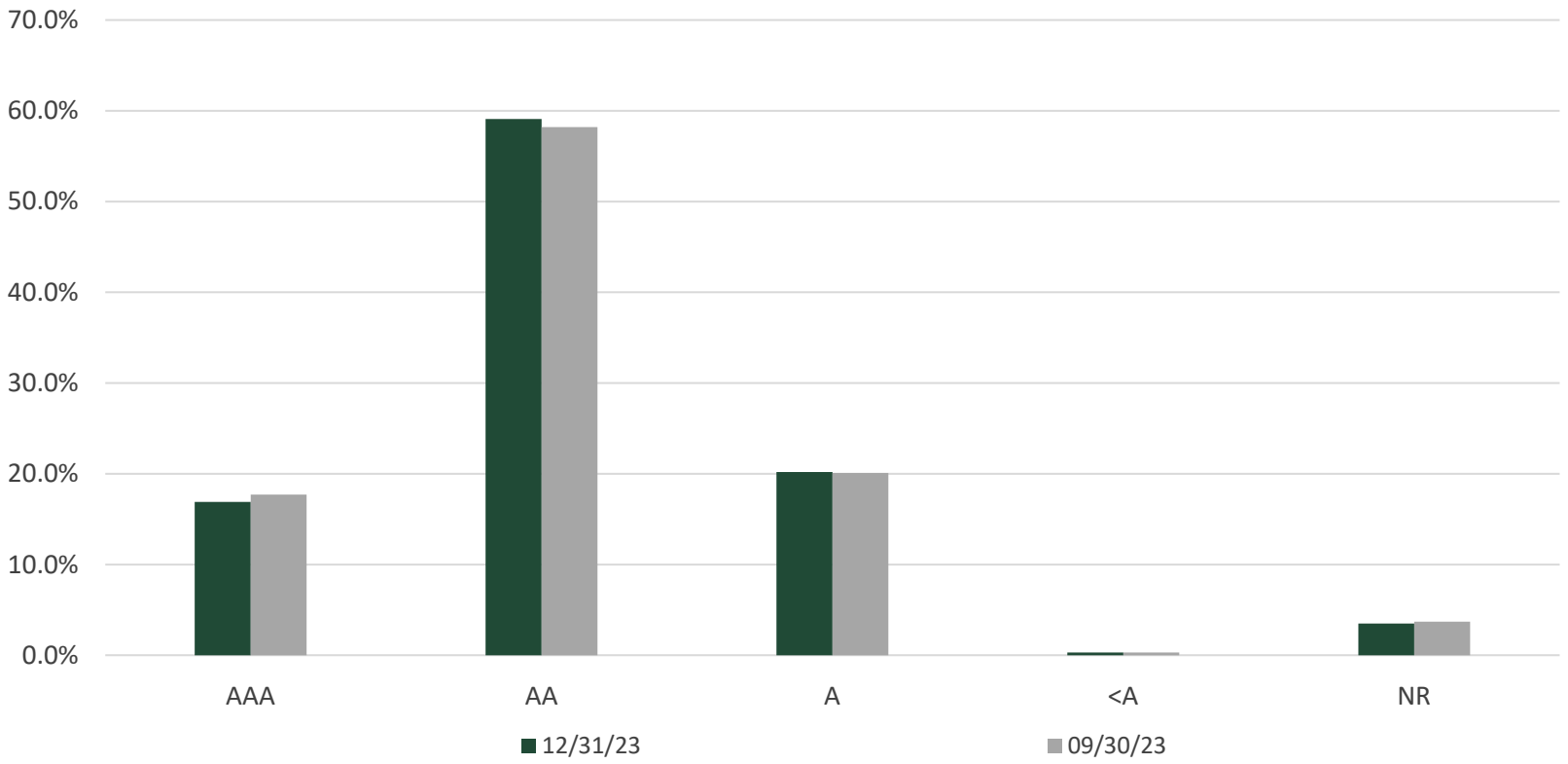
Issue Name	Investment Type	% Portfolio
GM Financial Automobile Leasing Trust	ABS	0.59%
International Finance Corp	Supranational	0.58%
Bank of New York	Corporate	0.51%
BMW ABS	ABS	0.47%
Target Corp	Corporate	0.44%
Toyota Lease Owner Trust	ABS	0.42%
First American Govt Oblig Fund	Money Market Fund	0.40%
Toyota ABS	ABS	0.35%
Dominion Resources Inc	Corporate	0.34%
Realty Income Corp	Corporate	0.32%
Verizon Master Trust	ABS	0.32%
Guardian Life Global Funding	Corporate	0.25%
BMW Vehicle Lease Trust	ABS	0.17%
Salesforce.com Inc	Corporate	0.16%
Hyundai Auto Lease Securitization	ABS	0.13%
Mercedes-Benz Auto Lease Trust	ABS	0.04%
TOTAL		**100.00%**

Quality Distribution

As of December 31, 2023

City of Dublin

December 31, 2023 vs. September 30, 2023

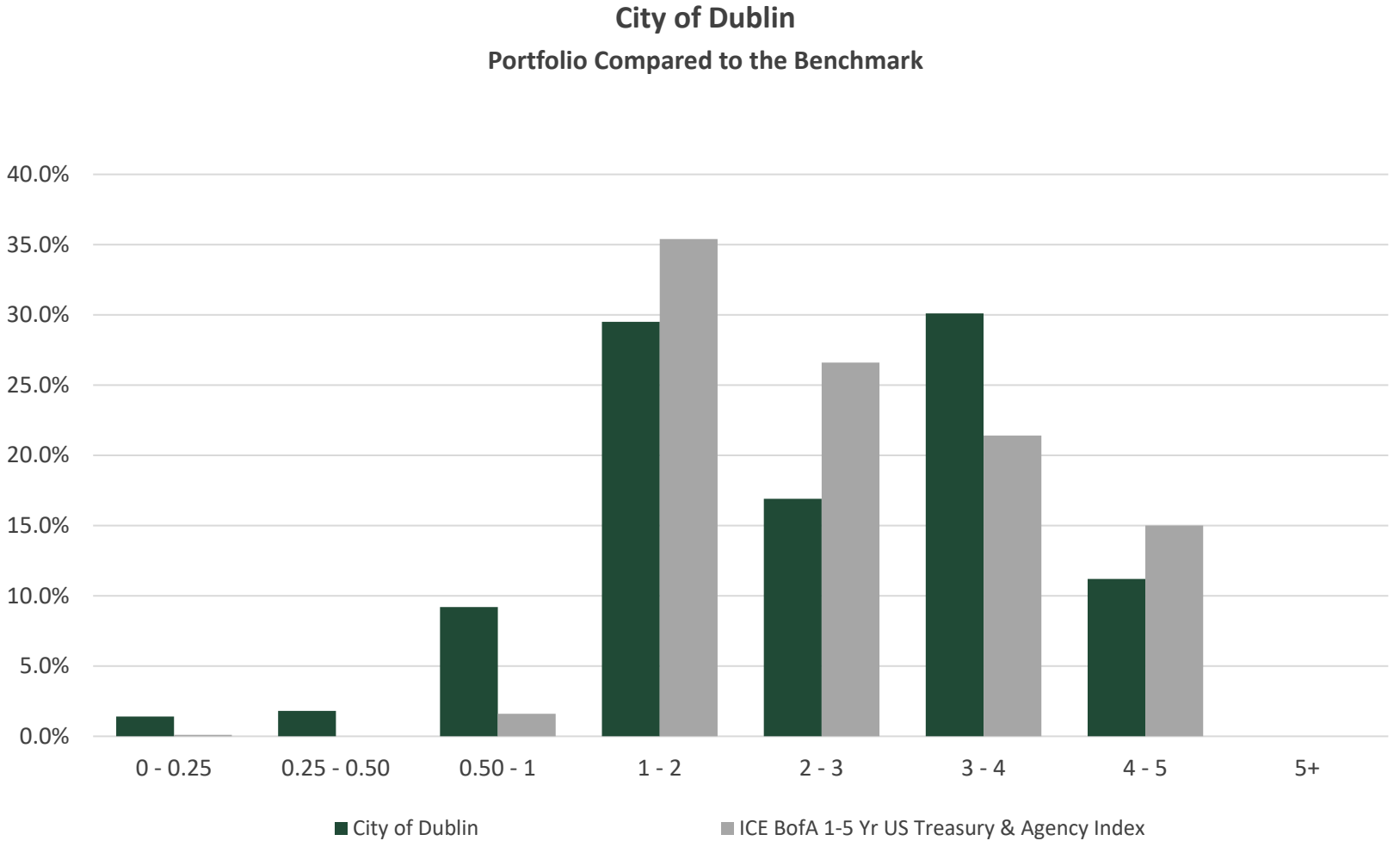


	AAA	AA	A	<A	NR
12/31/23	16.9%	59.1%	20.2%	0.3%	3.5%
09/30/23	17.7%	58.2%	20.1%	0.3%	3.7%

Source: S&P Ratings

Duration Distribution

As of December 31, 2023

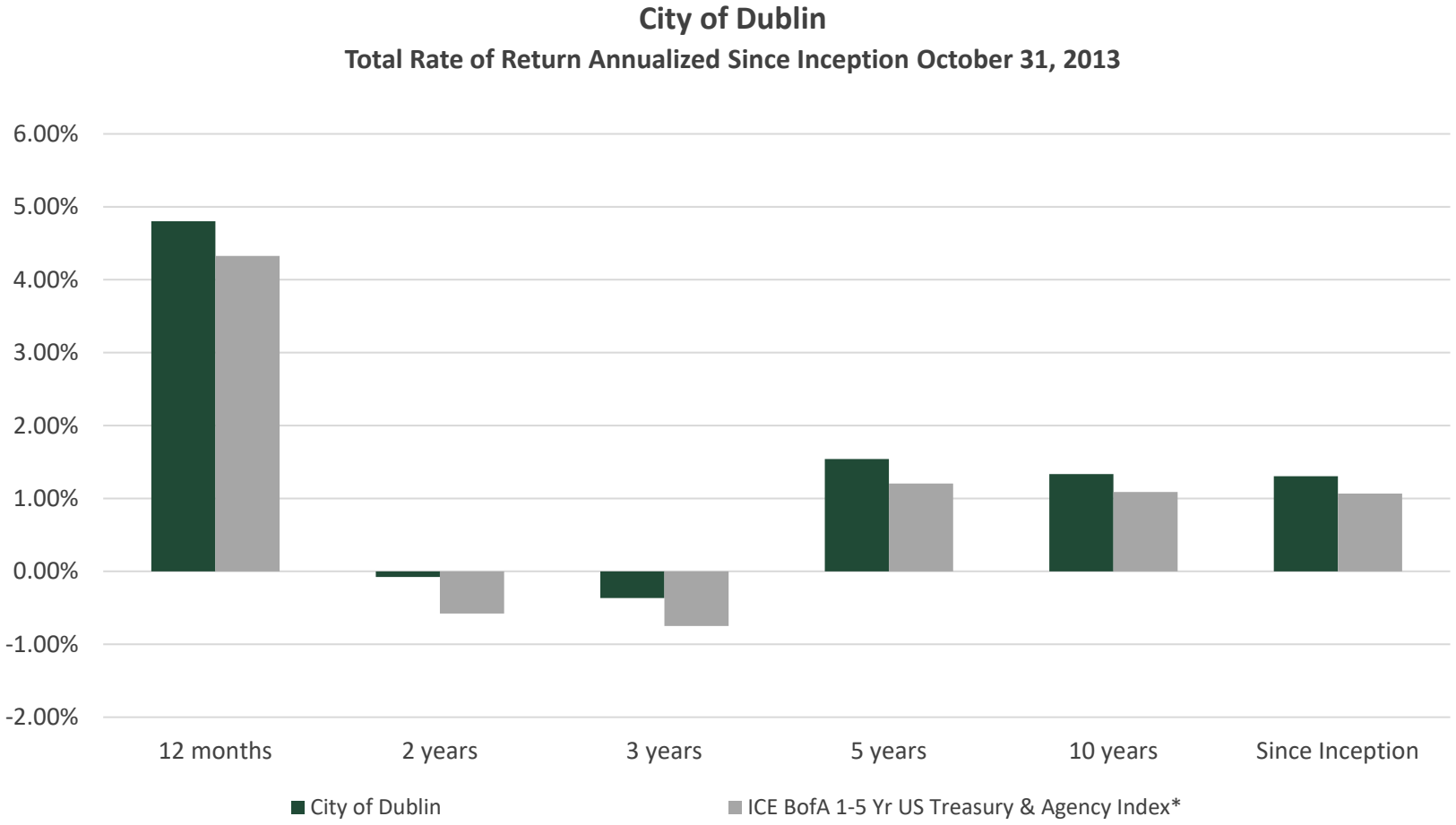


	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	1.4%	1.8%	9.2%	29.5%	16.9%	30.1%	11.2%	0.0%
Benchmark*	0.1%	0.0%	1.6%	35.4%	26.6%	21.4%	15.0%	0.0%

**ICE BofA 1-5 Yr US Treasury & Agency Index*

Investment Performance

As of December 31, 2023



			Annualized				
TOTAL RATE OF RETURN	**3 months**	**12 months**	**2 years**	**3 years**	**5 years**	**10 years**	**Since Inception**
City of Dublin	3.20%	4.80%	-0.08%	-0.37%	1.54%	1.33%	1.30%
ICE BofA 1-5 Yr US Treasury & Agency Index*	3.10%	4.33%	-0.58%	-0.75%	1.20%	1.09%	1.07%

**ICE BofA 1-3 Yr US Treasury & Agency Index to 12/31/14*

Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Portfolio Characteristics

As of December 31, 2023

City of Dublin Reporting Account

	12/31/23 Portfolio	09/30/23 Portfolio
Average Maturity (yrs)	0.00	0.00
Modified Duration	0.00	0.00
Average Purchase Yield	5.25%	5.06%
Average Market Yield	5.24%	5.06%
Average Quality*	AAA/NR	AAA/NR
Total Market Value	136,449,154	109,135,869

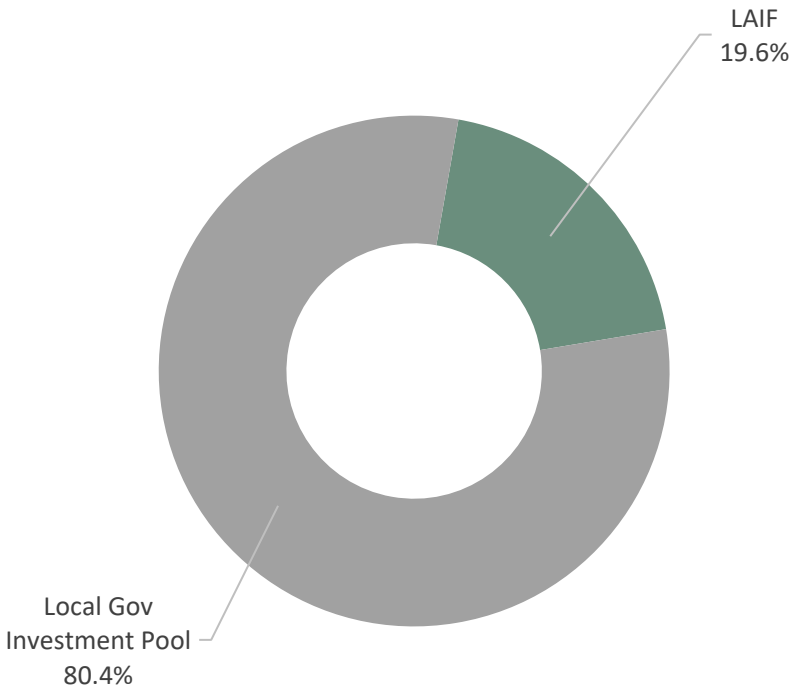
**Portfolio is S&P and Moody's, respectively.*

Sector Distribution

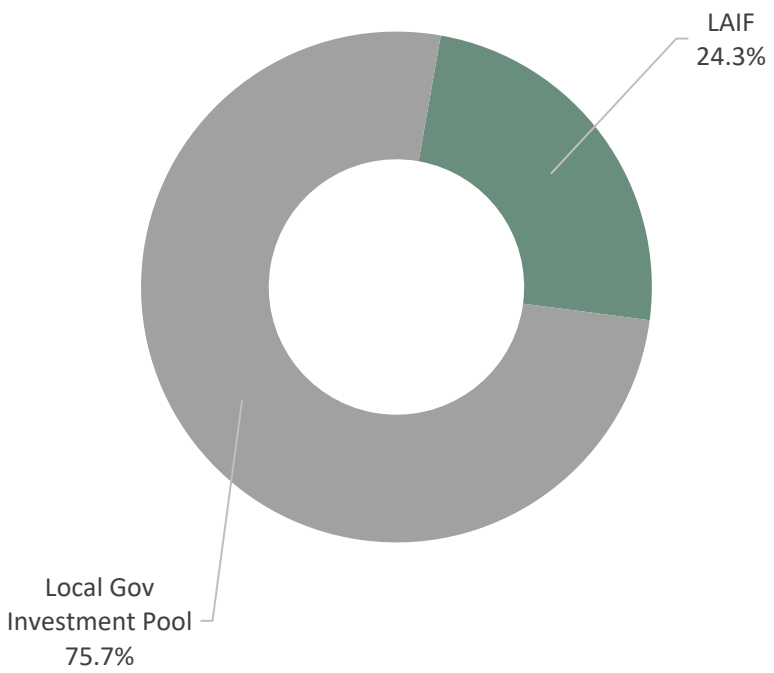
As of December 31, 2023

City of Dublin Reporting Account

December 31, 2023



September 30, 2023

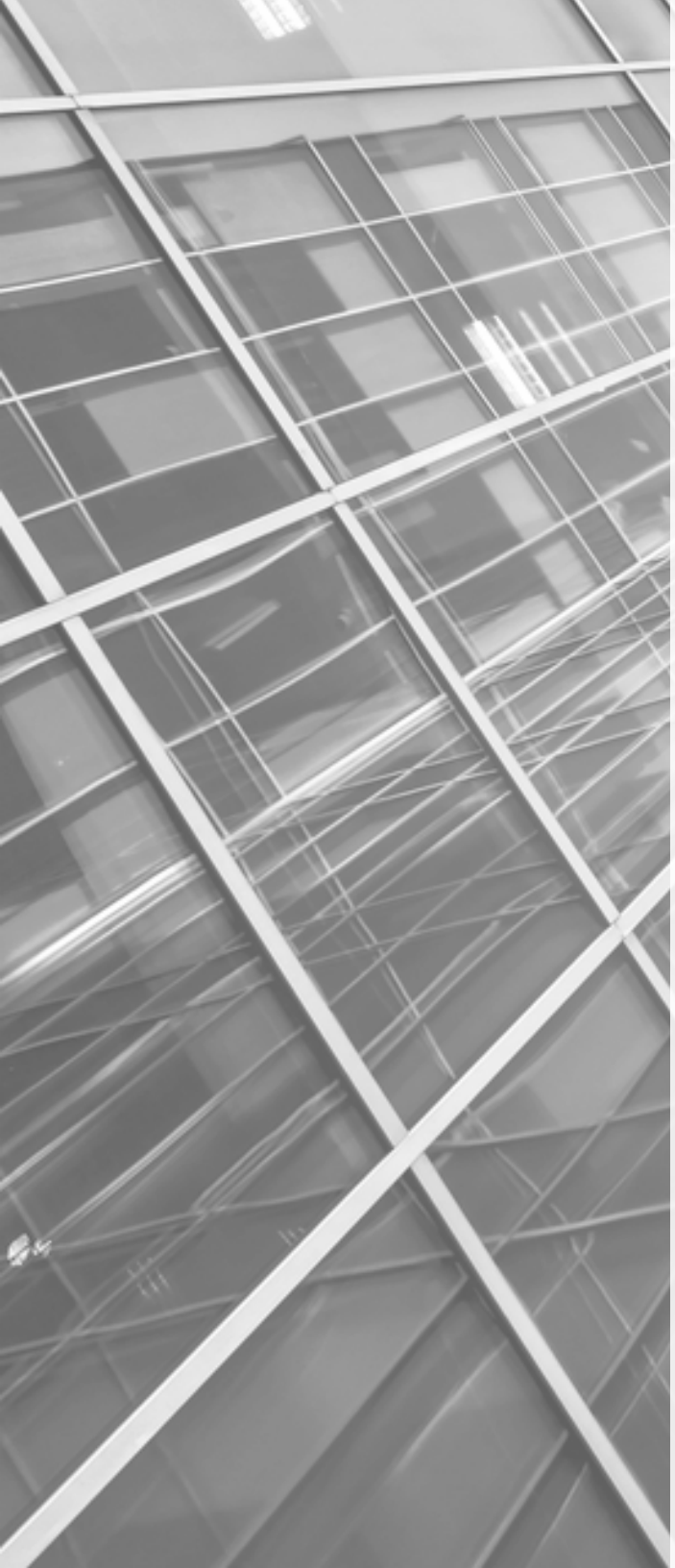


Issuers

As of December 31, 2023

City of Dublin Reporting Account – Account #10219

Issue Name	Investment Type	% Portfolio
CAMP	Local Gov Investment Pool	80.37%
Local Agency Investment Fund	LAIF	19.63%
TOTAL		**100.00%**



Section 3 | Consolidated Information

Portfolio Characteristics

As of December 31, 2023

City of Dublin Consolidated

	12/31/23 Portfolio	09/30/23 Portfolio
Average Maturity (yrs)	1.95	2.08
Modified Duration	1.67	1.77
Average Purchase Yield	3.62%	3.31%
Average Market Yield	4.71%	5.19%
Average Quality*	AA+/Aa1	AA+/Aa1
Total Market Value	426,449,339	390,133,446

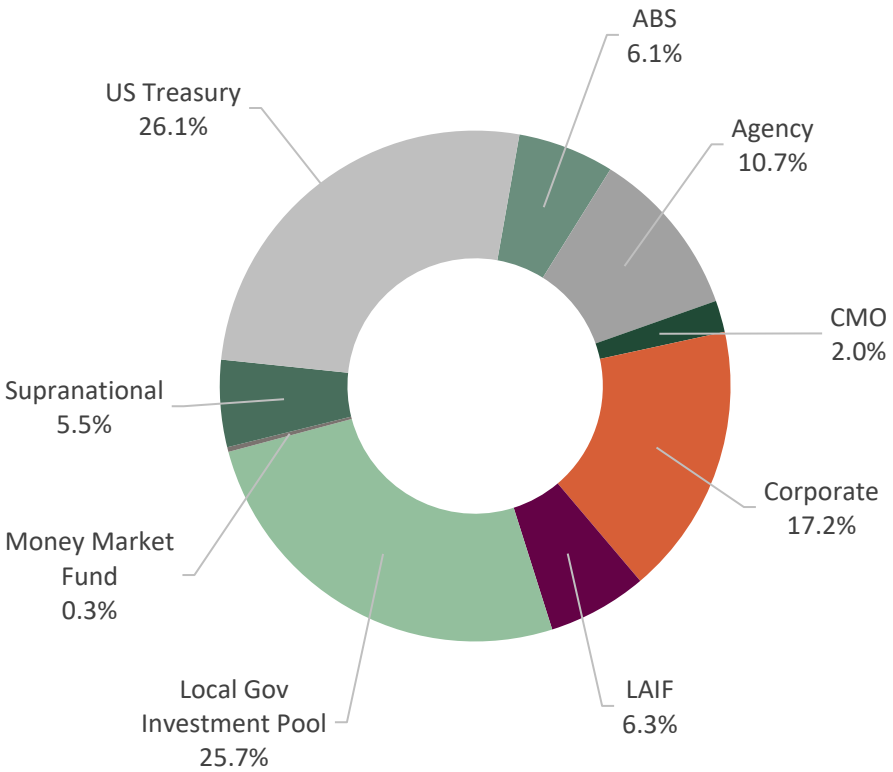
** Portfolio is S&P and Moody's respectively.*

Sector Distribution

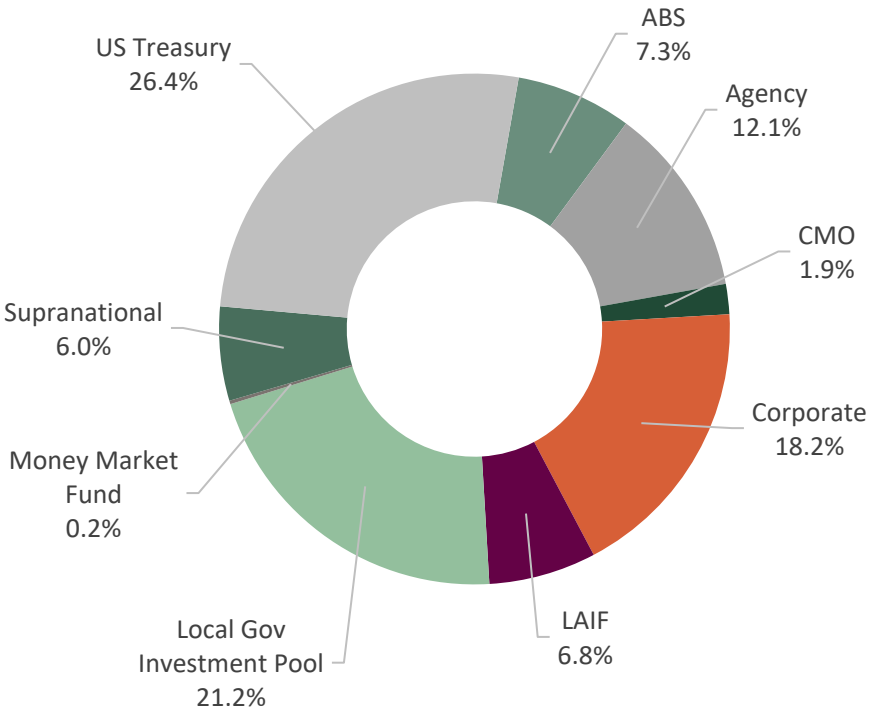
As of December 31, 2023

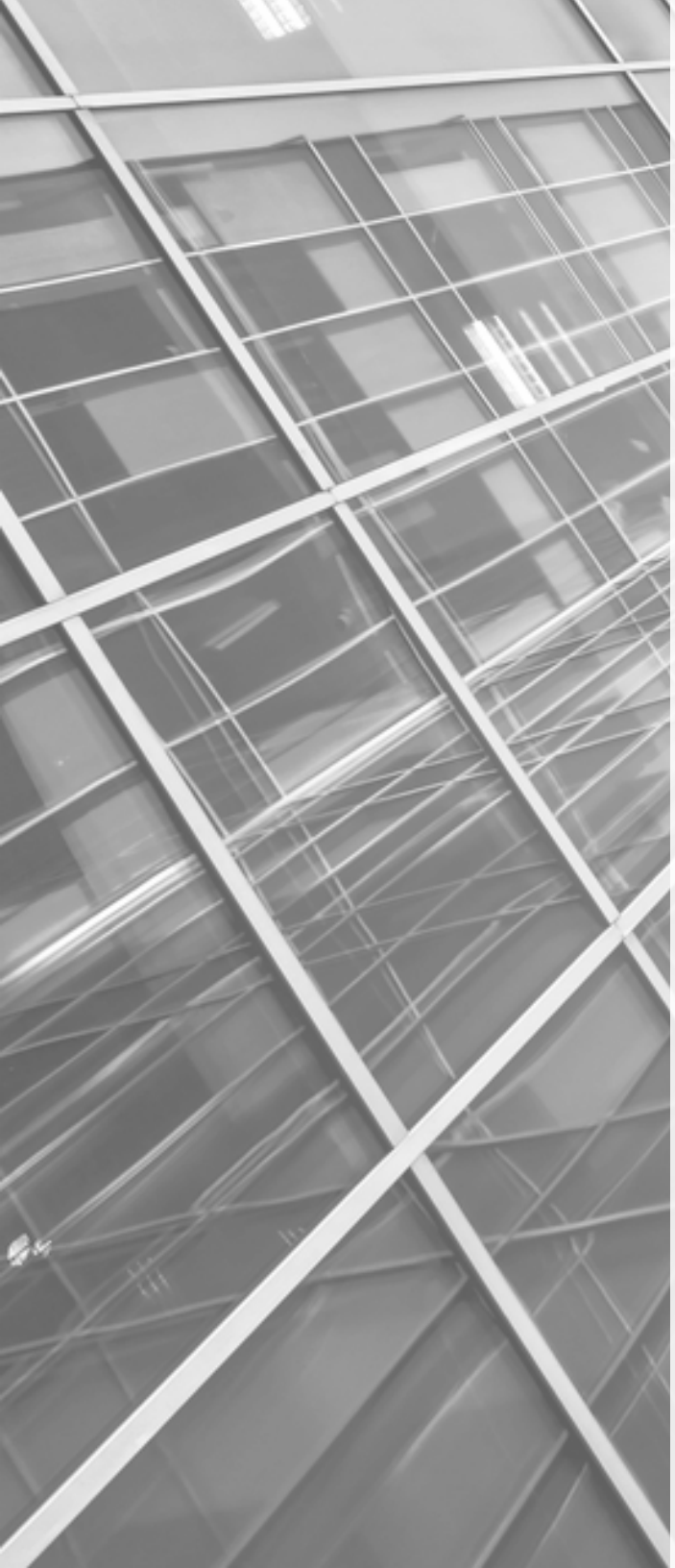
City of Dublin Consolidated

December 31, 2023



September 30, 2023





Section 4 | Portfolio Holdings

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.370% Due 10/18/2024	22,664.36	09/22/2020 (1.94%)	22,661.03 22,664.36	99.73 7.04%	22,602.57 3.03	0.01% (61.79)	NR / AAA AAA	0.80 0.04
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.400% Due 11/15/2024	102,314.29	06/22/2021 0.40%	102,306.56 102,314.17	99.81 6.17%	102,120.72 18.19	0.04% (193.45)	NR / AAA AAA	0.88 0.03
44891WAC3	Hyundai Auto Lease Trust 2022-A A3 1.160% Due 01/15/2025	379,826.87	01/11/2022 1.16%	379,818.47 379,825.79	99.35 5.93%	377,362.17 195.82	0.13% (2,463.62)	Aaa / AAA NR	1.04 0.13
89238LAC4	Toyota Lease Owner Trust 2022-A A3 1.960% Due 02/20/2025	1,240,081.13	02/23/2022 1.98%	1,239,885.94 1,240,041.54	99.26 5.68%	1,230,874.77 742.67	0.42% (9,166.77)	NR / AAA AAA	1.14 0.20
36265MAC9	GM Financial Auto Lease Trust 2022-1 A3 1.900% Due 03/20/2025	833,236.01	02/15/2022 1.91%	833,228.84 833,235.01	99.37 5.69%	827,969.96 483.74	0.29% (5,265.05)	Aaa / NR AAA	1.22 0.17
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.100% Due 03/25/2025	196,302.34	01/11/2022 1.00%	196,272.99 196,299.24	99.43 6.24%	195,188.32 35.99	0.07% (1,110.92)	NR / AAA AAA	1.23 0.11
36266FAC3	GM Financial Auto Lease Trust 2022-2 A3 3.420% Due 06/20/2025	874,548.32	05/03/2022 3.45%	874,457.11 874,525.43	99.38 5.86%	869,149.73 913.90	0.30% (5,375.70)	NR / AAA AAA	1.47 0.25
47788UAC6	John Deere Owner Trust 2021-A A3 0.360% Due 09/15/2025	227,914.32	03/02/2021 0.37%	227,870.52 227,904.73	98.22 5.62%	223,867.24 36.47	0.08% (4,037.49)	Aaa / NR AAA	1.71 0.34
44933LAC7	Hyundai Auto Receivables Trust 2021-A A3 0.380% Due 09/15/2025	209,671.57	04/20/2021 0.20%	209,649.51 209,668.89	98.59 5.75%	206,704.92 35.41	0.07% (2,963.97)	NR / AAA AAA	1.71 0.26
05593AAC3	BMW Vehicle Lease Trust 2023-1 A3 5.160% Due 11/25/2025	295,000.00	02/07/2023 4.96%	294,992.98 294,995.90	99.87 5.37%	294,627.41 253.70	0.10% (368.49)	Aaa / AAA NR	1.90 0.80
44934KAC8	Hyundai Auto Receivables Trust 2021-B A3 0.380% Due 01/15/2026	954,605.10	07/20/2021 0.15%	954,394.42 954,557.63	97.82 5.84%	933,831.94 161.22	0.32% (20,725.69)	NR / AAA AAA	2.04 0.40
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.880% Due 01/21/2026	532,862.48	11/16/2021 0.89%	532,750.15 532,822.95	97.04 5.75%	517,065.24 130.26	0.18% (15,757.71)	Aaa / NR AAA	2.06 0.61
47789QAC4	John Deere Owner Trust 2021-B A3 0.520% Due 03/16/2026	587,980.03	07/13/2021 0.52%	587,927.57 587,962.75	97.29 5.63%	572,055.77 135.89	0.20% (15,906.98)	Aaa / NR AAA	2.21 0.53
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3 0.740% Due 05/15/2026	376,330.16	11/09/2021 0.75%	376,246.17 376,302.53	97.28 5.70%	366,112.04 123.77	0.13% (10,190.49)	NR / AAA AAA	2.37 0.55
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.880% Due 05/15/2026	1,283,313.29	02/15/2022 1.89%	1,283,120.28 1,283,231.30	97.33 5.61%	1,249,075.76 1,072.28	0.43% (34,155.54)	Aaa / AAA NR	2.37 0.71
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.210% Due 08/25/2026	829,843.72	05/10/2022 3.10%	829,800.57 829,823.13	98.59 5.24%	818,129.65 443.97	0.28% (11,693.48)	Aaa / AAA NR	2.65 0.70
362554AC1	GM Financial Securitized Term 2021-4 A3 0.680% Due 09/16/2026	421,454.50	10/13/2021 0.66%	421,443.75 421,450.69	96.65 5.81%	407,326.50 119.41	0.14% (14,124.19)	Aaa / AAA NR	2.71 0.65

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
47787JAC2	John Deere Owner Trust 2022-A A3 2.320% Due 09/16/2026	849,266.84	03/10/2022 2.34%	849,078.98 849,175.33	97.77 5.39%	830,297.62 875.69	0.29% (18,877.71)	Aaa / NR AAA	2.71 0.73
448977AD0	Hyundai Auto Receivables Trust 2022-A A3 2.220% Due 10/15/2026	1,048,780.13	03/09/2022 2.23%	1,048,739.75 1,048,762.07	97.72 5.40%	1,024,915.14 1,034.80	0.35% (23,846.93)	NR / AAA AAA	2.79 0.72
380146AC4	GM Financial Auto Receivables 2022-1 A3 1.260% Due 11/16/2026	416,976.37	01/11/2022 1.23%	416,940.14 416,961.41	97.07 5.49%	404,762.72 218.91	0.14% (12,198.69)	NR / AAA AAA	2.88 0.69
362585AC5	GM Financial Securitized ART 2022-2 A3 3.100% Due 02/16/2027	780,000.00	04/05/2022 3.13%	779,836.98 779,918.75	98.06 5.34%	764,853.18 1,007.50	0.26% (15,065.57)	Aaa / AAA NR	3.13 0.88
47800AAC4	John Deere Owner Trust 2022-B A3 3.740% Due 02/16/2027	1,045,000.00	07/12/2022 3.77%	1,044,900.20 1,044,940.70	98.38 5.27%	1,028,097.13 1,737.02	0.36% (16,843.57)	Aaa / NR AAA	3.13 1.08
02582JJT8	American Express Credit Trust 2022-2 A 3.390% Due 05/17/2027	2,205,000.00	05/17/2022 3.42%	2,204,512.25 2,204,775.64	97.95 4.99%	2,159,883.50 3,322.20	0.75% (44,892.14)	NR / AAA AAA	3.38 1.30
47800BAC2	John Deere Owner Trust 2022-C A3 5.090% Due 06/15/2027	1,350,000.00	10/12/2022 5.15%	1,349,895.24 1,349,929.69	99.99 5.15%	1,349,894.70 3,054.00	0.47% (34.99)	Aaa / NR AAA	3.46 1.30
92348KAV5	Verizon Master Trust 2022-5 A1A 3.720% Due 07/20/2027	915,000.00	08/02/2022 3.75%	914,959.74 914,979.93	99.90 4.58%	914,106.05 1,040.05	0.32% (873.88)	NR / AAA AAA	3.55 0.62
58768PAC8	Mercedes-Benz Auto Receivables 2022-1 A3 5.210% Due 08/16/2027	2,790,000.00	11/15/2022 5.28%	2,789,448.14 2,789,624.13	100.14 5.15%	2,793,850.20 6,460.40	0.97% 4,226.07	Aaa / AAA NR	3.63 1.18
362583AD8	GM Auto Receivable Trust 2023-2 A3 4.470% Due 02/16/2028	625,000.00	04/04/2023 4.53%	624,982.81 624,986.52	99.36 4.90%	620,978.75 1,164.06	0.21% (4,007.77)	Aaa / AAA NR	4.13 1.68
05592XAD2	BMW Vehicle Owner Trust 2023-A A3 5.470% Due 02/25/2028	550,000.00	07/11/2023 5.54%	549,902.54 549,915.82	101.04 4.95%	555,717.80 501.42	0.19% 5,801.98	NR / AAA AAA	4.16 1.78
89239FAD4	Toyota Auto Receivables Owner 2023-D A3 5.540% Due 08/15/2028	980,000.00	11/07/2023 5.61%	979,894.36 979,898.23	101.95 3.86%	999,122.76 2,412.98	0.35% 19,224.53	NR / AAA AAA	4.63 1.11
161571HT4	Chase Issuance Trust 23-A1 A 5.160% Due 09/15/2028	3,090,000.00	09/07/2023 5.23%	3,089,143.45 3,089,227.85	101.55 4.59%	3,137,789.94 7,086.40	1.08% 48,562.09	NR / AAA AAA	4.71 2.46
				26,009,061.44		**25,798,334.20**	**8.91%**	**Aaa / AAA**	**3.05**
TOTAL ABS		**26,012,971.83**	**3.35%**	**26,010,722.11**	**5.22%**	**34,821.15**	**(212,387.91)**	**AAA**	**1.03**
Agency									
3133EKWV4	FFCB Note 1.850% Due 07/26/2024	2,500,000.00	08/13/2019 1.65%	2,524,140.00 2,502,763.82	98.21 5.08%	2,455,137.50 19,913.19	0.85% (47,626.32)	Aaa / AA+ AA+	0.57 0.55
3130A2UW4	FHLB Note 2.875% Due 09/13/2024	2,000,000.00	10/10/2019 1.58%	2,122,020.00 2,017,363.60	98.60 4.93%	1,971,924.00 17,250.00	0.69% (45,439.60)	Aaa / AA+ NR	0.70 0.68
3135G0W66	FNMA Note 1.625% Due 10/15/2024	2,000,000.00	11/08/2019 1.80%	1,983,400.00 1,997,342.52	97.45 4.96%	1,949,040.00 6,861.11	0.67% (48,302.52)	Aaa / AA+ AA+	0.79 0.77

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3133ENZ94	FFCB Note	5,480,000.00	11/15/2022	5,474,191.20	99.63	5,459,839.08	1.89%	Aaa / AA+	0.88
	4.500% Due 11/18/2024		4.56%	5,477,441.27	4.93%	29,455.00	(17,602.19)	AA+	0.85
3135G0X24	FNMA Note	4,200,000.00	Various	4,287,898.80	96.90	4,069,842.00	1.41%	Aaa / AA+	1.02
	1.625% Due 01/07/2025		1.18%	4,218,515.65	4.78%	32,987.50	(148,673.65)	AA+	0.98
3137EAEP0	FHLMC Note	4,200,000.00	Various	4,254,786.30	96.54	4,054,717.81	1.41%	Aaa / AA+	1.12
	1.500% Due 02/12/2025		1.23%	4,212,388.24	4.72%	24,325.00	(157,670.43)	AA+	1.08
3135G03U5	FNMA Note	1,825,000.00	04/22/2020	1,821,240.50	95.08	1,735,173.50	0.60%	Aaa / AA+	1.31
	0.625% Due 04/22/2025		0.67%	1,824,016.84	4.54%	2,186.20	(88,843.34)	AA+	1.27
3135G04Z3	FNMA Note	3,435,000.00	06/17/2020	3,427,889.55	94.36	3,241,386.23	1.12%	Aaa / AA+	1.46
	0.500% Due 06/17/2025		0.54%	3,432,922.22	4.53%	667.92	(191,535.99)	AA+	1.42
3137EAEU9	FHLMC Note	1,745,000.00	07/21/2020	1,736,309.90	93.97	1,639,825.36	0.57%	Aaa / AA+	1.56
	0.375% Due 07/21/2025		0.48%	1,742,298.64	4.43%	2,908.33	(102,473.28)	AA+	1.52
3135G05X7	FNMA Note	2,755,000.00	08/25/2020	2,742,106.60	93.49	2,575,696.34	0.89%	Aaa / AA+	1.65
	0.375% Due 08/25/2025		0.47%	2,750,744.61	4.51%	3,615.94	(175,048.27)	AA+	1.61
3137EAEX3	FHLMC Note	2,655,000.00	09/23/2020	2,647,008.45	93.33	2,477,985.84	0.86%	Aaa / AA+	1.73
	0.375% Due 09/23/2025		0.44%	2,652,235.38	4.43%	2,710.31	(174,249.54)	AA+	1.68
3135G06G3	FNMA Note	2,860,000.00	11/09/2020	2,849,761.20	93.15	2,663,949.86	0.92%	Aaa / AA+	1.85
	0.500% Due 11/07/2025		0.57%	2,856,199.11	4.40%	2,145.00	(192,249.25)	AA+	1.80
3130ATUC9	FHLB Note	4,000,000.00	02/09/2023	4,029,238.40	100.23	4,009,388.00	1.39%	Aaa / AA+	1.95
	4.500% Due 12/12/2025		4.22%	4,020,066.12	4.37%	9,500.00	(10,678.12)	NR	1.84
3130ATS57	FHLB Note	3,000,000.00	03/21/2023	3,065,010.00	102.36	3,070,941.00	1.07%	Aaa / AA+	4.19
	4.500% Due 03/10/2028		4.01%	3,054,801.82	3.88%	41,625.00	16,139.18	NR	3.75
880591EZ1	Tennessee Valley Authority Note	2,645,000.00	Various	2,661,791.35	99.55	2,633,203.30	0.92%	Aaa / AA+	4.21
	3.875% Due 03/15/2028		3.73%	2,659,450.89	3.99%	30,178.71	(26,247.59)	AA+	3.80
3130AWMN7	FHLB Note	1,500,000.00	07/26/2023	1,506,615.00	101.83	1,527,439.50	0.53%	Aaa / AA+	4.44
	4.375% Due 06/09/2028		4.27%	1,506,027.50	3.92%	4,010.42	21,412.00	NR	4.00
				47,133,407.25		**45,535,489.32**	**15.78%**	**Aaa / AA+**	**1.75**
TOTAL Agency		**46,800,000.00**	**2.12%**	**46,924,578.23**	**4.56%**	**230,339.63**	**(1,389,088.91)**	**AA+**	**1.64**
CMO									
3137BFE98	FHLMC K041 A2	1,978,638.18	07/01/2021	2,128,427.28	98.31	1,945,137.86	0.67%	Aaa / AAA	0.82
	3.171% Due 10/25/2024		0.64%	2,013,360.86	5.31%	5,228.55	(68,223.00)	AAA	0.70
3137BSRE5	FHLMC K059 A2	2,000,000.00	02/18/2022	2,085,625.00	96.52	1,930,380.00	0.67%	NR / AAA	2.74
	3.120% Due 09/25/2026		1.92%	2,050,544.70	4.48%	5,200.00	(120,164.70)	AAA	2.48

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3137F4D41	FHLMC K074 A2 3.600% Due 01/25/2028	1,000,000.00	07/25/2023 5.78%	954,414.06 958,772.76	97.06 4.38%	970,611.00 600.00	0.33% 11,838.24	NR / NR AAA	4.07 3.64
3137FG6X8	FHLMC K077 A2 3.850% Due 05/25/2028	2,815,000.00	05/24/2023 4.65%	2,763,318.36 2,769,445.27	97.89 4.36%	2,755,702.03 1,806.29	0.95% (13,743.24)	NR / NR AAA	4.40 3.89
3137FK4M5	FHLMC K085 A2 4.060% Due 10/25/2028	1,100,000.00	10/30/2023 5.60%	1,038,253.91 1,040,290.61	98.52 4.38%	1,083,687.00 3,721.67	0.37% 43,396.39	Aaa / NR NR	4.82 4.25
TOTAL CMO		**8,893,638.18**	**3.34%**	**8,970,038.61** **8,832,414.20**	**4.60%**	**8,685,517.89** **16,556.51**	**3.00%** **(146,896.31)**	**Aaa / AAA** **AAA**	**3.24** **2.88**
Corporate									
023135BW5	Amazon.com Inc Note 0.450% Due 05/12/2024	1,000,000.00	05/10/2021 0.50%	998,540.00 999,824.16	98.23 5.40%	982,328.00 612.50	0.34% (17,496.16)	A1 / AA AA-	0.36 0.36
24422ETT6	John Deere Capital Corp Note 2.650% Due 06/24/2024	2,000,000.00	Various 1.32%	2,093,680.00 2,012,391.30	98.71 5.40%	1,974,190.00 1,030.56	0.68% (38,201.30)	A2 / A A+	0.48 0.47
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	465,000.00	06/29/2021 0.64%	464,762.85 464,957.71	97.48 5.43%	453,278.28 1,340.10	0.16% (11,679.43)	A2 / A+ NR	0.54 0.52
90331HPL1	US Bank NA Callable Note Cont 12/21/2024 2.050% Due 01/21/2025	2,610,000.00	01/16/2020 2.10%	2,604,440.70 2,608,825.46	96.63 5.37%	2,522,118.69 23,780.00	0.88% (86,706.77)	A2 / A+ A+	1.06 1.01
00440EAS6	Chubb INA Holdings Inc Note 3.150% Due 03/15/2025	2,500,000.00	Various 0.76%	2,753,600.00 2,570,540.39	97.79 5.06%	2,444,687.50 23,187.50	0.85% (125,852.89)	A3 / A A	1.21 1.15
14913R2V8	Caterpillar Financial Service Note 3.400% Due 05/13/2025	1,165,000.00	05/10/2022 3.44%	1,163,520.45 1,164,327.72	98.29 4.70%	1,145,072.68 5,281.33	0.40% (19,255.04)	A2 / A A+	1.37 1.31
747525AF0	Qualcomm Inc Callable Note Cont 2/20/2025 3.450% Due 05/20/2025	3,000,000.00	Various 1.78%	3,159,848.58 3,066,827.13	98.18 4.82%	2,945,433.00 11,787.50	1.02% (121,394.13)	A2 / A NR	1.39 1.33
61747YEA9	Morgan Stanley Callable Note Cont 5/30/2024 0.790% Due 05/30/2025	3,040,000.00	05/26/2021 0.77%	3,041,611.70 3,040,220.98	97.76 6.07%	2,971,852.32 2,068.05	1.03% (68,368.66)	A1 / A- A+	1.41 1.35
438516CB0	Honeywell Intl Callable Note Cont 5/1/2025 1.350% Due 06/01/2025	2,500,000.00	06/23/2020 0.85%	2,559,500.00 2,516,328.06	95.46 4.70%	2,386,620.00 2,812.50	0.82% (129,708.06)	A2 / A A	1.42 1.37
78015K7H1	Royal Bank of Canada Note 1.150% Due 06/10/2025	1,000,000.00	02/22/2021 0.86%	1,012,240.00 1,004,108.64	94.77 4.95%	947,674.00 670.83	0.33% (56,434.64)	A1 / A AA-	1.44 1.40
66815L2J7	Northwestern Mutual Glbl Note 4.000% Due 07/01/2025	2,500,000.00	06/27/2022 4.01%	2,499,150.00 2,499,575.78	99.09 4.64%	2,477,160.00 50,000.00	0.87% (22,415.78)	Aaa / AA+ AAA	1.50 1.41
02665WDL2	American Honda Finance Note 1.200% Due 07/08/2025	1,000,000.00	08/10/2021 1.00%	1,007,640.00 1,002,968.13	94.75 4.82%	947,532.00 5,766.67	0.33% (55,436.13)	A3 / A- A	1.52 1.47

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
89114QCK2	Toronto Dominion Bank Note	1,000,000.00	02/16/2021	997,230.00	93.31	933,063.00	0.32%	A1 / A	1.70
	0.750% Due 09/11/2025		0.81%	998,970.81	4.91%	2,291.67	(65,907.81)	AA-	1.64
06051GHY8	Bank of America Corp Callable Note Cont 2/13/2025	1,250,000.00	03/04/2021	1,291,725.00	96.09	1,201,145.00	0.42%	A1 / A-	2.12
	2.015% Due 02/13/2026		1.14%	1,261,867.54	5.66%	9,655.21	(60,722.54)	AA-	1.07
46647PBH8	JP Morgan Chase & Co Callable Note Mthly 3/13/2025	1,000,000.00	04/29/2021	1,030,270.00	96.07	960,741.00	0.33%	A1 / A-	2.20
	2.005% Due 03/13/2026		1.20%	1,009,361.63	5.41%	6,015.00	(48,620.63)	AA-	1.16
808513BR5	Charles Schwab Corp Callable Note Cont 4/13/2026	1,370,000.00	05/11/2021	1,366,821.60	91.64	1,255,526.91	0.43%	A2 / A-	2.37
	1.150% Due 05/13/2026		1.20%	1,368,497.83	4.93%	2,100.67	(112,970.92)	A	2.28
91324PEC2	United Health Group Inc Callable Note Cont 4/15/2026	2,000,000.00	Various	1,939,210.15	92.57	1,851,444.00	0.64%	A2 / A+	2.37
	1.150% Due 05/15/2026		1.90%	1,965,750.85	4.49%	2,938.90	(114,306.85)	A	2.29
89236TJK2	Toyota Motor Credit Corp Note	2,485,000.00	06/15/2021	2,483,906.60	92.34	2,294,636.58	0.79%	A1 / A+	2.47
	1.125% Due 06/18/2026		1.13%	2,484,461.68	4.44%	1,009.53	(189,825.10)	A+	2.38
58989V2D5	Met Tower Global Funding Note	1,285,000.00	09/07/2021	1,283,817.80	90.96	1,168,841.14	0.40%	Aa3 / AA-	2.71
	1.250% Due 09/14/2026		1.27%	1,284,360.99	4.86%	4,774.13	(115,519.85)	AA-	2.59
06368FAC3	Bank of Montreal Note	2,500,000.00	Various	2,495,539.50	91.09	2,277,320.00	0.79%	A2 / A-	2.71
	1.250% Due 09/15/2026		1.29%	2,497,586.55	4.80%	9,201.39	(220,266.55)	AA-	2.59
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026	585,000.00	09/08/2021	583,894.35	91.88	537,501.51	0.19%	Aa2 / AA	2.72
	1.050% Due 09/17/2026		1.09%	584,400.55	4.25%	1,774.50	(46,899.04)	AA	2.61
59217GER6	Metlife Note	1,860,000.00	01/03/2022	1,857,879.60	91.31	1,698,431.10	0.59%	Aa3 / AA-	3.03
	1.875% Due 01/11/2027		1.90%	1,858,715.68	5.00%	16,468.75	(160,284.58)	AA-	2.85
87612EBM7	Target Corp Callable Note Cont 12/15/2026	1,340,000.00	01/19/2022	1,337,722.00	93.30	1,250,183.82	0.44%	A2 / A	3.04
	1.950% Due 01/15/2027		1.99%	1,338,608.38	4.33%	12,048.83	(88,424.56)	A	2.87
808513BY0	Charles Schwab Corp Callable Note Cont 2/3/2027	585,000.00	03/01/2022	584,368.20	93.09	544,561.88	0.19%	A2 / A-	3.17
	2.450% Due 03/03/2027		2.47%	584,599.68	4.83%	4,697.88	(40,037.80)	A	2.97
084664CZ2	Berkshire Hathaway Callable Note Cont 2/15/2027	2,295,000.00	03/07/2022	2,294,563.95	94.58	2,170,604.12	0.75%	Aa2 / AA	3.21
	2.300% Due 03/15/2027		2.30%	2,294,720.84	4.12%	15,542.25	(124,116.72)	A+	3.02
40139LBF9	Guardian Life Glob Fun Note	765,000.00	03/24/2022	765,000.00	95.21	728,345.79	0.25%	Aa1 / AA+	3.24
	3.246% Due 03/29/2027		3.25%	765,000.00	4.86%	6,345.93	(36,654.21)	NR	3.00
023135CF1	Amazon.com Inc Callable Note Cont 3/13/2027	1,750,000.00	04/25/2022	1,746,972.50	97.07	1,698,735.50	0.59%	A1 / AA	3.28
	3.300% Due 04/13/2027		3.34%	1,747,998.37	4.26%	12,512.50	(49,262.87)	AA-	3.05

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
46647PCB0	JP Morgan Chase & Co Callable Note Cont 4/22/2026 1.578% Due 04/22/2027	500,000.00	08/23/2022 4.96%	449,845.00 464,410.88	92.28 5.16%	461,412.00 1,512.25	0.16% (2,998.88)	A1 / A- AA-	3.31 2.21
927804GH1	Virginia Electric Power Corp Callable Note Cont. 4/15/2027 3.750% Due 05/15/2027	1,000,000.00	Various 3.75%	999,773.40 999,836.11	97.63 4.51%	976,340.00 4,791.67	0.34% (23,496.11)	A2 / BBB+ A	3.37 3.11
14913R3A3	Caterpillar Financial Service Note 3.600% Due 08/12/2027	1,375,000.00	Various 3.89%	1,357,243.75 1,361,966.70	97.65 4.31%	1,342,710.88 19,112.50	0.47% (19,255.82)	A2 / A A+	3.62 3.30
931142EX7	Wal-Mart Stores Callable Note Cont 09/09/2027 3.950% Due 09/09/2027	1,500,000.00	Various 3.98%	1,498,302.30 1,498,747.64	99.44 4.11%	1,491,654.00 18,433.34	0.52% (7,093.64)	Aa2 / AA AA	3.69 3.36
89236TKJ3	Toyota Motor Credit Corp Note 4.550% Due 09/20/2027	1,500,000.00	11/22/2022 4.88%	1,479,060.00 1,483,842.89	100.77 4.32%	1,511,620.50 19,147.92	0.53% 27,777.61	A1 / A+ A+	3.72 3.35
023135CP9	Amazon.com Inc Callable Note Cont 11/1/2027 4.550% Due 12/01/2027	1,000,000.00	01/17/2023 4.21%	1,014,400.00 1,011,539.78	101.53 4.11%	1,015,303.00 3,791.67	0.35% 3,763.22	A1 / AA AA-	3.92 3.48
89115A2M3	Toronto-Dominion Bank Note 5.156% Due 01/10/2028	3,000,000.00	Various 5.28%	2,984,380.00 2,986,261.15	101.51 4.74%	3,045,249.00 73,473.00	1.08% 58,987.85	A1 / A AA-	4.03 3.52
756109AU8	Realty Income Corp Callable Note Cont 10/15/2027 3.650% Due 01/15/2028	960,000.00	04/10/2023 4.87%	910,540.80 918,049.27	95.88 4.78%	920,464.32 16,157.33	0.32% 2,415.05	A3 / A- NR	4.04 3.63
24422EWR6	John Deere Capital Corp Note 4.750% Due 01/20/2028	2,000,000.00	01/23/2023 4.40%	2,030,780.00 2,025,016.14	101.65 4.30%	2,033,096.00 42,486.11	0.72% 8,079.86	A2 / A A+	4.06 3.58
06051GGF0	Bank of America Corp Callable Note 1/20/2027 3.824% Due 01/20/2028	3,000,000.00	Various 5.88%	2,824,349.55 2,852,874.62	96.08 5.22%	2,882,346.00 51,305.34	1.01% 29,471.38	A1 / A- AA-	4.06 2.79
06368LGV2	Bank of Montreal Callable Note Cont 1/1/2028 5.203% Due 02/01/2028	2,000,000.00	08/17/2023 5.56%	1,972,380.00 1,974,640.59	101.87 4.68%	2,037,302.00 43,358.33	0.72% 62,661.41	A2 / A- AA-	4.09 3.51
91324PEP3	United Health Group Inc Callable Note Cont 1/15/2028 5.250% Due 02/15/2028	1,500,000.00	02/21/2023 4.90%	1,522,890.00 1,518,893.54	103.41 4.32%	1,551,105.00 29,750.00	0.55% 32,211.46	A2 / A+ A	4.13 3.56
46647PAF3	JP Morgan Chase & Co Callable Note 2X 5/1/2027 3.540% Due 05/01/2028	2,000,000.00	08/16/2023 6.06%	1,854,340.00 1,865,870.71	95.44 5.04%	1,908,704.00 11,800.00	0.66% 42,833.29	A1 / A- AA-	4.34 3.08
58933YBH7	Merck & Co Callable Note Cont 4/17/2028 4.050% Due 05/17/2028	3,500,000.00	Various 4.06%	3,497,960.40 3,498,216.04	99.56 4.16%	3,484,617.51 17,325.00	1.21% (13,598.53)	A1 / A+ NR	4.38 3.89
06406RBG1	Bank of NY Mellon Corp Callable Note Cont 6/13/2027 3.992% Due 06/13/2028	1,500,000.00	10/26/2023 6.26%	1,395,930.00 1,399,814.13	97.55 4.77%	1,463,244.00 2,994.00	0.51% 63,429.87	A1 / A AA-	4.45 3.18

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
02665WEM9	American Honda Finance Note 5.125% Due 07/07/2028	1,370,000.00	10/12/2023 5.60%	1,343,288.50 1,344,480.15	102.84 4.42%	1,408,891.56 33,936.04	0.50% 64,411.41	A3 / A- A	4.52 3.91
78016HZS2	ROYAL BANK OF CANADA Note 5.200% Due 08/01/2028	2,500,000.00	09/07/2023 5.54%	2,464,100.00 2,466,351.29	101.92 4.73%	2,548,075.00 58,138.89	0.90% 81,723.71	A1 / A AA-	4.59 3.96
TOTAL Corporate		**75,055,000.00**	**3.00%**	**75,017,019.23** **74,666,608.47**	**4.78%**	**72,851,162.59** **683,228.07**	**25.36%** **(1,815,445.88)**	**A1 / A** **A+**	**2.84** **2.48**
Money Market Fund									
31846V203	First American Govt Obligation Fund Class Y	1,159,230.66	Various 4.98%	1,159,230.66 1,159,230.66	1.00 4.98%	1,159,230.66 0.00	0.40% 0.00	Aaa / AAA AAA	0.00 0.00
TOTAL Money Market Fund		**1,159,230.66**	**4.98%**	**1,159,230.66** **1,159,230.66**	**4.98%**	**1,159,230.66** **0.00**	**0.40%** **0.00**	**Aaa / AAA** **AAA**	**0.00** **0.00**
Supranational									
459058JB0	Intl. Bank Recon & Development Note 0.625% Due 04/22/2025	2,260,000.00	04/15/2020 0.70%	2,251,253.80 2,257,715.26	94.99 4.62%	2,146,688.12 2,707.29	0.74% (111,027.14)	Aaa / AAA NR	1.31 1.27
4581X0DN5	Inter-American Dev Bank Note 0.625% Due 07/15/2025	1,685,000.00	01/13/2021 0.53%	1,692,329.75 1,687,504.26	94.23 4.55%	1,587,709.79 4,856.08	0.55% (99,794.47)	Aaa / AAA NR	1.54 1.50
459058JL8	Intl. Bank Recon & Development Note 0.500% Due 10/28/2025	6,000,000.00	Various 0.55%	5,986,632.00 5,994,860.41	93.19 4.42%	5,591,628.00 5,250.00	1.93% (403,232.41)	Aaa / AAA AAA	1.83 1.78
4581X0DV7	Inter-American Dev Bank Note 0.875% Due 04/20/2026	4,615,000.00	04/13/2021 0.97%	4,593,863.30 4,605,276.65	92.71 4.23%	4,278,626.50 7,964.08	1.48% (326,650.15)	Aaa / AAA AAA	2.30 2.23
459058KT9	Intl. Bank Recon & Development Note 3.500% Due 07/12/2028	5,000,000.00	Various 4.35%	4,813,059.00 4,827,531.02	97.91 4.01%	4,895,660.00 82,152.77	1.72% 68,128.98	Aaa / AAA NR	4.53 4.07
45950KDD9	International Finance Corp Note 4.500% Due 07/13/2028	1,605,000.00	07/06/2023 4.53%	1,603,218.45 1,603,386.17	102.09 3.99%	1,638,568.58 33,705.00	0.58% 35,182.41	Aaa / AAA NR	4.54 3.99
4581X0DC9	Inter-American Dev Bank Note 3.125% Due 09/18/2028	3,360,000.00	Various 4.32%	3,187,150.40 3,189,837.32	96.18 4.02%	3,231,480.00 30,041.65	1.12% 41,642.68	Aaa / AAA NR	4.72 4.29
TOTAL Supranational		**24,525,000.00**	**2.16%**	**24,127,506.70** **24,166,111.09**	**4.24%**	**23,370,360.99** **166,676.87**	**8.12%** **(795,750.10)**	**Aaa / AAA** **AAA**	**3.01** **2.79**
US Treasury									
91282CDZ1	US Treasury Note 1.500% Due 02/15/2025	1,500,000.00	05/06/2022 2.92%	1,443,867.19 1,477,225.48	96.50 4.73%	1,447,558.50 8,498.64	0.50% (29,666.98)	Aaa / AA+ AA+	1.13 1.09

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CED9	US Treasury Note 1.750% Due 03/15/2025	2,000,000.00	03/15/2022 2.00%	1,985,312.50 1,994,111.59	96.63 4.65%	1,932,578.00 10,384.62	0.67% (61,533.59)	Aaa / AA+ AA+	1.21 1.17
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	2,750,000.00	Various 0.38%	2,749,033.20 2,749,736.57	94.63 4.57%	2,602,402.00 1,756.52	0.90% (147,334.57)	Aaa / AA+ AA+	1.33 1.30
91282CFE6	US Treasury Note 3.125% Due 08/15/2025	3,000,000.00	Various 4.34%	2,905,703.13 2,944,801.60	98.01 4.41%	2,940,234.00 35,411.01	1.03% (4,567.60)	Aaa / AA+ AA+	1.62 1.54
91282CAM3	US Treasury Note 0.250% Due 09/30/2025	2,500,000.00	10/16/2020 0.32%	2,491,406.25 2,496,965.79	93.13 4.38%	2,328,125.00 1,588.11	0.80% (168,840.79)	Aaa / AA+ AA+	1.75 1.71
91282CFP1	US Treasury Note 4.250% Due 10/15/2025	10,000,000.00	Various 4.24%	10,002,724.61 10,001,968.17	99.81 4.36%	9,981,250.00 90,573.76	3.47% (20,718.17)	Aaa / AA+ AA+	1.79 1.69
91282CBC4	US Treasury Note 0.375% Due 12/31/2025	1,000,000.00	12/29/2020 0.38%	999,921.88 999,968.77	92.68 4.23%	926,758.00 10.30	0.32% (73,210.77)	Aaa / AA+ AA+	2.00 1.95
91282CBH3	US Treasury Note 0.375% Due 01/31/2026	4,000,000.00	02/23/2021 0.58%	3,960,625.00 3,983,371.60	92.39 4.23%	3,695,624.00 6,277.17	1.28% (287,747.60)	Aaa / AA+ AA+	2.09 2.03
91282CBQ3	US Treasury Note 0.500% Due 02/28/2026	2,500,000.00	03/26/2021 0.83%	2,459,960.94 2,482,420.25	92.41 4.20%	2,310,255.00 4,223.90	0.80% (172,165.25)	Aaa / AA+ AA+	2.16 2.11
91282CBT7	US Treasury Note 0.750% Due 03/31/2026	5,000,000.00	Various 0.85%	4,974,804.69 4,988,647.59	92.78 4.15%	4,638,865.00 9,528.69	1.60% (349,782.59)	Aaa / AA+ AA+	2.25 2.18
91282CCF6	US Treasury Note 0.750% Due 05/31/2026	2,000,000.00	06/18/2021 0.91%	1,985,000.00 1,992,678.67	92.31 4.13%	1,846,172.00 1,311.48	0.64% (146,506.67)	Aaa / AA+ AA+	2.42 2.35
91282CCW9	US Treasury Note 0.750% Due 08/31/2026	2,000,000.00	08/30/2021 0.77%	1,998,515.63 1,999,209.04	91.68 4.08%	1,833,594.00 5,068.68	0.63% (165,615.04)	Aaa / AA+ AA+	2.67 2.58
91282CDG3	US Treasury Note 1.125% Due 10/31/2026	5,000,000.00	Various 1.25%	4,970,498.06 4,982,941.43	92.28 4.04%	4,613,865.00 9,581.05	1.59% (369,076.43)	Aaa / AA+ AA+	2.84 2.73
912828Z78	US Treasury Note 1.500% Due 01/31/2027	4,500,000.00	Various 2.15%	4,367,285.16 4,414,582.50	92.82 4.00%	4,177,089.00 28,247.28	1.45% (237,493.50)	Aaa / AA+ AA+	3.09 2.94
91282CEN7	US Treasury Note 2.750% Due 04/30/2027	7,000,000.00	Various 3.55%	6,761,484.38 6,829,269.79	96.19 3.98%	6,733,398.00 32,788.46	2.33% (95,871.79)	Aaa / AA+ AA+	3.33 3.13
91282CEW7	US Treasury Note 3.250% Due 06/30/2027	9,000,000.00	Various 3.21%	9,018,066.41 9,009,805.86	97.72 3.95%	8,795,043.00 803.57	3.03% (214,762.86)	Aaa / AA+ AA+	3.50 3.27
91282CFM8	US Treasury Note 4.125% Due 09/30/2027	10,000,000.00	Various 3.95%	10,074,062.50 10,057,997.70	100.63 3.94%	10,063,280.00 104,815.57	3.51% 5,282.30	Aaa / AA+ AA+	3.75 3.41
91282CGC9	US Treasury Note 3.875% Due 12/31/2027	10,000,000.00	Various 3.70%	10,078,828.13 10,063,940.93	99.84 3.92%	9,983,590.00 1,064.56	3.44% (80,350.93)	Aaa / AA+ AA+	4.00 3.67
91282CGT2	US Treasury Note 3.625% Due 03/31/2028	7,000,000.00	Various 3.58%	7,014,042.96 7,012,180.64	98.91 3.90%	6,923,714.00 64,477.46	2.41% (88,466.64)	Aaa / AA+ AA+	4.25 3.86

Holdings Report

As of December 31, 2023

City of Dublin - Account #10198

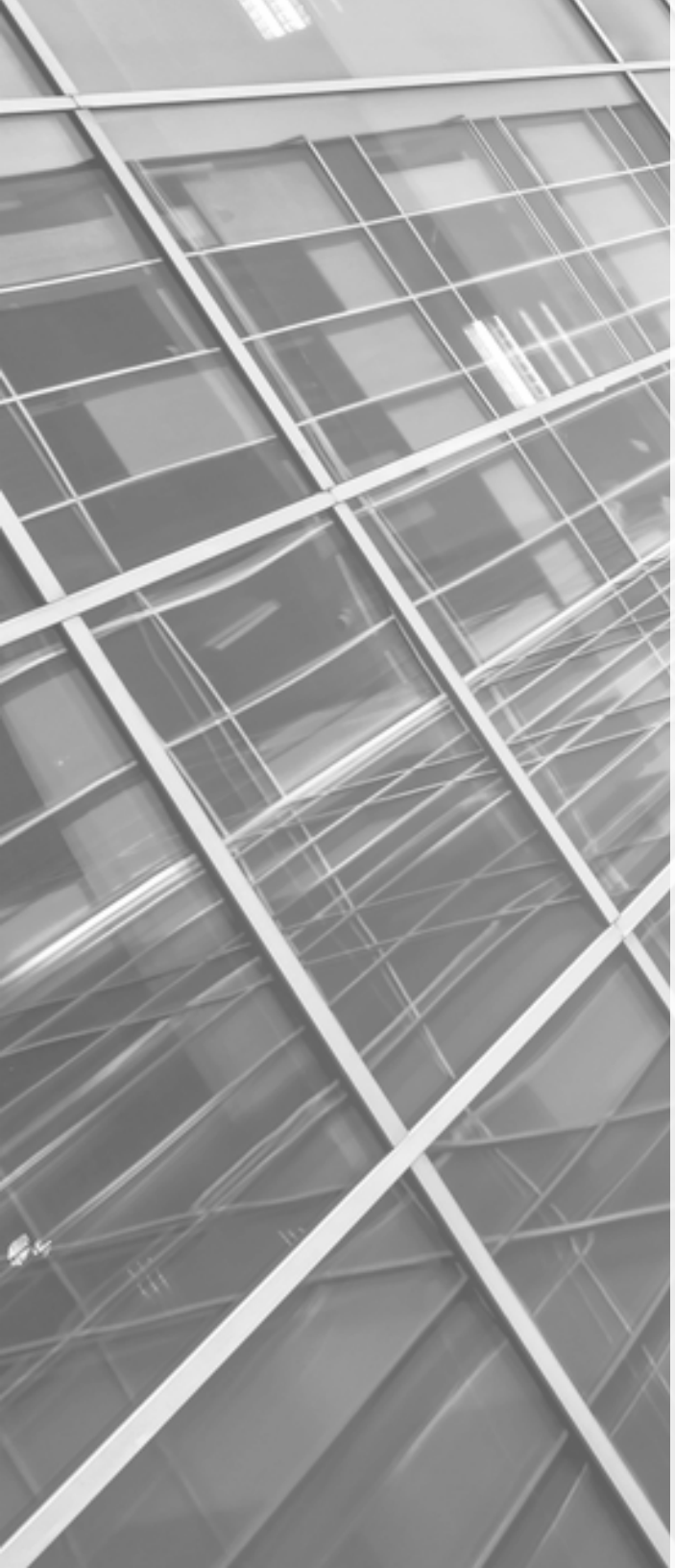
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CHE4	US Treasury Note 3.625% Due 05/31/2028	4,500,000.00	Various 4.07%	4,412,773.44 4,421,362.19	98.94 3.89%	4,452,363.00 14,262.30	1.54% 31,000.81	Aaa / AA+ AA+	4.42 4.03
91282CHQ7	US Treasury Note 4.125% Due 07/31/2028	9,000,000.00	Various 4.51%	8,848,203.13 8,857,028.28	101.03 3.88%	9,092,817.00 155,360.05	3.19% 235,788.72	Aaa / AA+ AA+	4.59 4.08
91282CJA0	US Treasury Note 4.625% Due 09/30/2028	3,750,000.00	Various 4.92%	3,702,089.84 3,703,974.83	103.22 3.88%	3,870,705.00 44,070.19	1.35% 166,730.17	Aaa / AA+ AA+	4.75 4.20
91282CJN2	US Treasury Note 4.375% Due 11/30/2028	5,500,000.00	Various 4.03%	5,584,941.41 5,584,612.43	102.33 3.85%	5,628,045.50 21,038.25	1.95% 43,433.07	Aaa / AA+ AA+	4.92 4.38
TOTAL US Treasury		**113,500,000.00**	**3.07%**	**112,789,150.44** **113,048,801.70**	**4.06%**	**110,817,325.00** **651,141.62**	**38.44%** **(2,231,476.70)**	**Aaa / AA+** **AA+**	**3.27** **3.02**
TOTAL PORTFOLIO		**295,945,840.67**	**2.87%**	**295,205,414.33** **294,808,466.46**	**4.46%**	**288,217,420.65** **1,782,763.85**	**100.00%** **(6,591,045.81)**	**Aa1 / AA** **AA+**	**2.87** **2.45**
TOTAL MARKET VALUE PLUS ACCRUALS						**290,000,184.50**			

Holdings Report

As of December 31, 2023

City of Dublin Reporting Account - Account #10219

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	26,534,226.15	Various 3.95%	26,534,226.15 26,534,226.15	1.00 3.95%	26,534,226.15 254,503.67	19.63% 0.00	NR / NR NR	0.00 0.00
				26,534,226.15		**26,534,226.15**	**19.63%**	**NR / NR**	**0.00**
TOTAL LAIF		**26,534,226.15**	**3.95%**	**26,534,226.15**	**3.95%**	**254,503.67**	**0.00**	**NR**	**0.00**
Local Gov Investment Pool									
90CAMP$00	California Asset Mgmt Program CAMP	109,660,424.43	Various 5.56%	109,660,424.43 109,660,424.43	1.00 5.56%	109,660,424.43 0.00	80.37% 0.00	NR / AAA NR	0.00 0.00
				109,660,424.43		**109,660,424.43**	**80.37%**	**NR / AAA**	**0.00**
TOTAL Local Gov Investment Pool		**109,660,424.43**	**5.56%**	**109,660,424.43**	**5.56%**	**0.00**	**0.00**	**NR**	**0.00**
				136,194,650.58		**136,194,650.58**	**100.00%**	**NR / AAA**	**0.00**
TOTAL PORTFOLIO		**136,194,650.58**	**5.25%**	**136,194,650.58**	**5.24%**	**254,503.67**	**0.00**	**NR**	**0.00**
TOTAL MARKET VALUE PLUS ACCRUALS						**136,449,154.25**			



Section 5 | Transactions

Transaction Ledger

As of December 31, 2023

City of Dublin - Account #10198

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/16/2023	02665WEM9	460,000.00	American Honda Finance Note 5.125% Due: 07/07/2028	98.120	5.58%	451,352.00	6,483.13	457,835.13	0.00
Purchase	10/16/2023	02665WEM9	910,000.00	American Honda Finance Note 5.125% Due: 07/07/2028	98.015	5.61%	891,936.50	12,825.31	904,761.81	0.00
Purchase	10/20/2023	91282CJA0	2,750,000.00	US Treasury Note 4.625% Due: 09/30/2028	98.570	4.95%	2,710,683.59	6,950.14	2,717,633.73	0.00
Purchase	10/30/2023	06406RBG1	1,500,000.00	Bank of NY Mellon Corp Callable Note Cont 6/13/2027 3.992% Due: 06/13/2028	93.062	6.26%	1,395,930.00	22,787.67	1,418,717.67	0.00
Purchase	10/31/2023	91282CJA0	1,000,000.00	US Treasury Note 4.625% Due: 09/30/2028	99.141	4.82%	991,406.25	3,917.35	995,323.60	0.00
Purchase	11/02/2023	3137FK4M5	1,100,000.00	FHLMC K085 A2 4.06% Due: 10/25/2028	94.387	5.60%	1,038,253.91	124.06	1,038,377.97	0.00
Purchase	11/14/2023	89239FAD4	980,000.00	Toyota Auto Receivables Owner 2023-D A3 5.54% Due: 08/15/2028	99.989	5.61%	979,894.36	0.00	979,894.36	0.00
Purchase	11/24/2023	4581X0DC9	1,680,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	93.708	4.60%	1,574,294.40	9,625.00	1,583,919.40	0.00
Purchase	11/30/2023	91282CJN2	2,500,000.00	US Treasury Note 4.375% Due: 11/30/2028	100.473	4.27%	2,511,816.41	0.00	2,511,816.41	0.00
Purchase	12/19/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	95.947	4.07%	537,303.20	4,423.61	541,726.81	0.00
Purchase	12/20/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	95.844	4.10%	536,726.40	4,472.22	541,198.62	0.00
Purchase	12/26/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	96.219	4.01%	538,826.40	4,763.89	543,590.29	0.00

Transaction Ledger

As of December 31, 2023

City of Dublin - Account #10198

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	12/29/2023	91282CJN2	3,000,000.00	US Treasury Note 4.375% Due: 11/30/2028	102.438	3.83%	3,073,125.00	10,399.59	3,083,524.59	0.00
Subtotal			**17,560,000.00**				**17,231,548.42**	**86,771.97**	**17,318,320.39**	**0.00**
TOTAL ACQUISITIONS			**17,560,000.00**				**17,231,548.42**	**86,771.97**	**17,318,320.39**	**0.00**
DISPOSITIONS										
Sale	10/16/2023	02665WCZ2	1,500,000.00	American Honda Finance Note 2.4% Due: 06/27/2024	97.733	2.49%	1,465,995.00	10,900.00	1,476,895.00	-33,124.32
Sale	10/16/2023	02665WEA5	1,075,000.00	American Honda Finance Note 1.5% Due: 01/13/2025	94.978	1.53%	1,021,013.50	4,165.63	1,025,179.13	-53,633.94
Sale	10/20/2023	912828ZL7	1,250,000.00	US Treasury Note 0.375% Due: 04/30/2025	92.867	0.38%	1,160,839.84	2,203.63	1,163,043.47	-89,022.40
Sale	10/31/2023	912828ZC7	2,000,000.00	US Treasury Note 1.125% Due: 02/28/2025	94.719	0.52%	1,894,375.00	3,770.60	1,898,145.60	-121,541.94
Sale	11/09/2023	91282CDZ1	500,000.00	US Treasury Note 1.5% Due: 02/15/2025	95.465	2.92%	477,324.22	1,752.72	479,076.94	-14,105.32
Sale	11/24/2023	4581X0DZ8	3,680,000.00	Inter-American Dev Bank Note 0.5% Due: 09/23/2024	96.077	0.52%	3,535,633.60	3,117.78	3,538,751.38	-143,611.06
Sale	12/22/2023	3130A1XJ2	2,100,000.00	FHLB Note 2.875% Due: 06/14/2024	98.854	1.96%	2,075,934.00	1,341.67	2,077,275.67	-32,758.57
Subtotal			**12,105,000.00**				**11,631,115.16**	**27,252.03**	**11,658,367.19**	**-487,797.55**
TOTAL DISPOSITIONS			**12,105,000.00**				**11,631,115.16**	**27,252.03**	**11,658,367.19**	**-487,797.55**

Transaction Ledger

As of December 31, 2023

City of Dublin Reporting Account - Account #10219

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/15/2023	90LAIF$00	237,136.58	Local Agency Investment Fund State Pool	1.000	3.61%	237,136.58	0.00	237,136.58	0.00
Purchase	10/31/2023	90CAMP$00	387,880.25	California Asset Mgmt Program CAMP	1.000	5.56%	387,880.25	0.00	387,880.25	0.00
Purchase	11/30/2023	90CAMP$00	341,979.40	California Asset Mgmt Program CAMP	1.000	5.57%	341,979.40	0.00	341,979.40	0.00
Purchase	12/29/2023	90CAMP$00	414,247.34	California Asset Mgmt Program CAMP	1.000	5.57%	414,247.34	0.00	414,247.34	0.00
Subtotal			**1,381,243.57**				**1,381,243.57**	**0.00**	**1,381,243.57**	**0.00**
Security Contribution	11/29/2023	90CAMP$00	5,500,000.00	California Asset Mgmt Program CAMP	1.000		5,500,000.00	0.00	5,500,000.00	0.00
Security Contribution	12/21/2023	90CAMP$00	33,000,000.00	California Asset Mgmt Program CAMP	1.000		33,000,000.00	0.00	33,000,000.00	0.00
Security Contribution	12/27/2023	90CAMP$00	1,000,000.00	California Asset Mgmt Program CAMP	1.000		1,000,000.00	0.00	1,000,000.00	0.00
Subtotal			**39,500,000.00**				**39,500,000.00**	**0.00**	**39,500,000.00**	**0.00**
TOTAL ACQUISITIONS			**40,881,243.57**				**40,881,243.57**	**0.00**	**40,881,243.57**	**0.00**
DISPOSITIONS										
Security Withdrawal	10/24/2023	90CAMP$00	1,500,000.00	California Asset Mgmt Program CAMP	1.000		1,500,000.00	0.00	1,500,000.00	0.00
Security Withdrawal	10/31/2023	90CAMP$00	1,300,000.00	California Asset Mgmt Program CAMP	1.000		1,300,000.00	0.00	1,300,000.00	0.00
Security Withdrawal	11/06/2023	90CAMP$00	6,100,000.00	California Asset Mgmt Program CAMP	1.000		6,100,000.00	0.00	6,100,000.00	0.00
Security Withdrawal	11/14/2023	90CAMP$00	350,000.00	California Asset Mgmt Program CAMP	1.000		350,000.00	0.00	350,000.00	0.00
Security Withdrawal	11/20/2023	90CAMP$00	2,000,000.00	California Asset Mgmt Program CAMP	1.000		2,000,000.00	0.00	2,000,000.00	0.00

Transaction Ledger

As of December 31, 2023

City of Dublin Reporting Account - Account #10219

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Security Withdrawal	12/05/2023	90CAMP$00	750,000.00	California Asset Mgmt Program CAMP	1.000		750,000.00	0.00	750,000.00	0.00
Security Withdrawal	12/13/2023	90CAMP$00	1,600,000.00	California Asset Mgmt Program CAMP	1.000		1,600,000.00	0.00	1,600,000.00	0.00
Subtotal			**13,600,000.00**				**13,600,000.00**	**0.00**	**13,600,000.00**	**0.00**
TOTAL DISPOSITIONS			**13,600,000.00**				**13,600,000.00**	**0.00**	**13,600,000.00**	**0.00**

Important Disclosures

As of December 31, 2023

2023 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Benchmark Disclosures

As of December 31, 2023

ICE BofA 1-5 Yr US Treasury & Agency Index*

The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

Transaction Ledger

As of December 31, 2023

City of Dublin - Account #10198

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/16/2023	02665WEM9	460,000.00	American Honda Finance Note 5.125% Due: 07/07/2028	98.120	5.58%	451,352.00	6,483.13	457,835.13	0.00
Purchase	10/16/2023	02665WEM9	910,000.00	American Honda Finance Note 5.125% Due: 07/07/2028	98.015	5.61%	891,936.50	12,825.31	904,761.81	0.00
Purchase	10/20/2023	91282CJA0	2,750,000.00	US Treasury Note 4.625% Due: 09/30/2028	98.570	4.95%	2,710,683.59	6,950.14	2,717,633.73	0.00
Purchase	10/30/2023	06406RBG1	1,500,000.00	Bank of NY Mellon Corp Callable Note Cont 6/13/2027 3.992% Due: 06/13/2028	93.062	6.26%	1,395,930.00	22,787.67	1,418,717.67	0.00
Purchase	10/31/2023	91282CJA0	1,000,000.00	US Treasury Note 4.625% Due: 09/30/2028	99.141	4.82%	991,406.25	3,917.35	995,323.60	0.00
Purchase	11/02/2023	3137FK4M5	1,100,000.00	FHLMC K085 A2 4.06% Due: 10/25/2028	94.387	5.60%	1,038,253.91	124.06	1,038,377.97	0.00
Purchase	11/14/2023	89239FAD4	980,000.00	Toyota Auto Receivables Owner 2023-D A3 5.54% Due: 08/15/2028	99.989	5.61%	979,894.36	0.00	979,894.36	0.00
Purchase	11/24/2023	4581X0DC9	1,680,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	93.708	4.60%	1,574,294.40	9,625.00	1,583,919.40	0.00
Purchase	11/30/2023	91282CJN2	2,500,000.00	US Treasury Note 4.375% Due: 11/30/2028	100.473	4.27%	2,511,816.41	0.00	2,511,816.41	0.00
Purchase	12/19/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	95.947	4.07%	537,303.20	4,423.61	541,726.81	0.00
Purchase	12/20/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	95.844	4.10%	536,726.40	4,472.22	541,198.62	0.00
Purchase	12/26/2023	4581X0DC9	560,000.00	Inter-American Dev Bank Note 3.125% Due: 09/18/2028	96.219	4.01%	538,826.40	4,763.89	543,590.29	0.00

Transaction Ledger

As of December 31, 2023

City of Dublin - Account #10198

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	12/29/2023	91282CJN2	3,000,000.00	US Treasury Note 4.375% Due: 11/30/2028	102.438	3.83%	3,073,125.00	10,399.59	3,083,524.59	0.00
Subtotal			**17,560,000.00**				**17,231,548.42**	**86,771.97**	**17,318,320.39**	**0.00**
TOTAL ACQUISITIONS			**17,560,000.00**				**17,231,548.42**	**86,771.97**	**17,318,320.39**	**0.00**
DISPOSITIONS										
Sale	10/16/2023	02665WCZ2	1,500,000.00	American Honda Finance Note 2.4% Due: 06/27/2024	97.733	2.49%	1,465,995.00	10,900.00	1,476,895.00	-33,124.32
Sale	10/16/2023	02665WEA5	1,075,000.00	American Honda Finance Note 1.5% Due: 01/13/2025	94.978	1.53%	1,021,013.50	4,165.63	1,025,179.13	-53,633.94
Sale	10/20/2023	912828ZL7	1,250,000.00	US Treasury Note 0.375% Due: 04/30/2025	92.867	0.38%	1,160,839.84	2,203.63	1,163,043.47	-89,022.40
Sale	10/31/2023	912828ZC7	2,000,000.00	US Treasury Note 1.125% Due: 02/28/2025	94.719	0.52%	1,894,375.00	3,770.60	1,898,145.60	-121,541.94
Sale	11/09/2023	91282CDZ1	500,000.00	US Treasury Note 1.5% Due: 02/15/2025	95.465	2.92%	477,324.22	1,752.72	479,076.94	-14,105.32
Sale	11/24/2023	4581X0DZ8	3,680,000.00	Inter-American Dev Bank Note 0.5% Due: 09/23/2024	96.077	0.52%	3,535,633.60	3,117.78	3,538,751.38	-143,611.06
Sale	12/22/2023	3130A1XJ2	2,100,000.00	FHLB Note 2.875% Due: 06/14/2024	98.854	1.96%	2,075,934.00	1,341.67	2,077,275.67	-32,758.57
Subtotal			**12,105,000.00**				**11,631,115.16**	**27,252.03**	**11,658,367.19**	**-487,797.55**
TOTAL DISPOSITIONS			**12,105,000.00**				**11,631,115.16**	**27,252.03**	**11,658,367.19**	**-487,797.55**

Transaction Ledger

As of December 31, 2023

City of Dublin Reporting Account - Account #10219

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/15/2023	90LAIF$00	237,136.58	Local Agency Investment Fund State Pool	1.000	3.61%	237,136.58	0.00	237,136.58	0.00
Purchase	10/31/2023	90CAMP$00	387,880.25	California Asset Mgmt Program CAMP	1.000	5.56%	387,880.25	0.00	387,880.25	0.00
Purchase	11/30/2023	90CAMP$00	341,979.40	California Asset Mgmt Program CAMP	1.000	5.57%	341,979.40	0.00	341,979.40	0.00
Purchase	12/29/2023	90CAMP$00	414,247.34	California Asset Mgmt Program CAMP	1.000	5.57%	414,247.34	0.00	414,247.34	0.00
Subtotal			**1,381,243.57**				**1,381,243.57**	**0.00**	**1,381,243.57**	**0.00**
Security Contribution	11/29/2023	90CAMP$00	5,500,000.00	California Asset Mgmt Program CAMP	1.000		5,500,000.00	0.00	5,500,000.00	0.00
Security Contribution	12/21/2023	90CAMP$00	33,000,000.00	California Asset Mgmt Program CAMP	1.000		33,000,000.00	0.00	33,000,000.00	0.00
Security Contribution	12/27/2023	90CAMP$00	1,000,000.00	California Asset Mgmt Program CAMP	1.000		1,000,000.00	0.00	1,000,000.00	0.00
Subtotal			**39,500,000.00**				**39,500,000.00**	**0.00**	**39,500,000.00**	**0.00**
TOTAL ACQUISITIONS			**40,881,243.57**				**40,881,243.57**	**0.00**	**40,881,243.57**	**0.00**
DISPOSITIONS										
Security Withdrawal	10/24/2023	90CAMP$00	1,500,000.00	California Asset Mgmt Program CAMP	1.000		1,500,000.00	0.00	1,500,000.00	0.00
Security Withdrawal	10/31/2023	90CAMP$00	1,300,000.00	California Asset Mgmt Program CAMP	1.000		1,300,000.00	0.00	1,300,000.00	0.00
Security Withdrawal	11/06/2023	90CAMP$00	6,100,000.00	California Asset Mgmt Program CAMP	1.000		6,100,000.00	0.00	6,100,000.00	0.00
Security Withdrawal	11/14/2023	90CAMP$00	350,000.00	California Asset Mgmt Program CAMP	1.000		350,000.00	0.00	350,000.00	0.00
Security Withdrawal	11/20/2023	90CAMP$00	2,000,000.00	California Asset Mgmt Program CAMP	1.000		2,000,000.00	0.00	2,000,000.00	0.00

Transaction Ledger

As of December 31, 2023

City of Dublin Reporting Account - Account #10219

September 30, 2023 through December 31, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Security Withdrawal	12/05/2023	90CAMP$00	750,000.00	California Asset Mgmt Program CAMP	1.000		750,000.00	0.00	750,000.00	0.00
Security Withdrawal	12/13/2023	90CAMP$00	1,600,000.00	California Asset Mgmt Program CAMP	1.000		1,600,000.00	0.00	1,600,000.00	0.00
Subtotal			**13,600,000.00**				**13,600,000.00**	**0.00**	**13,600,000.00**	**0.00**
TOTAL DISPOSITIONS			**13,600,000.00**				**13,600,000.00**	**0.00**	**13,600,000.00**	**0.00**

Agenda Item 5.3

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Second Amendment to the Consulting Services Agreement with Economic and Planning Systems, Inc.
Prepared by: Jason Earl, Senior Management Analyst

EXECUTIVE SUMMARY:

The City Council will consider approving a second amendment to the agreement with Economic and Planning Systems, Inc., for evaluation of the current inclusionary zoning requirement, Affordable Housing In-Lieu Fee, and Commercial Linkage Fee.

STAFF RECOMMENDATION:

Adopt the Resolution Approving the Second Amendment to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc., and approve the budget change.

FINANCIAL IMPACT:

The proposed second amendment to the Consulting Services Agreement with Economic and Planning Systems, Inc. will increase the total not-to-exceed compensation from $72,390 to $110,292, which includes a 20% contingency. The additional cost will be charged to the City's Affordable Housing Fund and will require a budget change (Attachment 3).

DESCRIPTION:

Background
The City of Dublin Two-Year Strategic Plan includes Strategy 2 Housing Affordability. Included in this Strategy are the following two Objectives:

- Objective 2.b: *Ensure the City's inclusionary zoning regulations incentivize targeted housing production*; and
- Objective 2.c: *Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.*

On April 18, 2023, the City Council adopted Resolution No. 33-23 approving a Consulting Services Agreement with Economic and Planning Systems, Inc. (EPS) for the evaluation of the current inclusionary zoning requirement, Affordable Housing In-Lieu Fee, and Commercial Linkage Fee. The agreement had a not-to-exceed compensation amount of $79,629 and expired on December 31, 2023 (Attachment 4). The agreement was subsequently amended to extend the term through June 30, 2024 (Attachment 5).

Staff and EPS prepared an Affordable Housing In-Lieu Fee Feasibility Study and a Commercial Linkage Fee Nexus Study. As directed by the City Council, these studies analyzed and assessed the targeted housing production and fees, and provided a housing market analysis to ensure that Dublin remains competitive for both housing and commercial development, while ensuring the availability of affordable housing.

The City Council received an informational report on these efforts on August 15, 2023 and provided initial feedback and direction regarding updates to these programs. On September 19, 2023, the City Council received another informational report and directed Staff to prepare updates to the Inclusionary Zoning Regulations, Affordable Housing In-Lieu Fee, and Non-Residential Development Affordable Housing Impact Fee which is also referred to as a "Commercial Linkage Fee".

On January 9, 2024, the City Council held a public hearing to consider the proposed amendments to the Inclusionary Zoning Regulations, Affordable Housing In-Lieu Fee, and Non-Residential Development Affordable Housing Impact Fee. The City Council directed Staff to return at a future meeting with additional information and analysis. The request is outside the scope and budget of the current agreement with EPS.

An amendment to the agreement with EPS has been prepared to modify the scope of work to address the request for additional analysis, increase the total compensation by $37,902 to a new total of $110,292 including an additional 20% contingency, and extend the agreement term to December 31, 2024.

STRATEGIC PLAN INITIATIVE:

Strategy 2: Housing Affordability
Objective 2b: Ensure the City's inclusionary zoning regulations incentivize targeted housing production.
Objective 2c: Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving the Second Amendment to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc.
2) Exhibit A to the Resolution – Second Amendment to Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc.
3) Budget Change Form
4) Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc. (EPS), dated April 18, 2023
5) First Amendment to Consulting Services Agreement between the City of Dublin and Economic and Planning Systems, Inc. (EPS), dated January 10, 2024

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING THE SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF DUBLIN AND ECONOMIC AND PLANNING SYSTEMS, INC.

WHEREAS, the City of Dublin Two-Year Strategic Plan includes addressing Housing Affordability and includes objectives to evaluate the City's current inclusionary zoning requirement, Affordable Housing In-Lieu Fee, and Commercial Linkage Fee; and

WHEREAS, Economic & Planning Systems, Inc. (EPS) was selected through a competitive process to assist Staff with evaluating the City's inclusionary zoning requirements, affordable housing in-lieu fees and commercial linkage fees; and

WHEREAS, on April 18, 2023, the City of Dublin and EPS entered into a Consulting Services Agreement for Inclusionary Zoning and In-Lieu Fee Feasibility Study and Commercial Linkage Fee Nexus Study services (Agreement) for an amount not-to-exceed $79,629. The term of the Agreement shall begin on the Effective Date and shall end on December 31, 2023; and

WHEREAS, the agreement with EPS was subsequently amended to the extend the term of the agreement to June 30, 2024; and

WHEREAS, on January 9, 2024, the City of Dublin held a public hearing to consider amendments to these programs, after hearing the proposed amendments the City Council directed additional work which is outside the scope of work and budget in the existing Agreement; and

WHEREAS, the City wishes to further amend the Agreement with EPS to modify the scope of work and increase the compensation, and extend the term of the contract in order to address the direction received from the City Council.

NOW, THEREFORE, BE IT RESOLVED that the Dublin City Council does hereby approve the Second Amendment to the Consulting Services Agreement with EPS, attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the amendment to the Agreement, attached hereto as **Exhibit A,** and make any necessary, non-substantive changes to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 20th day of February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

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**AMENDMENT #2 TO CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF DUBLIN AND
ECONOMIC AND PLANNING SYSTEMS, INC. (EPS)**

WHEREAS, on **April 18, 2023**, the City of Dublin (hereinafter referred to as "CITY") and **Economic & Planning Systems ("EPS")** (hereinafter referred to as "**CONSULTANT**") entered into a **Consulting** Services Agreement for **Inclusionary Zoning and In-Lieu Fee Feasibility Study and Commercial Linkage Fee Nexus Study** services (hereinafter referred to as the "AGREEMENT"); and

WHEREAS, on January 10, 2024, a First Amendment to the AGREEMENT was entered into to extend the term of service to June 30, 2024; and

WHEREAS, the City Council has directed additional work which is outside the scope of work and budget in the existing AGREEMENT; and

WHEREAS, the CITY and CONSULTANT now mutually desire to amend the AGREEMENT to include the additional scope of work, extend the term, and increase the compensation.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the AGREEMENT is amended as follows:

1) Section 1.0 Services shall be amended as follows and all other provision of this section shall remain unchanged:

   SERVICES. Subject to the terms and conditions set forth in the AGREEMENT, CONSULTANT shall provide to CITY the amended services described in the Scope of Work attached as Exhibit A, all other provisions of this section shall remain unchanged.

2) Section 1.1 Term of Services shall be amended as follows and all other provision of this section shall remain unchanged:

   The term of this agreement shall end on December 31, 2024.

3) Section 2.0 Compensation shall be amended as follows and all other provision of this section shall remain unchanged:

   COMPENSATION. CITY hereby agrees to pay CONSULTANT a sum not to exceed $110,292 which includes a contingency reserve of $18,382 to be approved for use by the City Manager. CONSULTANT shall provide to CITY the amended services as shown in the Budget attached as Exhibit A, all other provisions of this section shall remain unchanged.

4) Except to the extent inconsistent with this Second Amendment, the Parties ratify and confirm all of the terms and conditions of the AGREEMENT.

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5) All requisite insurance policies to be maintained by the CONSULTANT pursuant to the AGREEMENT, as may have been amended from time to time, shall include coverage for the amended term, as described above.

6) The individuals executing this Second Amendment and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right, and actual authority to bind Consultant to the terms and conditions of this Second Amendment

SIGNATURES ON FOLLOWING PAGE

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IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed as of the date of the City Manager's signature below.

CITY OF DUBLIN

By: _____
Linda Smith, City Manager

Dated: _____

ATTEST:

By: _____
Marsha Moore, City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

ECONOMIC & PLANNING SYSTEMS, INC.

By: DocuSigned by: Ashleigh Kanat 4A218963A73A445...
Ashleigh Kanat, Principal

5589310.2

Program / CIP Description	Fund (CIP)	ORG/CIP #	Account	Amount	Description and Justification of the Request
Inclusionary Zoning and In-Lieu Fee Feasibility Study		*29018100*	*65101*	*$37,902*	*Budget increase to increase the scope of work for the Consulting Services Agreement with EPS as per City Council direction on January 9, 2024. Funding will come from the Affordable Housing Fund Balance.*

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**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF DUBLIN AND
ECONOMIC AND PLANNING SYSTEMS, INC. (EPS)
FOR
INCLUSIONARY ZONING AND IN-LIEU FEE FEASIBILITY STUDY AND COMMERCIAL LINKAGE FEE NEXUS STUDY**

THIS AGREEMENT for consulting services is made by and between the City of Dublin ("City") and Economic & Planning Systems (EPS) ("Consultant") (together sometimes referred to as the "Parties") as of April 18, 2023 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on December 31, 2023, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Notwithstanding the foregoing this Agreement may be extended on a month to month basis for up to 6 months upon the written consent of the Consultant and the City Manager, provided that: a) sufficient funds have been appropriated for such purchase, b) the price charged by the Consultant for the provision of the services described in Exhibit A does not increase. None of the foregoing shall affect the City's right to terminate the Agreement as provided for in Section 8.

1.2 Standard of Performance. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 Assignment of Personnel. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Consultant's obligations hereunder.

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Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed $79,629, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. No individual performing work under this Agreement shall bill more than 2,000 hours in a fiscal year unless approved, in writing, by the City Manager or his/her designee. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- A copy of the applicable time entries or time sheets shall be submitted showing the following:
    - Daily logs of total hours worked by each individual performing work under this Agreement
    - Hours must be logged in increments of tenths of an hour or quarter hour
    - If this Agreement covers multiple projects, all hours must also be logged by project assignment
    - A brief description of the work, and each reimbursable expense
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;

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- The Consultant's signature;

- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit B.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B, and shall not exceed $1,120. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as

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of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before fully executing this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 Workers' Compensation.

4.1.1 General Requirements. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets

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the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Consultant, its employees, agents, and subcontractors.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section; and

b. Waiver of Subrogation Endorsement as required by the section.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General Requirements. Consultant, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than $1,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than $1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including without limitation, blanket contractual liability and the use of owned and non-owned automobiles.

4.2.2 Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

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b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant.

c. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section;

b. Additional Insured Endorsement as required by the section;

c. Waiver of Subrogation Endorsement as required by the section; and

d. Primary Insurance Endorsement as required by the section.

4.3 Professional Liability Insurance.

4.3.1 General Requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $2,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 Claims-Made Limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

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b. Insurance must be maintained and evidence of insurance must be provided for at least 3 years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of 3 years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3.3 Submittal Requirements. To comply with Subsection 4.3, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.4 All Policies Requirements.

4.4.1 Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of Coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Consultant by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.4.3 Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.4.4 Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Endorsement Requirements. Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

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4.4.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.5 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES. Refer to the attached Exhibit C, which is incorporated herein and made a part of this Agreement.

Section 6. STATUS OF CONSULTANT.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. This Agreement shall not be construed as an agreement for employment. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Consultant further acknowledges that Consultant performs Services outside the usual course of the City's business; and is customarily engaged in an independently established trade, occupation, or business of the same nature as the Consultant performs for the City and has the option to perform such work for other entities. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

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6.2 **Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

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8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but are not limited to, the following:

8.6.1 Immediately terminate the Agreement;

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8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which

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that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous 12 months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code

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Section 1090 *et seq.,* and, if applicable, will be disqualified from holding public office in the State of California.

At City's sole discretion, Consultant may be required to file with the City a Form 700 to identify and document Consultant's economic interests, as defined and regulated by the California Fair Political Practices Commission. If Consultant is required to file a Form 700, Consultant is hereby advised to contact the Dublin City Clerk for the Form 700 and directions on how to prepare it.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by the City Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to the Consultant shall be sent to:
Economic & Planning Systems, Inc.
Attn: Ashleigh Kanat, Principal
1330 Broadway, Suite 450
Oakland, CA 94612

Any written notice to City shall be sent to:
City of Dublin
Attn: Jason Earl
100 Civic Plaza
Dublin, CA 94568

10.11 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, and C represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A	Scope of Services
Exhibit B	Compensation Schedule & Reimbursable Expenses
Exhibit C	Indemnification

10.12 **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts delivered and/or signatures executed by City-approved electronic or digital means shall have the same force and effect as the use of a manual signature. Both Parties desire this Agreement to be electronically signed in accordance with applicable federal and California law. Either Party may revoke its agreement to use electronic signatures at any time by giving notice to the other Party.

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10.13 **Certification per Iran Contracting Act of 2010.** In the event that this contract is for one million dollars ($1,000,000.00) or more, by Consultant's signature below Consultant certifies that Consultant, and any parent entities, subsidiaries, successors or subunits of Consultant are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

SIGNATURES ON FOLLOWING PAGE

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The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF DUBLIN

DocuSigned by:
Linda Smith
F33836CFFC044E0...

Linda Smith, City Manager

Attest:

DocuSigned by:
Marsha Moore
9BB70815D22E40A...

Marsha Moore, City Clerk

Approved as to Form:

DocuSigned by:
4D33BDE7E6D8453...

City Attorney

ECONOMIC & PLANNING SYSTEMS, INC.

DocuSigned by:
Ashleigh Kanat
4A218963A73A445...

Ashleigh Kanat, Principal

Consultant's DIR Registration Number (if applicable)

3070368.1

DocuSign Envelope ID: F76BAA39-EE82-4C02-A7CD-9E4BC568D4F8

EXHIBIT A

SCOPE OF SERVICES

EPS recognizes the importance of a balanced and healthy housing sector to sustaining the vitality of a local economy. As an integral part of its practice, EPS provides a range of services related to housing development and policy, including the preparation of inclusionary housing and commercial linkage fee programs.

Mixed-income, or inclusionary, housing ordinances have become a common tool for ensuring a diverse housing supply within a given community. EPS works with jurisdictions to develop and retool their programs to meet changing markets and performs the calculations and analysis to establish fees in lieu of building homes on site. In addition, EPS has developed numerous fee programs, based on a "nexus" analysis to support affordable housing by assessing the impact of new, nonresidential construction on growth in demand for new affordable housing. While a new (or updated) commercial linkage fee requires the preparation of a nexus study, a new or updated inclusionary housing program and associated in-lieu fees do not.

EPS Work Program

The following section describes the work program proposed by EPS to support the City in studying and updating inclusionary housing and commercial/housing linkage fee programs.

Task 1 - Project Initiation and Ongoing Project Management

EPS will participate in a project initiation kick-off meeting via phone or videoconference with City staff to discuss the Project, how the current programs are serving (or not serving) the needs of the City, and the specific objectives. EPS will use this opportunity to identify and request existing data, documents, and other pertinent information that City staff can provide. In addition, EPS will seek any recommendations that the City can provide regarding stakeholders with whom EPS should communicate. EPS will schedule a recurring check-in meeting with staff on a regular basis to facilitate communication.

Task 2 – Survey of Fees in Peer Jurisdictions

EPS will conduct a survey of up to five other jurisdictions in the Tri-Valley area that Dublin considers to be "peer" cities, plus a sixth Bay Area peer city, that have affordable housing inclusionary requirements, in-lieu fees on residential development, and commercial linkage fees. As a deliverable, EPS will produce a summary matrix that can be incorporated into final documents and presentations.

Task 3 – Developer/Stakeholder Outreach

As described in **Task 1**, EPS will work with City staff to identify stakeholders with whom to engage to identify potential issues of concern or priority with regard to updates to the inclusionary housing program and commercial/housing linkage fee. Such groups might include members from the local business community, commercial and residential developers that are active in the region, the Chamber of Commerce, and housing advocacy groups, with an interest in the Inclusionary Housing and commercial/housing linkage fee programs.

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EPS will conduct targeted one-on-one phone or videoconference outreach to selected stakeholders who are likely to have specific technical information that can define or validate various assumptions related to market and economic conditions necessary for the analyses in **Tasks 4 and 5**. EPS finds that these individualized meetings are the preferred setting for stakeholders to share this type of information.

Task 4 – Inclusionary Zoning and In-Lieu Fee Feasibility Study

Subtask 4.1: Housing Prototypes and Inclusionary Scenarios

Drawing on feedback provided at the project initiation meeting and preliminary research on local development conditions, EPS will develop a set of up to four (4) ownership and rental housing prototypes for feasibility analysis that will be vetted with City staff. Additionally, EPS will suggest a range of inclusionary requirement alternatives for feasibility testing, including the City's current requirements. The other requirements will be informed by EPS's experience developing inclusionary programs in other jurisdictions in California, as well as the survey of inclusionary programs in peer cities.

Subtask 4.2: Inclusionary Zoning Economic Feasibility Analysis

EPS will research the local housing market prices and development costs by housing prototype, recent construction and pipeline projects, land pricing, required developer profit, and other trends reflecting housing and real estate inputs. This research will reflect the targeted outreach to local developers identified at the project initiation meeting in order to vet these inputs.

EPS will assemble a set of "static" pro forma financial models representing the identified housing prototypes, and use these models to assess the development feasibility of these prototypes under the identified inclusionary policy alternatives. The resulting profitability for each prototype under each inclusionary alternative will be compared to each other as well as to a minimum market profitability metric established through research and stakeholder input.

Subtask 4.3: In-Lieu Fee Calculation

As part of the pro forma analysis, EPS will calculate an in-lieu fee reflecting each inclusionary alternative, demonstrating the fee level that is equivalent to the cost to the developer of providing the inclusionary units onsite.

Task 4 Deliverables: EPS will produce a Draft Inclusionary Zoning and In-Lieu Feasibility Analysis Report for review and comment by City staff. The Report will include an executive summary containing key findings; description of the technical analysis; recommendations for an inclusionary housing program; summary of research on inclusionary programs and in-lieu fees in comparable jurisdictions; and all associated tables and calculations. EPS will accept one round of comments from City staff and will incorporate these comments into a Final Report.

Task 5 – Commercial Linkage Fee Nexus Study

EPS will calculate updated affordable housing fees for commercial development through the preparation of a commercial linkage fee nexus analysis. The nexus (i.e., linkage) between new nonresidential development and the demand for affordable housing is derived by preparing employment density and compensation estimates of future employees for several nonresidential land use types (e.g., retail, office, industrial, lodging, etc.). New household formation resulting from new employment will be categorized by

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income category (e.g., very low, low, moderate, above-moderate) to estimate total housing demand. These calculations include consideration of local trends in household formation (e.g., average number of workers per household). The demand by land use category will be converted into a fee, on a per-building-square-foot basis, based on the affordability gap with regard to very low, low, and moderate-income household earnings and the typical cost of housing in Dublin.

In comparable recent projects, the maximum nexus-supported fee generated by the industry-standard analysis has been significantly higher than jurisdictions have wished to implement. Findings from the fee survey (**Task 2**) can be considered along with the City's economic and community development objectives to determine an appropriate fee level.

Task 5 Deliverables: EPS will produce a Draft Commercial Linkage Fee Nexus Study for review and comment by City staff. The Report will include an executive summary containing key findings; description of the technical analysis; recommendations for updated linkage fees; summary of research on linkage fee programs and fees in comparable jurisdictions; and all associated tables and calculations. EPS will accept one round of comments from City staff and will incorporate these comments into a Final Report.

Task 6 – Public Presentations

EPS will participate in one (1) Planning Commission Meeting and two (2) City Council Meetings. The Planning Commission Meeting and the first City Council Meeting will be used to present the preliminary findings of the Inclusionary Zoning and In-Lieu Fee Feasibility Study and the Commercial Linkage Fee Study, answer any questions from City officials, and receive direction on key policy and implementation considerations. EPS recommends that these meetings be structured as study sessions to allow for more informal discussion. The second City Council meeting may be the adoption hearing.

The EPS budget assumes that these meetings will take place in person. Virtual attendance would result in cost savings. Should it be determined that additional public presentations are needed, they can be accommodated through a scope and budget amendment. Please note that we will work to roll out these two studies along the same timeline so that both go to the Planning Commission and City Council at the same time. Occasionally, one study is able to move ahead more quickly than the other. Should this circumstance arise, EPS will coordinate with City staff for the best possible outcome.

Schedule

EPS is available to begin work on this study immediately upon authorization to proceed and is prepared to complete the scoped work within approximately six (6) months of engagement, as outlined in the City's RFP and shown in **Table 1**. This schedule assumes that the required input and data from City staff is provided in a timely manner. This schedule targets a City Council adoption hearing in October, with study session-style presentations to the Planning Commission and City Council in August and September, respectively. EPS anticipates finalizing a detailed project schedule upon project initiation.

Table 1 Project Schedule

Task Description	May 2023	June 2023	July 2023	August 2023	September 2023	October 2023
Task 1: Project Initiation and Project Management	K M	M M	M M	M M	M M	M M
Task 2: Survey of Fees in Peer Jurisdictions						
Task 3: Developer/Stakeholder Outreach						
Task 4: Inclusionary Zoning and In-Lieu Feasibility Study					F	
Task 5: Commercial Linkage Fee Nexus Study					F	
Task 6: Public Presentations				P	P	P

KEY:
Ongoing Work D: Draft Deliverable M: Check-in Meeting with Staff
K: Kick-off Meeting F: Final Deliverable P: Presentations

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EXHIBIT B

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

Tasks	Principal and Project Manager Kanat	Deputy Project Manager Ren	Project Advisor Smith	Research Analyst	Staff Subtotal	Direct Costs/ Reimbursables [2]	Grand Total
Hourly Billing Rates [1]	*$300*	*$195*	*$325*	*$170*			
Task 1: Project Initiation and Ongoing Project Management [3]	12	15	0	0	$6,525	$0	$6,525
Task 2: Survey of Fees in Peer Jurisdictions	2	7	0	12	$4,005	$0	$4,005
Task 3: Developer/Stakeholder Outreach	8	12	0	2	$5,080	$0	$5,080
Task 4: Inclusionary Zoning and In-Lieu Fee Feasibility Study	25	50	4	20	$21,950	$500	$22,450
Task 5: Commercial Linkage Fee Nexus Study	25	50	4	20	$21,950	$500	$22,450
Task 6: Public Presentations [4]	18	30	0	3	$11,760	$120	$11,880
Total Project Budget	**90**	**164**	**8**	**57**	**$71,270**	**$1,120**	**$72,390**
10% Contingency							$7,239
Total Budget with 10% Contingency							**$79,629**

[1] Hourly billing rates are effective for 2023 and subject to annual revision.
[2] Direct costs/reimbursables include data acquisition and staff travel.
[3] Task includes one (1) virtual kick-off meeting with staff, and approximately biweekly project management meetings with the client team for duration of Study.

[4] Public presentations include one (1) Planning Commission meeting and two (2) City Council meetings.

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EXHIBIT C

INDEMNIFICATION

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, elected officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the services called for or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days to the tender of any claim for defense and indemnity by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

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AMENDMENT #1 TO CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF DUBLIN AND ECONOMIC AND PLANNING SYSTEMS, INC. (EPS)

WHEREAS, on **April 18, 2023**, the City of Dublin (hereinafter referred to as "CITY") and **Economic & Planning Systems (EPS)** (hereinafter referred to as "**CONSULTANT**") entered into a **Consulting** Services Agreement for **Inclusionary Zoning and In-Lieu Fee Feasibility Study and Commercial Linkage Fee Nexus Study** services (hereinafter referred to as the "AGREEMENT"); and

WHEREAS, the existing AGREEMENT will expire on December 31, 2023, and staff desires continued services;

WHEREAS, the CITY and CONSULTANT now wish to amend the Agreement to extend the term through June 30, 2024, by modifying section 1.1 of the Agreement;

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the AGREEMENT is amended as follows:

1) Section 1.1 shall be rescinded in its entirety and replaced with the following:

> **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Notwithstanding the foregoing this Agreement may be extended on a month to month basis for up to 6 months upon the written consent of the Consultant and the City Manager, provided that: a) sufficient funds have been appropriated for such purchase, b) the price charged by the Consultant for the provision of the services described in Exhibit A does not increase. None of the foregoing shall affect the City's right to terminate the Agreement as provided for in Section 8.

2) Except to the extent inconsistent with this First Amendment, the Parties ratify and confirm all of the terms and conditions of the AGREEMENT.

3) All requisite insurance policies to be maintained by the Consultant pursuant to the Agreement, as may have been amended from time to time, shall include coverage for the amended term, as described above.

4) The individuals executing this Amendment and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment.

SIGNATURES ON THE FOLLOWING PAGE

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IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the date of the City Manager's signature below.

CITY OF DUBLIN

By: DocuSigned by: Linda Smith E33836CFFC044E0...
Linda Smith, City Manager

Dated: _____

ATTEST:

By: DocuSigned by: Marsha Moore 9BB70815D22F40A...
Marsha Moore, City Clerk

APPROVED AS TO FORM:

By: DocuSigned by: Camilla Gatz 21204750D8C449...
City Attorney

ECONOMIC & PLANNING SYSTEMS, INC.

By: DocuSigned by: Ashleigh Kanat 4A218963A73A445...
Ashleigh Kanat, Principal

February 20, 2024

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 February 20, 2024, Regular City Council meeting agenda packet.

Item 5.3

CITY MANAGER'S OFFICE MEMORANDUM

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Item 5.3: Second Amendment to the Consulting Services Agreement with Economic and Planning Systems, Inc.

The February 20, 2024 City Council Meeting includes an item approving the Second Amendment to the Consulting Services Agreement Between the City of Dublin and Economic and Planning Systems, Inc..

After the agenda was posted, Staff discovered that the scope of work and budget associated with the proposed amendment was inadvertently omitted from the agenda packet. The attached scope of work should have been included as Exhibit A to Attachment 2.

Additionally, the incorrect budget change form was included as Attachment 3. The correct budget change form is attached to this memo.

Inclusionary Housing Feasibility and Commercial Linkage Fee Nexus Study

Work Program Amendment #1

At the January 9, 2024 City Council Meeting, the Council requested additional research and analysis with respect to the Inclusionary Housing Feasibility Study. Specifically, the Council requested more information about how interest rates are affecting the analysis and if lower interest rates in the future could support a higher percentage of inclusionary units. Council also wanted EPS to explore the feasibility of increasing the ownership requirement to 15 percent as well as charging higher in-lieu fees, distinguishing between single family detached homes, townhomes, and multifamily condominiums. Additionally, there was a request to evaluate how the inclusionary requirement will affect future development. No comments were received about the Commercial Linkage Fee Nexus Study. The following section describes the additional technical support tasks proposed by EPS to respond to Council direction.

Scope of Work

Task 1: Additional Technical Support

- **Fifteen (15) percent inclusionary and higher in-lieu fees.** EPS will model a 15 percent inclusionary requirement on ownership developments, focusing on the single family detached prototype. EPS will evaluate the impact of a higher in-lieu fee to align with the 15% requirement.
- **Distinguish ownership prototypes.** EPS will evaluate options for the condominium prototype, and potentially the townhome prototype, to ensure feasibility and prepare recommendations for the Council's consideration.
- **Interest rates.** EPS will test lower interest rates and less-costly financing in the model to demonstrate the impact on the inclusionary housing recommendations. If significant, EPS will incorporate this into the model to explore implications.
- **Calculation of inclusionary units and fee revenue.** Either for the current pipeline or for a hypothetical 100-unit project (to be discussed further with City staff), EPS will calculate the number of affordable units and the amount of in-lieu fee revenue that could be generated under the revised scenarios.

Task 1 Deliverables

- EPS will prepare a PowerPoint presentation summarizing the results of the additional technical support described above. Variations of the presentation will be prepared for a City Council Study Session, the Planning Commission, and the first of two City Council hearings.
- EPS will revise the inclusionary housing feasibility evaluation report to reflect the preceding analysis as needed.

Task 2: Public Presentations

- EPS anticipates preparation for and attendance at four public meetings – a City Council study session, a Planning Commission meeting (assuming changes to the Ordinance are

needed), and two City Council adoption hearings. For budgeting purposes, EPS assumes three of the four will require in-person attendance.

Task 2 Deliverables

- Presentation at public meetings.

Schedule

EPS is available to begin work on this additional technical support task immediately upon Council and staff authorization to proceed. This schedule targets a City Council study session in March 2024 and Council adoption hearings by the end of the fiscal year.

Budget

As shown in **Table 1**, EPS anticipates that this scope amendment will require a budget adjustment of **$19,520.** EPS further recommends a 20 percent contingency on the full budget (initial authorization plus amendment) should additional analysis or additional public meetings be requested. Including the contingency, EPS is requesting a budget amendment of **$37,902**.

EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, the City will be billed only for the work completed up to the authorized budget amount. The budget estimate covers all direct expenses associated with completing the tasks, including data acquisition and travel to in-person meetings. Note that EPS may redistribute the overall budget allocation among approved tasks, and/or among staff as necessary, provided that the total budget is not exceeded. Hourly rates shown are for the current calendar year and are subject to annual change. If the project is put on hold for longer than three months for any reason, EPS may need to reevaluate the proposed budget. Invoices are submitted monthly and are payable within one month of receipt.

Table 1 Project Budget

Tasks	Principal and Project Manager Kanat	Deputy Project Manager Ren	Staff Subtotal	Direct Costs/ Reimbursables [2]	Grand Total
Hourly Billing Rates [1]	*$315*	*$205*			
Task 1: Additional Technical Support [2]	15	27	$10,260	$0	$10,260
Task 2: Public Presentations [3]	16	20	$9,140	$120	$9,260
Total Project Budget	**31**	**47**	**$19,400**	**$120**	**$19,520**
20% Contingency [4]					$18,382
Total Budget with 20% Contingency					**$37,902**

[1] Hourly billing rates are effective for 2024 and subject to annual revision.

[2] Task includes check-ins with City staff, modelling higher inclusionary requirements and in-lieu fees, interest rate sensitivity testing, and calculation of affordable unit and fee revenue outcomes under new scenarios.

[3] Public presentations include one (1) City Council study session, one (1) Planning Commission meeting, and two (2) City Council adoption hearings.

[4] Contingency is calculated on the overall contract, including the project's initial budget authorization of $72,390.

CITY OF DUBLIN
FISCAL YEAR 2023-24
BUDGET CHANGE FORM

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves X Budget Transfer Between Funds _____

From Designated Reserves _____ Other _____

DECREASE BUDGET AMOUNT		INCREASE BUDGET AMOUNT	
Account	**Amount**	**Account**	**Amount**
		Affordable Housing Fund - Affordable Housing - Professional Services 29018100.65101	$37,902

REASON FOR BUDGET CHANGE

Budget increase to cover the costs associated with the revised scope of work for the Consulting Services Agreement with EPS as per City Council direction on January 9, 2024. Funding will come from the Affordable Housing Fund Balance.

As Presented at the City Council Meeting **2/20/2024**

************Finance Use Only************

Posted By: _____ Date: _____

Agenda Item 5.4

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Two-Year Strategic Plan Quarterly Update
Prepared by: Jordan Foss, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will receive a status update on the City's Two-Year Strategic Plan.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council adopted the City's Two-Year Strategic Plan on April 19, 2022. This Plan sets the overall direction for the City, guiding resources and setting specific objectives to drive City action. The Plan coincides with Fiscal Years 2022-23 and 2023-24.

On September 19, 2023, the City Council received the Year 1 Strategic Plan update, covering the period of July 1, 2022 through June 30, 2023. Key highlights for each strategy were provided, as well as examples of how the City will continue to meet objectives during the Year 2 period.

This report represents the sixth of eight quarterly Strategic Plan updates, covering the period of October 1, 2023, through December 31, 2023. Updates for the strategies and objectives are provided in Attachment 1 and includes detailed updates on the Year 1 accomplishments.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Strategic Plan Quarterly Update

CITY OF DUBLIN
2023-24 Q2 STRATEGIC PLAN UPDATE
October 1, 2023 – December 31, 2023

Strategy 1	**Downtown Dublin and Economic Development**
Objective A	**Continue support of the Downtown Preferred Vision and Downtown Dublin Specific Plan including improving visual and environmental quality and evaluating specific business uses.**
Prior Update:	Significant progress has been made with the property owners of the Dublin Place shopping center to implement the Downtown Preferred Vision (DPV). The property owner continues to work with Community Development, Public Works, and Economic Development staff on the refinements to their master plan. Staff is preparing draft amendments to the Downtown Dublin Specific Plan (DDSP) to implement the DPV. The amendments are subject to review under the California Environmental Quality Act (CEQA), and that analysis is underway. The proposed amendments and CEQA analysis are anticipated to be considered by the Planning Commission in September and the City Council in October. Planning Staff is also preparing amendments to the DDSP to implement relaxed parking standards throughout the Downtown area. The proposed amendments would be consistent with the pilot program implemented in the Village Parkway District and consistent with the requirements of AB 2097, which went into effect in January 2023. The Planning Commission approved the BASIS Independent School application to renovate the façade of the existing Corrie Center office building and construct a gymnasium where they will operate a private school for middle and high school students. Staff and Avalon Bay are working on a large-scale public art piece that will parallel the north side of the St. Patrick's Way extension between Golden Gate Drive and Regional Street. The nearly 400-foot-long art piece will help create a sense of place in a future civic gathering space downtown and provide a visual barrier along the back of a large retail center. Staff began developing the scope of work and design feasibility for the Golden Gate Drive Intersection Improvements at Dublin Boulevard and St. Patrick Way (CIP ST0423). The Planning Commission approved the Citywide Outdoor Seating Design Guidelines to help facilitate the design of permanent outdoor seating within parking lots for eating and drinking establishments, which was approved by the City Council on September 19, 2023. The Planning Commission recommended the General Plan and Downtown Dublin Specific Plan Amendments consisting of the following:

	• Adding Research and Development as a new land use • Increasing the residential allocation by 465 units • Decreasing the non-residential allocation by 300,000 square feet • Increasing the height and floor area ratio in "The Core" area of the Retail District • Changes to setbacks
Quarterly Update:	The Avalon Bay large-scale public art piece that parallels the north side of the St. Patrick's Way extension between Golden Gate Drive and Regional Street is now complete. A ribbon cutting for the opening of St. Patrick's Way and celebrating the public art piece is being planned for Q3. On November 6, 2023, the City Council received a presentation from City Staff and the City's consultant Urban Field Studio, and the City's Public-Private Partner, American Realty Advisors (ARA), ARA's Development Manager Hines, and ARA's Master Planning Architect Gensler on the proposed implementation of the Downtown Preferred Vision. On December 19, 2023, the City Council adopted Resolution No. 134-23 amending the General Plan and the Downtown Dublin Specific Plan to further implement the Downtown Dublin Preferred Vision. The amendments consisted of the following: • Adding Research and Development as a new land use. • Increasing the residential allocation by 465 units. • Decreasing the non-residential allocation by 300,000 square feet. • Increasing the height and floor area ratio in "The Core" area of the Retail District. • Changes to setbacks.
Objective B	**Pursue mixed-use projects to create economic vitality.**
Prior Update:	The work being done as part of Objective A will include a mixed-use development project bordering the town square. Staff also continues to have discussions with developers who are interested in other areas of the DDSP area for mixed-use opportunities. Staff worked closely with American Realty Advisors (owners of the Dublin Place Shopping Center) and their development team on the Master Site Plan that builds upon the City's Downtown Preferred Vision. Staff is also working with American Realty Advisors on their Planning Application for the North Project which will help relocate existing tenants on the site so redevelopment of the south project can occur.
Quarterly Update:	Staff continues to work closely with ARA and their development team on the Master Site Plan that builds upon the City's Downtown Preferred Vision.

Objective C	**Grant conditional tax and/or development fee relief for new developments in the Downtown.**
Prior Update:	Staff has begun developing the framework for a program that would provide the opportunity for sharing property tax revenues as well as impact fee waivers and/or reductions to support the new Downtown Preferred Vision project. Staff is finalizing the framework for a Property Tax Sharing program that will be presented to the Economic Development Committee at a future meeting.
Quarterly Update:	Staff is working on deal terms for the Development Agreement between the City and ARA for the redevelopment of the Downtown. Property tax sharing along with other tax and/or development fee relief will be factored into the deal terms.
Objective D	**Support local businesses and new business attractions (ensure revenue-generating industries).**
Prior Update:	Staff developed and distributed the first Holiday Gift Guide with more than 50 businesses participating. Staff also developed new marketing material to showcase Dublin as a business-friendly destination for food and beverage establishments. Additionally, Staff proactively engaged potential businesses and extended support through the Business Concierge Program for those seeking assistance. For business attraction, Staff has been reaching out to retailers and food and beverage tenants regarding second-generation restaurant spaces available. Several new tenants signed leases and submitted plans for their tenant improvements, including but not limited to Anjappar, Cloves, Pizza My Heart, Angus the Butcher Shop, Five Below, and VinFast. Staff has been working with a number of new prospective tenants with recent signed leases including, Silver Oven & Grill, Feng Cha Teahouse, Grocery Outlet, Teazzi Tea Shop, MaO Izakaya & Sushi, Building Kidz of Dublin, Tailored Shared Services LLC, Santa Maria Café, Cuppa Yo, Safelite Auto Glass, AT&T, Dublin Taqueria, Dave's Hot Chicken, and Serendipity Labs. Staff launched the Dublin Marketplace Loyalty Rewards Program to help support Dublin small businesses, relaunched the Business Visitation Program after a hiatus due to the pandemic, launched the Dublin Business Corner (a free library of on-demand training courses designed to empower and educate small business owners), and launched the Small Business Navigator Program to offer technical assistance to small businesses in strategic business areas such as marketing, architecture, graphic design, business planning, and more. Additionally, Staff continued to host business roundtables for different industry sectors and conducted four business webinars. The City received and is processing an application for the redevelopment of the Hexcel Corporation site for a new business park to support the life science industry. The City Council supported changes to the Massage Establishment Ordinance and held the first Small Business Night at the Farmers' Market with more than 20 small businesses participating. The City partnered with Patelco Credit Union HQ, Rezolve.ai, and Startup Tri-Valley to sponsor the inaugural Generative Artificial Intelligence Summit in the Tri-

	Valley. Moreover, the City celebrated a number of ribbon cuttings such as Learn and Play Montessori School, Satvik Eggless Bakery, TeaZenTea, and Tivoli Plaza retail center. A Commercial Façade Improvement Grant was approved with Village Parkway Investments which will provide exterior upgrades to the building that houses Prima Vini. Staff developed the second annual Holiday Gift Guide in support of small businesses, which will be distributed next quarter. The Dublin Marketplace brought on six new businesses to the platform which are as follows: Box World, TeaZenTea, Blueprint Shop, Freshmeatz, Kwality Ice Cream, and Café Tazza. The City continued its efforts with the Business Spotlight program, highlighting Dogtopia and Pho 99, as well as the Business Visitation program with a visit to Rezolve.ai. Staff also helped facilitate seven more requests for assistance through the Small Business Navigator Program.
Quarterly Update:	Staff actively engaged in supporting local businesses through various efforts during the quarter. This included distributing the Dublin Business Brief, which offers resources for local businesses alongside the second Holiday Gift Guide, reaching more than 34,000 households and featuring more than 35 local businesses. This year, the Holiday Gift Guide was distributed earlier in November, to prep for Black Friday. Ongoing programs like the Small Business Navigator Program saw continued facilitation of marketing requests and closure of several open projects. The Dublin Marketplace reached a milestone by reaching more than 900 members who have collectively earned over $8,200 in rewards, and the business concierge program received more than 15 inquiries. To support small businesses with their staffing needs, the City sponsored Dublin-based businesses at the Tri-Valley Career Center Job Fair on October 6, 2023. Staff also engaged with local business owners by conducting a focus group to gather insights for the Economic Development Strategy and worked on a business-community survey to collect additional input. Staff from Economic Development and Communications collaborated to highlight five local businesses in a Small Business Saturday series (Destination Baby & Kids, Dublin Cyclery, Mike's Camera, Barons Jewelers, and The Wellnest Company) and promoted new and upcoming businesses such as Stanford Blood Center, Domino's, AT&T, Gong Cha, Five Below, Hamni Bank, Safelite Auto Glass Repair, SEV Laser, PiKaso, Kailash Parbat, Anjappar Chettinad Cuisine, and Oh's Nail Spa. Staff also highlighted the reopening of Peet's and Ethan Allen.
Objective E	**Continue the Fallon-East development strategy.**

Prior Update:	The Planning Commission approved an application for a Planned Development Zoning Stage 2 Development Plan and Tentative Map for the Branaugh property. Staff is processing preliminary applications for the GH PacVest and Righetti properties as well as negotiating deal terms for the corresponding Development Agreements. Progress has been made on the Dublin Boulevard Extension Project, which will connect Dublin Boulevard to North Canyons Parkway in Livermore. Drawings have reached the 65% level, a funding plan has been developed and approved by the City Council, and the first developer agreement with BEX Development (Branaugh) has been executed. The Dublin Boulevard Extension project right-of-way certification phase is in progress. The City's consultant, RES Environmental Operating Company, is completing baseline studies for wetland, riparian, and stream mitigation. Staff is working with the City of Livermore staff on a memorandum of understanding for the right-of-way certification phase. In addition, the City Council approved a General Plan Amendment Initiation Request and the Development Agreement Deal Terms with GH PacVest for the Dublin Fallon 580 project.
Quarterly Update:	RES Environmental Operating Company (RES) completed the Phase 1 Environmental Site Assessment reports for four required mitigation properties. RES is working on securing conservation easements on the mitigation properties. A visit to the four properties was conducted with the California Department of Fish and Wildlife and the United States Fish and Wildlife Service. Escrow closed on three mitigation properties by December. Escrow on the final property is planned for April 2024.

Strategy 2	**Housing Affordability**
Objective A	**Develop a Certified Housing Element that balances the location of housing options for all income types.**
Prior Update:	The City Council adopted the Housing Element on November 15, 2022 and Staff submitted it to the California Department of Housing and Community Development (HCD) for their 60-day review. HCD provided minor comments which Staff is actively working to address in order to achieve a certified Housing Element. Staff revised the adopted 2023-2031 Housing Element to address comments received from HCD. The revised adopted Housing Element was resubmitted to HCD for review on August 21, 2023.
Quarterly Update:	HCD provided revised comments on the Housing Element on October 20, 2023. Staff addressed those comments and resubmitted the Housing Element to HCD for review on November 21, 2023. HCD has 60 days to review and respond to the City's resubmittal.
Objective B	**Ensure the City's inclusionary zoning regulations incentivize targeted housing production.**
Prior Update:	Staff prepared and issued a request for proposals from consultants to assist with preparing an inclusionary zoning feasibility study and Commercial Linkage Fee nexus study in concert with Objective 2.C. Proposals were received from five consultants and an agreement with EPS Consulting was approved by the City Council on April 18, 2023. The City

	Council held a study session in August 2023 to review the analysis and recommendations regarding the Inclusionary Zoning Regulations, Affordable Housing In-lieu Fee and a nexus study for the Commercial Linkage Fee. On August 15, 2023, the City Council received an informational report on the Inclusionary Zoning and Affordable Housing In-Lieu Fee Feasibility Study and the Commercial Linkage Fee Nexus Study. The City Council provided initial feedback and direction regarding updates to these programs. On September 19, 2023, the City Council received an informational report and directed Staff to prepare the amendments to the Inclusionary Zoning Regulations. Staff is preparing the amendments, as well as preparing amendments to the Affordable Housing In-Lieu Fee and Commercial Linkage Fee programs.
Quarterly Update:	Staff and the consultant finalized the Affordable Housing Feasibility Study and the Commercial Linkage Fee Nexus Study and prepared the amendments to the Inclusionary Zoning Regulations, Affordable Housing In-Lieu Fee Program and Non-Residential Development Affordable Housing Fee as directed by the City Council. The City Council scheduled to considered these items on January 9, 2024 and requested additional information.

Objective C	**Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.**
Prior Update:	See above. Activity related to the commercial linkage fee and affordable housing in-lieu fee was completed in concert with Objective 2.B. The report has been completed and the recommendations will be brought to the City Council in the third quarter.
Quarterly Update:	Completed. See Objective 2B.
Objective D	**Facilitate the production of affordable housing for lower income seniors, workforce, and special needs households.**
Prior Update:	The City was awarded a $3.3M Local Housing Trust Fund Grant from the California Department of Housing and Community Development for the 300-unit Amador Station affordable housing project adjacent to the West Dublin/Pleasanton BART Station. Additionally, Staff worked with the Amador Station development team on modifications to the project phasing and the terms of a pre-construction loan. The City Council approved the Amador Station First Amended and Restated Community Benefit Program Agreement and Amended and Restated Affordable Housing Assistance Agreement and Transfer of the Agreements to The Related Companies of California. Staff continues to work with Alameda County to assign the Transit Center Site D-1 to Eden Housing for an affordable housing development.

	Staff worked with Eden Housing on an Affordable Housing Assistance Agreement, which was approved by the City Council on June 20, 2023. Staff continues to work with the developers of the Regional Street Senior Affordable Housing project and the Amador Station project to facilitate funding and development of both projects. The Alameda County Surplus Property Authority continued to work with the City on the future development of an affordable housing project adjacent to the construction of the new parking garage at the East Dublin Transit Center. The future project can accommodate up to 99 units. The City Council authorized an affordability plan for the Francis Ranch project off Croak Road and Central Parkway in Dublin, which will include 77 units of for-rent affordable housing, of which 22 units will be for Sunflower Hill to help meet the needs of the intellectual and developmentally disabled (IDD) community. Additionally, the project will have 50 low-income accessory dwelling units, along with 18 for-sale moderate-income housing units. The City negotiated the dedication of land for the development of the SCS Property on the east side of Tassajara Road for an affordable housing project, currently anticipated to serve the IDD community. The project, which can accommodate up to 100 units, will be fully integrated with the rest of the project and is consistent with the City Council's Preferred Plan for the property. Staff worked with Landsea Homes to subdivide The DC Project to create a legal parcel for the affordable housing site. Staff is having ongoing discussion with Sunflower Hill and Eden Housing regarding the Francis Ranch project.
Quarterly Update:	Staff is continuing to work with Trumark on the affordable housing at the Francis Ranch development, and with Landsea Homes at the Dublin Centre project.
Objective E	**Review the housing market analysis and establish a strategy to meet the "middle market" demand, if needed, to ensure right mix.**
Prior Update:	Staff completed the analysis of middle market housing demand and prepared a report outlining the findings and recommendations. The report was provided to the City Council via memorandum in May 2023.
Quarterly Update:	Completed.
Objective F	**Review ownership programs for first-time buyers and explore alternative options.**
Prior Update:	Staff has started reviewing the First Time Homebuyer Loan Program for amendments to make the program more effective.
Quarterly Update:	Amendments are in progress and will be finalized and brought forward for City Council consideration pending the outcome of Objectives 2B and 2C.

Strategy 3	**Infrastructure Maintenance and Reinvestment**

Objective A	**Use surplus and lump sum funding to increase the City's internal service funds.**
Prior Update:	Both the FY 22-23 and FY 23-24 Budgets include a $2 million transfer to the Internal Service Fund (ISF) for facilities preventative maintenance. Staff is currently working on a review of the Internal Service Funds (ISF) to ensure all future replacement needs are captured and have sufficient funding. Any adjustments to the City's ISF will be included as part of the FY 2024-26 two-year budget cycle.
Quarterly Update:	Staff has reviewed the Internal Service Funds and will be working with the City Manager's Office on recommendations, which will be addressed as part of the FY 2024-26 two-year budget cycle.
Objective B	**Provide on-going condition assessments of aging city facilities and assets.**
Prior Update:	The City successfully recruited and hired a Maintenance Coordinator, who joined the Dublin team in January 2023. The position is supporting the Maintenance Division in monitoring work on City assets. The City's maintenance contractor is conducting quarterly inspections of parks and facilities to evaluate the condition of equipment and infrastructure to help make informed decisions about repair, replacement, and maintenance schedules. The City's maintenance contractor continues to conduct quarterly inspections of parks and facilities. The Parks and Community Services Department Park Monitors assist in providing weekly inspections of City parks and outdoor facilities, which helps deliver a faster response to maintenance needs. Infrared thermographic electrical inspections were completed to gather electrical equipment condition information at several City buildings. This effort augments the preventive maintenance program by identifying areas with increased risk of equipment and electrical failure. Condition assessment and inspection of City bridges and large storm drain culverts continue. This effort results in recommended maintenance or minor repair of the facilities.
Quarterly Update:	Staff is in the process of finding a consultant to provide an assessment of conditions at The Wave, and based on that assessment, will a create a maintenance plan for the facility and equipment.
Objective C	**Explore finance options for long-term pavement management needs.**
Prior Update:	The City received approval from the Metropolitan Transportation Commission (MTC) for $48,000 in grant funding though the Pavement Management Technical Assistance Program (P-TAP), Round 24. Public Works Staff has begun working with MTC's consultant to do the pavement condition assessment and prepare for the resulting analysis. Public Works Staff is also working with a pavement engineering consultant to develop recommendations for a multi-year pavement preservation program and a pavement condition index goal.

	Staff continues to work with the pavement engineering consultant to evaluate the pavement network and condition, to develop various strategies for resurfacing and rehabilitation, and to update the City's StreetSaver program cost estimates. This effort will result in a recommended pavement condition index goal and multi-year pavement preservation program.
Quarterly Update:	No update.
Objective D	**Explore use of funding mechanisms like community facilities districts for capital and on-going maintenance needs.**
Prior Update:	Staff is collaborating with the developer of the East Ranch project and City financial consultants to develop a Community Facilities District (CFD) for facility infrastructure and a CFD for services (maintenance of public improvements). Staff is also working with the financing team to develop a facilities CFD to recover City mitigation costs which the City is advancing as part of the Dublin Blvd Extension project. The Branaugh Property project was approved, including a Development Agreement that requires the developer to cooperate in the formation of a services CFD for maintenance and the facilities CFD for the mitigation of Dublin Boulevard Extension. The Francis Ranch (formerly East Ranch) Community Facilities District (CFD) for facility infrastructure and services (maintenance of public improvements) has started the initial formation process. Staff is currently negotiating a Development Agreement for the Righetti Property project, which could require the developer to cooperate in the formation of a services CFD for maintenance and the facilities CFD for the mitigation of Dublin Boulevard Extension. The GH PacVest Property project has approved deal points for a Development Agreement that could result in the formation of a services CFD for maintenance of public improvements.
Quarterly Update:	The City Council approved a CFD for facility infrastructure and services for the Francis Ranch project. Staff is negotiating a Development Agreement for the GH PacVest property, which could require the developer to cooperate in the formation of a CFD for maintenance and facilities, including for the mitigation land acquisition for the Dublin Boulevard Extension project.
Objective E	**Continue to implement measures identified in the Climate Action Plan (CAP).**

Prior Update:	Two CAP 2030 Reach Codes were adopted as part of the 2022 Building Code: all-electric new construction (Measure EE-1) and electric vehicle charging stations (Measure SM-1) codes. Consistent with CAP Measure MM-2: Reduce the Embodied Greenhouse Gas Emissions Associated with Building Materials, a low carbon concrete specification has been implemented and installed in one location with more locations planned. Staff continued working on Climate Action Plan (CAP) Measure SM-2: Develop an Electric Vehicle Infrastructure Plan. Staff also initiated an update on the Municipal Fleet Electrification Plan, consistent with CAP 2030 Measure ML-3: Electrify Municipal Vehicle Fleet and Equipment. Additionally, work on a potential low carbon concrete building code continues, consistent with Measure MM-2: Reduce the Embodied Greenhouse Gas Emissions Associated with Building Materials. CAP 2030 committed the City to a greenhouse gas (GHG) emissions inventory for calendar year 2022. All data to conduct the inventory for 2022 was collected, and the analysis has commenced.
Quarterly Update:	In September, the City Council authorized the City Manager to purchase electric fleet vehicles, which helps meet Climate Action Plan (CAP) Measure ML-3: Electrify Municipal Vehicle Fleet and Equipment. Five electric vehicles, three Ford Lightning trucks, and two Chevrolet Bolt EUVs were purchased to replace internal combustion engine vehicles within the City fleet.

Strategy 4	**Organizational Health**
Objective A	**Use existing reserves to address the unfunded Dougherty Regional Fire Authority (DRFA) pension liability.**
Prior Update:	The FY 22-23 Budget included a lump-sum payment of $3.46 million from the designated reserve to address the DRFA unfunded pension liability. Staff worked with the City of San Ramon on a Memorandum of Understanding (MOU) for the methodology to split each City's allocated share of DRFA's unfunded liabilities, assets, and annual payment amounts. The MOU was approved by the Dublin City Council in May 2023 and the payment was made in June 2023.
Quarterly Update:	Staff continues to monitor DRFA's liabilities, and the City currently has $2.11 million set aside in a reserve should there become the need to address any future pension liabilities.
Objective B	**Complete an update to the Public Facility Fee Program.**
Update:	Staff retained the services of Willdan to assist with the update to the program. Willdan compiled all the necessary data to inform the various fee amounts by category, and Staff presented the report to the City Council in September 2023. This has been completed with the new fees taking effect on January 1, 2024.
Quarterly Update:	Completed.

Objective C	**Make annual contributions to reserves for the early payoff of the energy efficiency bonds.**
Prior Update:	The City Council approved a shift of $2 million from the FY 21-22 General Fund surplus to the existing reserve for bond payoff. The special designation of General Fund Reserves for FY 22-23 included an additional $1 million to towards early payoff. The reserve balance as of June 30, 2023, is $7 million. The bonds can be paid off as early as June 1 ,2029 at the remaining principal of $12.9 million. This would save the City about $3.1 million in interest payments over the course of the remaining 12 years.
Quarterly Update:	On November 7, 2023, the City Council confirmed the General Fund reserve designations as of June 30, 2023, including the $7 million early payoff balance. Staff will include another contribution to the reserve in the FY 23-24 reserve designations in June 2024.
Objective D	**Conduct a feasibility study into fiber connectivity between City facilities.**
Prior Update:	IT Staff has removed old, outdated communication lines (T1 lines) to Shannon, Senior, Heritage, and Corp Yard and replaced them with AT&T Switched Ethernet (ASE) links at a speed of 50 megabits/second (Mbps). This has significantly increased the bandwidth and reliability of those facilities. IT Staff is working to finalize a municipal fiber master plan RFP for the future City-owned municipal fiber connectivity to facilities. The RFP will be released in fall 2023. In preparation, IT Staff is collaborating with Public Works Staff to define requirements for fiber around the City, and Public Works Staff completed an inventory of all existing citywide communications infrastructure and added that information in the City's internal Geographic Information Systems database to see gaps in the network. The first phase of the fiber optic infrastructure along Dublin Boulevard from San Ramon Road to City Hall is complete. The upgrade of the Traffic Operations Center at City Hall, as part of the Dublin Arts Center Project, is currently underway. This project is in preparation for the second phase of the fiber optic communications upgrades along Dublin Boulevard from San Ramon Road to City Hall. Public Works Staff continues to look for opportunities to close the gap in the network by installing fiber optic infrastructure as part of other Capital Improvement Projects and Development projects.
Quarterly Update:	The release of the RFP for a municipal fiber master plan was delayed to spring 2024 due to the incorporation of an analysis of community fiber into the plan, as well as IT Staff dedicating more time to the Dublin Arts Center project needs.

Objective E	Complete an update to the User Fee Study.
Prior Update:	An RFP to conduct the User Fee Study will be released in calendar year 2023. The project, scheduled to start in January 2024 and take roughly three months to complete, calculates the cost of providing City services by studying the staff time and overhead costs to do. The study will be the basis of a fee structure that will be proposed to the City Council in May/June 2024.
Quarterly Update:	Staff released a Request for Proposals in October 2023, and the City Council approved an agreement with Matrix Consulting Group on December 20, 2023. Matrix has been meeting with City departments as part of the data gathering stage. The study typically takes three months to complete and will calculate the cost of providing services by studying staff time and identifying all costs associated with providing services.

Strategy 5	Safe and Accessible Community
Objective A	Evaluate the feasibility and strategies for a community-wide fiber network.
Prior Update:	The fiber master plan (refer to update of Objective 4D) will include examining the need for expanding high-speed internet to sections of the community.
Quarterly Update:	No update.
Objective B	Continue to engage with the community using all appropriate methods to share and exchange information.
Prior Update:	Following the completion of a language survey, Communications Staff has been issuing press releases in three alternative languages – Hindi, simplified Chinese, and Spanish. The translated press releases have been sent to news outlets catering to these communities. Staff has purchased a chatbot Artificial Intelligence (AI) for the City's website. The chatbot will allow customers to converse with City personnel via a live agent or AI in their chosen language. The AI will be available 24/7, while live agents will be available during business hours. Additional testing of the Chatbot AI was required due to compatibility issues and the new anticipated live date is January 2024.
Quarterly Update:	Staff created "Story Map," an online, interactive tool highlighting the Adopt-A-Bench program. Story Map is now available online for residents to view park bench inventory, adoption status and availability, and locations. This move towards digital accessibility enhances community engagement and ensures a seamless experience for those interested in honoring a family member, friend, or organization. The chatbot and live agent functions are now live and available on the City website.

Objective C	**Provide more opportunities for residents to complete transactions with the City online, with appropriate security measures.**
Prior Update:	Staff is implementing the new enterprise resource planning software, which will allow residents and businesses to pay for non-recreation services through this web-based portal upon completion. Completion of all modules is anticipated in FY 23-24.
Quarterly Update:	No update.
Objective D	**Ensure programs remain affordable and accessible to all members of the community, especially lower income families and seniors.**
Prior Update:	Staff partnered with KTVU Channel 2 to host a free admission day at The Wave on August 12, 2022. The event allowed those with certain financial constraints to visit The Wave at no charge. Roughly 400 participants attended the event, many enjoying the award-winning facility for the first time. As part of the "3 for 3 in 2023" Summer Campaign, a Dublin household won a 2023 Wave Waterpark Family Season Pass for up to four family members (a $208 value) after meeting the entry criteria and participating in the drawing. The Summer Campaign was highlighted in the 2023 Camps and Aquatics Activity guide, and the entry deadline was March 31, 2023. A total of $5,173 was awarded through the Youth Fee Assistance Program, benefiting 23 children and affording them the opportunity to participate in activities ranging from swim lessons to various summer camp programs. Four seniors utilized the Senior Fee Assistance Program, a value totaling $710. The money was used toward Senior Center Punch Cards. From April through June of this year, $213 was donated to the Youth Fee Assistance Program and $87 to the Senior Fee Assistance Program. The City partnered with Futures Explored, an organization that works with individuals who have intellectual and/or developmental disabilities (IDD). Together, the City and the Futures Explored program, Workforce Inclusion Network (WIN) for All, enable the hiring of IDD individuals in a variety of City positions in the Parks and Community Services Department. The program has facilitated the hiring of eight new staff members from the IDD community. The Parks and Community Services (PCS) Department awarded $1,600 in Youth Fee Assistance Program funding, benefiting eight families who were able to participate in swim lessons, martial arts, and Junior Warriors Basketball. The Senior Fee Assistance Program awarded $200 for punch cards. The PCS Department introduced a 10% Military Discount for all programs, with the discount going into effect with the publishing of the 2024 Spring Activity Guide.

	The Wave offered several opportunities for families to save money during the summer months, such as: • Wave Goodbye to Summer (August 4, 2023) allowed families to enjoy one free Youth Admission by purchasing a regular-price youth or adult admission. 75 Coupons were processed for a total discounted amount of $1,232. • 840 Dublin Students and Dublin Athletic $2.00 coupons were processed for a total discount of $1,680 for Dublin residents. • The Wave provided discounted admission to active or retired military individuals. 517 military admission tickets were sold at $10 each, saving families $5 – $9 per admission ticket.
Quarterly Update:	A 10% fee reduction has been introduced and implemented by Staff for active duty and veteran residents across all PCS programs. The City is entering its second year of partnership with Futures Explored, an organization that works with individuals who have intellectual and/or developmental disabilities (IDD). Together, the City and the Futures Explored program, Workforce Inclusion Network (WIN) for All, enables the hiring of IDD individuals in a variety of positions serving in the City's parks and recreation functions. The PCS Department awarded $200 in Youth Fee Assistance Program funding, benefiting a family who was able to participate in After-school LEAD. The Senior Fee Assistance Program awarded $200 for punch cards.
Objective E	**Support existing and innovative public safety efforts, like the DPS Behavioral Health Unit.**
Prior Update:	Dublin Police Services (DPS) hired a second clinician to complete its Behavioral Health Unit staffing and they are working closely with the deputies and with the community in need. Staff successfully submitted a Community Project Funding Request with Congressman Swalwell to fund the hiring of an additional clinician to focus on providing services for school-aged youths. The Unit continues to be successful, averaging a case load of approximately 20 clients monthly. The City purchased additional situational awareness cameras for key intersections in Dublin, with a focus on parks and school areas. DPS hosted the first Trunk or Treat event for the community in October. The event was well attended by the community. The City purchased additional FLOCK license plate reader cameras, which will assist in both in-progress crimes and on-going investigations.

	Dublin Police Services (DPS) was awarded an $81,000 grant from the California Office of Traffic Safety. The grant funds will be used for both education and enforcement to reduce the number of injury accidents and accidents involving impaired drivers. Additionally, DPS hosted the 40th Annual National Night Out, visiting 31 neighborhood locations with more than a thousand community members in attendance.
Quarterly Update:	DPS hosted the 2nd Annual Trunk or Treat Event, which was well attended with more than 3,000 members of the community participating. DPS facilitated a 'Stuff the Cruiser' Toy Drive at Target, bringing a trailer full of toys for donation. The toys were given to the Dublin Hively Family Resource center to be given to those less fortunate in our community.
Objective F	**Support community awareness of protected and preserved open space in and around Dublin.**
Prior Update:	The Dublin Trail Challenge encouraged community members to walk, run, or hike all 26 miles of trails in Dublin. The event was free and open to all ages, and those that completed the challenge received a free shirt. The City hosted another *Goosechase* game that encouraged people to visit places all around Dublin using pictures of those sites from years ago and photograph the sites to see how they have changed. The game encouraged residents to visit parks and places of historical interest all around Dublin. The community bike ride on May 25 started at Civic Center, stopped at Don Biddle Community Park, and ended at the Farmers' Market, where participants received a $5 coupon to use with the vendor of their choosing. There were eight participants in the event. The People of the Parks (P.O.P.) Program was created as an ongoing, incentivized program encouraging community efforts to "Keep Dublin Clean & Green." The program is designed for residents frequenting parks, sidewalks, and trails and empowers them to support City beautification efforts by carrying a litter stick and bag and keeping those areas free of litter and debris. The program is also designed for people who might not actively use City facilities and amenities but want to start getting involved in taking care of their community, and for businesses interested in promoting clean commercial areas. The program is scheduled to launch in early September 2023. People of the Parks launched in early September 2023. Initial participation in the program was 200 individual volunteers and 19 organizations assisting in keeping Dublin clean and green. Participants received a tool kit, including a litter stick, reusable bag, and gloves. The program assists in litter pickup throughout the City, including Dublin parks, trails, and facilities.
Quarterly Update:	The People of the Parks (P.O.P.) Program completed its first quarter review. In total, there were an estimated 316 pounds of trash collected during 138 logged hours of volunteer time. Participants used the City-provided litter clean-up kits to support picking up trash at City facilities including parks, trails, and open spaces.

Agenda Item 5.5

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Affordable Housing and Sustainable Communities Program Application and Associated Agreement
Prepared by: Pratyush Bhatia, Transportation and Operations Manager

EXECUTIVE SUMMARY:

The City Council will consider authorizing the submission of an Affordable Housing and Sustainable Communities (AHSC) program grant application jointly with The Related Companies of California, LLC for the Amador Station affordable housing project, and approving an agreement with The Related Companies for implementation of the AHSC program grant. If awarded, the grant will be used to help fund the construction of the Amador Station affordable housing project, construction of transportation-related improvements by the City, the developer, and Livermore Amador Valley Transit Authority (LAVTA) for the new infrastructure, operating funds for LAVTA, and the purchase of three Bay Area Regional Transit rail cars.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Co-Applicants' Agreement.

FINANCIAL IMPACT

Funding from the Affordable Housing and Sustainable Communities (AHSC) grant program is provided from the California Greenhouse Gas Reduction Fund, an account established to receive Cap-and-Trade auction proceeds. If the grant is awarded, it will fund a portion of the Amador Station affordable housing project, adjacent plaza improvements, associated infrastructure procurement and improvements, and transit program elements. The City's portion funded by the grant would include design, construction, project management, and grant administration.

DESCRIPTION:

Background

On March 21, 2023, City Council adopted Resolution 25-23 (Attachment 3) Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Implementation and Mutual Indemnity Agreement and Permit Option. That Resolution was in response to a January 2023 Notice of Funding Availability (NOFA) issued by the State of California Strategic Growth Council and the Department of Housing and Community Development, under the Affordable Housing and Sustainable communities (AHSC) Program. The resulting application did not receive funding from the AHSC Program in 2023. This report and associated Resolution pertain to the January 19, 2024 NOFA issued for the same AHSC Program.

The Amador Station project is located on a vacant 3.6-acre property owned by the San Francisco Bay Area Rapid Transit District (BART). The property is located adjacent to the West Dublin/Pleasanton BART station at 6501 Golden Gate Drive as shown in Figure 1. The property is bound by I-580 to the south, the Avalon West residential project to the west, the Connolly Station residential community to the north, and Golden Gate Drive to the east. The project site is in the Transit-Oriented District of the Downtown Dublin Specific Plan (DDSP). The Amador Station project is being developed by The Related Companies of California, LLC.

Figure 1. Location Map



On January 19, 2024, the California Strategic Growth Council (SGC) and the California Department of Housing and Community Development issued a NOFA for Round 8 of the AHSC program, which provides funding for affordable housing developments that support sustainable communities. A key component of the AHSC program is to include projects that achieve greenhouse gas (GHG)

emissions reductions to benefit communities throughout California, particularly through increasing accessibility to affordable housing and to vital community amenities and resources via low-carbon transportation, resulting in fewer vehicle miles traveled through shortened or reduced trip length or mode shift from single occupancy vehicle use to transit, bicycling, or walking.

Grant Funding

AHSC program funds are allocated through a competitive process, based on the merits of the application to support a sustainable housing development that improves transit, walking, and biking infrastructure. The AHSC program is designed to implement GHG emission reductions through a reduction in vehicle miles traveled (VMT), or fewer auto-trips. The AHSC grant provides an opportunity for the City to partner with The Related Companies of California, LLC to receive funds for bicycle and pedestrian infrastructure improvements. Partnering with the City will result in a more complete and more competitive AHSC grant application by including a City bicycle and pedestrian project. The Related Companies will also be entering into separate agreements with BART for the purchase of three BART rail cars and with Livermore Amador Valley Transit Authority (LAVTA) to provide infrastructure and operating funds. The procurement of the BART rail cars provides the project with a competitive application by providing a strong GHG emission reduction component. The discussions between Staff, Related Companies, BART, and LAVTA have resulted in a proposed AHSC grant application that, if successful, will provide funding for the affordable housing project, acquisition of BART rail cars, pedestrian and bicycle infrastructure improvements, public plaza improvements, transit passes, and other program elements.

The AHSC program restricts the total requested program funding amount to $50,000,000 of which up to $25,000,000 may be requested as a loan for Affordable Housing Development or Housing Related Infrastructure to fund the Amador Station affordable housing project, a maximum of $15,000,000 for Sustainable Transportation Infrastructure and Transportation Related Amenities, and a maximum of $600,000 for Program activities. Costs incurred for required transit passes will not contribute to the $600,000 Program activities cap. These activities are defined in the AHSC Program Guidelines as follows:

"Affordable Housing Development" means a capital project of residential development or the residential portion of a mixed-use development in which at least 20 percent of the total units are Affordable Units.

"Housing Related Infrastructure" means a capital infrastructure improvement required as a condition of approval of an Affordable Housing Development by a Locality, transit agency, or special district such as sewer, water, or utility system upgrades, streets, drainage basins, etc. or a capital infrastructure improvement allowed under Section 103(c).

"Sustainable Transportation Infrastructure" means capital projects that result in the improvement or addition of infrastructure that encourages mode-shift from single occupancy vehicles by enhancing: 1) public transit service, 2) pedestrian networks, or 3) bicycle networks (includes public bike-share programs), as well as transit operations expenditures that directly support transit expansion, within the defined project area meeting the transit requirements detailed in Section 102.

"Transportation Related Amenities" means capital improvements that are publicly accessible and provide supportive amenities to pedestrians, bicyclists, and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined project area meeting the transit requirements detailed in Section 102. TRA improvements encourage the use of transit or an active transportation activity.

The table below provides an overview of the requested funding amount and allocations.

Table: Funding Request Amounts

AHSC Loan Type	Maximum Funding Amount Per Program Guidelines	Anticipated Funding Request, Not to Exceed	Description	Funds Recipient
Affordable Housing Development (AHD)	**$35,000,000**	$24,000,000	Phase 1A – Amador Station	The Related Companies of California, LLC
Sustainable Transportation Infrastructure (STI)	**$15,000,000**	$8,368,828	BART cars	BART via The Related Companies of California, LLC
		$5,000,000	Bicycle and Pedestrian Improvements Project	City of Dublin
		$500,000	Transit Operations Funding – Route TBD	LAVTA via The Related Companies of California, LLC
		$500,000	New Sidewalk – On AHD Site Pedestrian Improvements	The Related Companies of California, LLC
		$200,000	Transit Signal Priority (TSP)	LAVTA via The Related Companies of California, LLC
Transportation Related Amenities (TRA)		$1,500,000	Transit Plaza Improvements	The Related Companies of California, LLC
		$200,000	Bus Shelters	LAVTA via The Related Companies of California, LLC
Program Costs (PGM)	**$600,000**	$300,000*	Transit Passes*	The Related Companies of California, LLC
		$450,000	Program Component (TBD)	The Related Companies of California, LLC
** Costs incurred for required transit passes do not contribute to the $600,000 Program Costs cap.*				

City Project

Participation in the AHSC grant provides a funding opportunity to complete a project that is important to the City of Dublin. As shown in the table above, the AHSC application includes a

request for $5,000,000 for pedestrian and bicycle infrastructure improvements within City public street rights-of-way. As with any program, there are certain requirements that the proposed project must meet to be eligible for funding. The proposed City project includes pedestrian improvements in the form of reconstruction of the existing sidewalks to improve accessibility and meet current standards on Regional Street from St. Patrick Way to Dublin Boulevard, and on Dublin Boulevard from Regional Street to Golden Gate Drive. The grant application includes a request for funding of bicycle improvements by installing Class II bicycle lanes on Sierra Court north of Dublin Boulevard, on Sierra Lane from Sierra Court to Dougherty Road, and a Class III bikeway or a Bicycle Boulevard, including signs and shared lane markings, on Civic Plaza south of Dublin Boulevard connecting to the Alamo Canal Trail. Lastly, the AHSC grant will provide funds for five new bus shelters in Dublin, as well as funding for Transit Signal Prioritization along Village Parkway, both of which were identified in partnership with LAVTA.

Agreement between the City and The Related Companies

To comply with the AHSC program requirements, the City and The Related Companies are required to enter into the AHSC Co-Applicants' Agreement (Attachment 2). The agreement defines the terms and responsibilities for the City and The Related Companies to implement and deliver their respective improvements to comply with the AHSC program requirements.

The AHSC application deadline is March 19, 2024. Announcement of AHSC award recipients is anticipated to be in August 2024.

STRATEGIC PLAN INITIATIVE:

Strategy 2: Housing Affordability
Objective D: Facilitate the production of affordable housing for lower income seniors, workforce, and special needs households.
Strategy 3: Infrastructure Maintenance and Reinvestment
Objective E: Continue to implement measures identified in the Climate Action Plan.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Co-Applicants' Agreement
2) Exhibit A to the Resolution – AHSC Co-Applicants' Agreement
3) Resolution No. 25-23 - Authorizing Application for the Affordable Housing and Sustainable Communities Program and Approving the Affordable Housing and Sustainable Communities Implementation and Mutual Indemnity Agreement and Permit Option

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING APPLICATION FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM AND APPROVING THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES CO-APPLICANTS' AGREEMENT

WHEREAS, on August 10, 2021, the Planning Commission approved the Site Development Review Permit for the proposed 300-unit Amador Station development by BRIDGE Dublin, LLC., on a 3.6-acre vacant property owned by the San Francisco Bay Area Rapid Transit District (BART) on Golden Gate Drive, adjacent to the West Dublin/Pleasanton BART Station. The Site Development Review Permit approval was contingent upon subsequent approval of a Community Benefit Program Agreement by the City Council; and

WHEREAS, on September 21, 2021, the City Council approved the Community Benefit Program Agreement and Affordable Housing Assistance Agreement between the City b and BRIDGE Dublin, LLC; and

WHEREAS, BRIDGE Dublin, LLC, has subsequently partnered with The Related Companies of California, LLC, a for profit affordable housing developer; and

WHEREAS, on February 21, 2023, the City Council approved amendments to the Community Benefit Program Agreement and Affordable Housing Assistance Agreement between the City and The Related Companies of California, LLC; and

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (Department) issued a Notice of Funding Availability on January 19, 2024 (NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The Related Companies of California, LLC, engaged the City on partnering on the AHSC Program grant application in an effort to prepare a complete and competitive application; and

WHEREAS, The Related Companies of California, LLC, and the City (Applicant) desire to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, The Related Companies of California, LLC., and the City desire to enter into an agreement that defines the terms and responsibilities for the City, and The Related Companies, LLC to implement and deliver their respective improvements to comply with the AHSC program requirements, attached hereto as Affordable Housing and Sustainable Communities Program Co-Applicants' Agreement (**Exhibit A**); and

WHEREAS, the AHSC Program Application includes up to $5,000,000, for improvements to bicycle and pedestrian infrastructure in the City of Dublin and in the vicinity of the project; and

WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program,

subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement. The Department is authorized to administer the approved funding allocations of the AHSC Program.

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 of the City of Dublin does hereby make the following findings and determinations:

1. Applicant is hereby authorized and directed to apply for and submit to the Department the AHSC Program Application as detailed in the NOFA dated January 19, 2024, for Round 8 in a total amount not to exceed $50,000,000.00 of which up to $35,000,000.00 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") or Housing-Related Infrastructure (HRI), and $15,000,000.00 is requested for a grant for Sustainable Transportation Infrastructure (STI), Transportation Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined in the AHSC Program Guidelines adopted by SGC on December 14, 2023. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) in a total amount not to exceed $50,000,000.00 ($25,000,000.00 for the AHSC Loan and $15,000,000.00 for the AHSC Grant), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, the "AHSC Documents").

2. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.

3. The City Manager or designee is authorized to execute in the name of Applicant the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby approve the Affordable Housing and Sustainable Communities Program Co-applicants' Agreement, attached hereto as **Exhibit A** to this Resolution.

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to execute **Exhibit A,** and make any necessary, non-substantive changes to **Exhibit A** to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 20th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

AHSC CO-APPLICANTS' AGREEMENT

This AHSC Co-Applicants' Agreement (the "Agreement") is made as of _____, 2024, by and amongst the City of Dublin (the "City") and The Related Companies of California, LLC, a California limited liability company (the "Developer") with reference to the following facts and purposes:

RECITALS

A. Developer intends to develop that certain real property located in the City of Dublin (the "Property") commonly referred to as _____ (the "Project"). Developer has formed _____ Housing Partners, L.P., a California limited partnership (Partnership), who will own and operate the Project.

B. The State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) issued a Notice of Funding Availability dated _____ (the AHSC NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of the Public Resources Code, commencing with Section 75200.

C. Developer and the City, as co-applicants, jointly applied for funds under the AHSC NOFA to provide funding for the Project, as well as funding for transportation- related public improvements to be constructed by the City.

D. HCD awarded Developer and the City an aggregate amount of $ _____ in AHSC Program Funds consisting of (A) $_____ for a permanent loan for the Project (AHSC Loan) and (B) $_____ for a grant (AHSC Grant), which shall be used for: (i) $_____ for construction of the City's Sustainable Transportation Infrastructure improvements (STI Improvements); and (ii) $_____ for construction of City's Transportation Related Amenities (TRA Improvements). The AHSC Grant and the AHSC Loan are collectively referred to herein as the "AHSC Financing."

E. As co-applicants, the City and Developer are required to enter into certain agreements with HCD, including but not limited to standard agreements and a disbursement agreement (collectively, the AHSC Documents), where City and Developer will be jointly and severally liable for the full and timely performance of all obligations set forth in the AHSC Documents, including completion of the Project and the STI Improvements and/or TRA Improvements.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties hereto agree as follows:

AGREEMENT

1. Obligations

1.1. The City and Developer each acknowledge and agree that the inability or failure by either party to fully and timely complete each party's respective improvements required by the AHSC Documents may affect the timing and right of the other party to receive disbursement of AHSC Financing due the other party notwithstanding the other party's full and timely performance of its obligations. Developer has informed the City and the City acknowledges that if the City is not in compliance with the City's obligations under the AHSC Documents, or the STI Improvements are not completed in accordance with the requirements and schedule under the AHSC Documents, the City may cause a default under AHSC Documents, and the documents evidencing the Partnership's loans and financing for the Project (the "Partnership Financing Documents"). The City and Developer each acknowledge and agree that each, for itself, will exercise all commercially reasonable, good faith efforts to do all things at all times necessary to commence and complete each party's own improvements in accordance with the AHSC Documents. The City and Developer agree to give the other party a written monthly status report on the improvements to be constructed and/or installed by each party, i.e., Developer will report on the Partnership's progress on the Project and the TRA Improvements, and the City will report on the progress of the STI Improvements

1.2. If requested by either party, the other party will make available copies of approved design and construction documents, written public notices, and/or construction contracts. If either party anticipates not meeting the targeted construction and grant disbursement milestones as established in the AHSC Documents, that party will notify the other party in writing. If either party anticipates not being able to meet the required milestone dates as established in the AHSC Documents, that party will contact the other party as soon as is reasonably possible to discuss the reasons why the milestone dates may not be met and what actions the delayed party intends to take to meet the milestones or otherwise rectify the Project schedule in order to maintain good standing with the terms and conditions established in the AHSC Documents.

1.3. The City shall submit to HCD all draw requests for AHSC Grant funds for the costs associated with the STI Improvements, and apply such proceeds to pay invoices for such work. The City shall be solely responsible for the performance and completion of the STI Improvements in accordance with the terms of the AHSC Documents and the approved design and construction documents. The Partnership shall be solely responsible for the performance and completion of the Project in accordance with the terms of the AHSC Documents and the approved design and construction documents.

1.4. The City will provide Developer with copies of all requisitions for work related to the STI Improvements, the notice of completion, and other documents related to the STI Improvements that Developer may reasonably request.

1.5. Developer assumes responsibility for any monitoring or reporting of reductions in greenhouse gas emissions during the term of the Standard Grant Agreement, which is one of the AHSC Documents. The City will cooperate with Developer and assist in responding to any reporting requests to the extent feasible.

2. Term of Agreement

The term of this Agreement shall coincide with the term of the AHSC Documents.

3. Developer Indemnification

3.1 Developer shall indemnify, defend (with counsel approved by City), and hold the City and its officers, directors, employees, agents, consultants (collectively, "City Indemnitees") harmless from and against any and all claims, losses, costs, damages, liability and judgments, including reasonable attorneys' fees (with counsel of City's choice), incurred by or asserted against any City Indemnitees arising in connection with any breach by Developer, the Partnership, any affiliate of Developer, or any contractor, subcontractor, agent or employee of Developer, the Partnership or any affiliate of Developer of any term or condition of the AHSC Financing, including the AHSC Documents and any related documents executed by Developer, the Partnership, or any affiliate of Developer; provided, that Developer's indemnification obligations under this Agreement shall not extend to claims resulting solely from the gross negligence or willful misconduct of City Indemnitees. It is further agreed that City does not and shall not waive any rights against Developer or the Partnership that it may have by reason of this indemnity and hold harmless agreement because of City's acceptance, or Developer's or the Partnership's deposit with City of any of the insurance policies.

3.2 City shall indemnify, defend (with counsel approved by Developer), and hold the Developer, the Partnership and their respective officers, directors, employees, agents, consultants and partners (collectively, "Developer Indemnitees") harmless from and against any and all claims, losses, costs, damages, liability and judgments, including reasonable attorneys' fees (with counsel of Developer's choice), incurred by or asserted against any Developer Indemnitees arising in connection with any breach by City, or any division, department, office, contractor, subcontractor, agent or employee of City of any term or condition of the AHSC Financing, including the AHSC Documents, and any related documents executed by City; provided, that City's indemnification obligations under this Agreement shall not extend to claims resulting solely from the gross negligence or willful misconduct of Developer Indemnitees. It is further agreed that Developer does not and shall not waive any rights against City that it may have by reason of this indemnity and hold harmless agreement because of Developer's acceptance, or City's deposit with Developer of any of the insurance policies.

4. Cost Overruns

Developer and/or the Partnership shall be responsible for paying all costs required to complete the Project irrespective of whether such costs exceed the AHSC Loan proceeds, and the City shall be responsible for paying all costs required to complete the STI Improvements irrespective of whether such costs exceed the AHSC Grant proceeds allocated to the STI Improvements.

5. General Provisions

5.1. Headings. The title and headings of the various Sections of this Agreement are intended for means of reference and are not intended to place any construction on the provisions of this Agreement.

5.2. Invalidity. If any provision of this Agreement shall be invalid or unenforceable the remaining provisions shall not be affected thereby, and every provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

5.3. Entire Agreement. The terms of this Agreement are intended by the parties hereto as a final expression of their agreement and may not be contradicted by evidence of any prior or contemporaneous agreement. No provision of this Agreement may be amended except by an agreement in writing signed by the parties hereto or their respective successors in interest. The parties hereto were represented by attorneys with regard to the drafting of this Agreement, and neither party shall be deemed to be the drafter of this Agreement.

5.4. Successors. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

5.5. Governing Law; Venue. This Agreement shall be governed by the law of the State of California. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.

5.6. Execution. This Agreement may be executed in multiple counterpart originals.

5.7. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture or other association between the City and Developer.

5.8. Notices. All notices, including deliveries of documentation (i.e., plans and contracts) for review and approval herein, shall be sent be a party hereto or its counsel by either personal delivery, a reputable overnight courier which keeps receipts of delivery (such as UPS, CalOvernight, or Federal Express), or through the facilities of the United States Post Office, postage prepaid, certified or registered mail, return receipt requested. Any such notice shall be effective upon delivery, if delivered by personal delivery or overnight courier, and 72 hours after

dispatch, if mailed in accordance with the above. Notice to the respective parties shall be sent to the following addresses unless written notice of a change of address has been given pursuant hereto:

To Developer:

The Related Companies of California
44 Montgomery Street, Suite 1310
San Francisco, CA 94104
Attn: Ann Silverberg

To City

Linda Smith
City Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568
925-833-6000

5.9. Third Party Beneficiary. The Partnership is intended to be and shall be a third-party beneficiary of this Agreement, and Developer and the City shall not amend, modify or terminate the Agreement without the Partnership's express written consent.

5.10. Compliance with Laws. Developer shall keep itself fully informed of the City's Charter, codes, ordinances and duly adopted rules and regulations of the City and of all state, and federal laws in any manner affecting the performance of this Agreement, and must at all times comply with such local codes, ordinances, and regulations and all applicable laws as they may be amended from time to time.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement on or as of the date first above written.

DEVELOPER:

The Related Companies of California, LLC,
a California limited liability company

By:_____
Ann Silverberg, Vice President

CITY:

City of Dublin

By:_____
Linda Smith
City Manager

RESOLUTION NO. 25 – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING APPLICATION FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM AND APPROVING THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES IMPLEMENTATION AND MUTUAL INDEMNITY AGREEMENT AND PERMIT OPTION

WHEREAS, on August 10, 2021, the Planning Commission approved the Site Development Review Permit for the proposed 300-unit Amador Station development by BRIDGE Dublin, LLC., on a 3.6-acre vacant property owned by the San Francisco Bay Area Rapid Transit District (BART) on Golden Gate Drive, adjacent to the West Dublin/Pleasanton BART Station. The Site Development Review Permit approval was contingent upon subsequent approval of a Community Benefit Program Agreement by City Council; and

WHEREAS, on September 21, 2021, the City Council approved the Community Benefit Program Agreement and Affordable Housing Assistance Agreement Between the City of Dublin and BRIDGE Dublin, LLC.; and

WHEREAS, BRIDGE Dublin, LLC., has subsequently partnered with The Related Companies of California, LLC., a for profit affordable housing developer; and

WHEREAS, on February 21, 2023, the City Council approved amendments to the Community Benefit Program Agreement and Affordable Housing Assistance Agreement between the City of Dublin and The Related Companies of California, LLC.; and

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (Department) issued a Notice of Funding Availability dated January 30, 2023 (NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The Related Companies of California, LLC., engaged the City of Dublin and BART on partnering on the AHSC Program grant application in an effort to prepare a complete and competitive application; and

WHEREAS, The Related Companies of California, LLC., and the City of Dublin (Applicant) desire to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, BART, The Related Companies of California, LLC., and the City of Dublin desire to enter into an Agreement that defines the terms and responsibilities for the City of Dublin, BART, and Related Companies to implement and deliver their respective improvements to comply with the AHSC program requirements; and

WHEREAS, the AHSC Program Application includes up to $5,000,000, for improvements to bicycle and pedestrian infrastructure in the City of Dublin and in the vicinity of the project; and

WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement. The Department is authorized to administer the approved funding allocations of the AHSC Program.

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 of the City of Dublin does hereby make the following findings and determinations:

1. Applicant is hereby authorized and directed to apply for and submit to the Department the AHSC Program Application as detailed in the NOFA dated January 30, 2023, for Round 7 in a total amount not to exceed $50,000,000.00 of which up to $30,000,000.00 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and $20,000,000.00 is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transportation Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined in the AHSC Program Guidelines adopted by SGC on December 15, 2022. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) in a total amount not to exceed $50,000,000.00 ($30,000,000.00 for the AHSC Loan and $20,000,000.00 for the AHSC Grant), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, the "AHSC Documents").

2. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.

3. The City Manager or designee is authorized to execute in the name of Applicant the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin approves the Affordable Housing and Sustainable Communities Program Implementation and Mutual Indemnity Agreement and Permit Option, attached hereto as **Exhibit A** to this Resolution.

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to execute the Affordable Housing and Sustainable Communities Program Implementation and Mutual Indemnity Agreement and Permit Option, attached hereto as **Exhibit A,** and make any necessary, non-substantive changes to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 21st day of March 2023, by the following vote:

AYES: Councilmembers Hu, Josey, McCorriston, Qaadri and Mayor Hernandez

NOES:

ABSENT:

ABSTAIN:

DocuSigned by:
M. Hernandez
97C94F7A46A8461...
Mayor

ATTEST:

DocuSigned by:
Marsha Moore
9BB70815D22F40A...
City Clerk

AHSC IMPLEMENTATION AND MUTUAL INDEMNITY AGREEMENT AND PERMIT OPTION (Amador Station)

THIS AHSC IMPLEMENTATION AND MUTUAL INDEMNITY AGREEMENT AND PERMIT OPTION (the "Agreement") is made and entered into as of _____ among the San Francisco Bay Area Rapid Transit District, a rapid transit district pursuant to Public Utilities Code Section 28500 et seq., ("District" or "BART"), City of Dublin, a municipal corporation ("City") and The Related Companies of California, a California limited liability company ("Developer," and collectively with the District and the City, the "Parties," or individually, a "Party") upon the basis of the following facts, understanding, and intentions of the Parties:

A. The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("HCD") issued a Notice of Funding Availability dated January 30, 2023 (the "AHSC NOFA"), under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code, commencing with Section 75200.

B. Developer and City (together, the "Applicants"), are applying for AHSC funds in response to the AHSC NOFA to provide funding for (A) construction of the Amador Station affordable housing project in Dublin, California, to be constructed by the Developer (the "Housing Project"); (B) the provision of certain sustainable transportation infrastructure by the District (the "BART STI Improvements"); (C) the construction of certain transportation improvements commonly known as the "BART Plaza" to be constructed by the Developer or its affiliate ("Developer Transportation Improvements"); (D) the construction of certain transportation-related improvements to be constructed by the City ("City Transportation Improvements"); and (E) certain costs related to purchase of Clipper Cards for Housing Project residents and other programs (the "AHSC Programs"). These improvements are described in more detail in the final application to be submitted by April 4, 2023 (collectively, the "AHSC Application").

C. The AHSC Application seeks an award to the Applicants in an aggregate amount of up to $50,000,000 in AHSC funds consisting in part of: (A) up to $23,000,000 of AHSC loan funds for a permanent loan ("AHSC Loan") which will be disbursed to a limited partnership to be formed for the development and operation of the Housing Project (the "Partnership"), for construction of the Housing Project; (B) $8,368,828 of AHSC grant funds for provision of the BART STI Improvements; (C) up to $1,500,000 of AHSC grant funds for construction of the Developer Transportation Improvements; (D) up to $5,000,000 of AHSC grant funds for construction of the City Transportation Improvements; and (E) approximately $1,200,000 of AHSC grant funds for reimbursing the costs of the AHSC Programs (including transit passess and other programming). The AHSC grants shall be referred to collectively as the "AHSC Grants." The AHSC Loan and the AHSC Grants are collectively referred to herein as the "AHSC Financing."

D. The District is the owner of the property on which the Housing Project will take place. The District is also the owner of the property on which the Developer Transportation Improvements will take place, henceforth the "Transportation Property" which property is more fully described in Exhibit A attached hereto and incorporated herein by this reference. As property owner, BART has sufficient "site control" as that term is defined in Appendix A of the 2023 AHSC Program Guidelines dated December 15, 2022 ("Guidelines").

E. The District and Developer are required to enter into this Agreement in order to comply with the specific AHSC Program Threshold Requirement stated in Section 106(a)(12)(A) of the Guidelines (the "Transportation Agency Prior Experience Threshold Requirement"). This section of the Guidelines dictates that applicants must demonstrate prior experience by providing evidence of at least two prior projects that are similar to the proposed AHSC project in scope and size, which have been completed by the applicant, or joint applicant, during the ten (10) years preceding the application due date. This section of the Guidelines also states that the applicants may demonstrate the requisite experience by using the past experience of work completed of a non-applicant so long as the applicants can provide an executed agreement with that specific non-applicant for the completion of the related work in the AHSC Application for which funding is sought. The purpose of this Agreement is to, amongst other things, comply with the Transportation Agency Prior Experience Threshold Requirement.

F. The District is a non-applicant, but, as set forth herein, will have obligations to perform the following specific BART STI Improvements:

1. Purchase of three new capacity-increasing heavy rail cars to extend the length of trains, increase the number of trains operating through the Transbay Tube during peak, and maximize throughput capacity across the BART network.

G. The District can demonstrate prior experience and provide evidence of at least two prior projects that are similar in scope and size which have been completed during the ten (10) years preceding April 4, 2023. Below is a list of these projects:

1. STI. Rail Car Procurement Program: On November 8, 2017, under a contract to Bombardier Transit Corporation for the procurement of new rail cars, BART's first replacement rail cars were delivered. As of January 2023, BART has accepted 451 Fleet-of-the-Future rail cars and decommissioned 239 legacy rail cars as part of an overall program to not only replace but expand its fleet.

2. STI. eBART DMU: Procurement of eight Diesel Multiple Unit (DMU) Vehicles to serve BART to Antioch extension. The vehicles include a variety of amenities including high-back seats, six digital signs (with multiple language support), automated audio announcements, clear station arrival / destination signs, and modern climate control systems. Project Cost: ~$65M. Completed May 2018.

H. As set forth herein, the District affirms its control of the Transportation Property. Based on an action of the BART Board of Directors on February 9, 2023, the District intends to

grant the Developer, and its respective contractors, subcontractors, suppliers and consultants (collectively, the "Developer Transportation Improvements Parties") all necessary permits to construct the Developer Transportation Improvements, subject to an award of the AHSC Financing.

I. Subject to receipt of an award of the AHSC Financing, the District shall be responsible for completing the BART STI Improvements, and for all costs and expenses related thereto, and Developer shall be responsible for constructing and developing the Housing Project and Developer Transportation Improvements and for providing the AHSC Programs (together, the "Developer Obligations"), and for all costs and expenses related thereto. In connection with the AHSC Grants and AHSC Loan, Applicants are required to enter into standard agreements, reimbursement agreements, and regulatory agreements with HCD where Applicants will be liable for the full and timely performance by the parties to complete the obligations set forth therein, including completion of the Developer Obligations, BART STI Improvements, and City Transportation Improvements, as described in the AHSC Application. The AHSC Application and all standard agreements, reimbursement agreements, regulatory agreements and any other agreements required by HCD in connection with the AHSC Financing shall be collectively referred to herein as the "AHSC Documents."

J. The District, Developer, and City each acknowledge and agree that the inability or failure by any Party to fully and timely complete each Party's respective improvements required by the AHSC Documents may affect the timing and rights of the other Parties to receive reimbursement of AHSC funds notwithstanding the other Parties' full and timely performance of their obligations.

NOW, THEREFORE, in consideration of the recitals, covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

AGREEMENT

1. Site Control. The District hereby represents and warrants that it controls the Transportation Property through fee title ownership.

2. Permits and Term.

(a) Grant of Permits. Subject to HCD's award of the AHSC Financing, and per the February 9, 2023 action by the BART Board of Directors authorizing this agreement, the District will grant Developer Transportation Improvements Parties the necessary construction permits (the "Permits") for the purpose of constructing the Developer Transportation Improvements on the Transportation Property and for no other purpose, subject to the District's required design standards, application process, insurance, and safety requirements. The right to enter the Transportation Property is exclusive and personal to Developer Transportation Improvements Parties and Developer Transportation Improvements Parties shall only have the right to enter and utilize the Transportation Property in a manner that does not unreasonably disrupt the District's need to use the Transportation Property for transit purposes during the Term (as hereinafter defined).

(b) Term. The term of the Permits shall commence no later than 60 days from the complete submittal of all Permit application documents and shall continue until the earlier to occur of (a) completion of construction of the Developer Transportation Improvements, or (b) December 31, 2029. The Director of the BART Real Estate and Property Development Department will determine when a complete submittal of all Permit application documents has been provided.

3. Obligations. The District shall, in its sole responsibility, complete the BART STI Improvements in accordance with the terms of the AHSC Documents and the approved design and construction documents. The City shall, in its sole responsibility, complete the City Transporation Improvements in accordance with the terms of the AHSC Documents and the approved design and construction documents (collectively, the "City Obligations"). The Developer shall, in its sole responsibility, complete the Developer Obligations in accordance with the terms of the AHSC Documents and the approved design and construction documents. Each Party will provide the other Parties with copies of all requisitions for work related to their respective work, the notice of completion, and other documents related to their respective work that another Party may reasonably request. Each of the City and the District acknowledges that the inability or failure by either party to fully and timely complete either the District's scope required by the AHSC Documents or the City's scope required by the AHSC Documents, as applicable, may affect the timing and right of Developer to receive disbursement of AHSC funds due Developer notwithstanding Developer's full and timely performance of its obligations. Developer has informed each of the City and District and each of the District and City acknowledges that if the City and/or the District is not in compliance with such party's obligations under this Agreement or the improvements are not completed in accordance with the requirements under the AHSC Documents, HCD is not obligated to close and/or fund its other financing to Developer's affiliate which would cause a default under the Project's construction and other loans.

4. District Indemnity. District is responsible for carrying out the BART STI Improvements using AHSC grant proceeds in accordance with the AHSC Documents, including, but not limited to, any disbursement deadlines contained therein. District shall indemnify, defend, and hold harmless Developers, and their affiliates, directors, officers, partners, members, agents and employees (each, a "Developer Indemnified Party") against any and all claims, actions, suits, causes of action, losses, liabilities, injuries, costs, damages, or expenses (collectively, "Claims"), including, without limitation, any direct, indirect or consequential loss, liability, damage, or expense, court costs and attorneys' fees, arising out of or in connection with the District's performance of or failure to perform its obligations to complete the BART STI Improvements, in the manner and within the time periods set forth in the AHSC Documents. However, in no event shall the Developer Indemnified Party be indemnified hereunder for any Claims to the extent said Claims result from Developer Indemnified Party's gross negligence or willful misconduct. District agrees to pay all of the Developer Indemnified Party's costs and expenses, including reasonable attorneys' fees, which may be incurred in any effort to enforce any term of this Agreement, including, but not limited to, all such costs and expenses which may be incurred by any Developer Indemnified Party in any legal action, reference or arbitration proceeding brought by HCD or other third party.

5. Developer Indemnity. Developer is responsible for carrying out the Developer Obligations using AHSC grant proceeds and AHSC Loan funds in accordance with the AHSC

Documents, including, but not limited to, any disbursement deadlines contained therein. Developer shall indemnify, defend, protect, and hold harmless the District and its affiliates, directors, officers, partners, members, agents and employees (each, an "District Indemnified Party") against any and all Claims, including, without limitation, any direct, indirect or consequential loss, liability, damage, or expense, court costs and attorneys' fees, arising out of or in connection with Developer's performance of or failure to perform its Developer Obligations to complete construction and development of the Housing Project, in the manner and within the time periods, and to otherwise perform any covenants, set forth in the AHSC Documents. However, in no event shall the District Indemnified Party be indemnified hereunder for any Claims to the extent said Claims result from the District Indemnified Party's gross negligence or willful misconduct. Developer agrees to pay all of the costs and expenses of the District Indemnified Party, including reasonable attorneys' fees, which may be incurred in any effort to enforce any term of this Agreement, including, but not limited to, all such costs and expenses which may be incurred by any District Indemnified Party in any legal action, reference or arbitration proceeding brought by HCD or other third party.

6. City Indemnity. City is responsible for carrying out the City Obligations using AHSC grant funds in accordance with the AHSC Documents, including, but not limited to, any disbursement deadlines contained therein. City shall indemnify, defend, protect, and hold harmless the District and its affiliates, directors, officers, partners, members, agents and employees (each, an "District Indemnified Party") and Developer Indemnified Party against any and all Claims, including, without limitation, any direct, indirect or consequential loss, liability, damage, or expense, court costs and attorneys' fees, arising out of or in connection with City's performance of or failure to perform its City Obligations, in the manner and within the time periods, and to otherwise perform any covenants, set forth in the AHSC Documents. However, in no event shall the District Indemnified Party or the Developer Indemnified Party be indemnified hereunder for any Claims to the extent said Claims result from such party's gross negligence or willful misconduct. City agrees to pay all of the costs and expenses of the District Indemnified Party and the Developer Indemnified Party, including reasonable attorneys' fees, which may be incurred in any effort to enforce any term of this Agreement, caused by a City breach of the Agreement, including, but not limited to, all such costs and expenses which may be incurred by any District Indemnified Party and Developer Indemnified Party in any legal action, reference or arbitration proceeding brought by HCD or other third party.

7. Schedule of Performance; Progress Reports. Each of City, Developer and District shall comply with the schedule of performance for such party set forth in Exhibit B attached hereto for the completion of their respective obligations hereunder (the "Schedule of Performance"). Each of the City, District and Developer agree to give the other Parties a written quarterly status report on the progress toward the milestones listed in Exhibit B, i.e., the Developer will report on the Developer's progress on the Housing Project and Developer Transportation Improvements, the City will report on the progress of the City Obligations and the District will report on the District's progress on the BART STI Improvements. If any Party anticipates not meeting the targeted construction and grant disbursement milestones as established in the AHSC Documents, that Party will promptly notify the other Parties in writing and will meet with the other Parties to discuss the reasons why the milestone dates may not be met and what actions the delayed Party intends to take to meet the milestones or otherwise rectify the work schedule in order to maintain good standing with the terms and conditions established in the AHSC Documents.

8. Delegation. Notwithstanding the obligations of each Party under this Agreement, each Party shall be entitled to enter into sub-agreements with each other or with other parties to provide any assistance or services needed for each Party to perform its obligations under this Agreement and the AHSC Documents.

9. Cost Overruns. Developer shall be responsible for paying all costs required to complete the Developer Obligations, irrespective of whether such costs exceed the AHSC Loan. District shall be responsible for paying all costs required for the BART STI Improvements, irrespective of whether such costs exceed the portion of the AHSC Grant designated for the BART STI Improvements. City shall be responsible for paying all costs required for City Transportation Improvements irrespective of whether such costs exceed the portion of the AHSC Grant designated for the City Transporation Improvements.

10. Billing and Payment Procedure: The District shall submit to Developer, or its afffilated payee (the "Payee"), all reimbursement requests in the form of monthly invoices for the costs associated with the BART STI Improvements. Invoices will include backup documentation as required by HCD and a cover sheet indicating the budget line item from which each cost shall be drawn. Once the AHSC Grant Disbursement Agreement is executed, Developer, or Payee, shall submit corresponding reimbursement requests to HCD within 30 days of receipt of District's invoice (or such later date as may be required by HCD, but in any event within 45 days after receipt of the District's invoice) and disburse to the District any such funds received from HCD within 30 days of receipt. Failure of the Developer or Payee to timely submit the District reimbursement requests to HCD or to disburse or cause Payee to disburse any funds received from HCD for the BART STI Improvements to the District shall be a default under this Agreement and shall be a condition of District's obligation to perform the BART STI Improvements.

11. Implementation Agreements. In the event an award is received from AHSC, the Parties recognize that each Party may need additional assurances from another Party (including assurances for the Housing Project's lenders and investors) regarding the AHSC Grant and AHSC Loan before commencement of construction of the Housing Project and the BART STI Improvements. The Parties agree to cooperate with each other to reach mutual agreement on amendments to this Agreement, other implementation agreements or estoppel certificates necessary to provide reasonable assurances and indemnifications related to the disbursement of AHSC Grant funds. The Parties recognize that any such amendments to this Agreement or execution of additional agreements may require approval of the District's Board of Directors and Developer's Board of Directors.

12. Notices. Formal notices, demands, and communications among the Parties shall be sufficiently given if, and shall not be deemed given unless, dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered by express delivery service, return receipt requested, or delivered personally, to the principal office of the Parties as follows:

District: Abigail Thorne-Lyman
Director, Real Estate & Property Development
BART
2150 Webster St., 9th floor
Oakland, CA 94612

510-464-6140
athorne@bart.gov

Developer: Ann Silverberg
Vice President
The Related Companies of California, LLC
44 Montgomery Street, Suite 1310
San Francisco, CA
415-677-9000
Asilverberg@related.com

City: Linda Smith
City Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568
925-833-6000

13. Events of Default. The occurrence of any of the following events shall constitute an Event of Default under this Agreement:

(a) A Party fails to perform any of its obligations under this Agreement, and does not cure such failure within 30 days after written notice of such failure has been delivered to the defaulting Party in accordance with Section 12 above; or

(b) A Party purports to revoke this Agreement or this Agreement becomes ineffective for any reason.

14. Termination. This Agreement shall terminate upon the earlier of: (i) completion of all obligations under the AHSC Documents; or (ii) mutual agreement of the Parties hereto.

15. Third Party Beneficiary. Each of the Payee and the Partnership shall be a third party beneficiary of this Agreement and shall be entitled to the rights and benefits hereunder and may enforce the provisions hereof as if it were a party to this Agreement.

16. Assignment. District hereby acknowledges and approves the assignment by Developer and the Partnership to the Housing Project's senior lender ("Construction Lender") of all of their respective right, title and interest in, to and under the Agreement (the "Collateral") as collateral security for the Partnership's obligations to Construction Lender under, and in connection with Construction Lender's loan to the Partnership. In the event Construction Lender forecloses upon the Collateral, District hereby agrees that Construction Lender shall have all of Developer' rights and interests under the Agreement. Construction Lender is hereby made an express third party beneficiary of this Section 16, and the Parties hereto shall not amend, modify or terminate the Agreement without Construction Lender's express written consent.

17. Miscellaneous.

(a) Nothing in this Agreement shall be construed to limit any claim or right which any Party may otherwise have at any time against an Indemnitor or any other person arising from any source other than this Agreement, including any claim for fraud, misrepresentation, waste, or breach of contract other than this Agreement, and any rights of contribution or indemnity under any federal or state environmental law or any other applicable law, regulation, or ordinance.

(b) If any Party delays in exercising or fails to exercise any right or remedy against a Party, that alone shall not be construed as a waiver of such right or remedy. All remedies of any Party against the other Party are cumulative.

(c) This Agreement shall be binding upon and inure to the benefit of each of the Parties hereto and their respective representatives, heirs, executor, administrators, successors, and assigns. This Agreement may not be amended except by a written instrument executed by the Parties hereto.

(d) This Agreement shall be deemed to have been delivered and accepted in the State of California and governed exclusively by the internal substantive laws of the State of California as the same may exist at the date hereof. The Parties hereto agree that any action hereon between the parties and their successors in interest may be maintained in a court of competent jurisdiction located in the State of California, and consent to the jurisdiction of any such California court for the purposes connected herewith.

(e) Each Party hereto intends that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the Parties hereto.

(f) This Agreement may be executed in multiple counterpart copies, any one of which when duly executed, with all formalities hereof, shall be fully binding and effective as the original of this Agreement.

(g) This Agreement shall be effective as of the date first written above, provided however that in the event that the parties do not receive an award of the AHSC Funds, this Agreement shall automatically terminate and be of no further force or effect.

[Signatures on following page]

District:
San Francisco Bay Area Rapid Transit District,
a rapid transit district

By: _____
Name: Michael Jones
Its: Deputy General Manager

Developer:
The Related Companies of California, LLC
a California limited liability company

By: _____
Name: Ann Silverberg
Its: Vice President

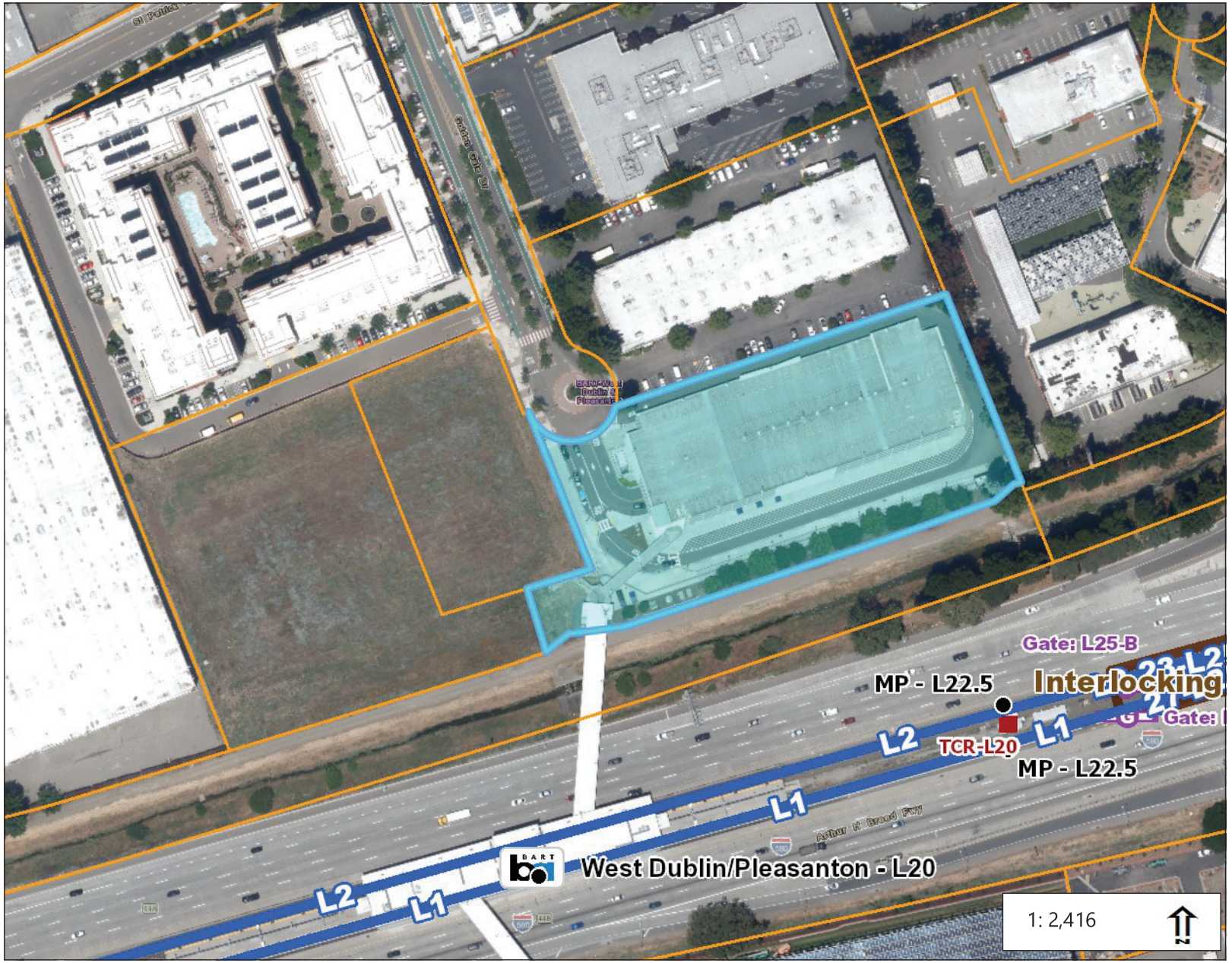
City:
City of Dublin,
a municipal corporation

By: _____
Name: Linda Smith
Its: City Manager

EXHIBIT A

San Francisco Bay Area Rapid Transit

EGIS - Overview Map



Legend

- High Voltage Substation
- Phone - Wayside
- Maintenance of Way
- Milepost
- Park & Ride - BART
- Shops & Yards
- BART Station
- Switching Station
- BART Track Center Line
  - A Line
  - C Line
  - H Line
  - K Line
  - L Line
  - M Line
  - R Line
  - S Line
  - W Line
  - Y Line
- Future Station
- Track Extension Line
- Sump Pump
- Gate
- Interlocking
- Multiplexer (Mux)
- Switch Track

Notes

All Data Displayed is provided by BART OCIO - EGIS Department

402.7 0 201.36 402.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Property Information

Owner(s):	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	**Mailing Address:**	300 LAKESIDE DR #22, OAKLAND, CA 94612
Owner Phone:	Unknown	**Property Address:**	6501 GOLDEN GATE DR, DUBLIN, CA 94568
Vesting Type:		**Alt. APN:**	941 -2842-003-00
County:	ALAMEDA	**APN:**	941-2842-3
Map Coord:	:	**Census Tract:**	450400
Lot#:		**Block:**	
Subdivision:		**Tract:**	
Legal:			

Property Characteristics

Use:	PUBLIC (NEC)	**Year Built / Eff. :**	/	**# of Units:**	
Zoning:		**Lot Size Ac / Sq Ft:**	2.5776 / 112282	**Fireplace:**	
Bedrooms:	0	**Bathrooms:**	0.0	**Heating:**	
# Rooms:	0	**Quality:**		**Style:**	
Pool:		**Air:**		**Parking / #:**	/
Stories:		**Garage Area :**		**Basement Area:**	
Gross Area:		**Sq. Ft. :**			

Sale and Loan Information

Sale / Rec Date:	/	***$/Sq. Ft.:**		**2nd Mtg.:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No.:		**Loan Type:**		**Prior Sale Date:**	
Doc Type:		**Transfer Date:**		**Prior Doc No.:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Imp Value:		**Exemption Type:**	
Land Value:		**Tax Year / Area:**	2022 / 26-000
Total Value:		**Tax Value:**	
Total Tax Amt:		**Improved:**	%

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Limitation of Liability for Informational Report

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EXHIBIT B

Schedule of Performance

District:

BART STI Improvements

Performance Milestone	Date
Begin procurement	August 31, 2023
Complete delivery of transit vehicles	August 31, 2024
All funds fully disbursed	November 30, 2027

City:

Performance Milestone	Date
Begin Construction of City Transportation Improvements	June 30, 2027
Construction completion of City Transportation Improvements	June 30, 2028
All funds fully disbursed	July 30, 2028

Developer:

Housing Project

Performance Milestone	Date
Execute Standard Agreement for AHSC Loan	December 31, 2024
Begin construction of housing project	December 31, 2024
Complete construction and obtain Certificate of Occupancy	December 31, 2026
All funds fully disbursed	September 30, 2027

Developer Transportation Improvements

Performance Milestone	Date
Begin construction	September 30, 2025
Complete construction	December 31 2026
All funds fully disbursed	June 30, 2027

Agenda Item 5.6

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Agreement with Shamrock Office Solutions for Managed Print Services
Prepared by: Steve Windsor, Chief Information Security Officer

EXECUTIVE SUMMARY:

The City Council will consider approving a five-year agreement with Shamrock Office Solutions for managed printer and copier services and equipment. The agreement includes a not-to-exceed cost of $200,000 over the five-year term.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Agreement Between the City of Dublin and Shamrock Office Solutions for Managed Print Services.

FINANCIAL IMPACT:

Funding for printer and copier services and equipment is included in the annual Information Technology Fund budget. The estimated five-year cost for printer and copier maintenance services and equipment leasing is $164,750 or $32,950 per year. Staff is requesting an additional $35,250 for annual contingencies and potential printing cost increases above the original estimate. The total proposed compensation is not to exceed $200,000 over the five-year agreement. The cost of the agreement through the remainder of the fiscal year can be covered by the existing budget. The remaining and full cost of the agreement will be included in the upcoming budget proposal for Fiscal Year 2024-25.

DESCRIPTION:

In January 2024, Staff completed a request for proposals (RFP) process for printer and copier services and maintenance. Proposals were received from Ubeo Business Services, Pacific Office Automation, Xerox Business Solutions, and Shamrock Office Solutions.

Respondents were asked to provide the following two options:

1. A per-page cost for black and white and color pages printed per month, using the City's current printer fleet pages per month printer statistics; and

2. A proposal to replace end-of-life printers in the City's aging inventory of printers with a monthly leasing fee added to a monthly cost per printed page.

Through a forced ranking evaluation of the four responding proposals, Staff determined that Shamrock Office Solutions (the City's current service provider) best matched the City's needs, particularly with the second option above. Shamrock provided a comprehensive proposal for replacing the City's printer fleet with new, leased printers at a reduced monthly cost per printed page. The leasing option reduces the City's current spending on printer resources and support by roughly $5,000 per year, while at the same time refreshing 18 of the City's aging printers and copiers via a leasing option.

The City has contracted with Shamrock Office Solutions, a Dublin-based company, for equipment and managed print services since 2019, and Staff has been pleased during that period with the printer and copier equipment, as well as the delivery of print services. Staff recommends approving the new agreement with Shamrock for managed print services for five years.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving the Agreement Between the City of Dublin and Shamrock Office Solutions for Managed Print Services
2) Exhibit A to the Resolution - Agreement Between the City of Dublin and Shamrock Office Solutions
3) Request for Proposals for Managed Print Services
4) Shamrock Office Solutions Proposal for Managed Print Services

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING THE AGREEMENT BETWEEN THE CITY OF DUBLIN AND SHAMROCK OFFICE SOLUTIONS FOR MANAGED PRINT SERVICES

WHEREAS, the City requires the routine and continuous use of printing and copier services, supplies, and maintenance of its printer and copier hardware fleet; and

WHEREAS, in November 2023, Staff issued a Request for Proposals (RFP) for Managed Print Services; and

WHEREAS, the City received four responses to the RFP; and

WHEREAS, Staff reviewed and evaluated the proposals in accordance with the RFP rating process and contacted proposal submission references; and

WHEREAS, the City desires to enter into a five-year Agreement with Shamrock Office Solutions for $200,000 with a term ending February 28, 2029.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the Agreement Between the City of Dublin and Shamrock Office Solutions for Managed Print Services, attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin authorizes the City Manager or designee to execute the Agreement attached hereto as **Exhibit A** and make any non-substantive changes to the Agreement to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 20th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

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**AGREEMENT BETWEEN
THE CITY OF DUBLIN AND
SHAMROCK OFFICE SOLUTIONS**

THIS AGREEMENT for Printer and Copier Maintenance services is made by and between the City of Dublin ("City") and Shamrock Office Solutions ("Contractor") (together sometimes referred to as the "Parties") as of February 20, 2024 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on February 28, 2029, the date of completion specified in Exhibit A, and Contractor shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Contractor to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Notwithstanding the foregoing this Agreement may be extended on a month to month basis for up to 6 months upon the written consent of the Contractor and the City Manager, provided that: a) sufficient funds have been appropriated for such purchase, b) the price charged by the Contractor for the provision of the serves described in Exhibit A does not increase. None of the foregoing shall affect the City's right to terminate the Agreement as provided for in Section 8.

1.2 Standard of Performance. Contractor shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged.

1.3 Assignment of Personnel. Contractor shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Contractor shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time. Contractor shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Contractor's obligations hereunder.

1.5 Intentionally Deleted.

1.6 Intentionally Deleted.

Section 2. COMPENSATION. City hereby agrees to pay Contractor a sum not to exceed $200,000.00, notwithstanding any contrary indications that may be contained in Contractor's proposal, for

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services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Contractor's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Contractor for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Contractor for services rendered pursuant to this Agreement. Contractor shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Contractor shall not bill City for duplicate services performed by more than one person.

Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Contractor. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Contractor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Contractor shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. No individual performing work under this Agreement shall bill more than 2,000 hours in a fiscal year unless approved, in writing, by the City Manager or his/her designee. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- A copy of the applicable time entries or time sheets shall be submitted showing the following:
    - Daily logs of total hours worked by each individual performing work under this Agreement
    - Hours must be logged in increments of tenths of an hour or quarter hour
    - If this Agreement covers multiple projects, all hours must also be logged by project assignment
    - A brief description of the work, and each reimbursable expense
- The total number of hours of work performed under the Agreement by Contractor and each employee, agent, and subcontractor of Contractor performing services hereunder;
- The Contractor's signature;
- Contractor shall give separate notice to the City when the total number of hours worked by Contractor and any individual employee, agent, or subcontractor of

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Contractor reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Contractor and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Contractor and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Contractor.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Contractor pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Contractor in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Contractor submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Contractor on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit B.

2.6 **Intentionally Deleted.**

2.7 **Payment of Taxes.** Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Contractor terminates this Agreement pursuant to Section 8, the City shall compensate the Contractor for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Contractor shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Contractor is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

2.10 **Liquidated Damages.** Failure of Contractor to respond to problems referred to it by City within the time limits established in Subsection 1.2 of this Agreement shall result in liquidated damages as set forth in Exhibit A.

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Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Contractor shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Contractor only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein. Contractor shall make a written request to City to use facilities or equipment not otherwise listed herein.

3.1 Safety Requirements. In accordance with generally accepted construction practices and state law, Contractor shall be solely and completely responsible for conditions on the jobsite, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.

Contractor shall take all necessary precautions and provide all necessary safeguards to prevent personal injury and property damage. Contractor shall provide protection for all persons including, but not limited to, its employees and employees of its subcontractors; members of the public; and employees, agents, and representatives of the City and regulatory agencies that may be on or about the work.

The services of the City in conducting review and inspection of Contractor's performance is not intended to include review of the adequacy of Contractor's work methods, equipment, bracing or scaffolding, or safety measures, in, on, or near any Contractor jobsite.

All work and materials shall be in strict accordance with all applicable state, city, county, and federal rules, regulations and codes, with specific attention to the United States Department of Labor Occupational Health and Safety Administration (OSHA) requirements. Contractor shall be solely responsible for compliance with all city, county, and state explosive transport, storage, and blasting requirements and for any damages caused by such operations.

Contractor is hereby informed that work on City property could be hazardous. Contractor shall carefully instruct all personnel working on City property that all conditions of the property are potentially hazardous work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property. Special care shall be exercised relative to work underground.

In addition to complying with all other safety regulations, Contractor shall abide by any and all other City requirements contained in any specifications, special conditions or manuals, which shall be made available by City upon request.

Contractor shall provide and maintain all necessary safety equipment such as fences, barriers, signs, lights, walkways, guards, and fire prevention and fire-fighting equipment and shall take such other action as is required to fulfill its obligations under this section. It is the intent of the City to provide a safe working environment under normal conditions. CONTRACTOR IS ADVISED THAT CITY'S OPERATIONS AND PROPERTY ARE

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INHERENTLY HAZARDOUS BECAUSE OF CONDITIONS SUCH AS CONFINED SPACES, POTENTIALLY EXPLOSIVE ATMOSPHERES, AND POSSIBLE EXPOSURE TO PATHOGENS.

Contractor shall maintain all portions of the jobsite in a neat, clean, and sanitary condition at all times. If required by the City, toilets shall be furnished by Contractor where needed for use of its employees and their use shall be strictly enforced. Contractor shall not use the City's existing sanitary facilities, unless previously authorized by the City.

Contractor shall keep adequate first aid facilities and supplies available and instruction in first aid for its employees shall be given.

City reserves the right to require that Contractor bring onto the project or engage the services of a licensed safety engineer at any time during the term of this Agreement. If Contractor does not have a licensed safety engineer on staff, then City may require that Contractor engage a subcontractor or subconsultant as the project's safety engineer. Contractor shall bear all costs in connection with meeting the requirements of this section.

Section 4. INSURANCE REQUIREMENTS. Before fully executing this Agreement, Contractor, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Contractor shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. Contractor shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Contractor shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 Workers' Compensation.

4.1.1 General Requirements. Contractor shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, Contractor may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

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The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents, and subcontractors.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, Contractor shall submit the following:

a. Certificate of Workers' Compensation Insurance in the amounts specified in the section; and

b. Waiver of Subrogation Endorsement as required by the section.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General Requirements. Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than $2,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than $2,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including without limitation, blanket contractual liability and the use of owned and non-owned automobiles.

4.2.2 Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor.

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c. Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, Contractor shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section;

b. Additional Insured Endorsement as required by the section;

c. Waiver of Subrogation Endorsement as required by the section; and

d. Primary Insurance Endorsement as required by the section.

4.3 All Policies Requirements.

4.3.1 Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.3.2 Verification of Coverage. Prior to beginning any work under this Agreement, Contractor shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Contractor by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Contractor beginning work, it shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.3.3 Deductibles and Self-Insured Retentions. Contractor shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Contractor shall provide a financial guarantee

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satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.3.4 **Wasting Policies.** No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.3.5 **Endorsement Requirements.** Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.3.6 **Subcontractors.** Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4 **Remedies.** In addition to any other remedies City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES. Contractor shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Contractor's performance of the Services or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

The Contractor's obligation to defend and indemnify shall not be excused because of the Contractor's inability to evaluate Liability or because the Contractor evaluates Liability and determines that the Contractor is not liable to the claimant. The Contractor must respond within 30 days, to the tender of any claim for defense and indemnity by the City, unless this time has been extended by the City. If the Contractor fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Contractor under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until

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disposition has been made of the claim or suit for damages, or until the Contractor accepts or rejects the tender of defense, whichever occurs first.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Contractor to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONTRACTOR.

6.1 Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. This Agreement shall not be construed as an agreement for employment. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall not have the right to control the means by which Contractor accomplishes services rendered pursuant to this Agreement. Contractor further acknowledges that Contractor performs Services outside the usual course of the City's business; and is customarily engaged in an independently established trade, occupation, or business of the same nature as the Contractor performs for the City, and has the option to perform such work for other entities. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 Contractor Not an Agent. Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

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7.2 **Compliance with Applicable Laws.** Contractor and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Contractor and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Contractor represents and warrants to City that Contractor and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Contractor represents and warrants to City that Contractor and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Contractor and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Contractor shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement.

Contractor shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Contractor.

Contractor may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Contractor shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Contractor delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Contractor or prepared by or for Contractor or the City in connection with this Agreement.

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8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Contractor for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 **Assignment and Subcontracting.** City and Contractor recognize and agree that this Agreement contemplates personal performance by Contractor and is based upon a determination of Contractor's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Contractor. Contractor may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Contractor shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Contractor shall survive the termination of this Agreement.

8.6 **Options upon Breach by Contractor.** If Contractor materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Contractor pursuant to this Agreement;

8.6.3 Retain a different contractor to complete the work described in Exhibit A not finished by Contractor; or

8.6.4 Charge Contractor the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Contractor pursuant to Section 2 if Contractor had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Contractor's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that

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Contractor prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Contractor hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Contractor agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.

9.2 **Contractor's Books and Records.** Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Contractor to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Contractor to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

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10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.6 **Conflict of Interest.** Contractor may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Contractor shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Contractor hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous 12 months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code Section 1090 *et seq.,* and, if applicable, will be disqualified from holding public office in the State of California.

10.7 **Solicitation.** Contractor agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.8 **Contract Administration.** This Agreement shall be administered by the City Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.9 **Notices.** Any written notice to Contractor shall be sent to:
Shamrock Office Solutions
Attn: Jason Badger
6908 Sierra Ct, Suite A
Dublin, CA 94568

Any written notice to City shall be sent to:

City of Dublin
Attn: Steve Windsor
100 Civic Plaza
Dublin, CA 94568

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10.10 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, [and C] represents the entire and integrated agreement between City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A	Scope of Services
Exhibit B	Compensation Schedule & Reimbursable Expenses

10.11 **Counterparts and Electronic Signatures**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts delivered and/or signatures executed by City-approved electronic or digital means shall have the same force and effect as the use of a manual signature. Both Parties desire this Agreement to be electronically signed in accordance with applicable federal and California law. Either Party may revoke its agreement to use electronic signatures at any time by giving notice to the other Party.

10.12 **Certification per Iran Contracting Act of 2010.** In the event that this contract is for one million dollars ($1,000,000.00) or more, by Contractor's signature below Contractor certifies that Contractor, and any parent entities, subsidiaries, successors or subunits of Contractor are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

SIGNATURES ON FOLLOWING PAGE

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The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF DUBLIN

Linda Smith, City Manager

Attest:

Marsha Moore, City Clerk

Approved as to Form:

City Attorney

3070365.1

SHAMROCK OFFICE SOLUTIONS

DocuSigned by:
Jason Badger
972A9A6090F7451...

Jason Badger, Director of Sales

Contractor's DIR Registration Number
(if applicable)

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EXHIBIT A

SCOPE OF SERVICES

Shamrock will meet and exceed the requirements detailed under the maintenance portion of the RFP. Shamrocks' footprint makes us one of the largest managed print service providers in the nation. You will find more details in the technical proposal. In summary, the service agreement will include the following:

- Automatic Toner Replenishment
- OEM Toner and Parts
- Toner Recycling
- Help Desk Triage
- Service Calls Confirmed within 1 Hour
- Maintenance and Repair Calls
- Preventative "Total Care Call" Service
- Emergency Toner Requests
- Customized Qtr. Reviews & Billing
- FM Audit Client Portal
- Training on Shamrock MPS, EQ, Software
- 2-4 Hour Response Time

Per our on-site assessment and analysis of the current fleet, Shamrock is recommending that 18 total devices are replaced due to age, end of life part and service support, and overall security risks.
We have proposed a lease option for acquiring the 18 new devices. The 18 proposed new devices are all current, most up to date Ricoh or HP models and have been configured with all required accessories per our walkthrough with City representatives.

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EXHIBIT B

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

New Total Fleet Average Usage / Costs B/W per Month: **31,262**
Color per Month: **22,670**

New B/W Cost per Page: $0.0087
New Color Cost per Page: $0.0595
New B/W Cost per Month: $271.98
New Color Cost per Month: $1,348.87
Total Annual Service Spend: $19,450.13

Replacement Hardware Costs: 60 Month Lease Option: $ 1,125.00 *(per Month)*
Annual Lease Spend: $ 13,500.00

Combined Annual Cost Estimate: $32,950.13 (This estimate is contingent upon the number of leased printers and annual per page print costs)

REQUEST FOR PROPOSALS

MANAGED PRINT SERVICES

City of Dublin

Proposals must be received by: January 16, 2024

Steve Windsor, CISO
100 Civic Plaza
City of Dublin, CA 94568

Proposals will be evaluated on the following: a) responsiveness to the Request for Proposal questions, b) experience of the firm, c) experience and qualifications of the assigned individuals and d) Satisfaction of previous clients.

DUBLIN

Request for Proposal
For
Information Technology Services

Overview

There are approximately 28 network printers and 16 copiers in the City fleet. At the award of this RFP, these printers will continue to be supported under the City MPS program listed.

The City of Dublin invites qualified vendors to submit proposals for the delivery and implementation of a Managed Print Services (MPS) program for the City. To include supplies and services for repair and maintenance for all City of Dublin locations as described herein. In the future, the resulting agreement will establish a City vendor for networked printer support for all City of Dublin locations.

Project Description:

This RFP document intends to solicit proposals from qualified vendors for managing all aspects of the City of Dublin's owned network printer and copier fleet. Specific support requirements for printers and copiers are included in this RFP and will ensure a factory-trained service technician is provided to support the City's printer and copier fleet. As a result of this RFP initiative, the City fully intends to award one contract to a single vendor for printer and copier support and supplies as described herein.

The City of Dublin – Information Technology Department (COD-IT) will award these contracted services to the vendor that provides the most qualified proposal, with the best value, that meets the criteria for our desired solution for a Managed Print Services program. The proposal should include a firm pricing plan for the duration of the contract, monthly centralized billing, equipment performance, meter reports, and the replacement of existing printers and copiers on a leased, pay-for-print basis as they become end of life and/or end of support.

The proposal should also include full-service support by factory-trained service technicians, preventive maintenance (including kits), supplies (excluding paper), and service level guarantees. The preferred vendor will meet all the specifications of this proposal solicitation.

The primary objectives of the Managed Print Services program, as reflected by the requirements of this RFP, are the following:

- To provide MPS to all City facilities on campus and at remote locations.
- To reduce City hardware, maintenance, and supply-related expenses related to printing services in the City.
- To maintain or exceed current service levels provided to the City of Dublin users.
- To be provided audit reports to enable the re-allocation of printer inventory. And analytical data in determining future printer replacements.
- To redirect and allow IT resources to other priorities within the department and City.

Considerations:

Please describe in detail how your company will provide training and troubleshooting support to the City IT staff for the printer and copier fleet. The description should include, but not be limited to:

Provide training to adequately prepare City Information Technologies staff in the system's administration and management. To include “first-"level” response procedures for any maintenance, monitoring, and reporting tools. The vendor shall also include a general plan for providing backup technical personnel covering the City during vacations and sickness.

Process and General Conditions

1. Proposers shall submit one electronic copy to:

   Steve Windsor
   Chief Information Security Officer
   100 Civic Plaza
   Dublin, CA 94568
   IS@dublin.ca.gov

Electronic copies shall be submitted by emailed PDF.

2. Deadline for submitting the proposal is amended to **January 16th** at 4:00 PM to the IT Department email above at 100 Civic Plaza, Dublin, CA 94568.

3. The City will not pay for any costs incurred in preparation and submission of the proposals or in anticipation of a contract. The format of submittals is at the discretion of the Proposer. Each proposal shall be limited to a maximum of 30 pages using minimum 12 point font size.

Schedule for RFP Process

9/15/2023	Request for Proposals emailed to consultants.
9/22/2023	Deadline to submit questions to City of Dublin
1/16/2024	Proposals are due no later than 4:00 PM on January 16th to the email address listed above (is@dublin.ca.gov). Late submittals will not be accepted.
3/5/2024	Consulting Services Agreement scheduled for approval by the Dublin City Council.

(Tentative dates, subject to change)

RFP Submittal Requirements

Please prepare and organize your Statement of Qualification based on the requirements provided below. Any other information you would like to include should be placed in a separated section at the back of your Statement of Qualification. Please note however that the RFQ submittal is limited to **30 pages maximum** submitted in 12-point font. Page limit excludes a table of contents, tabbed dividers, and resumes for Consultant's team.

Interested firms are requested to submit one electronic copy of their Proposal as follows:

1. Enclose a cover letter not to exceed one page, describing the firm's interest and commitment to perform work necessary to provide consulting services for a preliminary engineering study. The person authorized by the firm to negotiate a contract with the City of Dublin shall sign the cover letter. Please include this cover letter within document and not as a separate page.

2. State the qualifications and experience of the firm/individual(s). Please emphasize the specific qualifications and experience with engagements of similar scope and complexity.

3. Provide at least three references (names and current phone numbers) from recent work (previous five years) similar to the services outlined in this request for qualification. Please include a brief description of the work performed and the role your firm performed.

4. List key staff members, including identification of the Principal-in-Charge and Project Manager/primary point-of-contact. Include each team member's availability, including all existing committed hours, and the ability of being able to complete the project in time and budget.

5. Provide confirmation of your firm's ability to meet the City's Standard Consulting Agreement and insurance requirements. Exceptions to the Agreement and insurance requirements shall be specifically noted in the Proposal.

Please provide copies of your Proposal to City offices **no later than January 16th by 4:00 p.m.** The entire Proposal (excluding resumes) should be a **maximum** of 30 pages. Submittals should have the following header in the email as follows:

City of Dublin, IT Dept
Attention: Steve Windsor
City of Dublin
100 Civic Plaza
Dublin, California 94568

Standard Consulting Agreement:

It is anticipated that the services covered by the Agreement resulting from this solicitation will be performed on a monthly base rate with an additional charge for print volume usage adjustment as specified in an included scope of work. The term of the agreement will begin **3/1/2024.**

A sample of the City's Standard Consulting Agreement (Agreement), including insurance requirements, is provided as **Attachment A**.

If the interested firm desires to take exception to the Agreement and/or insurance requirements, the interested firm shall clearly identify proposed changes to the Agreement and furnish the reason for these changes, which shall be included in the qualification. Exceptions will be taken into consideration in evaluating Proposals. Otherwise, the interested firm is to state in the proposal that the Agreement and insurance requirements are acceptable.

Consideration for exceptions will not be considered if not included in the submitted proposal.

Conflict of Interest

Proposer agrees that, for the term of this contract, no member, officer or employee of the City of Dublin, or of a public body within Alameda County or member or delegate to the Congress of the United States, during his/her tenure or for one year thereafter, shall have any direct interest in the contracts or any direct or material benefit arising therefrom.

Proposers must provide a list of any potential conflicts of interest in working for the City of Dublin. This must include, but is not limited to, a list of your firm's clients who are the following: Private clients located or operating within the City of Dublin limits, Dublin San Ramon Service District, US Army Camp Parks and/or the County of Alameda, and a brief description of work for these clients. Proposers must also identify any other clients (including public entities), that may pose a potential conflict of interest, as well as a brief description of work you provide to these clients.

This list must include all potential conflicts of interest within the year prior to the release of this RFQ as well as current and future commitments to other projects.

Principals and those performing work for City of Dublin may be required to submit a California Fair Political Practices Commission (FPPC) Form 700: Statement of Economic Interests documenting potential financial conflicts of interest. For additional information, proposers should refer to the FPPC website at http://www.fppc.ca.gov/Form700.html.

Equal Employment Opportunity

Proposer shall not, on the grounds of race, color, sex, age, religion, national origin, ancestry, physical handicap, medical condition, or marital status either discriminate or permit discrimination against any employee or applicant for employment in any manner prohibited by Federal, State or local laws. In the event of Proposer non-compliance, the City of Dublin may cancel, terminate or suspend the Contract in whole or in part. Proposer may also be declared ineligible for further contracts with the City of Dublin.

Proposer shall take affirmative action to ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, religion, color, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Proposer and its sub-consultants shall post in conspicuous places, available to all employees and applicants for employment, a notice setting forth the following provisions [29 U.S.C. § 623, 42 U.S.C. § 2000, 42 U.S.C. § 6102, 42 U.S.C. § 12112, 42 U.S.C. § 12132, 49 U.S.C. § 5332, 29 CFR Part 1630, 41 CFR Parts 60 et seq.].

Governing Law

This RFP summarizes the applicable laws and governance; when in conflict applicable State/Federal guidelines shall apply. The contract and legal relations between the parties hereto shall be governed and construed in accordance with the laws of the State of California.

Insurance Requirements

The Contractor shall provide insurance coverage as follows in conformance with the City of Dublin's requirements:

General Liability Insurance	$1,000,000
Automobile Liability Insurance	$1,000,000
Professional Liability Insurance	$1,000,000
Workers' Compensation Insurance	$1,000,000

References

Contractor must include three (3) references for which the company has provided services similar to those described in this RFP. Reference information shall include: Name, Address, Contact, Title, Phone Number, and Term of the Contract.

Review and Selection Process

The City reserves the right to make the selection based on its sole discretion. A subcommittee selected by City Staff will evaluate proposals provided in response to this RFP. The subcommittee will use a forced ranking process (please see Attachment B, Forced Ranking Rating Sheet, for further detail). Informal interviews may be conducted by City staff, and may include more than one firm that has submitted a Proposal.

Based on input from this review process, a recommendation will be made to the City Manager. The City Manager will make a recommendation to the City Council for award of contract services.

The City reserves the right to award a contract to the firm(s) that the City feels best meets the requirements of the RFP. The City reserves the right to reject any and all Proposals prior to execution of the Agreement, with no penalty to the City.

Selection of Consultant

Submitted Proposals will be evaluated and scored using the following criteria:

- Qualifications and specific experience of key project team members.
- Quality and completeness of the proposal.
- Experience with engagement of similar scope and complexity.
- Satisfaction of previous clients.
- Cost of providing the consultant services for this project.

Current Equipment	ID #	Address	Location	Avg Blk / Mo.	Avg Clr / Mo.
CP3505	4772	100 Civic Plaza	2nd floor. Marsha's Office	1	0
CP3505	5117	100 Civic Plaza	Public Works	177	465
HP LJ M451DW	6897	5709 Scarlett Ct	Corporation Yard	0	0
LJ CP4025dn	7919	100 Civic Plaza	Accounting 2nd Floor	47	223
M601dn	7997	100 Civic Plaza	CDD	181	
M276NW	9056	6361 Clark Ave	PD Evidence Office	24	194
M712DN	9057	11600 Shannon Ave	Public Works (Uses 11x17)	0	
Pro 100 M175NW	9068	7600 Amador Valley Blvd	Senior Center	0	0
LJ C M551DN	9071	100 Civic Plaza	HR Manager	25	38
HP LJ P1606DN	9073	100 Civic Plaza	Police Chief	0	
MP C4503	9253	100 Civic Plaza	Finance Admin	563	1050
MP 6002sp	9255	100 Civic Plaza	Police Admin	5380	
CP 4525dn	9884	6361 Clark Ave	Police front window	0	0
MP C4504	10241	4201 Central Pkwy	Aquatic Center *11x17	1231	1128
M604DN	10370	4201 Central Pkwy	Aquatic Center	103	
M604DN	10371	4201 Central Pkwy		39	
MP C307	10377	4201 Central Pkwy	Aquatic Center Ticket	936	922
LJ CP4025n	10477	100 Civic Plaza	8-5pm PCS ADMIN	595	2192
MP 5055SP	12003	5709 Scarlett Ct	Corporation Yard	2215	
MP 501SPF	12005	100 Civic Plaza	CDD Back Office	223	
MP 501SPF	12006	100 Civic Plaza	PD	0	
MP C307	12007	100 Civic Plaza	Graphic Design	501	1446
SP C262SF	12009	100 Civic Plaza	Public Works	30	239
SP C262SF	12010	100 Civic Plaza	HR-2nd floor	16	18
SP 377SFNwX	12011	100 Civic Plaza	Inspector Trailer	363	
SP 377SFNwX	12012	100 Civic Plaza		0	
SP 377SFNwX	12013	100 Civic Plaza	Crime Prevention	40	
SP 377SFNwX	12014	100 Civic Plaza	PD - EOC Area	0	
SP 377SFNwX	12015	7600 Amador Valley Blvd	Senior Center *Shelved	0	
SP 377SFNwX	12016	100 Civic Plaza	City Manager	99	
SP 377SFNwX	12017	7600 Amador Valley Blvd	Senior Center Class B	0	
SP C360SFNw	12162	6600 Donlon Way	Heritage Center	25	46
SP C360SFNw	12469	100 Civic Plaza	1st Floor, SW corner	3146	2104
MP 3555SPDF	13091	100 Civic Plaza	City Clerk Records Room	1335	
MP 3555SPDF	13092	100 Civic Plaza	Public Works	181	
MP 3555SPDF	13093	7600 Amador Valley Blvd	Senior Center	7546	
IM C6000	13094	100 Civic Plaza	Planning Center	1500	6789
Ricoh IM 550F	13504	6361 Clark Ave	Police Services	0	
Ricoh IM 550F	13505	6361 Clark Ave		0	
IM C6000	13515	100 Civic Plaza	Police Admin	2954	5042
IM 8000	14037	100 Civic Plaza	MAIN COPY ROOM	278	
IM C3000	14517	11600 Shannon Ave	Shannon Center	1491	980
Lexmark C2326	14761	7600 Amador Valley Blvd	Senior Center	22	7
Lexmark C2326	14762	100 Civic Plaza	PD	26	26
			Totals:	**31,293**	**22,909**

Equipment recommended to be replaced in Blue

Equipment recommended to be retired in Red

Attachment A

Standard Consulting Services Agreement
(removed for 2/20/24 Staff Report)



City of Dublin RFP Managed Print Services

Shamrock Office Solutions

Presented by Adam Hollar

City of Dublin
Steve Windsor
January 9, 2024

Dear Steve,

Shamrock appreciates the opportunity to respond to the City of Dublin RFP for Managed Print Services. As a premier managed print services company Shamrock can sell and service all major print manufacturers, allowing us to recommend the option that best fits your needs.

After reviewing the data, performing the on-site assessment, and consulting with our manufacturers, the managed print team has decided to offer (4) Ricoh standalone Multi-Function Copiers, (15) HP Desktop Printers, as well as bundling all the existing devices under our Managed Print Program. More justification for utilizing these two manufacturers is presented in the executive summary.

Shamrock would be the ideal partner for the City of Dublin:

1. Shamrock has **extensive expertise and experience** in the government sector including City of Roseville, Contra Costa County and CA Natural Resources Agency plus many more.
2. We build true partnerships with our clients and conduct Quarterly Executive Partnership Reviews.
3. The City of Dublin will have a **dedicated Account Team** you can rely on.
4. Shamrock provides **custom invoices** and can address all your invoice and reporting needs.
5. **We are vendor neutral**, capable of selling and servicing a wide variety of manufacturer's devices.
6. Unmatched centralized service, support, and maintenance for all your print devices, including our proprietary predictive analytics. **Our technology can dispatch a service tech BEFORE a service call is needed!**
7. For 12 years in a row, Shamrock has been **one of fastest growing companies in the Inc. 5000.**

We appreciate the opportunity to continue our business partnership and look forward to explaining in detail how we can truly help the City of Dublin reach its goals now and in the future.

Sincerely,

Adam Hollar (Primary Contact)
Senior Account Executive
Email: ahollar@shamrockoffice.com
Phone: 510.514.2006

Executive Summary

Differentiators

Manufacturer Neutrality and Certifications

To fulfill the needs of our elite clients with large fleets of document output devices, Shamrock partners with numerous business alliances and manufacturers to stay on the forefront of technology offerings. The manufacturers that we partner with have reputable products and notable longevity in this market.

- HP Premier Partner
- Ricoh Authorized Partner
- Brother Authorized Partner
- Canon Authorized Partner
- Konica Minolta Authorized Partner
- Lexmark Authorized Partner

Our advanced standing with these partners – including product certifications for our service technicians from each partner – provides us with priority access to their product lines, resources, and early notifications of new products, device modifications, and firmware upgrades.

What truly differentiates Shamrock from our competition is that our focus is on service and how we can optimize your current investment in technology, whereas other providers tend to focus on hardware first, services second. Since Shamrock is not owned by a specific manufacturer, we have the freedom to recommend a diverse collection of products based on comprehensive volume, required functionalities and departmental workflows.

Print as a Service (PaaS)

For the past 2 years Shamrock has invested in PaaS (Print as a service). PaaS is a service that encompasses all aspects of print including not only hardware offering but Solutions, Wide Format, Production Print, Managed Print Services, security, and specialty print such as label printing.

Shamrock has all in-house employees who specialize in the different services listed above. As such, Shamrock can be a “one-stop-shop” to our clients allowing businesses to streamline and standardize their document related vendors to one.

Service

Shamrock will meet and exceed the requirements detailed under the maintenance portion of the RFP. Shamrocks’ footprint makes us one of the largest managed print service providers in the nation. You will find more details in the technical proposal. In summary, the service agreement will include the following:

- Automatic Toner Replenishment
- OEM Toner and Parts
- Toner Recycling
- Help Desk Triage
- Service Calls Confirmed within 1 Hour
- Maintenance and Repair Calls
- Preventative “Total Care Call” Service
- Emergency Toner Requests
- Customized Qtr. Reviews & Billing
- FM Audit Client Portal
- Training on Shamrock MPS, EQ, Software
- 2-4 Hour Response Time

Company Overview

Shamrock Office Solutions

Serving the Bay Area for over 20 years, Shamrock is a locally operated company dedicated to providing technology solutions to thousands of local, regional, and national clients including education, legal, healthcare and retail industries. Shamrock features the best digital office equipment and document management software, with the most prompt, professional, courteous service in our industry. We have helped numerous clients streamline their output, processes, and managed print solutions. This means that you can be assured that the most effective solutions are fueled by the most relevant information throughout your enterprises to ensure beneficial decisions and outcomes. We focus on print and document management solutions with the capabilities to represent and support the industry's leading manufacturers such as Ricoh, HP, Konica Minolta, Canon Lexmark, and Brother, along with various software solutions. Our wide range of products (full line of copiers, faxes, printers, and scanners) and services allows Shamrock to be an asset to companies large and small.

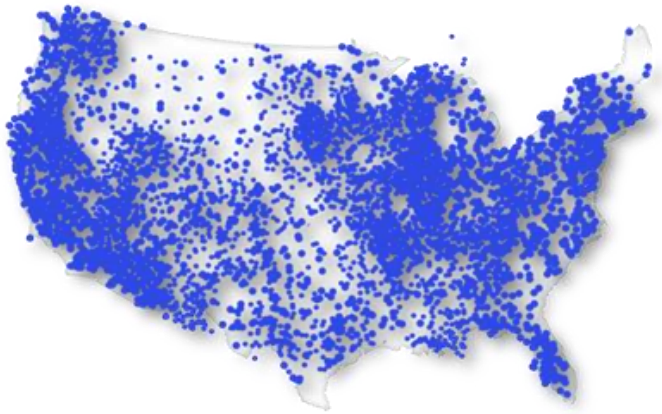
Shamrock's main goal is to ensure that our customers are 100% satisfied, and with the combination of our award-winning products and innovative service technology, this places Shamrock second to non in terms of customer satisfaction. Our dedicated Account Management Team will work directly with the City to improve the overall document processes currently being utilized, to maximize efficiency and provide the most effective processes throughout the different departments. It's through our Account Management Team's Document Workflow knowledge and Customer Support abilities that we're able to not only meet your current requirements, but also establish solutions that will vastly improve your current workflows.

To illustrate our success, we have been recognized the last 12 years by Inc. 500|5000 as one of the nation's fastest growing privately held organizations. What makes this worth mentioning is that each year this award is based on a three-year annual growth metric. If we were not providing true value to our clients year after year, we would not be able to sustain our growth and this success.



Geographic Scope

We provide managed print solutions in every state of the U.S. including Hawaii and the territory of Puerto Rico. As a service-focused company, FTG places great emphasis on the technical support that we provide to our clients. Our national centralized headquarters manages all service, supply, and billing inquiries for all client locations. The centralized headquarters will also manage the dispatch of local technical engineers to the respective locations requesting service.



Company Resources

Shamrock is comprised of a powerful group of regional companies that together, provide our customers with the extended reach of a national service platform while still providing the local touches and flair that they have become known for.

California Locations:

Dublin (HQ)
Sacramento Sales
Sacramento
Arcadia
Chico
Fairfield
Fresno Sales
Fresno Distribution
Granite Bay
Manteca
Pleasanton
Sante Fe Springs
Santa Rosa
Sunnyvale
Fremont Distribution
Rocklin Distribution
Monterey
San Louis Obispo
Bakersfield

Dedicated Resources

As a Managed Print Services company, every member of our organization has years of experience in the managed print environment. Every Shamrock client is assigned an Account Executive and an Executive Sponsor who are jointly responsible for all aspects of the client's relationship. This team will be tasked with supporting activities throughout your organization. During implementation, contacts and lines of communication will be established to enable the appropriate personnel to contact members of this team.

The City's primary contact will be **Adam Hollar, Account Manager and Michael Catapano, Managed Print Specialist** for your Shamrock relationship. **Jason Badger, VP Sales will be your Executive Sponsor.**

During implementation, contacts and lines of communication will be established to enable the appropriate personnel to contact members of this team. On a quarterly basis, one or more of these individuals will meet with the appropriate management personnel at the location determined by the City to conduct an Executive Partnership Review. It is important to note that quarterly reviews are not simply a sales strategy, but a strategy and feedback meeting to adjust your fleet management as needed.

The account management team is composed of direct Shamrock employees and will provide a single point of contact that will be responsible for design, implementation, and ongoing support of all facets of a resulting agreement. All questions and inquiries, other than regular maintenance requests, should be directed to one of these individuals who will then work as a team to apply the best Shamrock resources for an effective response.

Jason Badger, VP of Sales
jbadger@shamrockoffice.com, 408-309-0945

Adam Hollar, Sr. Account Executive
ahollar@shamrockoffice.com, 510-514-2006

Daron Bryant, Director of Managed Print Services
bryantd@caltronics.net, 916-361-5315
Daron has been one of Shamrock's top representatives for several years and was promoted to Director of MPS back in July. His expertise in managed print services and his understanding of enterprise level accounts will make Daron a valuable asset to the City of Dublin.

Michael Catapano, Managed Print Specialist
catapanom@caltronics.net, 916-717-4735
Mike has been with Shamrock almost 10 years and is the MPS specialist serving clients in northern California and beyond. Mike consults with his clients on how to make their current fleet more efficient and works with them to find ways to reduce costs. He also helps manage MPS accounts to maintain a managed structure of the print fleet.

Barry Crider, Chief Operations Operator
criderb@caltronics.net, 916-417-7904
Barry has been with Shamrock for over 30 years, and in addition to his work at Shamrock he also served as the head of the Konica Minolta Service Committee for 10+ years. Barry was appointed to lead Konica Minoltas Service board while working for an independent dealer speaks to the expertise Barry and his large team of service technicians possess. This vast amount of experience Barry and his team brings to the California area enables us to create client service solutions tailored to their needs.

Corey Jacobsen Director of Service
jacobsonc@caltronics.net, 916-340-5412
As the Director of Technical Services, Corey motivates his team to provide exceptional client service for all client technology issues. Using proactive solutions and a hands-on approach, he has led his team to great success and growth – in turn helping to fuel the tremendous growth of the company at large. Corey brings more than two decades of technology and client service experience to his current position at Shamrock and has been involved with numerous aspects of the industry during that time. This experience, combined with a strong work ethic and ability to motivate and manage his teams, has garnered numerous promotions throughout his career and internal recognition from Shamrock.

Eryn Klein, Implementation Manager
kleine@caltronics.net, 916-622-5639
Eryn manages our entire team of dedicated project managers and is here to ensure our client implementations are accurate and on schedule. Her responsibilities include new equipment installations, existing asset moves, and coordination of related implementation activities. Eryn works closely with our Client Integration Team to ensure a smooth implementation.

Christina VanDorpe, Help Desk and FMA Supervisor
lukec@caltronics.net, 800-366-3345
Christina works with the entire Shamrock team to ensure that our FM Audit software performs within our clients' environment. Christina is responsible for working with our clients to address any technical issues that may arise with FM Audit.

Richard Bryant, Trainer
bryantr@caltronics.net, 916-709-9925
Rich will be one of the trainers assigned to the City upon award. Richard is a valued team member due to his knowledge of the products that we maintain and sell at Shamrock. Rich has also had plenty of experience dealing with large installations like Ramos Oil Company.

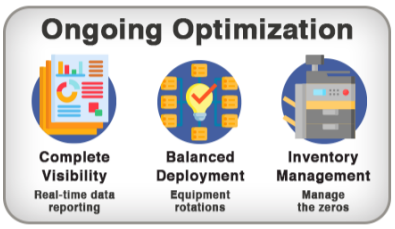
Company Expertise

Shamrock was founded on the business model of partnering with larger organizations to provide them with managed print solutions. Shamrocks' award-winning program has allowed us to become the leading provider of full-service office technology within the U.S. marketplace. What really sets Shamrock apart is our founding business principle of providing strategic management of our clients' existing document output environments rather than services as an afterthought or support only for new hardware sales.









- Shamrock provides an **Account Management Team** to each client, which enables open communications for improved vendor relationships, contract management, and change control.
- Shamrock manages all service/supply requests, inventory management, and billing from our **centralized headquarters** to maintain consistent first-class support.
- Shamrock provides a **Client Implementation Team with Project Specialists who focus on transition and implementations for new clients** and have done thousands of implementations with our proven processes.
- Shamrock' dedicated Account Management Team **continually assesses** the processes and workflows in place to strategically recommend cost reduction opportunities and inventory optimization.
- Shamrock provides **customized reporting** based on individual client needs. We employ in-house developers to work directly with the City to ensure the most efficient reports and invoices are created.
- Shamrock does not approach client engagements with hardware replacement in mind – unless asked – but rather attempts to **leverage current technology investments and develops a long-term technology refreshment strategy.**
- Shamrock has developed **proprietary technologies** and support infrastructures including CRM, ERP, predictive analytics systems, automated supplies replenishment and management, and **client helpdesk integrations** around Managed Print Solutions, allowing us to create and provide customized reporting and an online **MPS Client Portal** based on individual client needs.

Shamrock has significant experience with clients who are as large or larger than the City of Dublin in size and we understand how document technology works in large, multi-location environments.

Shamrock provides a unique opportunity for the City to build on your current assets. With over 1,000 employees and thousands of elite partners dedicated to Managed Print Solutions, we leverage this important differentiator to propose a comprehensive coverage model with complete visibility for your entire enterprise.

Support And Maintenance Structure

As a service first company, Shamrock places great emphasis on the technical support that we provide to our clients. Shamrock will support Clients with a national infrastructure. Shamrock national centralized headquarters will manage all service, supply, and billing inquiries for all locations. The centralized headquarters will also manage the dispatch of local technical engineers to the respective locations requesting service.

Service Level Agreements (SLA)

Typical Service Level Agreements consist of an average 4-hour response time from time of call to time of onsite technician in major metro areas, next business day in remote areas, and can be customized for the City. Every Shamrock service call will be acknowledged within one (1) business hour from time of receipt. Shamrock' technicians strive to repair the device on the first visit; although each service call varies, we make every effort to provide a resolution within eight (8) business hours.

Resolution Time

Unlike many providers in this space, Shamrock monitors and tracks all calls based on **resolution time** rather than solely on response time. Our technicians make every effort to repair an asset on the first visit. Shamrock' certified helpdesk technicians ask questions to determine if parts are needed at the onset of the onsite service call to ensure downtime is not incurred due to missing parts.

Service and Support

Shamrock service department consists of the following individuals:

- ***Field Printer Technicians*** – Responsible for all aspects of repairs, troubleshooting, and preventative maintenance on laser printers.
- ***Field Multifunction Technicians*** – Responsible for all aspects of repairs, troubleshooting, and preventative maintenance on multifunctional equipment.
- ***Field Service Managers*** – Responsible for in-the-field service equipment escalations as well as overseeing service technician performance.
- ***Certified Helpdesk Engineers*** – Responsible for triage of service requests to gather additional information in order to (1) resolve issues over the phone or (2) obtain a comprehensive understanding of potential part(s) needed for repair and order accordingly. Our Helpdesk currently can triage 34% of the incoming calls, providing a quick-fix verses sending out a technician.
- ***Service Dispatchers*** – Responsible for dispatching appropriate technician based on territory, type of device, and schedules.
- ***Service Management*** – Responsible for overseeing all aspects of the service department, providing proper training and certifications, and supervising technician performance metrics.

Shamrock has the ability and infrastructure in place to provide services to locations Nationally. All requests for maintenance and support will be centralized at our national headquarters to maintain account integrity and streamline the end user experience.

Shamrock offers live helpdesk and dispatch support from 8:00 AM EST to 5:00 PM PST, Monday through Friday except for US Statutory Holidays. Service request acknowledgments occur within one hour from time of submission. Service technician response time, from time of request to time of onsite arrival, is next business day, but on many occasions, within large metro area locations, we will average a four-hour response time.

Shamrock guarantees an average 4-hour response time for the City of Dublin's locations. Our response time is calculated from time of request to time of technician's on-site arrival. Service requests can be submitted by:

- Phone at 925-875-0480
- Email at service@Shamrockoffice.com
- Web Portal at Shamrock website at https://www.Shamrockoffice.com

Shamrock technicians strive to repair the device on the first visit; although each service call varies, we make every effort to provide a resolution within eight hours for both urban and suburban locations.

- Shamrock Service Performance is measured by numerous elements including first call efficiency, callbacks, incomplete calls, customer downtime, and customer resolution time. First call efficiency is based on completing the service call on the first trip without an additional callback for a recurring issue on the same unit.
- Shamrock utilizes several E-Tools as they pertain to our customers and partners:
    - Our service management application was built from the ground up with the ability to monitor and measure our technicians' and partners' effectiveness – this technology enables two-way communications allowing technicians to view client device histories in real-time and updating them on the fly. This includes the ability to view parts inventories and/or order parts on-site to reduce time to repair.
    - eInfo is a customer web portal we built and used to exchange real-time information with Shamrock customers. With this tool, customers can better manage their relationship with Shamrock. Customers can log in to a dedicated and secure website where they can perform the following activities pertaining to service: initiate service requests, view pending/scheduled/dispatched calls, search previous call history. This tool does not require any additional software or hardware to access.
- Shamrock technology provides real-time accessibility to parts availability while at a client location. Service technicians can view part inventories and order parts onsite to reduce equipment downtime. Parts inventories are located at Shamrock warehouses across the country, in technician's vehicles, and at our partner sites for fast shipping directly to our customers. Due to the vast locations and premier partnerships in place, Shamrock does not often experience backordered items. If a part is on backorder, Shamrock will immediately notify the customer and provide an estimated time of availability.

Call Center - Telephone Support

Shamrock offers live helpdesk and dispatch support from 8:00 A.M., Eastern Standard Time to 5:00 P.M., Pacific Standard Time, Monday through Friday except for US Statutory Holidays. Service request acknowledgments occur within one (1) hour from time of submission.

Troubleshooting Before and During Support Calls

Shamrock has Certified Helpdesk Engineers who are responsible for triage of service requests to gather additional information in order to (1) resolve issues over the phone or (2) obtain a comprehensive understanding of potential part(s) needed for repair and order accordingly. Our helpdesk is currently able to triage 34% of the incoming calls, providing a quick-fix verses sending out a technician.

Upon receipt of notification, Shamrock service call process is as follows:

Shamrock Service can be notified by phone, email, or our web portal. The information provided to Shamrock gets input into our system and generates a service "ticket."

1. Our system automatically creates a Shamrock Work Order and captures the Incident Number.
2. This information is automatically routed to the Shamrock Service Technician who is responsible for that equipment. The Shamrock technician in turn has all the necessary information about that piece of equipment.
3. Our helpdesk provides phone triage. If that does not solve the issue, we move to Step 5.
4. Our Service Technician then proceeds to the onsite location.
5. Shamrock Service Technician provides the onsite resolution.
6. Upon service resolution, the Shamrock Technician notifies the customer per agreed upon procedure with their resolution remarks and closes the service "ticket".
7. Shamrock Service Technician also updates our internal system and closes our service "ticket".

Escalation Process

All active service calls are monitored at our centralized headquarters with alerts and notifications built into our service dispatch and client management systems to identify both service sequences and devices not meeting our predefined performance levels. When a notification is triggered by the system, the following escalation process is followed:

1. Shamrock Field Service Manager (FSM) and Director of Service are immediately notified of the situation.
2. Problem is researched internally, and the Field Service Manager/On-site Manager follows up with customer to discuss proposed plan of action and follows through with plan once agreed upon.

- If a customer is not satisfied by the proposed plan, the Shamrock FSM will notify the director for further escalation.
- The Client Relationship Manager will follow up with the customer and ensure problem resolution.

Additionally, the Client Relationship Manager assigned to the City will be a single point of escalation for any service or toner related issues or questions. Client Relationship Managers work directly with Shamrock internal resources and the Senior Account Executive to ensure a positive resolution. The Client Relationship Manager is also responsible for ensuring awareness and satisfaction in all escalations.

Preventative Maintenance

When the Service technicians perform a service call, they will not only identify the current problem but will also evaluate, inspect, and clean the machine to prevent any future service calls from occurring. This process is called "The Complete Call."

By following The Complete Call check list, Shamrock is performing preventative maintenance on the machine. Our customers come to find their machines are cleaner, more productive, reliable and have an increase in up time.

Fees and Cost

The services detailed below are included in the maintenance rates listed above:

- OEM Toner and Associated Shipping Costs
- Toner Recycling and Shipping Costs
- Maintenance and Repair Calls
- OEM Parts and Associated Shipping Costs
- Dedicated Account Management Team and Executive Sponsor
- FM Audit Software Tracking Devices and Volumes
- Emergency Toner Requests
- Warranty Repairs
- Customized Reporting
- Training on Shamrock Program and Hardware Implemented
- Continual Proactive Maintenance of Fleet
- Customized/Transparent Billing
- Asset Management
- Measurable Sustainability
- Quarterly Executive Reviews

Implementation Roadmap

Based on our significant experience implementing large managed print service programs within complex environments, we utilize our Implementation Tracker. The Implementation Tracker is

shared between the Shamrock Project Manager, Shamrock Account Management Team, and the appropriate Client's personnel to ensure a seamless transition.

Planning and Coordination

As soon as possible after the award of an agreement, the Account Management Team will meet with the appropriate key personnel to discuss and agree on an implementation plan.

- Define the feedback process and timeline.
- Establish any movement or removal of existing assets.
- Establish training processes as necessary.
- Define additional reporting requirements.
- Define web reporting requirements and individuals with access.
- Map and tag existing fleet.

In the planning and implementation phase, we will be focusing more on timeliness and meeting key milestones:

- Planning and implementation meeting scheduled and completed.
- Client signoffs and agreement provided in a timely manner.
- Initial site assessments scheduled and completed on schedule.
- Device data is clean, accurate and entered into our CRM and ERP systems.
- Necessary documents and contracts are complete and submitted.
- Delivery of new devices and/or parts are timely and accurate.

Training

Prior to installation, Shamrock will send an Equipment Training Request to each location for clients to review and return so we can optimize our onsite training. The request asks when the training should take place – the day after installation or arranged for different day(s). Shamrock's goal is to ensure 100% comfort and ease of use on the client's complete fleet of equipment. Shamrock's elite status with most manufacturers in this space permits us to provide key training and training tools to our clients.

Warranty

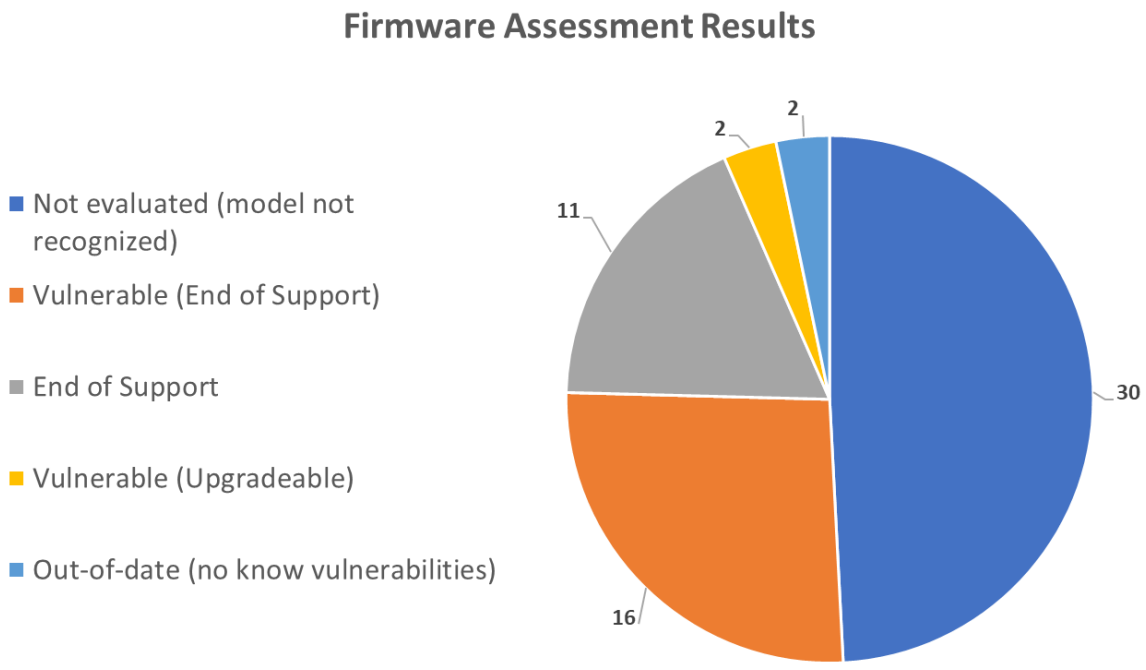
All equipment shall be guaranteed and warranted for the entire period of the Contract. Shamrock will be prepared to exchange all equipment that proves defective during the Contract. Equipment shall be replaced if the number of service calls exceeds those recommended in the machine's preventive maintenance schedule:

- All equipment shall conform to generally applicable standards in the industry, shall be new and free from all defects in material, packaging, and workmanship. Shamrock will, without charge to the Client, correct any defects and make any additions, modifications, or adjustments to any of the equipment as may be necessary to keep the equipment in operating order in accordance with specifications at all times during the applicable warranty period. Unless otherwise agreed by the parties in writing, this warranty shall apply in the case of leased equipment, during the entire term of the lease.

- Shamrock will warrant all material, products and labor provided under the contract, in addition to any manufacturers' warranties that may also apply. Shamrock, as the contracting party, shall be considered primarily responsible for the warranty service, parts, and labor applicable to the material and products provided by Shamrock irrespective. Warranty work, services, parts, and labor will all be performed by Shamrock and will meet the client's schedules and deadlines. All warranty service, parts, and labor will be covered by Shamrock.

Vulnerability Assessment and Reporting

Shamrock's comprehensive vulnerability reporting service entails scanning the environment utilizing SNMP and Firmware data analysis. We furnish detailed security impact scores endorsed by the National Institute of Standards and Technology (NIST), employing the Common Vulnerability Scoring System (CVSS). In addition to identification, our service extends to providing meticulous recommendations for resolving any identified security issues.



Project Scope and Recommended Equipment Replacements

Per our on-site assessment and concise analysis of the current fleet, Shamrock is recommending that 18 total devices are replaced due to age, end of life part and service support, and overall security risks.

We have proposed both a lease and a purchase option for acquiring the 18 new devices. We have also proposed a new service agreement solution to support both the new fleet, and the current devices that are not slated for replacement (one comprehensive service agreement – independent of the purchase or lease option). This new service agreement will deliver significant annual cost savings to the City, as well as ensure full comprehensive service support and security.

Shamrock has no preference on the City's choice between leasing or purchasing the new devices; the service cost/savings are the same, regardless. The service savings are driven by the significantly lower cost of ownership of these new devices, which allows us to offset the higher cost of operation of the remaining older devices in the fleet. Interestingly, the total annual service savings are approximately $5,000 greater than the annual cost of the lease option; should the City choose the lease option, this would enable the acquisition of 18 new devices, with $0 capital investment and still proving an annual savings on operating expenses. Please see below for our list of recommended equipment updates and corresponding purchase, lease and service costs, as well as a thorough breakdown of the existing fleet and costs.

The 18 proposed new devices are all current, most up to date Ricoh or HP models and have been configured with all required accessories per our walkthrough with City representatives. Device configuration lists are attached to this RFP submission (see Appendix A).

SHAMROCK office solutions

DUBLIN CALIFORNIA

Current Equipment	ID #	Address	Location	Avg Blk / Mo.	Avg Clr / Mo.
CP3505	4772	100 Civic Plaza	2nd floor. Marsha's Office	1	0
CP3505	5117	100 Civic Plaza	Public Works *Not Located	177	465
HP LJ M451DW	6897	5709 Scarlett Ct	Corporation Yard	0	0
LJ CP4025dn	7919	100 Civic Plaza	Accounting 2nd Floor	47	223
M601dn	7997	100 Civic Plaza	CDD	181	
M276NW	9056	6361 Clark Ave	PD Evidence Office	24	194
M712DN	9057	11600 Shannon Ave	Public Works (Uses 11x17)	0	
Pro 100 M175NW	9068	7600 Amador Valley Blvd	Senior Center *Unplugged	0	0
LJ C M551DN	9071	100 Civic Plaza	HR Manager	25	38
HP LJ P1606DN	9073	100 Civic Plaza	Police Chief	0	
CP 4525dn	9884	6361 Clark Ave	Police front window	0	0
M604DN	10370	4201 Central Pkwy	Aquatic Center	103	
M604DN	10371	4201 Central Pkwy		39	
LJ CP4025n	10477	100 Civic Plaza	8-5pm PCS ADMIN	595	2192
MP C307	12007	100 Civic Plaza	Graphic Design	501	1446
SP C262SF	12009	100 Civic Plaza	Public Works	30	239
SP C262SF	12010	100 Civic Plaza	HR-2nd floor	16	18
SP 377SFNwX	12011	100 Civic Plaza	Inspector Trailer	363	
SP 377SFNwX	12012	100 Civic Plaza	*Shelved	0	
SP 377SFNwX	12013	100 Civic Plaza	Crime Prevention	40	
SP 377SFNwX	12014	100 Civic Plaza	PD - EOC Area	0	
SP 377SFNwX	12015	7600 Amador Valley Blvd	Senior Center *Shelved	0	
SP 377SFNwX	12016	100 Civic Plaza	City Manager	99	
SP 377SFNwX	12017	7600 Amador Valley Blvd	Senior Center Class B	0	
SP C360SFNw	12162	6600 Donlon Way	Heritage Center	25	46
SP C360SFNw	12469	100 Civic Plaza	1st Floor, SW corner	3146	2104
Lexmark C2326	14761	7600 Amador Valley Blvd	Senior Center	22	7
Lexmark C2326	14762	100 Civic Plaza	PD	26	26
Equipment recommended to be replaced in Blue			**Totals:**	**5,460**	**6,998**
Equipment recommended to be retired in Red					

Existing Printer Contract: **B/W Billed Quarterly @ .01 per page:** **$ 54.60** *(avg cost/month)*
Color Billed Quarterly @ .09 per page: **$ 629.82** *(avg cost/month)*

Current Equipment	ID #	Address	Location	Avg Blk / Mo.	Avg Clr / Mo.
MP C4504	10241	4201 Central Pkwy	Aquatic Center *11x17	1231	1128
MP C307	10377	4201 Central Pkwy	Aquatic Center Ticket	936	922
MP 5055SP	12003	5709 Scarlett Ct	Corporation Yard	2215	
MP 501SPF	12005	100 Civic Plaza	CDD Back Office	223	
MP 501SPF	12006	100 Civic Plaza	PD *Shelved	0	
MP 3555SPDF	13091	100 Civic Plaza	City Clerk Records Room	1335	
MP 3555SPDF	13092	100 Civic Plaza	Public Works	181	
MP 3555SPDF	13093	7600 Amador Valley Blvd	Senior Center	7546	
IM C6000	13094	100 Civic Plaza	Planning Center	1500	6789
Ricoh IM 550F	13504	6361 Clark Ave	Police Services	0	
Ricoh IM 550F	13505	6361 Clark Ave	*Shelved	0	
IM C6000	13515	100 Civic Plaza	Police Admin	2954	5042
IM 8000	14037	100 Civic Plaza	MAIN COPY ROOM	278	
MP C4503	9253	100 Civic Plaza	Finance Admin	563	1050
IM C3000	14517	11600 Shannon Ave	Shannon Center	1491	980
MP 6002sp	9255	100 Civic Plaza	Police Admin	5380	
Equipment recommended to be replaced in Blue			**Totals:**	**25,833**	**15,911**
Equipment recommended to be retired in Red					

Existing Copier Contract:	**Copier Service & Supply Agreement:** ***(Monthly Base Payment)*** *(Includes 420,000 B/W & 102,000 Color Semi-Annually)*	**$ 2,486.04**	*(avg cost/month)*

Current Combined Printer and Copier Contract Spend:	**$ 3,170.46**	*(avg cost/month)*
	$ 38,045.52	***(avg annual spend)***

Combined Printer and Copier Average Monthly Volume:	**Black:**	**31,293**
	Color:	**22,909**

Revised Equipment	ID #	Location	Avg Blk / Mo.	Avg Clr / Mo.
CP3505	4772	2nd floor. Marsha's Office		
HP E45028dn	Replace 5117	Public Works?	177	465
HP LJ M451DW	6897	Corporation Yard	0	0
HP E45028dn	Replace 7919	Accounting 2nd Floor	47	223
M601dn	7997	CDD	181	
HP E42540f	Replace 12005	CDD Back Office	223	
HP E47528f	Replace 9056	PD Evidence Office	24	194
M712DN	9057	Public Works (Uses 11x17)	0	
Pro 100 M175NW	9068	Senior Center *Unplugged		
HP E45028dn	Replace 9071	HR Manager	25	38
HP E40040dn	Replace 9073	Police Chief	0	
HP X55745dn	Replace 9884	Police front window	0	0
M604DN	10370	Aquatic Center	103	
M604DN	10371	Aquatic Center	39	
HP E47528dn	Replace 10377	Aquatic Center Ticket	936	922
HP X55745dn	Replace 10477	PCS ADMIN	595	2192
HP E47528f	Replace 12007	Graphic Design	501	1446
SP C262SF	12009	Public Works		
HP E47528f	Replace 12010	HR-2nd floor	16	18
HP E42540f	Replace 12011	Inspector Trailer	363	
SP 377SFNwX	12012	Shelved		
HP E42540f	Replace 12013	Crime Prevention	40	
SP 377SFNwX	12014	PD - EOC Area	0	
SP 377SFNwX	12015	Senior Center *Back Up	0	
HP E40040dn	Replace 12016	City Manager	99	
SP 377SFNwX	12017	Senior Center Class B		
SP C360SFNw	12162	Heritage Center	25	46
SP C360SFNw	12469	1st Floor, SW corner	3146	2104
Lexmark C2326	14761	Senior Center	22	7
Lexmark C2326	14762	PD	26	26
IM C4510	Replace 10241	Aquatic Center *11x17	1231	1128
IM 5000	Replace 12003	Corporation Yard	2215	
MP 501SPF	12006	PD *Shelved		
MP 3555SPDF	13091	City Clerk Records Room	1335	
MP 3555SPDF	13092	Public Works	181	
MP 3555SPDF	13093	Senior Center	7546	
IM C6000	13094	Planning Center	1500	6789
Ricoh IM 550F	13504	Police Services	0	
Ricoh IM 550F	13505	*Back Up		
IM C6000	13515	Police Admin	2954	5042
IM 8000	14037	MAIN COPY ROOM	278	
IM C4510	Replace 9253	Finance Admin	563	1050
IM C3000	14517	Shannon Center	1491	980
IM C6010	Replace 9255	Police Admin	5380	
		Totals:	**31,262**	**22,670**

18 New Devices

New Total Fleet Average Usage / Costs	**B/W per Month:**	**31,262**
	Color per Month:	**22,670**
	New B/W Cost per Page:	**$0.0087**
	New Color Cost per Page:	**$0.0595**
	New B/W Cost per Month:	**$271.98**
	New Color Cost per Month:	**$1,348.87**
	Total Annual Service Spend:	**$19,450.13**
	Annual Service Savings:	***$18,595.39***

Replacement Hardware Costs:	**60 Month Lease Option:**	**$**	**1,125.00**	*(per Month)*
	Annual Lease Spend:	***$***	***13,500.00***	
	Total Annual Savings if Leased:		***$5,095.39***	
	Purchase Option:	**$**	**47,495.00**	
	Amortized 5 Year Cost:	***$***	***9,499.00***	
	Amortized Annual Savings if Purchased:		***$9,096.39***	
	(each of the next 5 years)			

Insurance Confirmation

Shamrock Confirms our ability to meet the City's Standard Consulting Agreement and insurance requirements. Shamrock has no exceptions to the Agreement and insurance requirements.

References

The City of Dublin has first-hand knowledge and experience of Shamrock's service capabilities gained over the course of our decade-plus long partnership. We have also provided below additional references of similar customers.

Contra Costa County
Cynthia Shehorn
CPPB - Asset Management – Lead
925-957-2495
cindy.shehorn@pw.cccounty.us
Project details: 400+ copiers/627 printers/PaperCut (Secure Print)/Managed Print Services/Toner Bundle

California Natural Resources Association
Angel Romero, Jr.
Chief of IT Governance and Enterprise Project Management
916-717-3124
Angel.M.Romero@water.ca.gov
Project details: 100+ MFPs/PaperCut (Secure Print)/Managed Print Services/Xmedius Cloud Fax/Digital Store Front

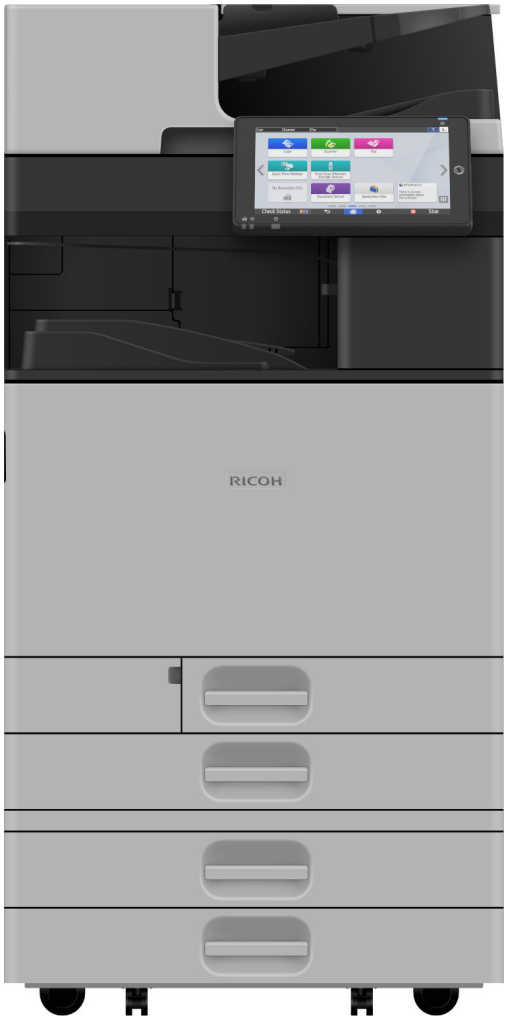
City of Woodland
Elle Murphy
Budget/Training/Facilities
530-661-7832
elle.murphy@cityofwoodland.org
Project details: 23 Copiers/50+ Printers/Managed Print Services/Wide Format Services/toner Bundle

Appendix A

See below for proposed device configurations.

Created By: Aquatic Center

Your Configured RICOH IM C4510



*Note: The image is a photo realistic illustration of your selected configuration.

DIMENSIONS

WIDTH	DEPTH	HEIGHT
23.10in	**27.60in**	**47.60in**
(587mm)	(701mm)	(1,209mm)

Actual dimensions may vary. These are approximate only.

POWER CONSUMPTION (MAIN UNIT)

120V-127V, 60Hz

Additional power requirements may apply.

Please read each option's description copy to see if additional power sources are needed.

Your Chosen Options

- IM C4510
- Paper Feed Unit PB3320
- PostScript3 Unit Type M52
- Fax Option Type M52
- Print Cartridge Black IM C6010
- Print Cartridge Yellow IM C6010
- Print Cartridge Magenta IM C6010
- Print Cartridge Cyan IM C6010
- Waste Toner Bottle IM C6000

Created By: Corporation Yard

Your Configured RICOH IM 5000



*Note: The image is a photo realistic illustration of your selected configuration.

DIMENSIONS

WIDTH	DEPTH	HEIGHT
23.10in	**26.70in**	**47.90in**
(587mm)	(678mm)	(1,217mm)

Actual dimensions may vary. These are approximate only.

POWER CONSUMPTION (MAIN UNIT)

120V-127V, 60Hz

Additional power requirements may apply.

Please read each option's description copy to see if additional power sources are needed.

Your Chosen Options

- IM 5000
- Cabinet Type F
- PostScript3 Unit Type M45
- Fax Option Type M45
- Print Cartridge MP 6054
- Waste Toner Bottle IM 6000

Created By: Finance Admin

Your Configured RICOH IM C4510



*Note: The image is a photo realistic illustration of your selected configuration.

DIMENSIONS

WIDTH	DEPTH	HEIGHT
45.70in	**27.60in**	**47.60in**
(1,161mm)	(701mm)	(1,209mm)

Actual dimensions may vary. These are approximate only.

POWER CONSUMPTION (MAIN UNIT)

120V-127V, 60Hz

Additional power requirements may apply.

Please read each option's description copy to see if additional power sources are needed.

Your Chosen Options

- IM C4510
- Paper Feed Unit PB3320
- Finisher SR3320 (1,000 sheet)
- Bridge Unit BU3100
- Punch Unit PU3080 NA
- PostScript3 Unit Type M52
- Fax Option Type M52
- Print Cartridge Black IM C6010
- Print Cartridge Yellow IM C6010
- Print Cartridge Magenta IM C6010
- Print Cartridge Cyan IM C6010
- Waste Toner Bottle IM C6000

Created By: Police Admin

Your Configured RICOH IM C6010



*Note: The image is a photo realistic illustration of your selected configuration.

DIMENSIONS

WIDTH	DEPTH	HEIGHT
45.70in	**27.60in**	**47.60in**
(1,161mm)	(701mm)	(1,209mm)

Actual dimensions may vary. These are approximate only.

POWER CONSUMPTION (MAIN UNIT)

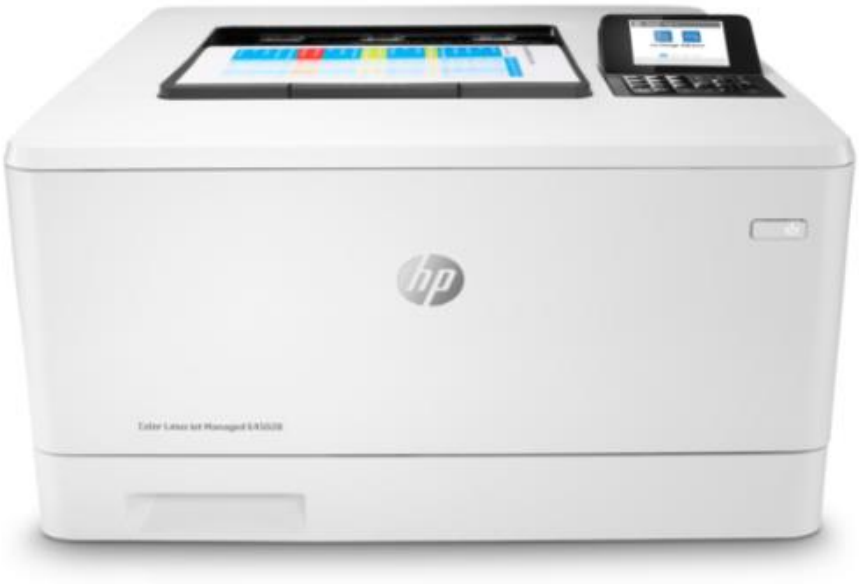
120V-127V, 60Hz

Additional power requirements may apply.

Please read each option's description copy to see if additional power sources are needed.

Your Chosen Options

- IM C6010
- Paper Feed Unit PB3320
- Finisher SR3320 (1,000 sheet)
- Bridge Unit BU3100
- PostScript3 Unit Type M52
- Print Cartridge Black IM C6010
- Print Cartridge Yellow IM C6010
- Print Cartridge Magenta IM C6010
- Print Cartridge Cyan IM C6010
- Waste Toner Bottle IM C6000



Device : HP Color LaserJet Mngd E45028dn Printer (3QA35A)

Technical Specs

Dimensions

Width : 413.6 mm (16.28 inches)

Depth : 472 mm (18.58 inches)

Height : 304.4 mm (11.98 inches)

Unboxed : 18.9 Kg (41.67 lbs)

Boxed : 21.6 Kg (47.62 lbs)

Main Unit Details

Specification	Value
Mono and color ppm	27/ 27
Recommended Monthly Page Volume	1,500 to 7,500
Tray capacity	300
Memory size in GB	1.25



Device : HP Color LaserJet Enterprise X55745dn (6QP97A)

Technical Specs

Dimensions

Width : 500 mm (19.69 inches)

Depth : 460 mm (18.11 inches)

Height : 415 mm (16.34 inches)

Unboxed : 31.12 Kg (68.61 lbs)

Boxed : 34.24 Kg (75.49 lbs)

Main Unit Details

Specification	Value
Mono and color ppm	45/ 45
Recommended Monthly Page Volume	Up to 15,000
Tray capacity	650
Keyboard	No keyboard
OCR	No OCR
Stapler Stacker	No Stapler



Device : HP LaserJet Managed MFP E42540f Printer (3PZ75A)

Technical Specs

Dimensions

Width : 420 mm (16.54 inches)

Depth : 390 mm (15.35 inches)

Height : 323 mm (12.72 inches)

Unboxed : 13.01 Kg (28.68 lbs)

Boxed : 14.7 Kg (32.41 lbs)

Main Unit Details

Specification	Value
Mono and color ppm	38/ 0
Recommended Monthly Page Volume	1,500 to 7,500
Tray capacity	350
simplex/duplex ipm	35/ 20
ADF sheet capacity	50
Memory size in GB	2



Device : HP LaserJet Managed E40040dn Printer (3PZ35A)

Technical Specs

Dimensions

Width : 381 mm (15 inches)

Depth : 357 mm (14.06 inches)

Height : 220 mm (8.66 inches)

Unboxed : 8.5 Kg (18.74 lbs)

Boxed : 11.37 Kg (25.07 lbs)

Main Unit Details

Specification	Value
Mono and color ppm	38/ 0
Recommended Monthly Page Volume	1,500 to 7,500
Tray capacity	350
Memory size in GB	1



Device : HP Color LaserJet Mngd MFP E47528f Prntr (3QA75A)

Technical Specs

Dimensions

Width : 415.4 mm (16.35 inches)

Depth : 472 mm (18.58 inches)

Height : 399.8 mm (15.74 inches)

Unboxed : 23.2 Kg (51.15 lbs)

Boxed : 26.32 Kg (58.03 lbs)

Main Unit Details

Specification	Value
Mono and color ppm	27/ 27
Recommended Monthly Page Volume	1,500 to 7,500
Tray capacity	300
simplex/duplex ipm	35/ 20
ADF sheet capacity	50
Memory size in GB	2

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Payment Issuance Report and Electronic Funds Transfers
Prepared by: Gloria Tai, Senior Finance Technician

EXECUTIVE SUMMARY:

The City Council will receive a listing of payments issued from December 1, 2023 – December 31, 2023, totaling $10,003,063.60 and January 1, 2024 – January 31, 2024, totaling $17,752,552.22.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

Summary of Payments Issued

Report Period	December 1, 2023 – December 31, 2023
Total Number of Payments:	289
Total Amount of Payments:	$10,003,063.60

Report Period	January 1, 2024 – January 31, 2024
Total Number of Payments:	352
Total Amount of Payments:	$17,752,552.22

DESCRIPTION:

The Payment Issuance Report (Attachment 1 and Attachment 2) provides a listing of all payments for the period beginning December 1, 2023, through January 31, 2024. This report is provided in accordance with the policy adopted November 15, 2011, in Resolution No.189-11. The listing of payments has been reviewed in accordance with the policies for processing payments and expenditures.

The City's practice of reporting payments to the City Council after the payments have been made is in compliance with California Government Code Sections 37208 (b) and (c), which allow for an agency to make payments without first being audited by the legislative body, as long as such payments are: 1) conforming to a budget approved by ordinance or resolution of the legislative body; and 2) presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Payment Issuance Report for December 2023
2) Payment Issuance Report for January 2024

City of Dublin
Payment Issuance Report

Print Date: 2/5/2024

Payments Dated 12/1/2023 through 12/31/2023

Date Issued	Payee	Description	Amount
12/1/2023	INTERNAL REVENUE SERVICE	FEDERAL EXCISE TAX	51.46
12/1/2023	UNUM LIFE INS CO OF AMERICA	LIFE AND AD&D PREMIUM - NOV 2023	11,162.37
		Payments Issued 12/1/2023 Total:	**11,213.83**
12/4/2023	AECOM TECHNICAL SERVICES, INC.	CEQA PREP FOR HEXCEL REDEV	3,903.75
12/4/2023	APEX GRADING	FALLON VILLAGE GHAD PROFESSIONAL SERVICES OCT 2023	20,500.00
12/4/2023	APEX GRADING	SCHAEFER RANCH GHAD PROFESSIONAL SERVICES OCT 2023	24,700.00
12/4/2023	AT&T - CALNET 3	SERVICE TO WAVE 11/12/23	120.39
12/4/2023	AT&T - CALNET 3	SERVICE TO 800 11/12/23	0.01
12/4/2023	AT&T - CALNET 3	SERVICE TO SHANNON 11/12/2023	268.95
12/4/2023	AT&T - CALNET 3	SERVICE TO SR ALARM 11/12/23	213.55
12/4/2023	AT&T - CALNET 3	SERVICE TO CIVIC 11/12/2023	118.05
12/4/2023	AT&T - CALNET 3	SERVICE TO CY 11/14/23	61.12
12/4/2023	AT&T - CALNET 3	SERVICE TO CY FAX 11/14/23	31.33
12/4/2023	AT&T - CALNET 3	SERVICE TO PSC FIRE ALARM 11/14/23	61.12
12/4/2023	AT&T - CALNET 3	SERVICE TO FS18 11/14/23	90.89
12/4/2023	AT&T - CALNET 3	SERVICE TO CY 11/14/23	236.33
12/4/2023	AT&T - CALNET 3	SERVICE TO BLDG INSP 11/14/23	31.33
12/4/2023	AT&T - CALNET 3	SERVICE TO ELEVATOR 11/14/23	120.67
12/4/2023	AT&T - CALNET 3	HERITAGE 9391018979 11/14/23	31.33
12/4/2023	AT&T - CALNET 3	SERVICE TO LIBRARY 911 11/14/23	31.33
12/4/2023	AT&T - CALNET 3	SHANNON CENTER ALARM 9391063350 11/12/23	31.26
12/4/2023	AT&T SERVICES INC	CELL TOWER DEPOSIT REFUND	1,666.95
12/4/2023	BAY ALARM COMPANY	ALARM SERVICES SHANNON CENTER SERVICE CALL NOV 2023	171.06
12/4/2023	BAY ALARM COMPANY	ALARM SERVICES SENIOR CENTER DOOR REPAIR NOV 2023	215.00
12/4/2023	BAY AREA JUMP	HOLIDAY TREE LIGHTING TRAIN AND SLIDE	3,096.00
12/4/2023	BEST VERSION MEDIA, LLC	EAST DUBLIN LIVING AD	408.30
12/4/2023	BKF ENGINEERS	TASSAJARA RD GAP CLOSURE PROJECT SEP 2023	6,474.88
12/4/2023	BPXPRESS	BPX ADVERT. PLAN RM ALAMO CK FENCE PK0122 OCT 2023	383.70
12/4/2023	BRIAN KEITH	HERITAGE PARK PUBLIC ART PROJECT	13,125.00
12/4/2023	BYOG	PW INSPECTORS VEST - 2XL LIME W/CITY LOGO OCT 2023	112.57
12/4/2023	C. OVERAA & CO.	WAVE POOL DECK RESURFACING	38,500.00
12/4/2023	CALEHS ATTN: JOE MOULTON	INSPECTION CIVIC CENTER GENERATOR	300.00
12/4/2023	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES SEP 2023	2,056.14
12/4/2023	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES OCT 2023	4,629.09
12/4/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	402.40
12/4/2023	CDW GOVERNMENT INC	MICR PRINTER	874.60
12/4/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	446.40
12/4/2023	COMCAST	INTERNET/CABLE SVC VARIOUS CITY DEPARTMENTS	579.84
12/4/2023	CONSOLIDATED ENGINEERING	TASK ORDER1 CAC SPECIAL INSPECT. & TESTING NOV 2023	947.16
12/4/2023	CONSOLIDATED ENGINEERING	TASK ORDER1 CAC SPECIAL INSPECT. & TESTING JUN 2023	9,076.32
12/4/2023	CONSOLIDATED ENGINEERING	TASK ORDER1 CAC SPECIAL INSPECT. & TESTING AUG 2023	14,212.80
12/4/2023	CONSOR NORTH AMERICA, INC.	PS&E FOR ST. & PERSIMMON DR PEDEST PATH AUG-SEP 2023	9,193.75
12/4/2023	CONSOR NORTH AMERICA, INC.	PS&E FOR ST. & PERSIMMON DR PEDEST PATH OCT 2023	1,866.00
12/4/2023	CONVERGEONE, INC.	ANNUAL CISCO MS RENEWAL 2023/2024	18,726.00
12/4/2023	DAHLIN GROUP INC	SENIOR CENTER REPAIR CONSTRUCT SEP 2023 REVISED	562.50
12/4/2023	DAHLIN GROUP INC	SENIOR CENTER REPAIR CONSTRUCT OCT 2023	250.00
12/4/2023	DAHLIN GROUP INC	SENIOR CENTER REPAIR CONSTRUCT SEP 2023	160.77
12/4/2023	DAVID L. GATES & ASSOCIATES, INC.	ALAMO CREEK FENCE DESIGN SERVICES SEP 2023	2,461.86
12/4/2023	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE NOV 2023	516.00
12/4/2023	DUBLIN CHEVROLET	POLICE VEHICLE REPAIRS & MAINTENANCE	160.61
12/4/2023	DUBLIN UNIFIED SCHOOL DISTRICT	PG&E ELECTRIC FOR STAGER GYM SEP 2023	1,741.68
12/4/2023	DUBLIN UNIFIED SCHOOL DISTRICT	PG&E GAS BILL FOR STAGER GYM SEP 2023	27.98
12/4/2023	ENGEO INC	FALLON VILLAGE GHAD PROFESSIONAL SERVICES OCT 2023	11,557.47
12/4/2023	ENGEO INC	FALLON CROSSING GHAD PROFESSIONAL SERVICE OCT 2023	3,516.76
12/4/2023	ENGEO INC	SCHAEFER RANCH GHAD PROFESSIONAL SERVICES OCT 2023	18,754.13
12/4/2023	ESRI	ARCGIS DESKTOP ADVANCED PRIMARY MAINTENANCE	13,365.00
12/4/2023	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	1,814.51
12/4/2023	GANNETT FLEMING, INC.	TO 4 - 2023 SLURRY SEAL SEP 2023	19,866.66
12/4/2023	GEOCON CONSULTANTS, INC.	TASK ORDER3 -ST0117 2023 SLURRY SEAL -MATERIAL OCT 2023	1,610.00
12/4/2023	GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.	DESIGN OF CULTURAL ARTS CENTER OCT 2023	28,665.47
12/4/2023	GUIDA SURVEYING INC.	ENGINEERING SERVICES - PLAN REVIEW AUG 2023	853.96
12/4/2023	KIMLEY-HORN AND ASSOC. INC.	HOUSING ELEMENT UPDATE CONSULTING SERVICES	1,205.52
12/4/2023	LEHR AUTO	POLICE VEHICLE REPAIRS & MAINTENANCE	518.56
12/4/2023	LPA, INC.	TASK ORDER 2 LIBRARY CONCEPT DESIGN OCT 2023	7,140.00
12/4/2023	LSA ASSOCIATES INC.	CEQA DOCUMENT PREP FOR QUARRY LN SCHOOL PAC	536.25
12/4/2023	LSA ASSOCIATES INC.	CEQA DOCUMENT PREP FOR DUBLIN FALLON 580 PROJECT	3,605.38
12/4/2023	MCE CORPORATION	MAINTENANCE SERVICES - OCT 2023	715,914.01
12/4/2023	MEYERS NAVE	FALLON VILLAGE GHAD PROFESSIONAL SERVICES SEP 2023	67.00
12/4/2023	MICHAEL MCCORRISTON	REIMBURSEMENT NLC SUMMIT	144.19
12/4/2023	MNS ENGINEERS, INC.	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD SEP 2023	31,765.84
12/4/2023	MNS ENGINEERS, INC.	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD OCT 2023	30,414.25

12/4/2023	MNS ENGINEERS, INC.	DON BIDDLE COMMUNITY PARK INSPECTIONS OCT 2023	721.40
12/4/2023	NELSON PURECO	TRAVEL REIMBURSEMENT CACEO 2023	210.77
12/4/2023	NICOLE WANZENRIED	MILEAGE REIMBURSEMENT AUG 2023	86.66
12/4/2023	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-FALLON SPORTS PARK PH3 OCT 2023	600.00
12/4/2023	PG&E	SERVICE TO FS16 10/11/23	984.32
12/4/2023	PG&E	SERVICE TO HPM 10/29/23	478.63
12/4/2023	PG&E	LS2-A SERVICE TO AVB 10/31/23	1,474.79
12/4/2023	PG&E	TC1 SERVICE TO POSITANO 10/31/23	359.15
12/4/2023	PG&E	SERVICE TO CORP YARD 10/30/23	2,740.85
12/4/2023	PG&E	B1 SERVICE TO POSITANO IRRIG 10/30/23	125.76
12/4/2023	PG&E	B6 SERVICE TO FSP 11/05/23	9,482.88
12/4/2023	PG&E	IRRIGATION SERVICE TO 10/31/23	351.30
12/4/2023	PG&E	B1 ART LIGHT 7401 DUBLIN BLVD 10/31/23	256.51
12/4/2023	PG&E	A6 SERVICE TO FS17 11/05/2023	330.02
12/4/2023	PG&E	TC1 SERVICE TO DB 11/103/23	79.44
12/4/2023	PG&E	LS2-A SERVICE TO 11/06/2023	2,437.33
12/4/2023	PG&E	B6 SERVICE TO LIBRARY 10/30/23	79.56
12/4/2023	PHOENIX GROUP INFO SYS.	PARKING CITATIONS COLLECTED - OCT 2023	283.89
12/4/2023	PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	2,554.61
12/4/2023	QUENCH USA, INC.	WATER SERVICES DEC 2023	603.93
12/4/2023	RCLCO	REAL ESTATE CONSULTING CFD FOR EAST RANCH (CROAK RANCH)	21,500.00
12/4/2023	REGENCY VILLAGE AT DUBLIN, LLC	REGENCY CENTERS TAX REIMBURSEMENT APR 2022-MAR 2023	350,000.00
12/4/2023	RETIREE MEDICAL	RETIREE MEDICAL	3,091.35
12/4/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	1,041.84
12/4/2023	SAN JOSE ICE COMPANY	SNOW PLAY AREA FOR TREE LIGHTING EVENT	8,106.48
12/4/2023	SELECT IMAGING	NAME BADGES	53.25
12/4/2023	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	PRINTER MAINTENANCE	1,545.10
12/4/2023	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	COPIER SUPPLY AND SERVICE AGREEMENT	5,150.46
12/4/2023	SHELDON LEADER	INTERSECTION SITE LICENSES	4,900.00
12/4/2023	SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	MRP STORMWATER INSPECTIONS AUG 2023	2,551.00
12/4/2023	SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	MRP STORMWATER INSPECTIONS SEP 2023	1,267.00
12/4/2023	SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	MRP STORMWATER INSPECTIONS JUL 2023	1,726.00
12/4/2023	SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN SEP 2023	4,062.40
12/4/2023	SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER OCT 2023	65,845.50
12/4/2023	TETRA TECH, INC.	DISASTER PREP GAP ANALYSIS CONTRACT SERVICES	5,000.00
12/4/2023	TIMOTHY DANA BOWEN	REC CLASS INSTRUCTOR	1,209.00
12/4/2023	TIREHUB, LLC.	POLICE VEHICLE REPAIRS & MAINTENANCE	2,044.82
12/4/2023	T-MOBILE USA, INC.	CELL PHONE SERVICES THROUGH 11/20/2023	667.25
12/4/2023	T-MOBILE USA, INC.	PIO & PW CELL PHONE SERVICES THROUGH 11/20/2023	163.62
12/4/2023	TREASURER ALAMEDA COUNTY	PARKING CITATIONS COLLECTED - OCTOBER	1,472.50
12/4/2023	TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL OCT 2023	20,683.17
12/4/2023	WALNUT CREEK FORD	FORD F150 LIGHTNING FLEET TRUCK - VIN 33045	63,616.16
12/4/2023	WARMINGTON RESIDENTIAL CA	DEVELOPER DEPOSIT (DV0117) REFUND	2,628.24
12/4/2023	WESTEK SYSTEMS INC.	HARDWARE, SOFTWARE & TECHNICAL SUPPORT	2,229.08
12/4/2023	WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE SEP 2023	8,271.00
12/4/2023	WING YEE LAM	TRAINING REIMBURSEMENT	434.00
		Payments Issued 12/4/2023 Total:	**1,678,712.75**
12/6/2023	CAL PERS HEALTH PREMIUM	HEALTH INSURANCE PREMIUM - DEC 2023	159,548.46
12/6/2023	GHILOTTI BROS, INC.	DUBLIN BLVD PAVEMENT REHAB PROJECT	199,503.81
		Payments Issued 12/6/2023 Total:	**359,052.27**
12/7/2023	CAL PERS	PERS RETIREMENT PLAN: PE 12/1/23	92,051.40
12/7/2023	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 12/1/23	112,362.91
		Payments Issued 12/7/2023 Total:	**204,414.31**
12/8/2023	DSRSD	SERVICE TO 11/14/2023	18,707.82
12/8/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 12/1/23	33,546.92
		Payments Issued 12/8/2023 Total:	**52,254.74**
12/11/2023	4LEAF INC.	BLDG. INSP., CODE ENF. & PLAN CHECK OCT 2023	78,976.75
12/11/2023	A4 PROMOTIONS & INCENTIVES	PRINTING SERVICES	484.88
12/11/2023	ADVANCED INTEGRATED PEST MANAGEMENT	PEST MANAGEMENT - NOV 2023	4,228.80
12/11/2023	AMY L. JONES	REC CLASS INSTRUCTOR	204.17
12/11/2023	AT&T - CALNET 3	HERITAGE CENTER BACKUP 11/06/23	61.46
12/11/2023	AVANTPAGE INC	TRANSLATING, EDITING & PROOFREADING SERVICES	730.90
12/11/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE FIRE ALARM JAN-MAR 2024	441.12
12/11/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE SEC ALARM JAN-MAR 2024	198.00
12/11/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	1,290.38
12/11/2023	BRACELIN PROPERTY DEVELOPMENT	WAVE BOILER PURCHASE - DEC 2023	40,400.00
12/11/2023	BRINKS, INC.	ARMORED CAR SERVICE -DECEMBER	311.29
12/11/2023	CALED CA ASSN FOR LOCAL ECON DEV	CALED ANNUAL MEMBERSHIP 2024	120.00
12/11/2023	CALLANDER ASSOCIATES INC.	TASK ORDER 2 - MAPE MEMORIAL PARK PTHWY RELO. OCT 2023	3,812.12

12/11/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	775.65
12/11/2023	CATALINA MEDELES-GUEVARA	DPS - TOC CONFERENCE	776.65
12/11/2023	CDW GOVERNMENT INC	MICR HIGH YIELD TONER	463.89
12/11/2023	CDW GOVERNMENT INC	VERKADA BP41 - ALARM CONTROL PANEL	6,417.06
12/11/2023	CHANDLER ASSET MANAGEMENT	INVESTMENT CONSULTING SERVICES - NOVEMBER	13,686.18
12/11/2023	CHILDREN'S HOSPITAL OAKLAND	DPS SERVICES - PROFESSIONAL FEES	788.00
12/11/2023	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICES DEC	14,448.61
12/11/2023	CONSOR NORTH AMERICA, INC.	KOOPMAN CANYON CREEK CHANNEL & BANK REPAIR OCT 2023	3,253.00
12/11/2023	CONSOR NORTH AMERICA, INC.	KOOPMAN CANYON CREEK CHANNEL & BANK REPAIR SEP 2023	19,302.50
12/11/2023	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	TASK ORDER 13 - IRON HORSE TRAIL FIBER OPTIC SEP 2023	4,998.10
12/11/2023	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	TO12B MARTIN CANYON CREEK SILVERGATE DR OCT 2023	7,238.00
12/11/2023	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	TO12B MARTIN CANYON CREEK SILVERGATE DR SEP 2023	9,984.00
12/11/2023	DELL MARKETING L.P. C/O DELL USA L.P.	DPS WORKSTATION REPLACEMENTS	106,075.68
12/11/2023	DELTA DENTAL OF CALIFORNIA	DELTA DENTAL PREMIUM - NOV 2023	14,178.17
12/11/2023	DSRSD	FS17 GREASE TRAP/INTERCEPTOR INSP. MAY 2023	143.00
12/11/2023	DSRSD	FS18 GREASE TRAP/INTERCEPTOR INSP. AUG 2023	135.00
12/11/2023	EAST BAY POOL SERVICE, INC.	ROUTINE POOL MAINTENANCE AT THE WAVE	11,151.62
12/11/2023	ECONOMIC & PLANNING SYSTEMS, INC.	INCLUSIONARY ZONING AND IN-LIEU FEE FEASIBILITY	5,653.75
12/11/2023	ELEGANT OCCASIONS SERVICES	EMPLOYEE RECOGNITION EVENT CONTRACT 12.12.2023	6,748.08
12/11/2023	ENTERPRISE RENT A CAR EAN SERVICES, LLC	RENTAL CARS FOR DPS SIU	2,458.83
12/11/2023	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	1,106.86
12/11/2023	EVERYTHING GROWS INTERIOR LANDSCAPING	INTERIOR PLANT CARE & MAINT. - DEC 2023	212.69
12/11/2023	FIELDMAN, ROLAPP & ASSOCIATES	FINANCIAL ADVISORY SERVICES -EAST RANCH CFD	8,506.50
12/11/2023	GEOCON CONSULTANTS, INC.	TO4-VILLAGE PKWY-ADDT'L GEO TECH SVCS & BORINGS OCT 2023	9,500.93
12/11/2023	GEOCON CONSULTANTS, INC.	TO4-VILLAGE PKWY-ADDT'L GEO TECH SVCS & BORINGS SEP 2023	4,045.00
12/11/2023	GOLDEN STATE FLEET SVCS INC	DPS TOWING SERVICES	125.00
12/11/2023	GOODFELLOW SEQUOIA AJV	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD PROJ	403,465.00
12/11/2023	HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES - TREE LIGHTING	600.00
12/11/2023	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 12/1/23	3,889.09
12/11/2023	I C M A 401 PLAN	DEFERRED COMP 401A: PE 12/1/23	1,242.43
12/11/2023	I C M A 457 PLAN	DEFERRED COMP 457: PE 12/1/23	28,052.82
12/11/2023	KALAMAL LLC	OUTDOOR OPERATIONS GRANT PROGRAM	11,527.79
12/11/2023	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES NOV 2023	40.95
12/11/2023	LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	4,433.40
12/11/2023	LANLOGIC INC.	OPEN DNS SOFTWARE	1,050.00
12/11/2023	LIVERMORE-PLEASANTON UMPIRES ASSOCIATION	OFFICIATING SERVICES FOR PCS SPORTS PROGRAMS	1,470.00
12/11/2023	LYNX TECHNOLOGIES, INC.	GIS CONSULTING SERVICES - NOV 2023	5,175.00
12/11/2023	MICHAEL Z. BAKER	DPS CNOA CONFERENCE 2023	328.65
12/11/2023	NICHOLS CONSULTING ENGINEERS	DESIGN SVCS-IRON HORSE NATURE PARK OCT 2023	13,582.88
12/11/2023	OFFICE TEAM	TEMPORARY EMPLOYEE-CLERK RECORDS PROJECT	301.50
12/11/2023	PARK ENGINEERING, INC.	ENERGY EFFICIENCY PROJECT MANAGEMENT AUG&SEP 2023	28,325.65
12/11/2023	PARK ENGINEERING, INC.	ENERGY EFFICIENCY PROJECT MANAGEMENT OCT 2023	1,481.08
12/11/2023	PG&E	SERVICE TO SCH RNCH PARK 10/29/23	323.14
12/11/2023	PG&E	6196 HORIZON PKWY M DON BIDDLE 10/16/23	787.79
12/11/2023	PG&E	SERVICE TO HCP 10/29/23	2,490.99
12/11/2023	PG&E	B10S SERVICE TO CIVIC CENTER 10/31/23	9,415.99
12/11/2023	PG&E	SERVICE TO WAVE 11/5/2023	41,488.76
12/11/2023	PG&E CFM/PPC DEPARTMENT	PG&E ELEC RELOC 5378-6363 TASSAJARA RD.	25,757.26
12/11/2023	RCLCO	REAL ESTATE CONSULTING DUBLIN CROSSING IA #5 PROJECT	24,601.87
12/11/2023	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	227.46
12/11/2023	RILEY WALTER	DPS CNOA CONFERENCE 2023	261.07
12/11/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	1,041.84
12/11/2023	SCHOOL OF IMAGINATION	PASSTHROUGH GRANT FUNDING FOR PARKING LOT EXPANSION	219,130.00
12/11/2023	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	COPIER SUPPLY AND SERVICE AGREEMENT	2,575.23
12/11/2023	SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	1,500.00
12/11/2023	SPECIAL EVENTS	TENTING AND EQUIPMENT RENTAL - PCS EVENTS	7,898.32
12/11/2023	STRATEGIC ECONOMICS INC.	CONSULTANT FOR UPDATE OF ED STRATEGY & GP ELEMENT	36,020.00
12/11/2023	STRAWN CONSTRUCTION, INC.	CULTURAL ARTS REMODEL & CIVIC CTR IMPROV	730,288.75
12/11/2023	TOWNSEND PUBLIC AFFAIRS, INC	GRANT STRATEGY AND WRITING SERVICES	5,000.00
12/11/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES & SUPPLIES - CAMP PARKS	32,069.31
12/11/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES NOV 2023	22,884.36
12/11/2023	TURNER CONSTRUCTION COMPANY	REFUND OF PERF. BOND CASH DEP FOR PGE#BLDG22-00775	23,930.15
12/11/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING CIVIC NOV 2023	1,390.02
12/11/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING LIBRARY NOV 2023	261.67
12/11/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SENIOR NOV 2023	720.17
12/11/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SHANNON NOV 2023	1,244.25
12/11/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING WAVE NOV 2023	736.42
12/11/2023	URBAN FIELD STUDIO OAKLAND	DOWNTOWN ARCHITECTURAL DESIGN SERVICES	10,008.79
12/11/2023	US BANK - PARS	PARS: PE 12/1/23	2,217.43
12/11/2023	VALERIE DEAM MC GRATH IRISH DANCERS	REC CLASS INSTRUCTOR	1,209.60
12/11/2023	VISION SERVICE PLAN - (CA)	VISION INSURANCE PREMIUM - NOV 2023	2,172.72
12/11/2023	VISIT TRI-VALLEY	VISIT TRI-VALLEY: VIBE ANNUAL SPONSORSHIP	5,000.00
12/11/2023	WALNUT CREEK FORD	3RD FORD F150 LIGHTNING TRUCK FOR FLEET	63,616.18

12/11/2023	WILLDAN HOMELAND SOLUTIONS	ENERGY EFFICIENCY/INFRASTRUCTURE IMPROVEMENTS	95,000.00
12/11/2023	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TASK ORDER 3-IRONHORSE NATURE PARK-CWA ADMIN OCT 2023	206.00
		Payments Issued 12/11/2023 Total:	**2,259,874.40**
12/13/2023	GHILOTTI BROS, INC.	FINAL PAYMENT DUBLIN BLVD PAVEMENT REHAB	158,329.96
		Payments Issued 12/13/2023 Total:	**158,329.96**
12/15/2023	CITY OF ALBANY	ACCMA ANNUAL HOLIDAY LUNCHEON 2023	50.00
12/15/2023	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 12/15/23 & DEC COUNCIL	71,625.40
		Payments Issued 12/15/2023 Total:	**71,675.40**
12/17/2023	UNUM LIFE INS CO OF AMERICA	LIFE AND AD&D PREMIUM - DEC 2023	10,988.41
		Payments Issued 12/17/2023 Total:	**10,988.41**
12/18/2023	6200 VILLAGE PARKWAY, LLC	COMMERCIAL FACADE IMPROVEMENT GRANT	70,000.00
12/18/2023	AETYPIC,INC.	NAVIGATOR PROGRAM - REFERRAL	3,500.00
12/18/2023	AMADOR VALLEY INDUSTRIES LLC	TRASH SERVICES - CAMP PARKS NOV 2023	37,871.58
12/18/2023	ARROW SIGN COMPANY	MED. MRKR LETTER REPLACE SAN RAMON X DUBLIN NOV 2023	2,400.00
12/18/2023	ASSOC. OF DEFENSE COMMUNITIES	2024 MEMBERSHIP DUES	450.00
12/18/2023	AT&T - CALNET 3	ASE CIRCUITS TO 10/31/23	2,327.24
12/18/2023	AT&T - CALNET 3	ASE CIRCUITS TO 11/30/23	2,327.24
12/18/2023	AXIS COMMUNITY HEALTH	HUMAN SERVICES GRANTEE	3,074.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES WAVE JAN-MAR 2024	1,996.98
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES CORP YARD JAN-MAR 2024	320.16
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES SHANNON JAN-MAR 2024	375.06
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES CORP YARD JAN-MAR 2024	390.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	355.74
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES SENIOR JAN-MAR 2024	369.30
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES CIVIC JAN-MAR 2024	180.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	90.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES SENIOR JAN-MAR 2024	207.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES CIVIC JAN-MAR 2024	84.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	500.13
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES WAVE JAN-MAR 2024	213.45
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES FS16 JAN-MAR 2024	138.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES SHANNON JAN-MAR 2024	352.35
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	160.08
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES FS17 JAN-MAR 2024	237.75
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	189.00
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES SHANNON JAN-MAR 2024	541.86
12/18/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE JAN-MAR 2024	256.14
12/18/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	244.57
12/18/2023	CAL PERS	PERS RETIREMENT PLAN: PE 12/15/23 & DEC COUNCIL	90,560.92
12/18/2023	CALED CA ASSN FOR LOCAL ECON DEV	CALED ANNUAL MEMBERSHIP 2024	800.00
12/18/2023	CARAHSOFT	CELL PHONE DATA EXTRACTION SUBSCRIPTION RENEWAL	6,450.00
12/18/2023	CASCADIA CONSULTING GROUP, INC	SB 1383 IMPLEMENTATION ASSISTANCE SEP 2023	10,650.18
12/18/2023	CASCADIA CONSULTING GROUP, INC	SB 1383 IMPLEMENTATION ASSISTANCE OCT 2023	9,689.71
12/18/2023	CASCADIA CONSULTING GROUP, INC	SB 1383 IMPLEMENTATION ASSISTANCE AUG 2023	19,777.95
12/18/2023	CATHERYN M GRIER	PLANNING COMMISSION 12/12/2023	50.00
12/18/2023	CDW GOVERNMENT INC	MIDDLEATLANTIC CABINET COOLER	228.78
12/18/2023	CDW GOVERNMENT INC	LOGITECH RALLY MIC POD	1,988.75
12/18/2023	CDW GOVERNMENT INC	ADOBE CREATIVE CLOUD ALL APPS	127.53
12/18/2023	CDW GOVERNMENT INC	MAGIC MOUSE	195.26
12/18/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	470.40
12/18/2023	CITYSERVE OF THE TRI-VALLEY	FY 23-24 HUMAN SERVICES GRANT (GF) - SENIOR	8,022.50
12/18/2023	CITYSERVE OF THE TRI-VALLEY	FY 23-24 HUMAN SERVICES GRANT (ARPA) - HOMELESSNES	12,397.50
12/18/2023	COMCAST	CIVIC CENTER COMCAST 500M INTERNET 10/1-10/31	2,300.00
12/18/2023	CORODATA SHREDDING, INC.	SHRED BIN/BOX PICKUP OCT 2023	175.80
12/18/2023	CORODATA SHREDDING, INC.	SHRED BIN/BOX PICKUP NOV 2023	15.00
12/18/2023	CREATION NETWORKS, INC	AUDIO VISUAL SERVICES-2 YR SERVICE PLAN	40,000.00
12/18/2023	DANIEL PETROS	DPS CNOA CONFERENCE 2023	67.18
12/18/2023	DENALECT ALARM COMPANY	QUARTERLY ALARM CHARGE F/S 18 DEC 2023	363.00
12/18/2023	DUBLIN TROPHY HOUSE	BUSINESS ANNIVERSARY PLAQUE	84.89
12/18/2023	DUTCHOVER & ASSOCIATES	LANDSCAPE PLAN CHECK & INSPECTIONS	581.25
12/18/2023	EAST BAY EDA	EAST BAY EDA MEMBERSHIP FEE	5,665.00
12/18/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 12/15/23 & DEC COUNCIL	21,896.69
12/18/2023	EOA, INC.	STORMWATER NPDES IMPLEMENTATION ASSIST AUG 2023	13,315.50
12/18/2023	ESHA SUNIL SHENOY	PCS COMMISSION 11/20	50.00
12/18/2023	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	568.04
12/18/2023	GOLDEN STATE FLEET SVCS INC	TOWING SERVICES	125.00
12/18/2023	HERC RENTALS INC.	HERC RENTALS - PCS EVENTS	1,880.31
12/18/2023	HF&H CONSULTANTS, LLC	SOLID WASTE FRANCHISE AGREEMENT AMENDMENT AUG 2023	10,316.25
12/18/2023	HOPE HOSPICE, INC.	FY 23-24 HUMAN SERVICES GRANT (GF) - HOPE HOSPICE	6,297.50

12/18/2023	IRON MOUNTAIN	POLICE RECORDS STORAGE	372.67
12/18/2023	JENNIFER J CANNON	CAMP PARKS ART PROPOSAL STIPEND	555.44
12/18/2023	JOSEPH THOMAS WASHINGTON II	PCS COMMISSION 11/20	50.00
12/18/2023	KIMLEY-HORN AND ASSOC. INC.	DOWNTOWN PUBLIC ART PRE-DESIGN	10,229.00
12/18/2023	LAURA GAN	PCS COMMISSION 11/20	50.00
12/18/2023	MATTHEW T GILLER	PCS COMMISSION 11/20	50.00
12/18/2023	MICHAEL BAKER INT'L, INC.	AFFORDABLE RENTAL HOUSING ASSISTANCE	2,295.00
12/18/2023	NICHOLAS OCHOA	PLANNING COMMISSION 12/12/2023	50.00
12/18/2023	ONE WORKPLACE L. FERRARI LLC	STANDING DESKS - MULTIPLE DEPTS	20,276.95
12/18/2023	PAGE & TURNBULL INC	CAMP PARK SIGNS RELOCATION SERVICES	2,268.00
12/18/2023	PG&E	LS2-A EAST DUBLIN 11/14/2023	18,480.86
12/18/2023	PG&E	B10S SERVICE TO EGP 11/09/23	3,258.42
12/18/2023	PG&E	VAR PARK IRRIGATION 11/06/23	3,954.35
12/18/2023	PG&E	B6 SERVICE TO BRAY CMMN 11/09/2023	97.59
12/18/2023	PG&E	B1 SERVICE TO DEVANY 11/09/23	2.45
12/18/2023	PG&E	SERVICE TO PSC 11/13/23	4,376.24
12/18/2023	PG&E	TC1 SERVICE TO TASSAJARA 11/08/23	106.80
12/18/2023	PG&E	SERVICE TO VARIOUS TC 10/12/23	10,619.93
12/18/2023	PG&E	TC1 SERVICE TO FALLON 11/10/2023	113.06
12/18/2023	PG&E	TC1 SERVICE TO 3544 DB 11/10/2023	109.79
12/18/2023	PG&E	LS2-A SERVICE TO ARN & MART 11/14/23	82.07
12/18/2023	PG&E	LS2-A SERVICE TO CENTRAL 11/14/23	11.62
12/18/2023	PG&E	LS2-A SERVICE TO EAST DUBLIN 11/14/23	18,254.27
12/18/2023	PG&E	SERVICE TO SR CTR 11/9/2023	1,269.80
12/18/2023	PG&E	LS2-A SERVICE TO AVELLINA 11/10/23	335.19
12/18/2023	PG&E	SERVICE TO PSC 11/13/2023	3,747.92
12/18/2023	PG&E	A6 SERVICE TO FS18 11/09/2023	301.18
12/18/2023	PLAN JPA	GENERAL LIABILITY CLAIMS - OCT 2023	8,132.56
12/18/2023	PLAN JPA	GENERAL LIABILITY CLAIMS - NOV 2023	6,060.19
12/18/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS16 DEC 2023	225.40
12/18/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS17 DEC 2023	247.00
12/18/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS18 DEC 2023	194.35
12/18/2023	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	281.52
12/18/2023	RENATA FLECCHIA TYLER	PLANNING COMMISSION 12/12/2023	50.00
12/18/2023	RICHARD THORNBURY	PCS COMMISSION 11/20	50.00
12/18/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	1,736.40
12/18/2023	SAITECH INC	2 GETAC PATROL VEHICLE LAPTOPS	8,654.63
12/18/2023	SCA OF CA LLC	STREET SWEEPING SERVICES NOV 2023	28,998.51
12/18/2023	STORM WATER INSPECTION & MAINTENANCE SERVICES, INC	TRASH CAPTURE DEVICE MAINTENANCE SEP 2023	1,575.00
12/18/2023	STORM WATER INSPECTION & MAINTENANCE SERVICES, INC	TRASH CAPTURE DEVICE MAINTENANCE OCT 2023	15,960.00
12/18/2023	STUDIOFOLIA	CAMP PARKS ART PROPOSAL STIPEND	533.12
12/18/2023	THE COOLTONES BIG BAND	BAND FOR DANCE ESCAPE AT DUBLIN SENIOR CENTER	1,500.00
12/18/2023	THE ECOHERO SHOW, LLC.	SCHOOL ASSEMBLIES WASTEREDUCT RECYCLE NOV 2023	2,400.00
12/18/2023	T-MOBILE USA, INC.	T-MOBILE LE SERVICES	936.00
12/18/2023	TOWN OF DANVILLE	TVCC DINNER MEETING - SEP 2023	520.00
12/18/2023	TRI-SIGNAL INTEGRATION INC	FS18-SERVICE CALL -DACT TRANSMITTER ERROR -NOV 2023	585.00
12/18/2023	TRI-VALLEY COMMUNITY TV	RECORD/TELEVISE CITY COUNCIL & PLNG COMM MTGS	531.24
12/18/2023	TRIVALLEY INTERNET INC	NAVIGATOR PROGRAM - REFERRALS	4,230.00
12/18/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	EXTRA EXTERIOR WINDOW CLEANING - PSC - NOV 2023	440.00
12/18/2023	VERIZON WIRELESS	DATA PLAN FOR LICENSE PLATE READERS	2,475.31
12/18/2023	WC3-WEST COAST CODE CONSULTANT	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 NOV 2023	17,244.50
		Payments Issued 12/18/2023 Total:	**599,141.85**
12/19/2023	ALLISON KELLY PASCHAL-HUNTER	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/19/2023	CHRISTAIN KNIGHT	STAFF REIMBURSEMENT GATE RELAY	13.84
12/19/2023	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 12/15/23	3,814.09
12/19/2023	I C M A 401 PLAN	DEFERRED COMP 401A: PE 12/15/23	1,242.43
12/19/2023	I C M A 457 PLAN	DEFERRED COMP 457: PE 12/15/23 & DEC COUNCIL	28,502.61
12/19/2023	JANINE THALBLUM	PLANNING COMMISSION 12/12/2023	50.00
12/19/2023	MARC SISTO	MILEAGE REIMBURSEMENT NOV 2023	65.50
12/19/2023	MATTHEW AINI	PLANNING COMMISSION 12/12/2023	50.00
12/19/2023	SHARLENE JACKMAN	MILEAGE REIMBURSEMENT MAYOR'S BIKE RIDE	13.89
12/19/2023	SHARLENE JACKMAN	MILEAGE REIMBURSEMENT CSTI TRAINING	82.01
12/19/2023	SHWETA AGRAWAL	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/19/2023	STEPHEN WRIGHT	PLANNING COMMISSION 12/12/2023	50.00
12/19/2023	TIMEA IHAROSI	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/19/2023	U S BANK ST. PAUL	PROPERTY TAX REVENUE PASSTHROUGH (CFD)	3,886,014.62
12/19/2023	U.S. BANK CORPORATE PMT SYSTEM	PURCHASE CARD STATEMENT – NOV 2023	41,613.19
12/19/2023	US BANK - PARS	PARS: PE 12/15/23	3,111.06
12/19/2023	WAHIDA I. RASHID	PLANNING COMMISSION 12/12/2023	50.00
12/19/2023	YUET TAK TSOI	GFOA GAAP UPDATE ONLINE COURSE	195.00
		Payments Issued 12/19/2023 Total:	**3,965,018.24**

12/22/2023	DELTA DENTAL OF CALIFORNIA	DELTA DENTAL PREMIUM - DEC 2023	13,820.95
12/22/2023	VISION SERVICE PLAN - (CA)	VISION INSURANCE PREMIUM - DEC 2023	2,141.42
		Payments Issued 12/22/2023 Total:	**15,962.37**
12/26/2023	4LEAF INC.	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	1,120.00
12/26/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - DPS	238.91
12/26/2023	A4 PROMOTIONS & INCENTIVES	HOLIDAY ORNAMENTS	784.80
12/26/2023	AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTOR	44,667.90
12/26/2023	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES	24,721.05
12/26/2023	BETTER EARTH ELECTRIC, INC.	PERMIT REFUND #BLDG23-01435	261.40
12/26/2023	BETTER EARTH ELECTRIC, INC.	PERMIT REFUND #BLDG23-01063	190.00
12/26/2023	BETTER EARTH ELECTRIC, INC.	PERMIT REFUND #BLDG23-01037	295.60
12/26/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	972.40
12/26/2023	CALIFORNIA SPIRIT ELITE, INC.	REC CLASS INSTRUCTOR	490.00
12/26/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	692.05
12/26/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	297.60
12/26/2023	COMCAST	INTERNET/CABLE SVC VARIOUS CITY DEPARTMENTS	579.84
12/26/2023	CONSOR NORTH AMERICA, INC.	BRIDGE AND STRUCTURE INSPECTION TRAINING SEP 2023	670.00
12/26/2023	CONSOR NORTH AMERICA, INC.	BRIDGE AND STRUCTURE INSPECTION TRAINING OCT 2023	134.00
12/26/2023	DARREN PHILLIPS	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/26/2023	DSRSD	SRCENTER GREASE TRAP INTERCEPTORS INSP NOV 2023	143.00
12/26/2023	EPACT NETWORK LTD	EPACT SOFTWARE	7,750.00
12/26/2023	ESHA SUNIL SHENOY	PCS COMMISSION 12/18	50.00
12/26/2023	EVERPRO KIDS	REC CLASS INSTRUCTOR	1,074.60
12/26/2023	GINA MARIE GARCIA-GABRIELL	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/26/2023	HEALTHEQUITY, INC.	HEALTHCARE (OCT 2023) & COMMUTER (NOV 2023) BENEFIT	653.75
12/26/2023	HEALTHEQUITY, INC.	HEALTHCARE (NOV 2023) & COMMTER (DEC 2023) BENEFITS	653.75
12/26/2023	JIEXING MARGARET LIANG	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/26/2023	JOSEPH THOMAS WASHINGTON II	PCS COMMISSION 12/18	50.00
12/26/2023	JULIA H. TOMTANIA	HERITAGE AND CULTURAL ARTS COMMISSION 12/14/2023	50.00
12/26/2023	KIDZ LOVE SOCCER	REC CLASS INSTRUCTOR	7,308.16
12/26/2023	KIMLEY-HORN AND ASSOC. INC.	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	330.00
12/26/2023	KINDERMUSIK W/ MS LINDSAY & FRIENDS, INC.	REC CLASS INSTRUCTOR	2,806.65
12/26/2023	LAURA GAN	PCS COMMISSION 12/18	50.00
12/26/2023	LEAGUE OF CALIFORNIA CITIES EAST BAY DIVISION	CITY COUNCIL MEMBERS EAST BAY DIVISION MEETING	200.00
12/26/2023	LSA ASSOCIATES INC.	CEQA DOCUMENT PREP FOR DUBLIN FALLON 580 PROJECT	9,819.90
12/26/2023	MAKE ME A PRO SPORTS	REC CLASS INSTRUCTOR	4,205.40
12/26/2023	MATTHEW T GILLER	PCS COMMISSION 12/18	50.00
12/26/2023	MONKEY BEAR YOGA, INC.	REC CLASS INSTRUCTOR	250.00
12/26/2023	NICHOLS CONSULTING ENGINEERS	TASK ORDER 3-MULTI-YEAR PAVING WORK PLAN PHASE1 OCT 2023	11,756.25
12/26/2023	OFFICE TEAM	TEMPORARY EMPLOYEE-CLERK RECORDS PROJECT	300.00
12/26/2023	OLBERDING ENVIRONMENTAL, INC.	BIO SVCS FOR CROAK ROAD DITCH & CULVE AUG & SEP 2023	11,429.10
12/26/2023	PLEASANTON EVENT RENTALS INC	LINEN CLEANING FOR PCS RENTALS PROGRAM	868.20
12/26/2023	PRITI DASOT	REC CLASS INSTRUCTOR	91.00
12/26/2023	RICHARD THORNBURY	PCS COMMISSION 12/18	50.00
12/26/2023	ROBIN SANDY CRANFORD	REC CLASS INSTRUCTOR	943.80
12/26/2023	RON HSI TRI-VALLEY AIKIDO	REC CLASS INSTRUCTOR	48.00
12/26/2023	RRM DESIGN GROUP, A CA CORP	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	1,542.50
12/26/2023	RRM DESIGN GROUP, A CA CORP	LANDSCAPE PLAN CHECK & INSPECTIONS	4,372.50
12/26/2023	SEDGWICK CLAIMS MANAGEMENT,INC.	LOSS CONTROL SERVICES	660.00
12/26/2023	SHIR MARTIAL ARTS EMPOWER MARTIAL ARTS	REC CLASS INSTRUCTOR	333.90
12/26/2023	SQUAD SPORTS INC.	REC CLASS INSTRUCTOR	5,084.40
12/26/2023	STRAWN CONSTRUCTION, INC.	CULTURAL ARTS REMODEL & CIVIC CTR IMPROV	331,573.75
12/26/2023	STUDIO 8 DANCE & PERFORMING	REC CLASS INSTRUCTOR	907.20
12/26/2023	SYED SAMEER SHABIR HAKIM	PCS COMMISSION 12/18	50.00
12/26/2023	THOMSON REUTERS - WEST PAYMENT CENTER	CA CIVIL CODE 2024 - SUBSCRIPTION	98.12
12/26/2023	THOMSON REUTERS - WEST PAYMENT CENTER	2024 PENAL CODE BOOKS	758.52
12/26/2023	TRB AND ASSOCIATES, INC.	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 NOV 2023	32,939.00
12/26/2023	TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL AND STREETLIGHT MAINT SVCS JUL 2023	79,188.74
12/26/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES - NOV 2023	6,039.23
12/26/2023	WARREN PAYLADO	REC CLASS INSTRUCTOR	480.60
12/26/2023	WORKBRIGHT	ONBOARDING SOFTWARE LICENSING FEE - ANNUAL FEES 12/23-12/24	9,720.00
12/26/2023	WORLD CUP SOCCER CAMPS CLINICS	REC CLASS INSTRUCTOR	5,479.50
		Payments Issued 12/26/2023 Total:	**616,425.07**

Grand Total for Payments Dated 12/1/2023 through 12/31/2023: **10,003,063.60**

Total Number of Payments Issued: 289

City of Dublin
Payment Issuance Report

Print Date: 2/5/2024

Payments Dated 1/1/2024 through 1/31/2024

Date Issued	Payee	Description	Amount
1/3/2024	QUADIENT FINANCE USA, INC.	POSTAGE FEES NOV 2023	953.97
		Payments Issued 1/3/2024 Total:	**953.97**
1/5/2024	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 12/29/23	112,143.79
		Payments Issued 1/5/2024 Total:	**112,143.79**
1/8/2024	4LEAF INC.	ENGINEERING SERVICES - PLAN REVIEW OCT 2023	1,200.00
1/8/2024	4LEAF INC.	BLDG. INSP., CODE ENF. & PLAN CHECK NOV 2023	68,808.00
1/8/2024	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	126.09
1/8/2024	ADAMSON POLICE PRODUCTS	ANDERSON VEST ITEMS	100.87
1/8/2024	ALLIANT INSURANCE SVCS INC	INSURANCE POLICIES FOR RENTALS	13,421.00
1/8/2024	AMY'S ENGRAVED SIGNS & AWARDS	NAMEPLATE FOR HUMAN SERVICES COMMISSION	48.51
1/8/2024	AMY'S ENGRAVED SIGNS & AWARDS	NAMEPLATE FOR COMMISSION MEETINGS	60.64
1/8/2024	AT&T	PSC 600M INTERNET & VOIP SERVICES	2,071.18
1/8/2024	AT&T - CALNET 3	SERVICE TO PSC 12/01/23	120.67
1/8/2024	AT&T - CALNET 3	SERVICE TO WAVE 12/12/2023	112.35
1/8/2024	AT&T - CALNET 3	SERVICE TO SHANNON 12/12/2023	250.86
1/8/2024	AT&T - CALNET 3	SERVICE TO SR ALARM 12/13/2023	199.49
1/8/2024	AT&T - CALNET 3	SERVICE TO CIVIC 12/12/2023	111.63
1/8/2024	AT&T - CALNET 3	SERVICE TO LIBRARY 911 12/14/23	29.25
1/8/2024	AT&T - CALNET 3	SERVICE TO CY 12/14/2023	56.96
1/8/2024	AT&T - CALNET 3	SERVICE TO CY FAX 12/14/2023	29.25
1/8/2024	AT&T - CALNET 3	SERVICE TO PSC FIRE ALARM 12/14/2023	56.96
1/8/2024	AT&T - CALNET 3	SERVICE TO FS18 12/14/2023	84.66
1/8/2024	AT&T - CALNET 3	SERVICE TO CY 12/14/2023	234.25
1/8/2024	AT&T - CALNET 3	SERVICE TO BLDG INSP 12/14/2023	29.25
1/8/2024	AT&T - CALNET 3	SERVICE TO ELEVATOR 12/14/2023	112.35
1/8/2024	AT&T - CALNET 3	SERVICE TO FS2-3 11/26/23	349.90
1/8/2024	AT&T - CALNET 3	SERVICE TO SHANNON FAX 11/27/23	59.28
1/8/2024	AT&T - CALNET 3	SERVICE TO FS16 11/27/23	59.74
1/8/2024	AT&T - CALNET 3	SERVICE TO CIVIC 11/27/23	30.64
1/8/2024	AT&T - CALNET 3	CLARK AVE 11/27/23	30.64
1/8/2024	AT&T - CALNET 3	SERVICE TO CIVIC FIRE ALARM 12/01/23	59.96
1/8/2024	AT&T - CALNET 3	HERITAGE CENTER BACKUP 12/06/23	65.40
1/8/2024	AT&T - CALNET 3	SHANNON CENTER ALARM 9391063350 12/12/23	29.25
1/8/2024	BAY ALARM COMPANY	ALARM SERVICES SENIOR BATTERY REPLACE DEC 2023	158.08
1/8/2024	BAY ALARM COMPANY	ALARM SERVICES SHANNON BATTERY REPLACE DEC 2023	162.02
1/8/2024	BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICE POSTING FOR HUMAN SVC COMMISSION	266.75
1/8/2024	BEST VERSION MEDIA, LLC	EAST BAY LIVING MAGAZINE AD SPACE	408.30
1/8/2024	BEYOND MONTESSORI SCHOOL	BUSINESS LICENSE FEE REFUND	126.00
1/8/2024	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	790.83
1/8/2024	BLAISDELL'S BUSINESS PRODUCTS	OFFICE SUPPLIES- NOV 2023	1,771.81
1/8/2024	BLAISDELL'S BUSINESS PRODUCTS	OFFICE SUPPLIES - DEC 2023	845.09
1/8/2024	BLUETOAD, INC.	2024 SPRING ACTIVITY GUIDE	507.00
1/8/2024	BRINKS, INC.	ARMORED CAR SERVICE JAN	308.91
1/8/2024	BSK ASSOCIATES INC.	GEOTECHNICAL PEER REVIEW OCT 2023	1,972.50
1/8/2024	BSK ASSOCIATES INC.	GEOTECHNICAL PEER REVIEW NOV 2023	1,380.75
1/8/2024	CAL PERS	PERS RETIREMENT PLAN: PE 12/29/23	94,607.82
1/8/2024	CALEHS ATTN: JOE MOULTON	INSPECTION CIVIC CENTER GENERATOR NOV-DEC	600.00
1/8/2024	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	780.05
1/8/2024	CDW GOVERNMENT INC	APPLE IPADS	24,217.98
1/8/2024	CDW GOVERNMENT INC	ADOBE & CREATIVE CLOUD RENEWAL	17,362.94
1/8/2024	CITIZEN COMMUNICATIONS, LLC	RECYCLIST PROGRAM TRACKER DEC 2023	900.00
1/8/2024	CODE PUBLISHING, LLC	MUNI CODE UPDATES	70.50
1/8/2024	COMCAST	CIVIC CENTER COMCAST 500M INTERNET	2,300.00
1/8/2024	CONSOR NORTH AMERICA, INC.	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	10,077.50
1/8/2024	CONSOR NORTH AMERICA, INC.	ENGINEERING SERVICES - PLAN REVIEW OCT 2023	12,920.50
1/8/2024	CONSOR NORTH AMERICA, INC.	ENGINEERING SERVICES - PLAN REVIEW NOV 2023	2,658.50
1/8/2024	CORWOOD CAR WASH, INC.	CAR WASHES FOR ALL DPS VEHICLES	1,392.00
1/8/2024	COULSON & ASSOCIATES	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	7,361.25
1/8/2024	CRITICAL REACH INC	APBNET ANNUAL SUPPORT FEE 2024	810.00
1/8/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	DUBLIN STANDARD PLANS AND DETAILS UPDATE	28,513.50
1/8/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	TO12B MARTIN CANYON CREEK SILVERGATE DR OCT 2023	2,773.35
1/8/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	PLANNING & PRELIMINARY ENGINEERING VILLAGE PKWY OCT 2023	9,392.00
1/8/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	TO14 STREET STUDY -DUBLIN BL. OCT 2023	534.00
1/8/2024	DEPARTMENT OF JUSTICE ACCTNG OFFICE-CASHIERING UNI	LIVESCAN FEES	563.00
1/8/2024	DOWNTOWN DISPLAYS LLC	DOWNTOWN WIFI TOWER 2023	1,200.00

1/8/2024	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE - DEC 2023	516.00
1/8/2024	DUBLIN UNIFIED SCHOOL DISTRICT	ELECTRIC BILL (STAGER)	1,557.70
1/8/2024	DUBLIN UNIFIED SCHOOL DISTRICT	GAS BILL FOR STAGER GYM	81.09
1/8/2024	DUTCHOVER & ASSOCIATES	LANDSCAPE PLAN CHECK & INSPECTIONS	483.75
1/8/2024	EAST BAY LEADERSHIP COUNCIL	EAST BAY LEADERSHIP COUNCIL MEMBERSHIP	2,500.00
1/8/2024	EAST BAY POOL SERVICE, INC.	POOL MAINTENANCE AT THE WAVE DEC	8,909.25
1/8/2024	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 12/29/23	38,314.32
1/8/2024	ENGEO INC	STORM RELATED HILL SLIDE PROTECTION SERVICES NOV 2023	1,820.00
1/8/2024	ENGEO INC	SCHAEFER RANCH GHAD PROFESSIONAL SERVICES NOV 2023	8,195.34
1/8/2024	ENGEO INC	FALLON VILLAGE GHAD PROFESSIONAL SERVICES NOV 2023	6,949.00
1/8/2024	ENGEO INC	FALLON CROSSING GHAD PROFESSIONAL SERVICES NOV 2023	6,613.50
1/8/2024	ENTERPRISE RENT A CAR EAN SERVICES, LLC	DPS RENTAL CARS SIU	2,209.94
1/8/2024	EOA, INC.	EVIRON & SUS DIVISION PLAN REVIEW AUG 2023	968.00
1/8/2024	EOA, INC.	STORMWATER NPDES IMPLEMENTATION ASSIST SEP 2023	12,674.75
1/8/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	2,984.58
1/8/2024	EVERBRIDGE, INC.	EMERGENCY ALERT SOFTWARE	5,000.00
1/8/2024	EVERYTHING GROWS INTERIOR LANDSCAPING	INTERIOR PLANT CARE & MAINT. JAN 2024	219.07
1/8/2024	GANNETT FLEMING, INC.	GREEN STORMWATER INFRASTRUCTURE NOV 2023	5,252.00
1/8/2024	GANNETT FLEMING, INC.	IRON HORSE NATURE PARK&OPE SPACE PHASE1 NOV 2023	10,504.00
1/8/2024	GEOCON CONSULTANTS, INC.	TO4-VILLAGE PKWY-ADDT'L GEO TECH SVCS & BORINGS NOV 2023	3,837.50
1/8/2024	GOLDEN STATE FLEET SVCS INC	TOWING SERVICE	125.00
1/8/2024	HAMINA RAHIMI	BUSINESS LICENSE FEE REFUND	93.00
1/8/2024	HD SUPPLY CONST & INDUSTRIAL	FIRST AID KITS	165.08
1/8/2024	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 12/29/23	101,118.96
1/8/2024	I C M A 401 PLAN	DEFERRED COMP 401A: PE 12/29/23	1,414.93
1/8/2024	I C M A 457 PLAN	DEFERRED COMP 457: PE 12/29/23	30,082.65
1/8/2024	INTERACTIVE DATA, LLC	IDICORE SOFTWARE	299.00
1/8/2024	KAISER FOUNDATION HEALTH PLAN	NUTRITION-YUM! MEAL PREP WEBINAR - OCT 2023	550.00
1/8/2024	L.N. CURTIS AND SONS	CRIME PREVENTION POLO SHIRTS	87.37
1/8/2024	L.N. CURTIS AND SONS	DPS TECHNICIAN SHIRTS	157.10
1/8/2024	LIVERMORE AUTO GROUP	POLICE VEHICLE REPAIRS & MAINTENANCE	823.19
1/8/2024	LSA ASSOCIATES INC.	BIOLOGICAL MONITORING-KOOPMAN CANYON CREEK NOV 2023	2,661.25
1/8/2024	MEYERS NAVE	FALLON VILLAGE GHAD PROFESSIONAL SERVICES OCT 2023	1,546.50
1/8/2024	M-GROUP	PLANNING SERVICES - BOULEVARD PH 1-5	4,442.50
1/8/2024	MNS ENGINEERS, INC.	ENGINEERING SERVICES - PLAN REVIEW JUL 2023	23,490.76
1/8/2024	NICHOLS CONSULTING ENGINEERS	TASK ORDER 3-MULTI-YEAR PAVING WORK PLAN PH1 NOV 2023	1,842.50
1/8/2024	NICHOLS CONSULTING ENGINEERS	DESIGN SVCS-IRON HORSE NATURE PARK NOV 2023	15,017.50
1/8/2024	NURTUREKIDS MONTESSORI	BUSINESS LICENSE FEE REFUND	126.00
1/8/2024	OFFICE TEAM	TEMPORARY EMPLOYEE-CLERK RECORDS PROJECT	450.00
1/8/2024	PAKPOUR CONSULTING GROUP, INC.	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	19,315.00
1/8/2024	PAKPOUR CONSULTING GROUP, INC.	ENGINEERING SERVICES - PLAN REVIEW OCT 2023	25,777.50
1/8/2024	PAKPOUR CONSULTING GROUP, INC.	ENGINEERING SERVICES - PLAN REVIEW NOV 2023	20,307.50
1/8/2024	PARK ENGINEERING, INC.	ENERGY EFFICIENCY PROJECT MANAGEMENT NOV 2023	1,802.70
1/8/2024	PG&E	6196 HORIZON PKWY M DONBIDDLE 11/14/2023	443.20
1/8/2024	PG&E	B6 SERVICE TO FSP 12/06/23	10,471.92
1/8/2024	PG&E	IRRIGATION SERVICE TO 12/01/2023	309.20
1/8/2024	PG&E	B1 IRRIG 2979 THREE CASTLES 11/28/2023	28.14
1/8/2024	PG&E	B10S SERVICE TO CIVIC CENTER 11/13/2023	11,684.27
1/8/2024	PG&E	SERVICE TO CORP YARD 11/30/23	3,030.26
1/8/2024	PG&E	SERVICE TO SHANNON CENTER 11/30/23	425.67
1/8/2024	PG&E	SERVICE TO SCH RNCH PARK 11/29/23	259.94
1/8/2024	PG&E	B1 SERVICE TO PASSATEMPO 11/26/23	81.84
1/8/2024	PG&E	B1 SERVICE TO SEAN DIAMOND 11/28/23	201.70
1/8/2024	PG&E	B1 SERVICE TO POSITANO IRRIG 11/30/2023	119.25
1/8/2024	PG&E	B1 7341 ROSAMOND HILLS CT 12/06/2023	4.76
1/8/2024	PG&E	SERVICE TO DB PED IRRIG 11/29/23	2.99
1/8/2024	PG&E	SERVICE TO DB DOUGH IRRIG 11/30/23	3.15
1/8/2024	PG&E	B1 ART LIGHT 7401 DUBLIN BLVD 12/03/23	280.62
1/8/2024	PG&E	SERVICE TO POSITANO IRRIG 11/30/23	1.84
1/8/2024	PG&E	B1 SERVICE TO GG IRRIG 12/03/2023	2.15
1/8/2024	PG&E	SERVICE TO ART LIGHTING AVB 11/26/23	240.97
1/8/2024	PG&E	A6 SERVICE TO FS17 12/06/23	1,331.95
1/8/2024	PG&E	TC1 SERVICE TO FALLON 11/27/23	172.36
1/8/2024	PG&E	TC1 SERVICE TO 6795 DOUGHERTY 12/04/2023	240.10
1/8/2024	PG&E	TC1 SERVICE TO AVB 11/29/23	77.83
1/8/2024	PG&E	TC1 SERVICE TO POSITANO 12/01/2023	349.64
1/8/2024	PG&E	TC1 SERVICE TO DB 12/06/2023	90.34
1/8/2024	PG&E	LS2-A SERVICE TO AVB 12/01/2023	1,474.47
1/8/2024	PG&E	LS2-A SERVICE TO 12/07/23	2,437.35

1/8/2024	PG&E	SERVICE TO WAVE 12/06/2023	53,664.58
1/8/2024	PG&E	SERVICE TO HCP 11/29/2023	2,548.83
1/8/2024	PG&E	SERVICE TO FS16 11/09/2023	1,653.62
1/8/2024	PG&E	B6 SERVICE TO LIBRARY 11/30/2023	2,369.75
1/8/2024	PG&E	SERVICE TO HPM 11/29/2023	623.87
1/8/2024	PLEASANTON EVENT RENTALS INC	LINEN CLEANING FOR PCS RENTALS PROGRAM	592.80
1/8/2024	PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	248.32
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - PSC - OCT 2023	53.33
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CIVIC - OCT 2023	93.46
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - WAVE - OCT 2023	81.52
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SENIOR - OCT 2023	87.99
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SHANNON - OCT 2023	75.90
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CORP YARD - OCT 2023	52.68
1/8/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - PSC - NOV 2023	53.33
1/8/2024	QUADIENT FINANCE USA, INC.	POSTAGE FEES DEC 2023	515.61
1/8/2024	QUADIENT LEASING USA, INC.	NEOPOST MAIL MACHINE LEASE OCT 2023-JAN 2024	1,282.75
1/8/2024	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	828.94
1/8/2024	RRM DESIGN GROUP, A CA CORP	LANDSCAPE PLAN CHECK & INSPECTIONS NOV	5,478.25
1/8/2024	SEDGWICK CLAIMS MANAGEMENT,INC.	LOSS CONTROL SERVICES - NOV 2023	2,260.00
1/8/2024	SESAC, INC.	ANNUAL MUSIC LICENSE FEE	1,888.00
1/8/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	TONER	15.00
1/8/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	COPIER SUPPLY AND SERVICE AGREEMENT	2,575.23
1/8/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	PRINTER INSTALLATION	350.00
1/8/2024	SHARARA SULTANI	BUSINESS LICENSE FEE REFUND	93.00
1/8/2024	SHOOTING STARS PRESCHOOL	BUSINESS LICENSE FEE REFUND	126.00
1/8/2024	SIERRA DISPLAY, INC.	INSTALLATION OF SINGLE VETERANS BANNERS.	702.00
1/8/2024	SIERRA DISPLAY, INC.	CHANGE OUT DUBLIN PRIDE, SPARE THE AIR BANNERS	4,342.00
1/8/2024	SIERRA DISPLAY, INC.	REMOVAL OF SINGLE VETERAN BANNERS	702.00
1/8/2024	SIERRA DISPLAY, INC.	CHANGE OUT OF FALL BANNERS TO HOLIDAY BANNER	2,652.00
1/8/2024	SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	1,500.00
1/8/2024	SNG & ASSOCIATES INC.	ENGINEERING SERVICES - PLAN REVIEW AUG 2023	7,177.00
1/8/2024	SNG & ASSOCIATES INC.	ENGINEERING SERVICES - PLAN REVIEW OCT 2023	8,953.75
1/8/2024	SNG & ASSOCIATES INC.	ENGINEERING SERVICES - PLAN REVIEW SEP 2023	5,205.25
1/8/2024	SPRINGFIELD MONTESSORI SCHOOL	BUSINESS LICENSE FEE REFUND	126.00
1/8/2024	ST. FRANCIS ELECTRIC, LLC.	CONTRACT RETENTION RELEASE - CITYWIDE SIGNAL UPGRADE	47,280.62
1/8/2024	STANFORD HEALTH -VALLEYCARE OCCUPATIONAL HEALTH	MEDICAL TEST FEES	259.00
1/8/2024	STONERIDGE CHRYSLER JEEP DODGE	POLICE VEHICLE REPAIRS & MAINTENANCE	4,091.58
1/8/2024	SWRCB	ANNUAL FEE DUBLIN'S STATE NPDES PERMIT FY23-24	26,498.00
1/8/2024	T-MOBILE USA, INC.	CELL PHONE SERVICES THROUGH 12/20/2023	670.25
1/8/2024	TOWNSEND PUBLIC AFFAIRS, INC	GRANT STRATEGY AND WRITING SERVICES	5,000.00
1/8/2024	TREASURER ALAMEDA COUNTY	FY2024 POLICE SERVICES CONTRACT	4,691,243.91
1/8/2024	TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL - NOV 2023	17,951.73
1/8/2024	TRI-VALLEY COMMUNITY TV	PEG CONTRIBUTION FY 23-24	23,283.00
1/8/2024	TRI-VALLEY COMMUNITY TV	OPERATING SUBSIDY FY 23-24	60,758.00
1/8/2024	TRI-VALLEY COMMUNITY TV	RECORD/TELEVISE CITY COUNCIL & PLNG COMM MTGS	1,383.61
1/8/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES & SUPPLIES -CAMP PARKS DEC 2023	32,069.31
1/8/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES SERVICE DEC 2023	22,884.36
1/8/2024	TYLER BUSINESS FORMS	TAX FORMS	742.03
1/8/2024	U.S. BANK	ADMINISTRATION FEES -10/01/2023 - 09/30/2024	3,000.00
1/8/2024	UNIVAR SOLUTIONS	SODIUM HYPOCHLORITE (CHLORINE) FOR THE WAVE	2,782.93
1/8/2024	US BANK - PARS	PARS: PE 12/29/23	1,825.55
1/8/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TASK ORDER 3-IRON HORSE NATURE PARK-CWA ADMIN NOV 2023	412.00
1/8/2024	YU YU FAMILY CHILD CARE	BUSINESS LICENSE FEE REFUND	93.00
		Payments Issued 1/8/2024 Total:	**5,771,935.29**
1/9/2024	ANDREW RUSSELL	EMPLOYEE RECOGNITION CASH AWARD - 10 YEARS	500.00
1/9/2024	CARLOS MOYA	EMPLOYEE RECOGNITION CASH AWARD - 10 YEARS	500.00
1/9/2024	GABRIELLE ABDON	REIMBURSEMENT MEMBERSHIPS JAN 2024	300.00
1/9/2024	IVAN SAN PEDRO	MILEAGE REIMBURSEMENT DEC 2023	25.74
1/9/2024	JACQUI HATZIKOKOLAKIS	MILEAGE REIMBURSEMENT	17.49
1/9/2024	JEAN JOSEY	REIMBURSEMENT NLC SUMMIT	94.58
1/9/2024	KATIE WOLFENBERGER	EMPLOYEE RECOGNITION CASH AWARD - 10 YEARS	500.00
1/9/2024	MEAGAN C. HANNA	EMPLOYEE RECOGNITION CASH AWARD - 10 YEARS	500.00
1/9/2024	MICHELLE SUNG	MILEAGE & PARKING REIMBURSEMENT DEC 2023	39.45
1/9/2024	NICOLE WANZENRIED	MILEAGE REIMBURSEMENT DEC 2023	30.52
		Payments Issued 1/9/2024 Total:	**2,507.78**
1/16/2024	4LEAF INC.	BLDG. INSP., CODE ENF. & PLAN CHECK DEC 2023	65,022.00
1/16/2024	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	63.06

1/16/2024	ACTIVE NETWORKS, LLC	ACTIVE NET ANNUAL SUBSCRIPTION JUL 2023 - JUN 2024	53,040.00
1/16/2024	ACTIVE NETWORKS, LLC	ACTIVE NET - APPLE PAY DEVICES - WAVE	5,875.77
1/16/2024	ADAMSON POLICE PRODUCTS	POLICE PROTECTIVE EQUIPMENT	745.38
1/16/2024	ADVANCED INTEGRATED PEST MANAGEMENT	PEST MANAGEMENT DEC 2023	4,228.80
1/16/2024	ADVANCED MOBILITY GROUP	TRAFFIC SIGNAL SYSTEMS SUPPORT SVCS SEP 2023	1,575.00
1/16/2024	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES NOV 26 - DEC 9	19,736.51
1/16/2024	AMADOR VALLEY INDUSTRIES LLC	TRASH SERVICES - CAMP PARKS DEC 2023	59,385.99
1/16/2024	AMADOR VALLEY INDUSTRIES LLC	GARBAGE FEE COLLECTION PASSTHROUGH TO AVI	4,353,153.48
1/16/2024	AT&T	CVC AT&T IPFLEX VOIP LINE	4,352.16
1/16/2024	AT&T - CALNET 3	ASE CIRCUITS TO 12/31/23	2,327.24
1/16/2024	BAY ALARM COMPANY	ALARM SERVICES WAVE SNACK BAR FEB 2024	11.86
1/16/2024	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	615.79
1/16/2024	BUTLER AMERICA TELECOM INC	DEVELOPER DEPOSIT (DV0422) REFUND	7,000.00
1/16/2024	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	351.80
1/16/2024	CDW GOVERNMENT INC	MICROSOFT SUBSCRIPTIONS	174.70
1/16/2024	CITY OF PLEASANTON	FREEWAY INTERCHANGE DEBT PYMT OCT-DEC 2023	21,163.43
1/16/2024	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICES	3,876.00
1/16/2024	CIVICPLUS, LLC	SEECLICKFIX UNLIMITED ANNUAL LICENSES 1/21/2025	51,022.34
1/16/2024	COMCAST	CABLE	181.48
1/16/2024	CUBIC ITS, INC.	2070 CONTROLLER FOR FOUR INTERSECTIONS NOV 2023	15,567.30
1/16/2024	ECOLAB, INC.	WATER FILTER CARTRIDGES FOR ICE MACHINE SHANNON	495.66
1/16/2024	ECOLAB, INC.	DISHWASHER PODS AND DEGREASER SHANNON	789.08
1/16/2024	ECONOMIC & PLANNING SYSTEMS, INC.	INCLUSIONARY ZONING AND IN-LIEU FEE FEASIBILITY	123.75
1/16/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	3,650.32
1/16/2024	FIRST SERVE PRODUCTIONS INC.	STRIPING OF SPORT COURTS	3,200.00
1/16/2024	GLADWELL GOVERNMENTAL SVCS INC	RECORDS RETENTION LEGAL REVIEW FY 23-24	500.00
1/16/2024	GOLDEN STATE FLEET SVCS INC	TOWING SERVICE	125.00
1/16/2024	HEALTHEQUITY, INC.	HEALTHCARE (12/23) AND COMMUTER BENEFIT (1/24)	653.75
1/16/2024	INTERACTIVE DATA, LLC	IDICORE SOFTWARE	291.00
1/16/2024	JAM SERVICES INC	TRAFFIC SIGNAL SUPPLIES NOV 2023	7,641.75
1/16/2024	JAMES C LADNER	SANTA CLAUS SERVICES FOR CITY EVENTS	750.00
1/16/2024	KENNETH BESS	NAVIGATOR PROGRAM - REFERRAL #26	1,226.00
1/16/2024	KIMLEY-HORN AND ASSOC. INC.	TASK ORDER 7 - DESIGN SVCS GOLDEN GATE DR IMPROVEMENT	22,579.28
1/16/2024	KIMLEY-HORN AND ASSOC. INC.	DOWNTOWN PUBLIC ART PRE-DESIGN	255.00
1/16/2024	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES FOR DEC 2023	15.60
1/16/2024	LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	637.50
1/16/2024	LANLOGIC INC.	OPEN DNS SOFTWARE	1,050.00
1/16/2024	LANLOGIC INC.	NETWORK HARDWARE	10,334.01
1/16/2024	LASER TECHNOLOGY INC.	LIDAR SPEED MEASUREMENT DEVICE	7,006.06
1/16/2024	LYNX TECHNOLOGIES, INC.	GIS CONSULTING SERVICES - APR 2023	5,550.00
1/16/2024	LYNX TECHNOLOGIES, INC.	GIS CONSULTING SERVICES - DEC 2023	2,925.00
1/16/2024	MCE CORPORATION	MAINTENANCE SERVICES - NOV 2023	759,082.28
1/16/2024	PAGE & TURNBULL INC	CAMP PARK SIGNS RELOCATION SERVICES	162.00
1/16/2024	PAKPOUR CONSULTING GROUP, INC.	TO6 - EDTIF - PHASE 2 - NOV 2023	2,897.50
1/16/2024	PECKHAM & MCKENNEY	SECOND RECRUITMENT CONSULTING SERVICES	12,000.00
1/16/2024	PHOENIX GROUP INFO SYS.	PARKING CITATIONS COLLECTED	233.75
1/16/2024	PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	1,820.63
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC NOV 2023	280.38
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE NOV 2023	163.04
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR NOV 2023	175.98
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON NOV 2023	151.80
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD NOV 2023	105.36
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC NOV 2023	106.66
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE DEC 2023	163.04
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR DEC 2023	168.42
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON DEC 2023	151.80
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD DEC 2023	105.36
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC DEC 2023	53.33
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC DEC 2023	93.46
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC JAN 2024	53.33
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC JAN 2024	93.46
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE JAN 2024	81.52
1/16/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR JAN 2024	80.43
1/16/2024	QUADIENT, INC. DEPT 3689	EQUIPMENT RENTAL	99.06
1/16/2024	RAJBIIR SINGH RR PIZZA INC	WAVE BIRTHDAY PARTY PIZZA ORDERS - OCT- NOV 2023	960.14
1/16/2024	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS16 JAN 2024	225.40
1/16/2024	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS17 JAN 2024	247.00
1/16/2024	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS18 JAN 2024	194.35
1/16/2024	SHARP BUSINESS SYSTEMS	USERFUL SUBSCRIPTION 1 YR	7,625.48

1/16/2024	SHUMS CODA ASSOCIATES INC	PLAN REVIEW SERVICES FY24 DEC 2023	140.00
1/16/2024	SPECTRUM COMMUNITY SVCS INC.	FY 23-24 HUMAN SERVICES GRANT (CDBG/ARPA) - SPECTR	7,380.82
1/16/2024	STRATEGIC ECONOMICS INC.	CONSULTANT FOR UPDATE OF ED STRATEGY & GP ELEMENT	18,844.75
1/16/2024	TEEN ESTEEM	MATCHING GRANT - TEEN ESTEEM PROGRAMS DUSD	2,000.00
1/16/2024	T-MOBILE USA, INC.	PIO & PW CELL PHONE SERVICES THROUGH 12/20/2023	163.62
1/16/2024	TREASURER ALAMEDA COUNTY	ANIMAL CONTROL FY23/24 FIELD AND SHELTER SERVICES	74,012.42
1/16/2024	TREASURER ALAMEDA COUNTY	PARKING CITATIONS COLLECTED	1,169.00
1/16/2024	TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL & STREETLIGHT MAINT SVCS SEP 2023	24,385.14
1/16/2024	TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL & STREETLIGHT MAINT SVCS NOV 2023	20,343.57
1/16/2024	TRIVALLEY INTERNET INC	SMALL BUSINESS NAVIGATOR - 12, 12.1, 6, AND 8	10,500.00
1/16/2024	TYLER TECHNOLOGIES, INC.	ERP SOFTWARE IMPLEMENTATION	23,100.00
1/16/2024	U.S. POSTAL SERVICE PLEASANTON MPO	SUMMER CAMPS, AQUATICS GUIDE & CITY REPORT POSTAGE	5,310.79
1/16/2024	UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES JAN 2024	726.38
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING CIVIC DEC 2023	616.67
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SHANNON DEC 2023	1,413.42
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING PSC DEC 2023	752.00
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING WAVE DEC 2023	1,030.75
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING CORP DEC 2023	294.50
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING GLASS LIBRARY DEC 2023	763.00
1/16/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	UPHOLSTERY CHAIRS LOBBY CIVIC	135.00
1/16/2024	VERIZON WIRELESS	CELL SERVICE FOR CAMERAS	589.00
1/16/2024	WESTEK SYSTEMS INC.	HARDWARE, SOFTWARE & TECHNICAL SUPPORT-SERVICE CAL	1,200.00
		Payments Issued 1/16/2024 Total:	**5,721,714.64**
1/17/2024	AIMEE DACUMOS	WELLREIMB JUL-DEC	43.51
1/17/2024	ANASTASIA NELSON	WELLREIMB JUL-DEC	149.94
1/17/2024	ANDREW RUSSELL	WELLREIMB JUL-DEC	150.00
1/17/2024	ANGELICA SMITH	WELLREIMB JUL-DEC	150.00
1/17/2024	ARIDAI MANRIQUE	WELLREIMB JUL-DEC	150.00
1/17/2024	BRIAN SPILLER	WELLREIMB JUL-DEC	59.94
1/17/2024	BRIDGET AMAYA	WELLREIMB JUL-DEC	150.00
1/17/2024	CARLOS MOYA	WELLREIMB JUL-DEC	150.00
1/17/2024	CHRISTAIN KNIGHT	WELLREIMB JUL-DEC	150.00
1/17/2024	CIERRA L. FABRIGAS	WELLREIMB JUL-DEC	150.00
1/17/2024	COLLEEN TRIBBY	EMPLOYEE RECOGNITION CASH AWARD - 10 YEARS	500.00
1/17/2024	CRYSTAL DE CASTRO	WELLREIMB JUL-DEC	144.00
1/17/2024	DANIELLE MUTHER	WELLREIMB JUL-DEC	150.00
1/17/2024	DARLYNN HAAS	WELLREIMB JUL-DEC	150.00
1/17/2024	DEREK TEADERMAN	WELLREIMB JUL-DEC	115.20
1/17/2024	ELISABETH HOGUE	WELLREIMB JUL-DEC	107.94
1/17/2024	EMILY DETERMAN	WELLREIMB JUL-DEC	99.00
1/17/2024	ERIK STATZELL	WELLREIMB JUL-DEC	68.97
1/17/2024	ERIKA SPOON	WELLREIMB JUL-DEC	137.94
1/17/2024	FELICIA ESCOVER	WELLREIMB JUL-DEC	150.00
1/17/2024	FRESHTA PIRZADA	WELLREIMB JUL-DEC	150.00
1/17/2024	GABRIELLE ABDON	WELLREIMB JUL-DEC	150.00
1/17/2024	GASPARE ANNIBALE	WELLREIMB JUL-DEC	150.00
1/17/2024	HAZEL WETHERFORD	WELLREIMB JUL-DEC	150.00
1/17/2024	JACQUI HATZIKOKOLAKIS	WELLREIMB JUL-DEC	150.00
1/17/2024	JAY BAKSA	WELLREIMB JUL-DEC	150.00
1/17/2024	JEFF BAKER	WELLREIMB JUL-DEC	69.00
1/17/2024	JENNIFER LI MARZI	MILEAGE REIMBURSEMENT DEC 2023	29.61
1/17/2024	JENNIFER LI MARZI	WELLREIMB JUL-DEC	150.00
1/17/2024	JENNIFER MENDEZ	WELLREIMB JUL-DEC	150.00
1/17/2024	JORDAN FOSS	WELLREIMB JUL-DEC	150.00
1/17/2024	KAN XU	WELLREIMB JUL-DEC	133.20
1/17/2024	KIRA EVERS	WELLREIMB JUL-DEC	150.00
1/17/2024	LAURIE RITH-CHAN	WELLREIMB JUL-DEC	150.00
1/17/2024	LAURIE SUCGANG	WELLREIMB JUL-DEC	150.00
1/17/2024	MARISSA CLEVENGER	WELLREIMB JUL-DEC	150.00
1/17/2024	MARSHA MOORE	NEW LAW & ELECTIONS SEMINAR	205.68
1/17/2024	MARSHA MOORE	WELLREIMB JUL-DEC	150.00
1/17/2024	MEAGAN C. HANNA	WELLREIMB JUL-DEC	150.00
1/17/2024	MICHELLE SUNG	WELLREIMB JUL-DEC	150.00
1/17/2024	MONETTE AU	MILEAGE REIMBURSEMENT NOV 2023	22.79
1/17/2024	MONETTE AU	MILEAGE REIMBURSEMENT DEC 2023	60.26
1/17/2024	MONETTE AU	WELLREIMB JUL-DEC	150.00
1/17/2024	NICOLE WANZENRIED	WELLREIMB JUL-DEC	150.00
1/17/2024	NORMAN VALES	WELLREIMB JUL-DEC	150.00

1/17/2024	OLIVER CASTILLO	WELLREIMB JUL-DEC	107.94
1/17/2024	PRATYUSH BHATIA	WELLREIMB JUL-DEC	150.00
1/17/2024	RAELYN MIRANDA	WELLREIMB JUL-DEC	150.00
1/17/2024	RHONDA FRANKLIN	MILEAGE REIMBURSMENT MMANC ANNUAL CONF	259.38
1/17/2024	RHONDA FRANKLIN	WELLREIMB JUL-DEC	150.00
1/17/2024	ROEL BLANCO	WELLREIMB JUL-DEC	150.00
1/17/2024	ROSEMARY ALEX	WELLREIMB JUL-DEC	150.00
1/17/2024	SANDRA CAIRES	WELLREIMB JUL-DEC	148.83
1/17/2024	SHANNAN YOUNG	WELLREIMB JUL-DEC	150.00
1/17/2024	SHARLENE JACKMAN	WELLREIMB JUL-DEC	150.00
1/17/2024	SONYA CANTO	WELLREIMB JUL-DEC	150.00
1/17/2024	SUNMI SONG	WELLREIMB JUL-DEC	118.96
1/17/2024	TOMMY COOK	WELLREIMB JUL-DEC	150.00
1/17/2024	TONY LAM	WELLREIMB JUL-DEC	150.00
1/17/2024	WING YEE LAM	WELLREIMB JUL-DEC	150.00
1/17/2024	WING YI TAI	WELLREIMB JUL-DEC	150.00
1/17/2024	YUET TAK TSOI	WELLREIMB JUL-DEC	75.00
1/17/2024	YVONNE L. TAYLOR	WELLREIMB JUL-DEC	150.00
		Payments Issued 1/17/2024 Total:	**8,957.09**
1/18/2024	CAL PERS	PERS RETIREMENT PLAN: PE 1/12/24 & JAN COUNCIL	94,327.31
1/18/2024	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 1/12/24 & JAN COUNCIL	75,085.85
		Payments Issued 1/18/2024 Total:	**169,413.16**
1/19/2024	ANTHONY CALVO	WELLREIMB JUL-DEC	96.98
1/19/2024	COULSON & ASSOCIATES	ENGINEERING SERVICES - PLAN REVIEW AUG 2023	13,552.50
1/19/2024	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 1/12/24 & JAN COUNCIL	23,612.23
1/19/2024	RYAN MORAN	WELLREIMB JUL-DEC	150.00
		Payments Issued 1/19/2024 Total:	**37,411.71**
1/22/2024	AETYPIC,INC.	NAVIGATOR PROGRAM - INC 8 - REFERRAL #22	2,355.00
1/22/2024	AETYPIC,INC.	NAVIGATOR PROGRAM - TAQ AZT - REFERRAL #11	3,500.00
1/22/2024	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	INSPECTIONS FY22-23 NOV 2023	1,740.00
1/22/2024	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES DEC 10 - DEC 23	17,724.67
1/22/2024	BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICE - NOV 2023	1,074.28
1/22/2024	BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICE - DEC 2023	1,688.29
1/22/2024	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	1,257.90
1/22/2024	BKF ENGINEERS	TASSAJARA RD GAP CLOSURE PROJECT - NOV 2023	9,138.25
1/22/2024	BSK ASSOCIATES INC.	WALLIS RANCH GEOTECH SVS FOR SOIL CLASS - NOV 2023	2,679.75
1/22/2024	BSK ASSOCIATES INC.	TESTING/INSP FALLON SPORTS PARK PH3 - AUG 2023	165.75
1/22/2024	CA DEPT. OF TAX & FEE ADMIN	SALES & USE TAX RETURN CAL YR 2023	1,514.00
1/22/2024	CALIFORNIA BUILDING STANDARDS COMMISSION	GREEN BUILDING FEES OCT-DEC 2023	2,442.60
1/22/2024	CALIFORNIA SPIRIT ELITE, INC.	REC CLASS INSTRUCTOR	612.50
1/22/2024	CALIFORNIA WOOD RECYCLING,INC	SB1383 COMPOST PROCUREMENT DEC 2023	13,515.00
1/22/2024	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES - NOV 2023	4,746.32
1/22/2024	CHRISTINE PETIT	REC CLASS INSTRUCTOR	753.60
1/22/2024	CINTAS CORPORATION NO.2	FIRST AID SUPPLIES	102.68
1/22/2024	COMCAST	INTERNET/CABLE SVC VARIOUS CITY DEPARTMENTS	603.28
1/22/2024	COULSON & ASSOCIATES	PLAN REVIEW WALLIS RANCH COMM PARK - SEP 2023	1,472.50
1/22/2024	COULSON & ASSOCIATES	JORDAN RANCH NEIGHBORHOOD SQUARE - SEP 2023	1,995.00
1/22/2024	COULSON & ASSOCIATES	PLAN REVIEW WALLIS RANCH COMM PARK - OCT 2023	380.00
1/22/2024	COULSON & ASSOCIATES	PLAN REVIEW WALLIS RANCH COMM PARK - DEC 2023	190.00
1/22/2024	DAHLIN GROUP INC	DESIGN SERVICES CIVIC CENTER RENOVATION - DEC 2023	2,132.50
1/22/2024	DAVID L. GATES & ASSOCIATES, INC.	CONCEPTUAL PLANNING FOR CVC CENTER RENO JUL 2023	1,951.00
1/22/2024	DAVID L. GATES & ASSOCIATES, INC.	CONCEPTUAL PLANNING FOR CVC CENTER RENO SEP 2023	4,840.00
1/22/2024	DAVID L. GATES & ASSOCIATES, INC.	ALAMO CREEK FENCE DESIGN SERVICES - NOV 2023	800.00
1/22/2024	DAVLIN COATINGS LLC	STORM DRAIN ART SUPPLIES	1,963.97
1/22/2024	DEPT OF CONSERVATION DIV OF ADMIN SVCS AC	OCT-DEC 2023 SMIP	10,399.71
1/22/2024	DIV OF THE STATE ARCHITECT	DIV. OF THE STATE ARCHITECT - CASP - OCT-DEC 2023	342.80
1/22/2024	DOCTOR DIESEL	ANNUAL DIESEL TANK SERV -CIVIC, PSC, FS16,17,18	4,118.00
1/22/2024	FEHR & PEERS	EAST DUBLIN TRAFFIC IMPACT FEE UPDT-PHASE 1 AUG 2023	6,544.63
1/22/2024	FEHR & PEERS	EAST DUBLIN TRAFFIC IMPACT FEE UPDT-PHASE 1 SEP 2023	2,134.13
1/22/2024	FEHR & PEERS	T03 - EAST DUB. TRAFFIC IMPACT FEE UPDT PHS2 DEC 2023	7,928.88
1/22/2024	FEHR & PEERS	T03 - EAST DUB. TRAFFIC IMPACT FEE UPDT PHS2 NOV 2023	6,617.63
1/22/2024	GANNETT FLEMING, INC.	TO 4 - 2023 SLURRY SEAL - NOV 2023	17,443.23
1/22/2024	GANNETT FLEMING, INC.	TO 4 - 2023 SLURRY SEAL - OCT 2023	45,731.37
1/22/2024	GANNETT FLEMING, INC.	TASK ORDER 3 -CM/PM SVCS WALIS RANCH PARK OCT 2023	17,886.40
1/22/2024	GANNETT FLEMING, INC.	TASK ORDER 3 -CM/PM SVCS WALIS RANCH PARK NOV 2023	14,347.44
1/22/2024	GEOCON CONSULTANTS, INC.	TASK ORDER 3 - ST0117 2023 SLURRY SEAL - NOV 2023	70.00

1/22/2024	GOODWIN CONSULTING GROUP, INC.	SPECIAL TAX CONSULTANT EAST RANCH CFD	5,417.57
1/22/2024	HDL COREN & CONE	PROPERTY TAX CONSULTING SERVICES JAN-MAR 2024	1,997.93
1/22/2024	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 1/12/24	3,558.96
1/22/2024	HF&H CONSULTANTS, LLC	SOLID WASTE FRANCHISE AGREEMENT AMENDMENT NOV 2023	9,051.25
1/22/2024	I C M A 401 PLAN	DEFERRED COMP 401A: PE 1/12/24	1,264.93
1/22/2024	I C M A 457 PLAN	DEFERRED COMP 457: PE 1/12/24 & JAN COUNCIL	32,350.90
1/22/2024	INDERJIT SINGH MAKKAR	DV0288 REFUND	825.75
1/22/2024	IRON MOUNTAIN	POLICE RECORDS STORAGE	372.67
1/22/2024	LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	1,998.75
1/22/2024	LEAGUE OF CALIFORNIA CITIES	LEAGUE OF CA CITIES MEMBERSHIP 2024	23,246.00
1/22/2024	LPA, INC.	TASK ORDER 2 LIBRARY CONCEPT DESIGN - NOV 2023	10,965.00
1/22/2024	MARK THOMAS & COMPANY, INC.	IRON HORSE TRAIL CROSSING DESIGN SVCS - OCT 2023	1,536.43
1/22/2024	MARK THOMAS & COMPANY, INC.	IRON HORSE TRAIL CROSSING DESIGN SVCS - NOV 2023	209.77
1/22/2024	METRO MOBILE COMMUNICATIONS	DPS REPLACEMENT MOTORCYCLE EQUIPMENT	527.56
1/22/2024	MEYERS NAVE	FOR PROFESSIONAL SERVICES RENDERED THROUGH JUL 2023	18,111.67
1/22/2024	MICHAEL BAKER INT'L, INC.	AFFORDABLE RENTAL HOUSING ASSISTANCE	3,080.00
1/22/2024	MNS ENGINEERS, INC.	FALLON SPORTS PARK PH3 PW INSPECTIONS - OCT 2023	270.53
1/22/2024	OFFICE TEAM	TEMPORARY EMPLOYEE-CLERK RECORDS PROJECT	337.50
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK - DEC 2023	7,980.00
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	EXT. PAINTING CITY FAC. CONST. MGMT - DEC 2023	3,780.00
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK - NOV 2023	7,560.00
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	EXT. PAINTING CITY FAC. CONST. MGMT - NOV 2023	2,100.00
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK - OCT 2023	8,400.00
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	CONST MGMT-FALLON SPORTS PARK PH3 - NOV 2023	566.25
1/22/2024	PAKPOUR CONSULTING GROUP, INC.	CONST MGMT-FALLON SPORTS PARK PH3 - SEP 2023	840.00
1/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON JAN 2024	75.90
1/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD JAN 2024	52.68
1/22/2024	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	726.24
1/22/2024	SELECT IMAGING	BUSINESS LICENSE MAILING	327.20
1/22/2024	SIERRA DISPLAY, INC.	CHANGE OUT OF HOLIDAY BANNERS TO SHOP BANNERS	2,652.00
1/22/2024	SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN - NOV 2023	3,762.75
1/22/2024	SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN - OCT 2023	8,661.99
1/22/2024	SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER - NOV 2023	76,832.75
1/22/2024	TETRA TECH, INC.	DISASTER PREPAREDNESS	18,000.00
1/22/2024	THE ECOHERO SHOW, LLC.	SCHOOL ASSEMBLIES-WASTE REDUCT RECYCLE, ETC DEC 2023	1,200.00
1/22/2024	TOWNSEND PUBLIC AFFAIRS, INC	GRANT STRATEGY AND WRITING SERVICES	5,000.00
1/22/2024	TRB AND ASSOCIATES, INC.	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 DEC 2023	33,401.00
1/22/2024	TREASURER ALAMEDA COUNTY	FY2024 POLICE SERVICES CONTRACT	3,918,972.09
1/22/2024	TRI-VALLEY TRANSPORT. COUNCIL	TRI-VALLEY TRANSPORTATION FEES OCT-DEC 2023	352,985.94
1/22/2024	TYLER BUSINESS FORMS	TAX FORMS	108.62
1/22/2024	URBAN FIELD STUDIO OAKLAND	DOWNTOWN ARCHITECTURAL DESIGN SERVICES	2,385.00
1/22/2024	US BANK - PARS	PARS: PE 1/12/24	1,624.79
1/22/2024	VERIZON WIRELESS	CELL SERVICE FOR CAMERAS	1,888.48
1/22/2024	WC3-WEST COAST CODE CONSULTANT	EPROCESS360 SUBSCRIPTION FEE - DEC 2023	8,822.75
1/22/2024	WESCO GRAPHICS INC	ACTIVITY GUIDE AND CITY REPORTS PRINTING	9,513.02
		Payments Issued 1/22/2024 Total:	**4,808,245.68**
1/29/2024	4LEAF INC.	BUILDING INSPECTION FOR BLDG-2021-01329 SEP 2023	144.00
1/29/2024	4LEAF INC.	BUILDING INSPECTION FOR BLDG-2021-01329 OCT 2023	144.00
1/29/2024	ALAMEDA COUNTY FLOOD CONTROL	ZONE 7 PERMIT FEES COLLECTED-Q2 FY23-24	706,313.52
1/29/2024	ALLIANT INSURANCE SVCS INC	INSURANCE POLICIES ISSUED FOR FACILITY RENTALS	8,786.00
1/29/2024	AMY L. JONES	REC CLASS INSTRUCTOR	129.60
1/29/2024	ANGEL HOUZE CLAY ART C/O JULIE P. KARTONO	REC CLASS INSTRUCTOR	720.00
1/29/2024	AT&T	PSC 600M INTERNET & VOIP SERVICES	2,071.39
1/29/2024	AT&T - CALNET 3	SERVICE TO FS2-3 12/26/2023	341.74
1/29/2024	AT&T - CALNET 3	SERVICE TO SHANNON FAX 12/27/2023	29.25
1/29/2024	AT&T - CALNET 3	SERVICE TO FS16 12/27/2023	56.96
1/29/2024	AT&T - CALNET 3	SERVICE TO CIVIC 12/27/2023	28.63
1/29/2024	AT&T - CALNET 3	CLARK AVE 12/27/2023	29.25
1/29/2024	B.E.A.M CONSTRUCTION ENTERPRISES INC	SENIOR CENTER WALL AND DOOR REPAIR	38,000.00
1/29/2024	BAY AREA AIR QUALITY MGMT DIST	FS16 ANNUAL PERMIT RENEWAL INVOICE	520.00
1/29/2024	BEST VERSION MEDIA, LLC	EAST BAY LIVING MAGAZINE AD SPACE	408.30
1/29/2024	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	763.55
1/29/2024	CDW GOVERNMENT INC	VERKADA AC42 DOOR CONTROLLER & LIC	3,036.16
1/29/2024	CHRISTINE PETIT	REC CLASS INSTRUCTOR	532.80
1/29/2024	COMCAST	BUSINESS CABLE 1/18-2/17/2024	94.41
1/29/2024	COMCAST	CIVIC CENTER COMCAST 500M INTERNET 12/31/2023	2,300.00
1/29/2024	CORODATA SHREDDING, INC.	SHRED BIN/BOX PICKUP DEC 2023	40.50
1/29/2024	DAHLIN GROUP INC	SENIOR CENTER REPAIR CONST - NOV 2023	375.00

1/29/2024	DFM ASSOCIATES	2024 CALIFORNIA ELECTION CODES	75.08
1/29/2024	DIABLO PUBLICATIONS	ADVERTISING-TRI-VALLEY VISITOR'S GUIDE	1,730.00
1/29/2024	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE JAN 2024	516.00
1/29/2024	DUBLIN HIGH SCHOOL SCCORP	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	300.00
1/29/2024	DUBLIN HIGH SCHOOL NAMI	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	450.00
1/29/2024	DUBLIN HIGH SCHOOL GOTG	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	500.00
1/29/2024	DUBLIN HIGH SCHOOL SPEECH AND DEBATE	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	500.00
1/29/2024	DUBLIN HIGH SCHOOL GREEN EARTH CLUB	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	250.00
1/29/2024	DUBLIN HIGH SCHOOL HOSA	YOUTH ADVISORY COMMITTEE MINI GRANT AWARD	500.00
1/29/2024	DUBLIN UNIFIED SCHOOL DISTRICT	STAGER WATER FOR OCT 1-NOV 30, 2023	998.54
1/29/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	221.89
1/29/2024	GOODFELLOW SEQUOIA AJV	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD PROJ	99,664.50
1/29/2024	IMAGE SALES, INC.	CITY BADGE ACCESS CARDS	453.73
1/29/2024	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES PSC DEC 2023	1,197.91
1/29/2024	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES CIVIC DEC 2023	550.96
1/29/2024	JORDAN FOSS	COFFEE FOR PIC VOLUNTEER EVENT	40.00
1/29/2024	JOY LIU	KIDS NIGHT OUT PHOTOGRAPHY & VIDEOGRAPHY	290.00
1/29/2024	LANLOGIC INC.	IS SVCS CABLING INSTALL AT FACILITIES	12,094.58
1/29/2024	LEHR AUTO	LIGHT BAR INSTALL FOR FLEET F-150 EV TRUCK #112	2,631.45
1/29/2024	LIEBERT CASSIDY WHITMORE	2024 NORCAL ERC RENEWAL	3,175.00
1/29/2024	LSA ASSOCIATES INC.	CEQA DOCUMENT PREP FOR DUBLIN FALLON 580 PROJECT	961.25
1/29/2024	M-GROUP	PLANNING SERVICES - BOULEVARD PH 1-5	5,622.50
1/29/2024	PG&E	6196 HORIZON PKWY M DONBIDDLE 12/14/2023	539.31
1/29/2024	PG&E	LS2-A EAST DUBLIN 12/14/2023	18,485.90
1/29/2024	PG&E	B10S SERVICE TO EGP 12/11/2023	3,223.17
1/29/2024	PG&E	VAR PARK IRRIGATION 12/07/2023	4,391.66
1/29/2024	PG&E	B6 SERVICE TO BRAY CMMN 12/11/2023	112.06
1/29/2024	PG&E	B1 SERVICE TO DEVANY 12/11/2023	18.50
1/29/2024	PG&E	SERVICE TO VARIOUS IRRIG 12/11/23	71.82
1/29/2024	PG&E	SERVICE TO PSC 12/13/2023	5,201.26
1/29/2024	PG&E	TC1 SERVICE TO TASSAJARA 12/09/2023	112.87
1/29/2024	PG&E	SERVICE TO VARIOUS TC 11/30/2023	10,800.73
1/29/2024	PG&E	TC1 SERVICE TO FALLON 12/12/2023	124.98
1/29/2024	PG&E	TC1 SERVICE TO 3544 DB 12/12/2023	121.97
1/29/2024	PG&E	LS2-A SERVICE TO ARN & MART 12/14/2023	82.07
1/29/2024	PG&E	LS2-A SERVICE TO CENTRAL 12/14/2023	11.64
1/29/2024	PG&E	LS2-A SERVICE TO EAST DUBLIN 12/14/2023	18,257.25
1/29/2024	PG&E	SERVICE TO SENIOR CENTER 12/11/2023	2,469.09
1/29/2024	PG&E	LS2-A SERVICE TO AVELLINA 12/12/2023	335.39
1/29/2024	PG&E	SERVICE TO PSC 12/13/2023	4,319.87
1/29/2024	PG&E	A6 SERVICE TO FS18 12/11/2023	1,186.14
1/29/2024	PG&E	B6 IRRIG 3600 PALERMO WAY 12/11/2023	10.55
1/29/2024	PLAN JPA	GENERAL LIABILITY CLAIMS - DEC 2023	27,197.07
1/29/2024	QUADIENT FINANCE USA, INC.	POSTAGE FEES DEC 2023	267.91
1/29/2024	SELECT IMAGING	NAME PLATES	78.26
1/29/2024	SHALINI REDDY	MEETING SUPPLIES DEC 2023	102.06
1/29/2024	SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	3,000.00
1/29/2024	SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER DEC 2023	42,054.21
1/29/2024	TRI-VALLEY COMMUNITY TV	RECORD/TELEVISE CITY COUNCIL & PLNG COMM MTGS	579.74
1/29/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES DEC 2023	5,670.83
1/29/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES & SUPPLIES CAMP PARKS JAN 2024	32,069.31
1/29/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES SERVICE JAN 2024	22,884.36
1/29/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES EXTRA SERVICES DEC 2023	10,699.03
1/29/2024	TYLER BUSINESS FORMS	TAX FORMS	333.20
1/29/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	REG CARPET CLEAN -ADD UPHOLSTERY -SENIOR -DEC 2023	1,436.17
1/29/2024	WESTEK SYSTEMS INC.	HARDWARE, SOFTWARE & TECHNICAL SUPPORT	5,216.00
1/29/2024	YVONNE TAYLOR	MEETING SUPPLIES DEC 2023	216.28
		Payments Issued 1/29/2024 Total:	**1,119,269.11**

Grand Total for Payments Dated 1/1/2024 through 1/31/2024: 17,752,552.22

Total Number of Payments Issued: 352

Agenda Item 5.8

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Ordinance Declaring Certain Conditions to Be Public Nuisances
Prepared by: John Bakker, City Attorney

EXECUTIVE SUMMARY:

The City Council will consider adopting an ordinance that clarifies that various violations of the Municipal Code, other provisions of city, state, and federal law regulations enforceable by the City, and permits and approvals constitute public nuisances. The ordinance is intended to clarify existing provisions of the Municipal Code that declare violations of various provisions of the Municipal Code are public nuisances.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE the Ordinance Adding Section 1.04.035 to the Dublin Municipal Code to Declare Certain Violations to Be Public Nuisances.

FINANCIAL IMPACT:

None.

DESCRIPTION:

From time to time, the City discovers conditions and circumstances on private property within the City that require enforcement. The City has recently been pursuing code enforcement activities that require the City to explore the various remedies that are available when conditions exist that violate the Municipal Code. Municipal Code provisions that declare violations to be public nuisances are powerful tools to allow the City to seek court orders to force the elimination of the violations (generally referred to as “nuisance abatement”).

In many cases, the Municipal Code expressly states that *specific* violations constitute public nuisances, but the Code does not have a uniform statement declaring conditions maintained in violation of the Municipal Code or other provisions that the City is authorized to enforce to be nuisances. The ordinance would add such a statement to Title 1 of the Municipal Code and clarify

this as the existing intent of the Municipal Code.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS:

1) Ordinance Adding Section 1.04.035 to the Dublin Municipal Code to Declare Certain Violations to Be Public Nuisances

ORDINANCE NO. XX – 24

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**ADDING SECTION 1.04.035 TO THE DUBLIN MUNICIPAL CODE
TO DECLARE CERTAIN VIOLATIONS TO BE PUBLIC NUISANCES**

The Dublin City Council does ordain as follows:

SECTION 1. ADDITION OF SECTION 1.04.035

Section 1.04.035 is added to the Dublin Municipal Code to read as follows:

1.04.035 Declaration of Public Nuisance

A. Any condition caused or permitted to exist in violation of this municipal code, any uniform or adopted code by reference, any State or Federal law enforceable by the City, any permit or conditions of approval or other authorization given by the City is hereby deemed a public nuisance.

B. Each day in which a violation of this section occurs or continues shall constitute a separate and distinct offense and a continuing nuisance. The remedies provided in this Code are intended to be cumulative and may be utilized in conjunction with or in lieu of other remedies.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective thirty days following its final adoption.

SECTION 3. 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 4. POSTING. 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.

{Signatures on following page}

PASSED, APPROVED AND ADOPTED this __ day of _____ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 7.1

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: 2024 Eastern Alameda County Human Services Needs Assessment
Prepared by: Shaun Chilkotowsky, Heritage & Cultural Arts Manager

EXECUTIVE SUMMARY:

The City Council will receive a presentation on the 2024 Eastern Alameda County Human Services Needs Assessment. The assessment, conducted in collaboration with the cities of Livermore and Pleasanton, evaluates gaps in human services within eastern Alameda County. It includes findings pertaining to human service needs and recommendations that can be pursued in coordination with Livermore and Pleasanton, local nonprofit organizations, and Alameda County.

STAFF RECOMMENDATION:

Receive the presentation and accept the 2024 Eastern Alameda County Human Services Needs Assessment report.

FINANCIAL IMPACT:

The total cost of the project is not to exceed $234,467. This includes a base scope of service fee of $203,885 plus a 15% contingency. The total cost is shared equally between the cities of Dublin, Livermore, and Pleasanton. Dublin's one-third portion is not to exceed $78,155 ($67,962 plus contingency). Funding for this project was included in the adopted operating budget.

DESCRIPTION:

Background

In September of 2002, a Tri-Valley Human Services Needs Assessment was initiated to identify service gaps and provide a tool for non-profit service providers seeking grants and additional financial support. The assessment was completed in 2003.

In early 2011, following the release of 2010 census data, a broad-based assessment of Human Service needs in the Tri-Valley was conducted. This expanded upon the 2003 assessment, as much of the Tri-Valley had changed since the early 2000s.

Since its finalization in 2012, the City of Dublin has used the 2011 Human Services Needs Assessment to allocate grant funding to non-profit service providers. Additionally, the creation of a Human Services Task Force, followed by the creation of the Human Services Commission, has further assisted with identifying and prioritizing critical human service needs of Dublin residents.

In 2021, in collaboration with the cities of Livermore and Pleasanton, Staff began planning an update to the 2011 Assessment. In February 2022, a Request for Proposals seeking qualified consultants to lead the project was issued. Staff from each City served on a selection committee that reviewed submittals and conducted in-person interviews. The selection committee determined that JSI Research & Training Institute, Inc. was the most qualified to complete the tasks identified, particularly related to community outreach and collaboration with stakeholders. Specifically, the selection committee appreciated JSI's desire to develop an actionable narrative supported by data on the Tri-Valley's human service needs.

The City of Pleasanton served as the project lead/fiscal agent and has entered into a professional services agreement with JSI. A Memorandum of Understanding, approved by the City Council in June 2022, formalized the project and funding obligations among the three cities.

Over 19 months, starting in August 2022, Staff and JSI engaged in an extensive process to complete the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). This process included establishing project committees, attending community events, holding focus groups, reviewing regional studies, and hosting two joint Human Services Commission meetings in two cities. In April 2023, the City Council received a presentation summarizing the scope of work and work completed to date. The final report (Attachment 1) is being presented to each city's respective City Council for acceptance.

2024 EACHSNA

The EACHSNA includes comprehensive research and analysis detailing current and anticipated human service needs over the next five to 10 years and recommendations for addressing these needs. By committing to collaborate, the cities of Dublin, Livermore, and Pleasanton, with support from local service providers and Alameda County, desire to implement these recommendations over the next decade to enhance the provision of human services in the Tri-Valley.

Established at project kickoff were guiding values and a framework focused on equity and honoring those with lived experience. An emphasis was placed on identifying causes of inequities, centering the voices of those most impacted, and ensuring sustainable and effective recommendations.

Findings

The Tri-Valley is economically stable; however, there are pockets within each of the three cities with high concentrations of individuals living below the federal poverty level. While a significant number of human and social service providers exist in each of the three cities, some services require recipients to travel outside the region. This creates challenges related to transportation and accessibility and creates barriers to services for some recipients.

Identifying existing community strengths helps ensure that the report's recommendations build upon and leverage assets, capabilities, and resources already within the community. These strengths include community cohesion, diversity, quality of health care and mental health services, nonprofit organizations and other support service providers, recreation, and high-quality schools.

The report also identifies challenges/opportunities at both the community and organizational levels. Opportunity areas include housing challenges, difficulty accessing health care and mental health services, a general lack of awareness of available services and a need for enhanced service navigation, a need for outpatient and residential substance-use treatment services, and a desire for more linguistically and culturally responsive providers. Community members also expressed concerns about general safety and the need for increased transportation services.

There is also a significant need for youth services. This includes high-quality, affordable childcare and early childhood education for young children. For older children, parents and youth alike expressed a desire for more accessible extracurricular activities, including after-school and enrichment programs. Older youth identified concerns around academic pressures and responsibilities, mental health and physical safety, and substance use, including a need for prevention programs and treatment services.

Service provider organizations expressed frustration at the general perception that needs are lower in the Tri-Valley. Organizations identified challenges with funding, including a need for grants that cover infrastructure, operating and outreach costs, and a high burden placed on organizations related to grant writing and reporting. They also identified a need to increase awareness of services among each other to avoid service duplication and leverage resources efficiently. They also expressed a need to improve recruitment and retention to support a racially, culturally, and linguistically diverse workforce.

Recommendations

The final report divides recommendations into two categories: *approach recommendations*, which address community or organizational needs (i.e., how the work is done), and *actionable recommendations*, which are more specific, targeted strategies to meet discrete community and organizational needs (i.e., what work is done).

Approach Recommendations

- Implementing North Star questions to serve as a constant reference point for decision making, helping to steer the direction of the work and maintain coherence across programs and initiatives.
- Creating more structured and formal community engagement mechanisms to carry work forward.
- Anticipating systemic challenges and building responsive organizational relationships to address social determinants of health.

Actionable Recommendations

- Building a regional service network to support nonprofit collaboration and the alignment and coordination of services.

- Expanding youth services and supports as a long-term investment in reducing future human service needs.
- Examining funding mechanisms and processes to reduce the administrative burden and create increased and sustained funding opportunities from each of the three cities, Alameda County, and other funding sources.
- Building a pipeline for a diverse workforce that meets the needs of Tri-Valley residents.
- Considering multi-sector service and infrastructure solutions to provide a safety net for those experiencing multiple concurrent needs (e.g., housing, mental health, and/or substance use).

Diversity, Equity, and Inclusion
The outcomes of the EACHSNA focus efforts on Tri-Valley communities that consist of priority populations, including faith-based leaders; female heads of household; first responders; indigenous communities; unhoused individuals; individuals with intellectual and developmental disabilities; the lesbian, gay, bisexual, transgender, and queer (LGBTQ+) community; Livermore agricultural workers; non-English speakers; seniors/older adults; those who work but do not live in the Tri-Valley (defined as people who cannot afford to live in the Tri-Valley due to the high cost of living); and youth between the ages of 14 and 25.

Next Steps
Following acceptance of the report and direction received, Staff anticipates engaging core service providers to discuss report findings and developing short-term, mid-term, and long-term goals and objectives.

It is anticipated that Joint Human Services Commission meetings will be held to consider feedback and begin refining and prioritizing goals and objectives that are in alignment with EACHSNA findings.

If necessary, Staff will return to the City Council to seek direction on goals and objectives. Staff also anticipates the development of a regular reporting schedule to inform the Human Services Commission and City Council of outcomes. To ensure accountability, Staff will develop implementation plans to track, evaluate, and communicate progress toward agreed-upon goals.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) 2024 Eastern Alameda County Human Services Needs Assessment – Final Report

EASTERN ALAMEDA COUNTY

Human Services Needs Assessment

January, 2024

Table of Contents

I. HOW TO USE THIS DOCUMENT **2**

II. TERM DEFINITION **3**

III. STORY **5**

IV. BACKGROUND **6**

V. GUIDING THEORETICAL VALUES AND FRAMEWORKS **7**

Community Engagement, Power Sharing, and Capacity Building 7

Additional Applied Frameworks 8

The Life-Course Perspective 8

Structural Considerations 9

Upstream and Downstream 9

Social and Structural Determinants of Health 10

Root Causes 10

Report Considerations 11

VI. METHODS **12**

Foundational Steps: Gathering Input and Establishing Advisory Groups 12

Landscape Scan 12

Joint Commission and City Council Meetings 12

Needs Assessment Website 13

Advisory Groups Development 13

Community Liaison 13

Eastern Alameda Power and Action Committee 14

Steering Committee 15

Priority Populations 15

Engaging Different Language Groups 16

Quantitative Analysis and Qualitative Data Collection 17

Quantitative Data 17

Census Data 17

Regional Reports 18

Qualitative Data 18

Demographics 19

Representation and Implicit Bias 19

Nonprofit Focus Groups 20

Community Focus Groups 20

Recruitment 20

Structure 20

Capacity Building through Facilitation 21

Individual Interviews 21

Tabling Events and Intercept Interviews 22

VII. FINDINGS **22**

Demographic Trends in the Tri-Valley 23

Population 23

Age 24

Race and Ethnicity 27

Economic Stability 32

Existing Services 36

Strengths 43

Table of Contents

Community Cohesion 43
Diversity 43
Health Care and Mental Health Services 44
Nonprofits and Supportive Services 44
Nonprofit Services 44
First Responders 46
Recreation 46
Schools and Educational Excellence 46
Community-Level Challenges and Opportunity Areas 48
Housing 48
Health Care 53
Mental Health 56
Service Provision, Awareness, and Navigation 58
Generalized Service Provision 58
Service Awareness 58
Service Navigation 58
Racial/Linguistic/Cultural Responsiveness 59
Racial and Cultural Responsiveness 59
Linguistic Responsiveness 60
Substance Use 61
Safety 62
Transportation 64
Youth 66
Childcare 66
Accessible Extracurricular Activities 67
After School and Enrichment Programs 67
Summer Programs 67
Sports 67
Academic and Other Pressure/Responsibilities 68
Youth Safety 68
Physical Safety 68
Psychological Safety 69
Youth Mental Health 69
Substance Use 70
Bathrooms as a Human Right 70
Substance Use Support and Treatment 70
Organizational-Level Challenges and Opportunity Areas 71
Service Awareness and Duplication 71
Workforce 71
Recruitment and Retention 71
Racially, Culturally, and Linguistically Responsive Workforce 72
Perception of Need and Funding 73
Perception of Need 73
Funding 73
Emergency Preparation: Supplies and Infrastructure 73

VIII. RECOMMENDATIONS 74
Approach Recommendations 74
Approach Recommendation 1: Implement North Star Questions 74

Table of Contents

Approach Recommendation 2: Community Engagement 75
Approach Recommendation 3: Anticipate Systemic Challenges and Build Organizational Relationships 75
Identify Systemic Challenges 75
Relationship Building 76
Youth 76
Social Determinants of Health 76
Actionable Recommendations 77
Actionable Recommendation 1: Create a Regional Service Network 77
Actionable Recommendation 2: Youth Services and Supports 78
Youth-Centered Services 78
In-School Health and Wellness Center 78
Community-Based Youth and Family Events 79
Actionable Recommendation 3: Tri-Valley Nonprofit Funding 79
Actionable Recommendation 4: Build Pipelines for a Diverse Workforce 80
Actionable Recommendation 5: Consider Multi-Sector Service and Infrastructure Solutions 80
Housing 80
Projection of Housing Units Needed 81
Promising Practices by City 81
Substance Use 82
Mental Health 82
Infrastructure Needs 82

IX. IMPLEMENTATION PROCESSES AND PLAN 83
Implementation Processes 83
Sample Implementation Plans 84

X. APPENDICES 87
Appendix 1. Social Services Inventory 87
Appendix 2. Peer Review Report 88
Appendix 3. Comprehensive Quantitative Data 91
Appendix 4. Previous Community Health Needs Assessments 92
Appendix 5. EAPAC Recruitment Materials 93
"What is a Needs Assessment?" 93
EAPAC Recruitment Flyer 94
EAPAC Interest Form 95
Appendix 6. Interview Guides and Focus Group Materials 96
Nonprofit Focus Group Guide 96
First Responders Interview Guide 97
Community Focus Group Guide 98
Intercept Interview Guide 99
Focus Group Interest Form 100
Demographics Data Collection Form 101
Appendix 7. Programs and Funded Services following the 2011 Needs Assessment 102

XI. REFERENCES 103

Acknowledgements

This report was prepared by John Snow, Inc. (JSI), a mission-driven national and international public health research and consulting organization dedicated to advancing the health of individuals and communities. The development of this report was made possible by the Cities of Dublin, Livermore, and Pleasanton and through the ongoing communication and support from Shaun Chilkotowsky, City of Dublin; Josh Thurman, City of Livermore; and Jay Ingram, City of Pleasanton.

The Project Team expresses its deepest gratitude to the community members, individuals from nonprofit organizations, first responders, faith-based organizations, and many service providers whose voices and experiences are captured in this report. We acknowledge that it is impossible to fully express the complexity of what it means to live, attend school or work, and play in the Tri-Valley, particularly for those in need of or delivering human services, but hope you see some of your humanity and strengths, as well as your challenges, here.

We acknowledge and thank the advisory groups that served in varying capacities. Profound appreciation goes to the Eastern Alameda Power and Action Committee members for their advocacy and engagement throughout this project: Maria Gomez, Francesca Rosinski, Jasmin Schroder, Trenton Thomsen, and Emily Wilson. We also thank the two members who did not wish to be named.

In addition, we thank the Steering Committee members for their ongoing input, consideration, support, and brainstorming: Anissa Basoco-Villerreal – *Assistant Agency Director of Alameda County Social Services;* Christine Beitsch-Bahmani – *Chief Executive Officer City Serve of the Tri-Valley*; John Bost – *Executive Director, Open Heart Kitchen*, Evette Brandon – *Quality Improvement and Accreditation Director, Alameda County*; Becky Hopkins – *Assistant to the City Manager, City of Pleasanton*; Carolina Guzman – *Quality Improvement Manager, Alameda County Department of Public Health*; Alcian Lindo – *Program Manager, Chabot-Las Positas Career Center*; Liz Perez-Howe – *Chief Executive Officer, Axis Community Health*; Jennifer Pierce – *Deputy Director, Alameda Community Development Agency Housing & Community Development Department*, and Kimi Watkins-Tartt – *Director, Alameda County Public Health Department*.

This work was conducted and written by the following individuals, referred throughout as Project team Members: Deanna Lewis, Corina Pinto, Bex Reno, Anupam Sharma, Alison Soloman, Nadia Syed, and Hannah Young. Julie Ray edited the report.

I. HOW TO USE OF THIS DOCUMENT

This report is designed to be read from start to finish, or it allows the reader to directly access separate sections. Below, you will find the select highlights along with its corresponding page numbers for easy reference.



How were data collected?

Learn more about what data were used and how the data were collected.

- Quantitative data.....17
- Qualitative data.....18



Who participated?

Explore the many ways that community representatives, non-profits, and others were engaged.

- Advisory group development.....13
- Priority populations.....15
- Demographics.....19



What were Tri-Valley strengths?

Read about some of the Tri-Valley assets, capabilities, and resources.

- Strengths.....43



What challenges were identified?

Examine some opportunities for improvement identified by community members and non-profit organizations.

- Community level challenges.....48
- Organizational level challenges.....71



What values or frameworks guided this work?

Hear about the approach to equity and the theories that guided this work.

- Guiding theoretical values and frameworks.....7



What were recommendations for the Tri-Valley?

Discover the recommendations identified through this process including how to advance change, and what to address.

- Approach recommendations.....74
- Actionable recommendations.....77



What will come of this work?

Review the proposed next steps including how recommendations will be prioritized and implemented.

- Implementation processes.....83
- Sample implementation plans.....84

II. TERM DEFINITION

We've defined key terms used throughout this report to ensure its process and findings are accessible and clear.

Capacity Building	The process of developing and strengthening the skills, instincts, abilities, processes, and resources that organizations, communities, and individuals need to survive, adapt, and thrive.[1]
City Council	The City Council, composed of the Mayor and four City Council members, this city governing body has all the regulatory and corporate powers of a municipal corporation provided under California State Law. In general, the Council supervises the operations of the City government by establishing policies and programs and appropriating funds for each service function.[2]
Community Liaison	An individual who served on both the Steering Committee and Eastern Alameda Power and Action Committee, connecting the JSI Project Team, city staff, and community members. They provided historical and current context on best practices for engagement with the Tri-Valley community.
Eastern Alameda Power and Action Committee	An advisory committee composed of community members, service providers, and service recipients. This committee is involved with focus group and interview recruitment, preparation, facilitation, and supports data analysis.
Federal Poverty Level	A measure used to gauge access to aid programs (e.g., government assistance programs). It is based on household income and size. In California, the FPL for a family of four in 2023 was set at $30,000.
Health Equity	Work to identify, dismantle, and reimagine systems of power ingrained with racism, discrimination, neglect, disrespect and dehumanization. This work contributes to the evolution of society in offering all people opportunities, security, power, resources and information to live their happiest and healthiest lives.[3]
Human Services Commission and Joint Commission	Dublin, Livermore, and Pleasanton each have their own Human Services Commission to advise the city council on community human service needs and identify ways to meet these needs. The Commission focuses on communities that are socially or economically disadvantaged. The Joint Commission refers to a workshop or meeting attended by Human Service Commissioners from all three cities.
Human Services	Services provided by the cities, nonprofits, and other agencies that support communities and individuals with basic needs like food and shelter and other services such as health care and employment.
Lived Experience	Knowledge based on personal perspective, identities, and history beyond professional or educational experience. People's lived experience is directly affected by social, health, public health, or other issues and by the strategies that aim to address those issues. Lived experience gives people insights that can inform and improve systems, research, policies, practices, and programs.[4]
Macro-Level Factors	Factors that affect the health of an individual on a structural level and entire communities, counties, states, and countries. Advocating for policy changes to create more affordable housing is an example of trying to change a macro-level factor that affects an individual's ability to find housing.
Medi-Cal	California's Medicaid health care program, which pays for a variety of medical services for children and adults with limited income and resources.[5]

Needs Assessment	A process and resulting resource used to understand the qualities of a given community including its strengths and opportunities for growth. Needs Assessments often use both quantitative and qualitative data to gain a representative depiction of a community.
North Star	A constant reference point for decision-making, helping to steer the direction of the work and maintain cohesion across programs and initiatives.
Power Sharing	Distribution of power in which different representative groups share decision making and other responsibilities.
Quantitative Data	Can be counted, measured, or given a numerical value. In this needs assessment, the quantitative data include demographic information such as race, ethnicity, age, income, employment, marriage status, etc. Quantitative data can be collected through surveys, census, local organizations and county agencies, and other sources.
Qualitative Data	Typically collected through focus groups, interviews, and conversations. These data are not numerical. Qualitative data collection methods allow community members to share their experiences and deep insights that are more difficult to capture quantitatively/numerically.
Recommendations: Approach and Actionable	Recommendations in this report are categorized into 'Approach' and 'Actionable.' Approach recommendations encompass broad or overarching factors that should be integrated into any approach to meet a human service need, regardless of the specific strategy employed. Actionable recommendations are more precise, focused on a singular or multiple social determinant of health simultaneously.
Social and Structural Determinants of Health	The non-medical factors that influence health outcomes, including the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. They include economic policies and systems, development agendas, social norms, social policies and political systems.[6]
Steering Committee	An advisory group formed for the Eastern Alameda County Human Services Needs Assessment with representatives from the three cities, Alameda County, local nonprofits, and JSI Project Team members. This committee provided oversight and support to the project and assisted with the distribution of findings.
Strengths-Based approach	Focuses on identifying and building upon a community or individual's strengths. It is a shift from focusing on the issues in a community only.
Tri-Valley	Another term for the three cities in Eastern Alameda County: Dublin, Livermore, and Pleasanton. The cities are geographically adjacent to each other, totaling 65.95 square miles and a collective population of 234,282.
Triangulation	The use of multiple methods (e.g., interviews and focus groups) or data sources in qualitative research to develop a deep understanding of a theme or event. Triangulation is important in ensuring information is accurate.
Upstream and Downstream Factors	Upstream factors: Structural or contributing conditions that affect a person's health or wellbeing. For example, when individuals speak of the need for affordable housing, they often acknowledge other forces such as inflation and the need for a living wage. Downstream factors: The result of upstream factors affecting health. These are often measured as individual-level factors that shape a person's health outcomes, or the health outcomes themselves. For example, an individual's ability to access fresh fruits and vegetables affects their risk of developing diabetes.

III. STORY

This report begins with a story in recognition that data—no matter how close to community members' lived experiences—is insufficient in truly conveying the challenges and complexities that any individual or family experiences. This story is not of any one person or family, but rather a compilation of stories that were heard. These are stories that weave various realities found throughout the Tri-Valley community into a much broader picture. This story is presented to ground our findings, allowing the reader to see how human services (and the lack of them) can shape not only individual outcomes, but the life course of future generations and an entire region.

The G family is a multigenerational family in which Mia, the matriarch, lives with her son Luis, his wife, Laura, and their children Alexa and James. They love the beauty of the mountain landscape and year-long warm weather of the place they call home; however, each member of the family experiences barriers challenging their ability to live happy, healthy, and peaceful lives.

Let's begin with Mia. Mia is 72 years old and was diagnosed with type 2 diabetes a few years ago. As her condition progresses, she struggles with her mental health. Mia is covered under Medicare but has a hard time finding a mental health provider (e.g., a therapist or social worker) who not only speaks her language but also understands how challenging it is for her to talk about her mental health. It is also difficult for Mia to keep track of her various appointments and she is unable to drive the distance to the nearest hospital to see her specialists. Sometimes, Mia prefers not to go to any of her appointments because constant travel and management make her anxious.

Mia's son Luis works two low-wage jobs, neither of which provide health insurance, and he makes just enough not to qualify for Medi-Cal. English is not Luis's first language, which makes navigating the health insurance system very challenging. Luis tries his hardest to make sure he does not get injured on the job and lives in fear of receiving a large medical bill.

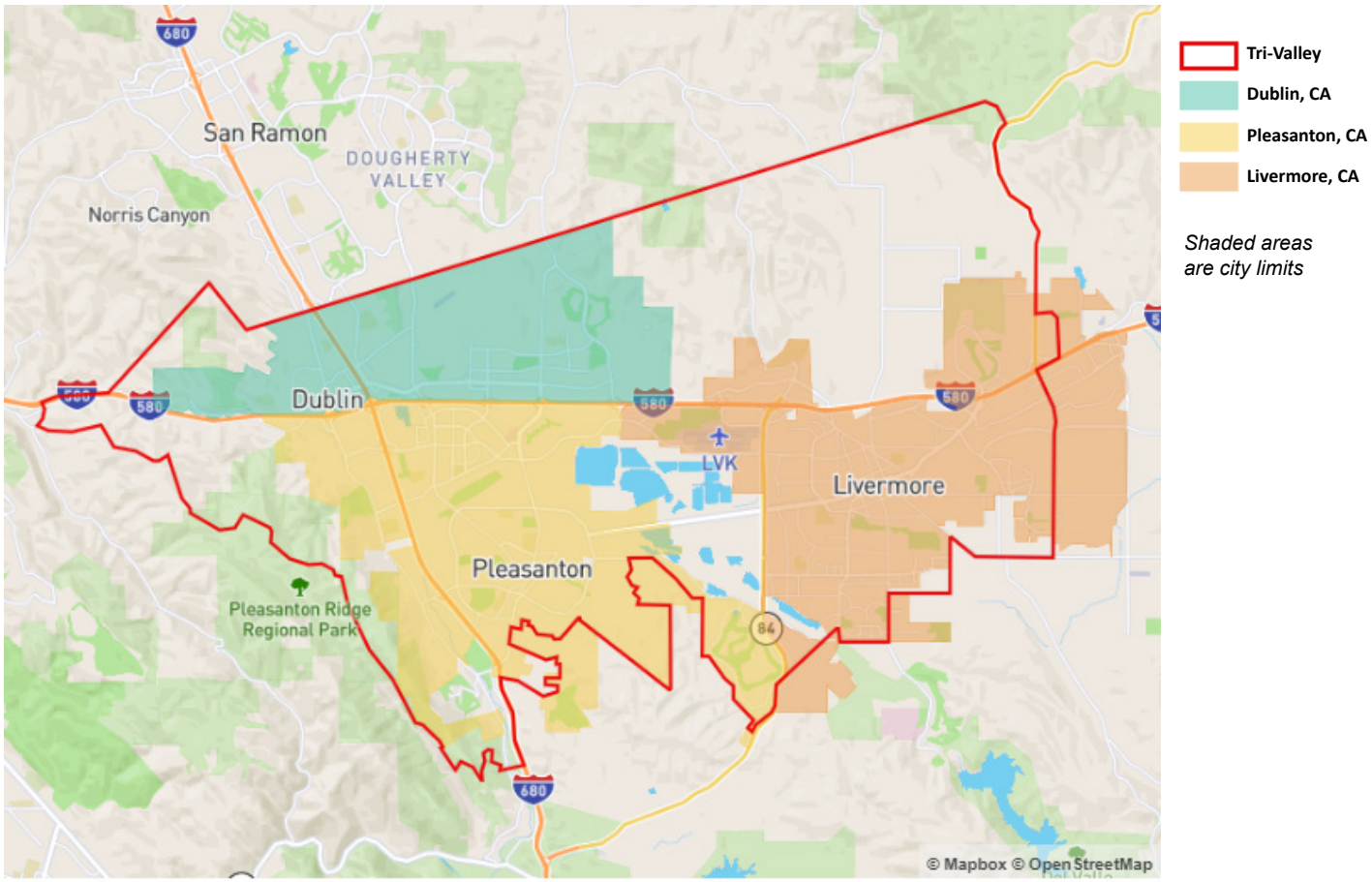
Luis's wife Laura also works a low-wage job. She is desperate to connect with women her age but is ashamed about how poorly she speaks English. Laura has thought about taking English classes but her work schedule makes it difficult to attend classes regularly. Alexa and James are in fifth and tenth grade, respectively. Alexa was born in the United States; James was five years old when their parents and grandmother arrived in the country. Alexa enjoys school but wishes she could take art classes. Her parents support her creative interests, but are unable to pay for classes.

James has been struggling with several things, particularly mental health. James, who uses they/them pronouns, works very hard at school. James feels they owe it to their parents to get into a great school and bring the family out of poverty. They would like to talk to someone who understands the pressures of being the oldest child. Sometimes James has intense panic attacks but feels their parents would not understand how they feel and does not want to add more stress to their lives.

The story of the G family is not unusual. In this assessment, seeds of these stories—of isolation, challenges navigating human services, stigma toward mental health, transportation and linguistic challenges, and more—emerged through the many conversations with community members. The assessment you are about to read analyzes the strengths and challenges in the Tri-Valley and includes recommendations to respectively build upon and mitigate them. This is all in service of the overarching goal of improving residents' health and wellness.

IV. BACKGROUND

Figure 1. Tri-Valley Map



The cities of Dublin, Livermore, and Pleasanton, collectively known as the Tri-Valley (figure 1), have provided Human Services collectively for many years. The cities value innovation, collaboration, and problem solving to maintain and improve the quality of life for all residents. Each city has a unique perspective on how to meet the needs of its residents. While each city respects the individuality of each community, it also sees value in focusing on collaboration for common efforts and regional solutions. The Eastern Alameda County Human Services Needs Assessment (EACHSNA) is one such collaboration, created to evaluate the strengths and needs of the human service delivery network for the region and the individual cities.

In 2011, the Tri-Valley conducted a needs assessment focused on the cities' most vulnerable populations: low-income families, individuals, children, seniors, and people with disabilities.[7] This Tri-Valley needs assessment process follows the 10-year census, as will the regional needs assessment.

The 2011 assessment found a significant and increasing disparity between the growing demand for human services and a stagnating, and at times, declining supply of services in Eastern Alameda County. Many of the findings in the report mirror those reflected here related to mental/ behavioral health, housing, health care, workforce, transportation, and changing demographics.

However, one finding in the 2011 needs assessment that did not surface here was a need for increased food and nutrition programs. This reflects the success of the region in mitigating food insecurity through funding and other initiatives, one of the many efforts undertaken to increase access to resources and services. A list of additional programs and initiatives that emerged in response to findings from the 2011 needs assessment is available in Appendix 7.

The COVID-19 pandemic exacerbated the need for more resources so, in 2022, the three cities hired JSI to lead the EACHSNA process. JSI is a public health research and consulting organization with an office in Berkeley, California. It has over 40 years of experience providing technical services to federal, state, and local agencies to improve the health of individuals and communities, with a focus on vulnerable populations. JSI was tasked with conducting the EACHSNA by leveraging existing documents including the prior needs assessment; incorporating a diversity, equity, and inclusion framework to ensure an equitable and inclusive process and outcomes; and developing a final report including recommendations and associated implementation steps.

Figure 2. Timeline of the Tri-Valley Needs Assessments

2003

Tri-Valley commissioned its first human services needs assessment collecting critical local data for programmatic, policy, and resource allocation decision making.

2011

The three cities commissioned a follow up report to assess the changing needs, demonstrate current and future human service needs and service delivery gaps, and recommend ways to meet residents' human service needs.

2021

The three cities resolved to conduct a needs assessment every 10 years to stay abreast of the changing needs within their individual cities and the region as a whole.

2022

JSI was hired to complete the 2022 needs assessment.

V. GUIDING THEORETICAL VALUES AND FRAMEWORKS

Community Engagement, Power Sharing, and Capacity Building

Our process grounded the work in equity and ensured a sound and inclusive assessment process. It started with the use of an equity framework as a roadmap for the assessment to help ensure a collaborative, engaged, and intentional process that built community capacity and relationships. The following outlines each framework principle and how it was applied in the Needs Assessment.

Centering lived experience: In recognition of the fact that community members and service providers are the experts of their lives, the JSI Project Team worked thoughtfully and deliberately to center the voices of community members within the Tri-Valley who were eligible for, have sought out, or have received human services. Throughout the project, the JSI Project Team aimed to lessen participants' burden while maximizing opportunities for participation. It focused on identifying and engaging people who are often labeled "difficult to reach,"[i] particularly those identified as priority populations in the project's initial scoping activities.

Equitable data practices: There is a long history of extractive data collection practices in the United States, with little to no sharing of power, capacity building within communities, or follow-up in how data were used. Thus, equity was a focus of every step of data collection and analysis. Community members were trained and supported to collect data as focus group and interview facilitators; provided trainings on topics including qualitative analysis; and shaped the identification and prioritization of strengths, challenges, and recommendations.

Strengths-based approach: The central purpose of a human service needs assessment is to identify challenges (i.e., community and organizational

[i] Note: This term is problematic because it obscures the historic lack of inclusion efforts and barriers to participation, including a lack of trust.

challenges) and possible solutions, but it is also important to identify and celebrate individual and community assets, capabilities, resources, and strengths. All too often when the focus is directed on individuals or neighborhoods with high human service needs, the emphasis is on issues or deficits. This is not only disempowering; it also fails to recognize the many ways that communities can be a source of strength and resilience. Thus throughout the data collection and in this report, we celebrate and honor the strengths of the Tri-Valley.

Community capacity building: Similar to the recognized need for equitable data practices, one of the guiding values for this needs assessment was on the importance of engaging in power-sharing activities to support community members' capacity to develop, implement, and sustain local initiatives. For this project, this included training with community member participants of the Eastern Alameda Power and Action Committee (EAPAC) with a focus on capacity building and mentorship on methods of data collection, and an explicit focus on how power might be shared to ensure community members felt included in the needs assessment process and beyond. To that end, we made efforts to ensure the findings were broadly accessible to the community by building a public-facing website and creating a section in this report to define terms used throughout.

Additional Applied Frameworks

As the work unfolded, the community described challenges as cross-generational, interconnected, and stemming from broader, overarching factors. This is important to capture because it not only describes *what* people are experiencing, but also *how* they experience and think about their conditions. The following section represents the effort to capture this through existing frameworks that help us think about the challenges and how to shape effective solutions.

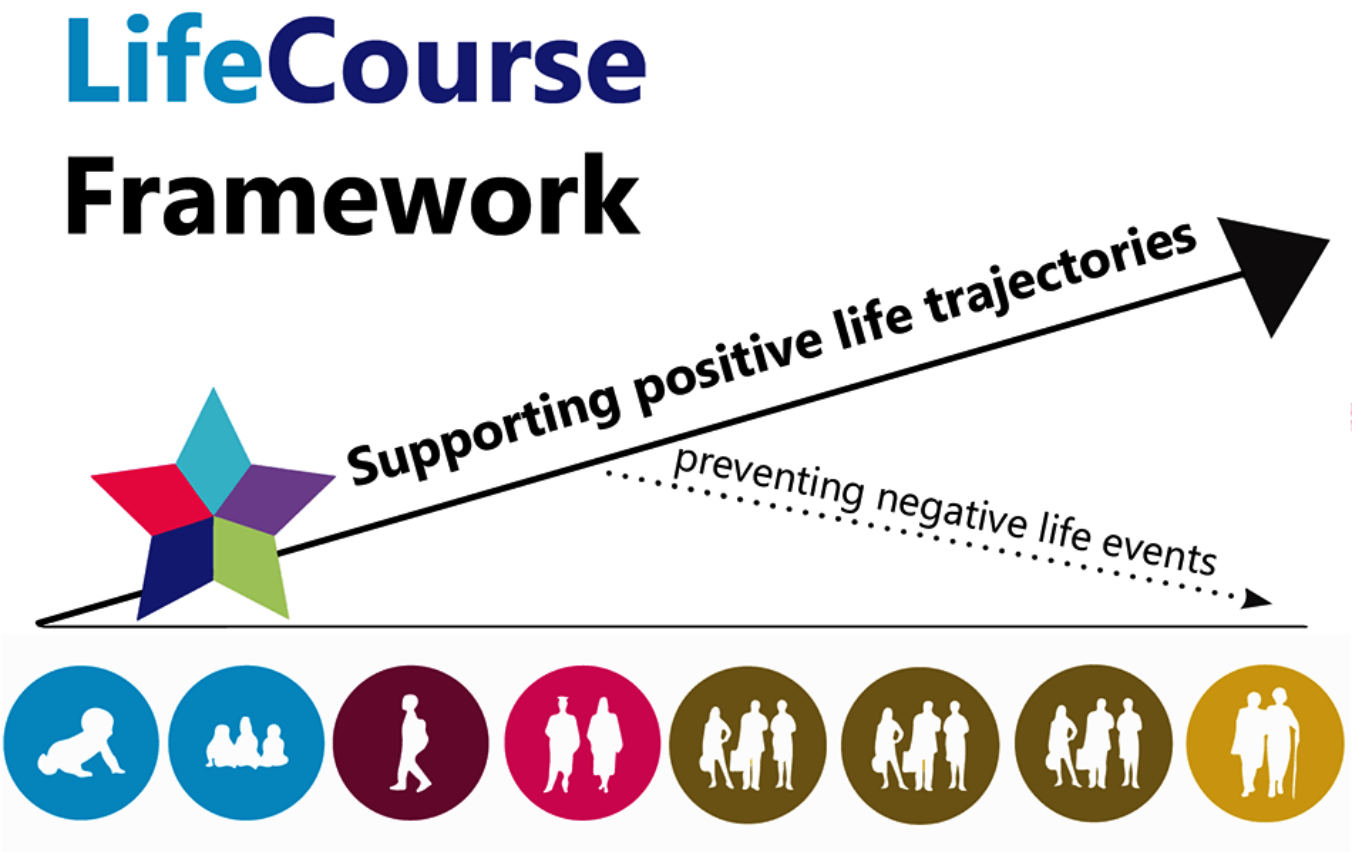
The Life-Course Perspective

The life-course perspective provides a lens to identify interventions that have the potential to crease change across generations. The life-course perspective calls us to focus on: 1) distinct life stages (e.g., adolescence or older adults); 2) the trajectories of lives based on a number of factors and conditions (e.g., social and structural determinants of health); and 3) the relationship between individual and collective life courses, or as Martin Luther King Jr. put it, "the inescapable network of mutuality." This refers to the idea that the fate of all individuals are linked. Put another way, the health and wellness of the Tri-Valley is inextricably connected to those individuals who are the least resourced within the communities.

> *The G family is a perfect example of why it is important to consider a life-course perspective. The barriers facing the 72-year-old Mia effect the entire family. If Mia's diabetes gets out of control due to challenges of managing her appointments, her son Luis and daughter-in-law Laura may have to take time off of work to care for her. If the family begins to struggle financially and have a challenging time putting food on the table, Alexa's and James' hindered development and mental health will diminish their ability to learn in school.*

In the context of this EACHSNA update, the use of the life-course perspective draws attention to the need for services that are focused on distinct age groups, while also considering the importance of ensuring people's needs are met across time. For example, it is important to focus on specific challenges and interventions for teenagers now and to think about how their needs are expected to evolve as they enter young adulthood). It also draws attention to the need to design and deliver services that are both universal or widely available for everyone, and targeted, in that they should respond to the needs of distinct priority populations. For example, there is a need for universal mental health services, but those services must also be tailored to the needs of adolescents, non-English speakers, and people who lack mental health insurance. The life-course perspective also calls us to consider the emotional, physical, psychological, and social needs that evolve within specific historical and cultural contexts. For example, the application of a life-course perspective calls us to understand how youth might be uniquely and disproportionately affected by the COVID-19 pandemic and to identify services and a responsive delivery mechanism to meet those needs.

Figure 3. Model of the Life-Course Framework. Source: State of Hawaii Department of Health



Structural Considerations

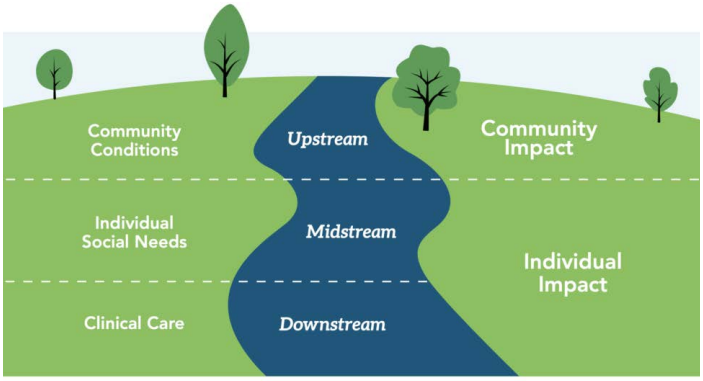
UPSTREAM AND DOWNSTREAM

A needs assessment provides a snapshot or even a retrospective look at the challenges faced by a community or its sub-groups. However, it is important to note that what a needs assessment typically captures represents what are often called 'downstream' factors. These are often mentioned at the individual-level, simply because a needs assessment asks individuals about their experiences. For example, when asked about challenges, a community member might mention a health concern such as high blood pressure. From a downstream lens, a responsive intervention might be to make sure that person has access to health services. However, looking midstream and upstream might point to different interventions. In the example of high blood pressure, a midstream contributor might be the stress the person is under from being unemployed. A midstream intervention might connect the individual to career services. Finally, looking even further upstream might indicate a broader decline in available jobs within a region. This would indicate a need to think about and examine ways to attract industry to a region and/or provide career training opportunities.

Human services are directly charged with mitigating the downstream consequences flowing from these macro level or structural factors. However, there is a parallel need to work upstream to prevent these needs from arising in the first place. Thus, when focusing on downstream conditions, there should always be a broader conversation about midstream and upstream contributors and possible interventions. This ensures any intervention can have the greatest effect. One human service provider eloquently expressed this desire to focus upstream:

> *"If we're talking about dreams here… we really need to go upstream and start working with people before they get into crisis and need to be connected to care. We need to preempt [crises] when people are younger, when babies are being born. ...Getting them access to education, stable housing and food would make a huge difference so they don't end up in crisis."*

Figure 4. Upstream and Downstream Approach to Health



Source: Jon Warner

SOCIAL AND STRUCTURAL DETERMINANTS OF HEALTH

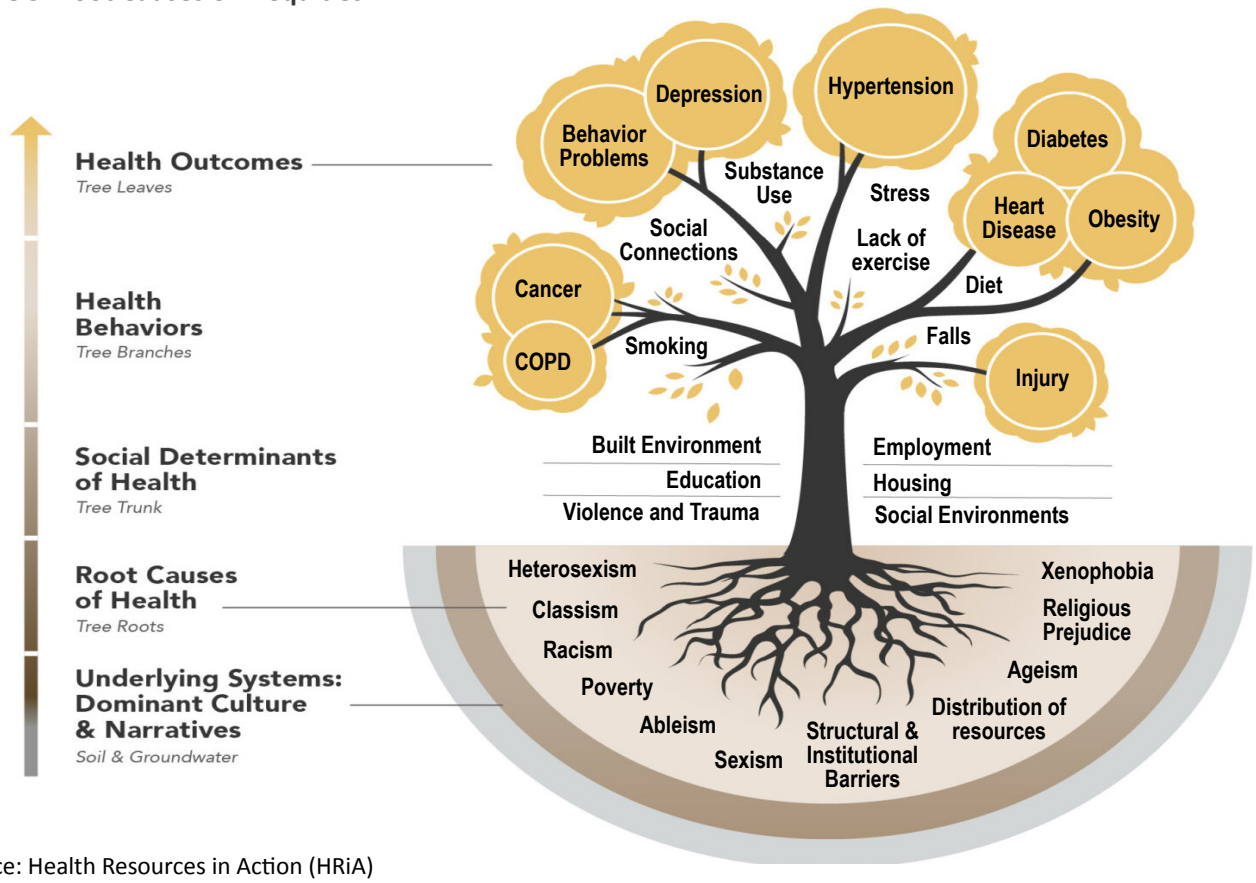
These mid- and upstream factors are often called social or structural determinants of health. These non-medical factors influence health outcomes and are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. As described above, community members often mentioned these in the same breath as the challenge they were experiencing. Similarly, while nonprofit organizations identified some of the workforce challenges to attracting and retaining diverse service providers, they also noted the high cost of housing and funding limitations (e.g., funders not supporting operational costs) that were barriers to providing a living wage. One faith-based organization representative said that:

> *"We feel that problem [living wage] acutely as a church because we have to pay…we can't compete with Google, and Facebook. We're a nonprofit, a church. And so we need employees who work here and who live here. It doesn't do much good to have a pastor who lives in Tracy or Modesto or Stockton. So in some ways, the nonprofit world and the church world face the same challenges that the schools do in getting teachers here, or police officers or firefighters to live here."*

ROOT CAUSES

Troughout this needs assessment, participants identified several social or structural determinants that helped to create the current conditions that the region is experiencing. These are best understood

Figure 5. Root Causes of Inequities



Source: Health Resources in Action (HRiA)

as root causes. In this needs assessment, these included housing and land use policies, racism and discrimination, the cost of living and inflation, policy, various structures and institutions, and funding streams.

The integration of this framework was particularly important in the development of recommendations. There is an immediate need to provide human services for those suffering in the Tri-Valley. However, there is an equally pressing need to work systemically to remove the root causes of that suffering. This need informed the Approach Recommendations to consider a series of North Star questions to guide the selection and implementation of any strategy to support the health and wellbeing of Tri-Valley residents. It also called for community- and organizational-level challenges and opportunities to answer 'What are the upstream conditions that have created this need that we might address through strategies that have a community impact?'

Report Considerations

A needs assessment is a powerful tool, representing the elevated needs of community members, nonprofit organizations, and direct service providers. Triangulation with census and other published data sources gives a representation of the human service needs and resources in the Tri-Valley. However, while we made significant efforts to engage a broad subsection of people from each of the three cities across a variety of identity characteristics, it is believed that complete representation is not possible. Further, although efforts were made to project future needs, especially in the grounding of the life-course perspective, time will age these findings as the cities and region evolve after these results and recommendations are published.

This is not to suggest that these findings are inherently invalid, but rather a call for the varied audiences to use this report as a starting point for conversation and reflection. The perspectives of those who do not see their experiences and priorities represented here are just as valid as those who do. If you disagree with the findings or recommendations here, or identify needs that have not been elevated, consider this an invitation to advocate for change by raising your individual or collective voice in service of continuing to advance collaborative change.

Additionally, as indicated in the discussion of Root Causes and Social and Structural Determinants of Health, many of the needs identified herein represent downstream consequences of structural conditions outside the control of those meeting human service needs. This document can also serve as evidence of the need for continued upstream efforts to reduce the need for human services more broadly. We encourage the use of this document as a mobilizing force to those continuing to advance systemic change.

Let's go back to the G family. Laura does not speak English very well and feels shame when trying to begin a conversation with her neighbor who only speaks English. This shame was magnified one day when she was walking with her daughter Alexa on a beautiful spring day.

Laura and Alexa were having a conversation in Spanish when a person walking behind them said: "Speak English, this is America."

As limited as Laura's English is, she knew what this person meant. Not only did this make Laura even more insecure, but Alexa began to doubt whether she should speak a language other than English in public. Recently, she missed a few medical appointments because the worried about her ability to communicate with her providers.

VI. METHODS

Leveraging the guiding theoretical frameworks and values, the EACHSNA update used quantitative and qualitative methods to meet the needs assessment objectives. The process also involved substantial intentionality and involvement of the voice of Tri-Valley community members throughout. The overall approach included four phases: 1 landscape scan; 2 advisory group development; 3 qualitative and quantitative data collection; and 4) analysis of findings.

Foundational Steps: Gathering Input and Establishing Advisory Groups

Landscape Scan

JSI started the project with an initial landscape scan guided by interviews, engaging individuals at a community event, and creation of a social services inventory. The goals of the landscape scan included:

1. Establishing a preliminary understanding of the context in which human services are provided in the Tri-Valley and the people and organizations giving and receiving them.
2. Creating a social services inventory of human services in the Tri-Valley.
3. Identifying individuals for the project's advisory groups – Steering Committee, Community Liaison and EAPAC.
4. Establishing connections with organizations to facilitate recruitment for focus groups and interviews.

Individual's names, events, and organizations were initially provided by the core city staff and the Human Services Joint Commission. Interviewees also connected the JSI Project Team with additional Tri-Valley organizations and individuals who they thought should be involved in the project (i.e., snowball sampling). The JSI Project Team interviewed individuals from different human service sectors and who serve a diverse range of communities within the Tri-Valley.

During the landscape scan, the team interviewed 13 executives, staff members, and volunteers from nonprofits, county agencies, and schools. These conversations consisted of questions focused on:

- The identification of the most pressing issues in the community.
- Whether the individual was part of the previous needs assessment work or the implementation of emergent recommendations.
- The identification of priority populations and organizational or individual contacts through whom they might be engaged.
- Whether they had any reports or other data that could help inform this needs assessment.

Notes were taken during the interview and coded independently by two JSI Project Team members to identify significant themes. These initial findings were presented to the Steering Committee and at the Dublin, Livermore, and Pleasanton City Council meetings. They were also used to develop subsequent interview and focus group guides, particularly for the nonprofit focus groups.

The JSI Project Team also attended La Familia's Dia de los Muertos Community Event. At this event, JSI talked with community members and residents in English and Spanish about what they loved and what they would change about their community.

After collecting this preliminary information and gaining input from the Joint Commission and at City Council meetings, JSI recruited members and developed the EAPAC and the Steering Committee. These committees informed data collection efforts, identified priority populations, and helped reach individuals and organizations.

Joint Commission and City Council Meetings

At the beginning of the project, the JSI Project Team met with each Human Services Commission and City Council to present the needs assessment approach, gather feedback, and refine priority populations from city leadership. The table below includes the dates of each of these meetings.

Table 1. Meetings Attended by the JSI Project Team

EVENT	DATE
Joint Human Services Commission Meeting, Pleasanton	November 2, 2022
Dublin City Council Meeting	April 4, 2023
Pleasanton City Council Meeting	April 18, 2023
Livermore City Council Meeting	June 12, 2023

Needs Assessment Website

In alignment with the equity framework principle of equitable data practices, process information was made available through the website www.mytrivalley.org throughout the Needs Assessment The site included an explanation of what a needs assessment is; the methodologies used in the EACHSNA; opportunities to get involved through the advisory or focus groups; reports on current findings and demographics trends; and upcoming events. All three cities determined that the site would only be active through the duration of the Needs Assessment project, and any relevant data would be carried forward into this report.

Advisory Groups Development

The JSI Project Team developed three advisory roles/groups (see below to ensure the application of the equity framework and guide project implementation. The individuals who comprise these groups are community leaders—both those with organizational standing and those with lived experience.

JSI created and presented a graphic at the Joint Commission and City Council meetings (see Figure 6) to facilitate communication about the purpose of each of these advisory bodies and how they would intersect. Some JSI Project Team members were on the Steering Committee only; others were a bridge between the EAPAC and the Steering Committee. The Community Liaison also served in a bridge role, attending both EAPAC and Steering Committee meetings. After in-depth deliberation about whether or not to hold ongoing joint EAPAC and Advisory Committee meetings, the decision was made to hold the majority meetings separately given the distinct scopes of work and responsibilities for each group, and in recognition of the potential power dynamics between them. The two groups were brought together twice during the data analysis and recommendation development phases to provide input on and add nuance to the findings.

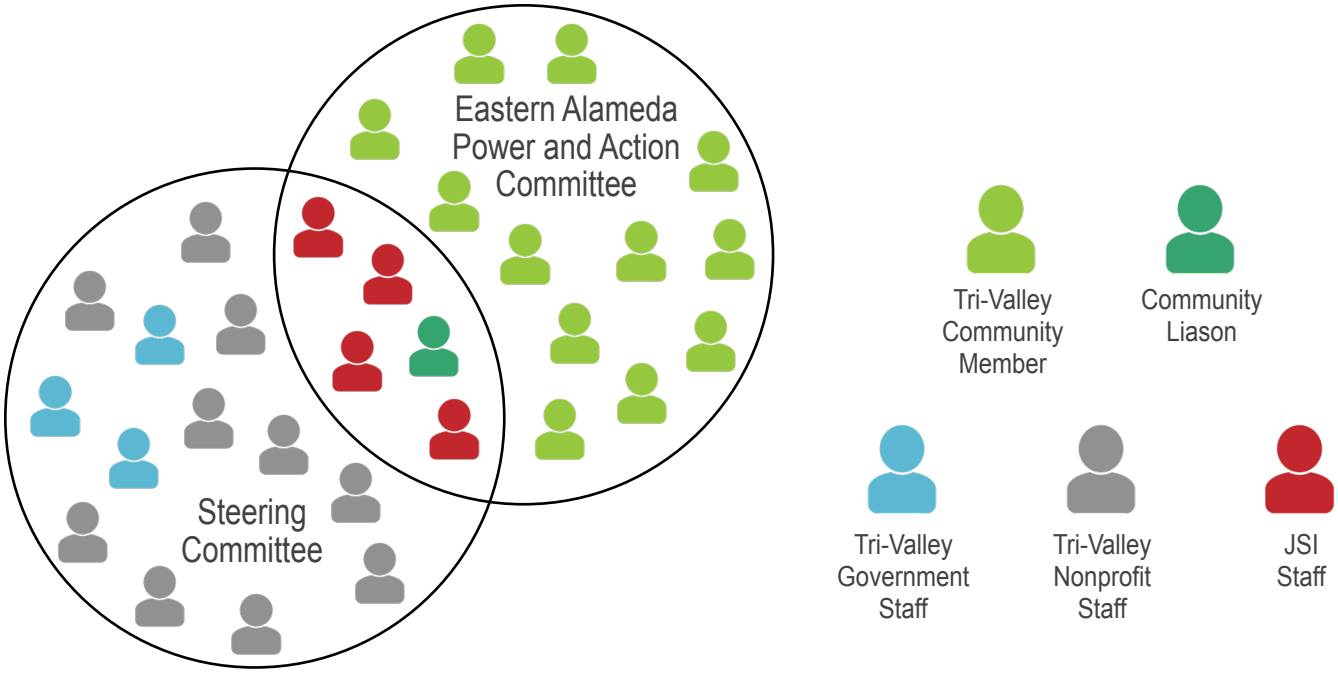
COMMUNITY LIAISON

The community liaison was an essential member of the advisory groups for the Needs Assessment. As consultants with no experience living, working, or seeking services in the Tri-Valley, the JSI Project Team acknowledged the potential for gaps in the assessment. The Community Liaison had knowledge and context to illuminate the distinct features of and experiences within the Tri-Valley. The role also served on both the Steering Committee and the EAPAC. Given that the groups would not meet with each other until the end of the project, the liaison

Table 2. Project Advisory Roles

ROLE	RESPONSIBILITY	COMPOSITION
Community Liaison	Serve on both the Steering Committee and EAPAC, connect the JSI Project Team, city staff, and community members. Provide historical and current context on best practices for community engagement in the Tri-Valley.	One individual who has experience in direct service work, a Tri-Valley community member, understanding of human services landscape in Tri-Valley
EAPAC	Support community connections and qualitative data process, co-facilitate focus groups, and provide feedback on interview tools and preliminary data analysis and overall process.	Community members, human service providers, recipients of Tri-Valley services Compensated role for community members
Steering Committee	Provide oversight of the project, support the assessment process, review work plan and status of project activities, support logistics and project requirements, coordinate events, and preview deliverables.	Tri-Valley city representatives, County staff, nonprofit leadership, and select JSI Project Team members

Figure 6. Advisory Groups for the EACHSNA



supported bidirectional communication between the two groups, the JSI Project Team, and the Steering Committee.

Catherine Arthur (Cat), RN, PHN, MSN, a Livermore Valley Joint Unified School District School Nurse was selected as the community liaison for the project. She was initially recommended by city staff during the landscape scan. Cat was interviewed by two members of the JSI Project Team and selected based on her experience as a parent/community liaison in the school (e.g., demonstration of inclusive approach and valuing diverse voices) and her higher-level interest/knowledge and connection to families/community members. In addition to working in Livermore schools, she lives in Livermore. During the landscape scan, Cat and others interviewed said the majority of the Tri-Valley's pockets of poverty are concentrated in Livermore. Given this, it was important to have a community liaison who understood the needs of Livermore residents in particular.

EASTERN ALAMEDA POWER AND ACTION COMMITTEE

Before beginning active recruitment of EAPAC members, the JSI Project Team created a 2-page document titled "What is a Needs Assessment?" that described the purpose of a needs assessment, what the EACHSNA aimed to accomplish, and its importance and potential implications. It also outlined the process for conducting the needs assessment, including an explanation of quantitative and qualitative data, the equity framework, and an overview of the advisory groups involved. It offered ways for community members to get involved, including serving on the EAPAC and participation in focus groups or interviews, and an invitation to reach out via email. The JSI Project Team also created an EAPAC Recruitment Flyer, which outlined the purpose of the EAPAC, the roles and responsibilities of members, opportunities for their professional development, and compensation information. Both of these materials were published in English and Spanish and sent to community members via email, posted on the project website, and distributed in person by the Community Liaison.

Next, the JSI project team created an EAPAC Interest Form, which was accessible via a QR code on the EAPAC flier. The interest form was created using Google Forms, published in English and Spanish, and offered the option to complete the form on behalf of oneself or someone else. This form centralized contact information for interested community members and provided information on potential EAPAC members' lived experiences (e.g., types of human services received); demographic characteristics (to ensure representation of priority

populations); connection to the Tri-Valley community; and interest in serving on the EAPAC. Questions were designed to be open-ended, optional, and require minimal time to complete. The Community Liaison was integral to ensuring that the language on the form was accessible and inclusive, and that the form was not a barrier to participation.

Twenty-seven responses were received and all interested candidates were contacted via phone and/or email to set up a 15–20-minute phone screen.

The JSI Project Team and Community Liaison developed a set of questions to ask EAPAC candidates during the phone screen:

- Would you be able to meet for 1.5 hours in the evening once every other month?
- Are there groups of people you would not be able to work with?
- What groups are you most comfortable working with?
- What communities do you feel that you are most connected with?
- We will be discussing a variety of social and health topics throughout this process, such as adolescent health and LGBTQIA+ advocacy. Are there any topics you would not feel comfortable engaging with?
- Specific follow-up questions about their applications.

JSI Project Team members and the Community Liaison conducted phone screens, during which notes were taken in a shared spreadsheet and reviewed after. Based on the initial phone screen, if there was any uncertainty about a candidate, a second team member conducted an additional phone conversation. Using documentation from these calls, the JSI Project Team and Community Liaison recommended EAPAC members, selected to represent all three cities, with experience accessing and/or directly providing human services in the Tri-Valley, diverse backgrounds (e.g., race, ethnicity, cultural, linguistic), and representing one or more priority populations. Candidates who were employed by a city or county government agency and served on the Tri-Valley Human Services Joint Commission were ineligible due to potential conflicts of interest. The list of recommended EAPAC members was brought to core city staff for discussion and approval. Ten people were invited to join the EAPAC. The other 16 candidates were thanked for their interest and informed they had not been selected. They were also invited to participate in a future focus group or interview, if interested.

STEERING COMMITTEE

Steering Committee candidate selection was informed by the landscape scan interviews and through recommendations from the three city staff members. The selection process ensured there was representation from the three cities, a mix of nonprofit, community, and Alameda County representation, racial and ethnic diversity, and that organizational type spanned the various categories of human services guided by the Kaiser Family Foundation Framework (i.e., economic stability, neighborhood and physical environment, education, food, community and social context, and health care system).[8] As a result, individuals from the following organizations were selected: Las Positas Career Center, Livermore USD, Alameda County Social Services, Alameda County Department of Public Health, Axis Community Health, Alameda County Community Health Improvement Plan, Alameda County Housing and Community Development Agency, Asian Pacific Islander American Public Affairs Tri-Valley Chapter, CityServe of the Tri-Valley, Open Heart Kitchen, and the cities of Dublin, Livermore, and Pleasanton.

Priority Populations

From the data gathered through the landscape scan interviews, quantitative demographic data, City Council meetings, Human Service Commission meetings, and advisory groups, 12 groups were identified as priority populations for the Needs Assessment (table 3).

Although this Needs Assessment is meant to capture the breadth of lived experiences among residents of the Tri-Valley, particular emphasis was placed on the communities that were anticipated to be most in need of human services, may have had a distinct lived experience based on one or more identity characteristics, and most likely to be affected by the resulting recommendations.

Table 3. Priority populations for the EACHSNA

POPULATION[ii]	DESCRIPTION
Faith-based leaders	Individuals or groups that are part of faith-based organizations which can include but are not limited to churches, mosques, and temples.
Female heads of households	Female members of family units who are the primary source of income in the household.
First responders	Police officers, firefighters, emergency medical technicians, nurses, etc.
Indigenous communities	Member of an indigenous community or tribal nation.
Individuals who are unhoused	Individuals who have experienced being unhoused currently or in the past.
Individuals with disabilities	Individuals who identify as a person with disabilities, including physical, intellectual, and/or developmental.
Lesbian, gay, bisexual, transgender, and queer (LGBTQ) community	Individuals or groups that identify as part of the LGBTQ community.
Livermore agricultural workers	Agricultural workers including those who worked in winery fields, typically immigrants or refugees.
Non-English speakers	Includes individuals who do not speak English or feel comfortable participating in a focus group or interview in English. Languages most commonly spoken in the Tri-Valley include Spanish, Pashto, Farsi, Mandarin, Cantonese, and Dari.
Seniors/older adults	Individuals ages 65 years and older.
Those who work, but do not live in the Tri-Valley	People who cannot afford to live in the Tri-Valley due to the high cost of living. This often includes essential workers, such as teachers or first responders.
Youth	Individuals between the ages of 14 and 25.

Within these priority population categories is an acknowledgment of the complexity of identity, and an honoring of the heterogeneity, or differences in experiences, within any one category. It is also recognized that identity is intersectional; that is, individuals within these prioritized groups may identify with more than one category. Those tasked with completing this needs assessment sought to understand and articulate the complexity of individual lived experiences. We acknowledge that it is reductive to presume that an individual has a particular lived experience based on a singular or even intersectional identity categorization. However, given the systemic and sociopolitical factors, these individuals may distinctly experience social and structural determinants of health. Deeply understanding individuals' lived experiences and the extent to which certain identity characteristics affected them was therefore a key consideration in the method selection.

ENGAGING DIFFERENT LANGUAGE GROUPS

The Steering Committee and city staff prioritized Spanish, Pashto, Farsi, Mandarin, Cantonese, and Dari for the EACHSNA because of the large population of individuals in the Tri-Valley who speak them. However, as data collection progressed, a number of barriers to engaging speakers of these languages, particularly Pashto, Farsi, and Dari. While recruitment materials were translated into these languages, there was insufficient infrastructure to reach community leaders and build trust within this project's timeframe and scope. Moving forward, deliberate strategies must be identified and implemented to build relationships and engage community members meaningfully beyond the data collection period. This could include inviting non-English or multilingual speakers onto the project team, publishing project materials (e.g., the project website) in all relevant languages, and going directly to communities to disseminate the findings. Trust, instrumental to

[ii] Presented in alphabetical order

involving people who don't speak English equitably, must be built between and during community engagement activities.

Quantitative Analysis and Qualitative Data Collection

Informed by the aforementioned Foundational Steps, the JSI Project Team conducted quantitative analyses, collected primary qualitative data, and triangulated findings using existing community-based and regional reports. Early in the project, preliminary quantitative findings were produced and made public through the EACHSNA website. This informed the identification of priority populations, shaped the co-design of data collection instruments in concert with the EAPAC, and informed and involved community members in the Needs Assessment process.

Next, the JSI Project Team used several qualitative methodologies to engage residents of the three cities including tabling at community events, conducting interviews and focus groups, and administering intercept interviews, which involves informally engaging available individuals in a brief conversation about needs assessment topics. It is important to note that the only primary data collection activity was qualitative. It is said that quantitative data (e.g., surveys) allow researcher to go an inch deep and a mile wide, while qualitative data (e.g., focus groups, interviews) go a mile deep and an inch wide. A qualitative methodological approach was selected to gain a more nuanced and contextualized understanding of the lived experience of community members (especially priority populations) and nonprofit organizations.

In qualitative data collection, the focus is not on generalizability per se, meaning the goal is not to achieve a numeric indicator that is meant to be statistically representative of an entire community. Rather, the metric of quality for qualitative data is the extent to which saturation is achieved. Saturation means that across data collection activities, no new substantive information is arising. To achieve this, an iterative data collection approach was taken. This allowed periodic modification of data collection methodologies to ensure a diverse sample was engaged. To achieve saturation, methods were expanded to include individual service provider and intercept interviews.

The resulting community-level challenges and opportunity areas and organization-level challenges and opportunity areas were identified then cross-checked with other regional reports to determine the extent to which existing data supported or added nuance to the emergent themes. Further, findings were presented to the EAPAC and Steering Committee in a series of joint meetings, where both groups offered rich context to emergent ideas and themes. Findings were also reported to nonprofit organizations, resulting in discussion about the prioritization of recommendations and their feasibility. Feedback from these activities resulted in the refinement of the theme and/or resulting recommendation.

Quantitative Data

CENSUS DATA

The JSI Project Team drew on large amounts of secondary data to guide and contextualize this project. In particular, the team relied on data published by the US Census Bureau, which are comprehensive, systematic, standardized, and available at granular geographic levels (the lowest and most commonly used level of geography in this report is the census block group). These data offer insights into age, gender, race, income level, educational attainment, and more, providing a robust quantitative foundation for understanding the demographic and socioeconomic profile of the Tri-Valley and the needs of the communities. In addition to US Census Bureau data, data from the Environmental Protection Agency, the Centers for Disease Control and Prevention, the US Department of Housing and Urban Development, and the US Department of Agriculture were analyzed. A comprehensive list of all quantitative data and census block groups can be requested from the contact in Appendix 3.

To standardize geographic analysis, a unique geography called "Tri-Valley" was created and used across most of the tables, charts, and maps that appear in this report. This geography is a set of the most densely populated census block groups within the larger geographic region known as the Livermore-Pleasanton Census County Division (CCD). Both the

Table 4. Supplemental Reports

NAME	DESCRIPTION
TVAPC 2023 Data Profile: Just Getting by in the Tri-Valley	A data profile detailing the demographic and population changes of Dublin, Livermore, and Pleasanton. It highlights issues and barriers faced by low-income households and the intersectionality of such barriers.
2019 Tri-Valley Paratransit Study	A study exploring how effective the organization, management, and delivery of paratransit services are in the Tri-Valley area.
Stanford 2022 Community Health Needs Assessment	Conducted by Stanford Health Care, ValleyCare to assess the health of the community in their service area, which primarily consists of Dublin, Livermore, Pleasanton, and San Ramon.
John Muir Health 2022 Community Health Needs Assessment	Explores the conditions affecting community health within the service area of John Muir Health. The service area consists largely of Contra Costa and Northern Alameda Counties, and Livermore. Data from this report about the Tri-Valley is limited to the Livermore region.
Kaiser Permanente Walnut Creek Medical Center 2022 Community Health Needs Assessment	A community health profile of the Kaiser Permanente Walnut Creek Medical Center's service area, which includes Walnut Creek, Contra Costa, Antioch, and Livermore. Data for this report about the Tri-Valley is limited to the Livermore region.
Alameda County Community Health Needs Assessment	This Alameda County Health Care Services Agency and Public Health Department report looks at the conditions and factors influencing the health of county residents.
2022 Tri-Valley Homeless Count and Survey Comprehensive Report	A report documenting the Point In Time (PIT) Count including a detailed assessment of the cities of Dublin, Livermore, and Pleasanton.
2021-2022 2-1-1 Contact Activity	A summary report on contact activity and client demographics for people using 2-1-1 in 2021–2022.

CCD and the Tri-Valley are visualized in Figure 1: the CCD is the large polygon with the thick black outline and the Tri-Valley, which sits entirely within the CCD, is outlined in red.

REGIONAL REPORTS

Additionally, this report references data found in similar reports based on the Tri-Valley region. Data found and used from these reports (Table 4) supplement the primary data detailed in this needs assessment.

Qualitative Data

Several qualitative data collection strategies were used to obtain a sample that captured the depth and breadth of experiences with providing and receiving services in the Tri-Valley.

After the exploratory landscape scan and formation of the steering committee and EAPAC, the qualitative phase of the needs assessment included one-on-one and small group interviews, focus groups with nonprofits and community members, intercept interviews, and interactive tabling sessions at various events throughout the Tri-Valley. In addition to the number of individuals involved, the JSI Project Team and the individual members of the EAPAC did extensive outreach to priority populations through flier distribution, posting on community forums (Nextdoor, Facebook, etc), word of mouth, email, and phone calls. In recruitment for focus groups and interviews, participants were asked to answer optional demographic questions including, age, gender, city they live or work in, ethnicity and race, education, marital status, languages spoken, and household income. This allowed individuals to identify with multiple groups and helped ensure priority populations were engaged.

Table 5. Data Collection Activity and Sample

QUALITATIVE DATA COLLECTION EFFORT	PEOPLE INVOLVED
9 community focus groups (adults + youth)	81
2 nonprofit focus groups • executive staff • direct service staff	19
Community tabling • Dublin St. Patrick's Day Festival • La Familia Dia de los Muertos event • Tri-Valley NonProfit Alliance Poverty webinar	110+
Interviews with community members	29
Interviews with nonprofit leaders and faith-based organizations	26
Interviews with first responders	3
Intercept interviews • Axis Health Center • Livermore Senior Center • La Salud Health Fair: Salud y Sol End of Summer Health Fiesta	70
TOTAL	**338**

DEMOGRAPHICS

For the majority of the primary data collection efforts, demographic data were not collected in recognition of: 1) the discomfort of many individuals when asked personal information, potentially resulting in lower levels of engagement; and 2) the desire to lessen the burden of participation, particularly for those engaged through tabling events and intercept interviews.

The exception to this was focus groups, in which individuals had the option of providing demographic information. Of the 81 individuals who participated in focus groups, 63 elected to provide demographic information. This information is summarized below. These data points should be interpreted with caution and with the reminder that they do not reflect the demographics of people engaged in individual interviews, intercept surveys, or tabling events.

Participants were asked how to describe themselves (capturing racial and ethnic demographics), and the response category allowed for multiple selections to capture individuals who self-identified as multiracial. The largest proportion of participants self-identified as white (41.9%), followed by East Asian (20.9%) which includes Chinese, Filipino, and Japanese ancestry. Hispanic, Latino, and Spanish origin represented 9.7% of respondents. The other participants included South Asian (e.g., Indian, Pakistani, Bangladeshi) at 8.1%; and Black or African American, including Jamaican, Haitian, Nigerian, and Ethiopian at 8.1%. 6.5% of respondents selected multiple racial or ethnic categories while 4.8% of respondents indicated that they preferred not to answer this question.

The majority of participants (40.3%) had less than a high school diploma, while 8.1% had a high school diploma or an associate's degree (3.2%). 22.6% had a bachelor's degree, and 17.8% had a master's degree or higher. Annual household income ranged from $35,000 to more than $200,000, with the majority (40.3%) indicating that they preferred not to answer. Languages spoken by focus group participants included English, Hindi, Spanish, Mandarin, and Cantonese.

REPRESENTATION AND IMPLICIT BIAS

Throughout this project, the JSI Project Team collaborated closely with city staff, the Steering Committee, EAPAC, and other partners to inform the approach to data collection, analysis, and recommendations. Key considerations, including representation across the three cities, as well as distinctions within and between cities, were revisited. As mentioned, when discussing priority populations and the data collection design, the focus was on understanding the complexity of lived experiences for individuals most in need of human services, balanced against the need to ensure broad representation. Throughout this process and in close collaboration with the EAPAC, the JSI Project Team often questioned its own implicit biases and the potential biases of those involved. In addition to this ongoing internal work, the findings were triangulated with census data and regional reports to determine the extent to which lived experiences were reflected in existing data.

Additionally, a recurring question arose of whether there were substantive differences between cities or whether findings and the resulting recommendations were experienced regionally. Initially, distinct efforts were made to collect within-city data, as significant

differences within each were anticipated. As data collection and analysis progressed, however, it was found that issues were largely cross-cutting. For example, participants from all three cities identified concerns about housing, health and mental health services, substance use, transportation, and more. Additionally, youth from each city identified similar and overlapping themes. Further, participants proposed more regional recommendations. Nonetheless, there are some distinctions between the three cities, and many human services are funded or implemented within cities. Thus, the primary findings are organized by cross-cutting themes driven by the data. To add context and nuances, these findings are supplemented with city-specific data from census data and other published reports, where possible.

NONPROFIT FOCUS GROUPS

Focus groups with nonprofits were conducted to more fully explore the emerging themes from the landscape scan interviews. Steering Committee and JSI Project Team members circulate a Google form to indicate interest in and availability in the focus groups. A total of 43 respondents, including nonprofit and city government organizations members, completed the form.

Because nonprofit executives and leaders have insights that are qualitatively different from those who work in more client-facing roles, the two sessions were separated into direct service staff and executives. This accounted for power dynamics and created an environment of peers in each case. Both focus groups were conducted over Zoom and recorded so that the JSI Project Team could code and analyze generated transcripts. Three JSI Project Team members were in attendance. Two co-facilitated and the third took notes to ensure the recordings were captured and provide technical assistance necessary to support participation.

The JSI Project Team drafted a different facilitation guide for each nonprofit focus group. Input and feedback were solicited from Steering Committee members so that questions were relevant and aligned with the objectives of the focus groups. These objectives included learning more about the experiences of nonprofit staff in Tri-Valley, including organizational needs and partnerships and understanding the human services strengths, challenges, and opportunities, and recommendations to improve them.

The first nonprofit focus group was held with 11 direct service staff on March 16, 2023. The nonprofit focus group for executives was conducted on March 22, 2023 with 17 individuals. Unlike the direct service staff group, this session included both Steering Committee members and other nonprofit executive staff. Findings from these focus groups informed organizational-level challenges and opportunity areas and the development of recommendations.

COMMUNITY FOCUS GROUPS

Just as the Steering Committee was involved in the co-design of nonprofit focus groups, EAPAC members were integral to the design and implementation of community focus groups. Members spent a considerable amount of time inside and outside scheduled meetings providing feedback on interview guides and recruitment materials and spreading the word on social media and in-person.

Recruitment. EAPAC and JSI Project Team members created several physical and electronic copies of fliers that could be circulated on social media and in-person. Fliers included basic information about the Needs Assessment and a QR code that linked to a separate community member focus group interest form. In addition to inquiring about city of residence/occupation, preferred modality (e.g., online or in person), and available dates, a set of preliminary demographics questions was included. While all participants who completed the form were invited to participate in their top-choice focus group, the demographic questions allowed the JSI Project Team members to assess who had been made aware of and expressed interest in participating in focus groups so that recruitment and outreach efforts could be altered if needed. The form also included a question on what services, if any, a participant had or was currently receiving.

Structure. While the nonprofit focus groups were separated along direct service provision/executive leadership roles to control for power, a different set of circumstances influenced the structuring of focus groups with community members. For one, there had been strong interest from the Joint Human Service Commission and Steering Committee members to

extract themes and findings that were city-specific so that the Human Services Commissions of Dublin, Livermore, and Pleasanton could use the data to more accurately implement any resultant interventions. Conducting separate focus groups specific to Dublin, Livermore, and Pleasanton, then, was a natural organizing practice to produce city-specific results. (As noted above, as data collection and analysis progressed, this evolved to have a more regional-focus). To maximize accessibility and convenience, adult focus groups for all three cities were offered over Zoom and in-person at the Dublin and Livermore public libraries. Each focus group was led by two to three co-facilitators and a notetaker/recorder. In-person sessions were recorded using physical recording devices.

The final consideration that influenced the structure of community focus groups was the separation of youth (under 20) from adults. The idea for this division came from EAPAC members, particularly the youth in high school, who felt strongly that the challenges and experiences of young people in the Tri-Valley were fundamentally different from those of older community members. As such, a set of three youth-specific focus groups, two in-person and one virtual, was conducted.

Capacity Building through Facilitation. All focus groups for adults and youth were co-designed and co-facilitated by the JSI Project Team and selected EAPAC members. Though this was not originally written into the project design, after several EAPAC members expressed interest, the JSI Project Team led a capacity-building workshop to share best practices in data collection and focus group facilitation. A subset of EAPAC members had experience with community engagement and facilitation and shared their expertise in this training. This was an opportunity for the JSI Project Team to meet its commitment to capacity building.

EAPAC members ensured that questions were written with accessible language, follow-up probes were phrased so that they could be naturally introduced into conversation, and the length of the guide was manageable. While selected individuals from the JSI Project Team attended and supported facilitation, the priority was on building the capacity of EAPAC facilitators to use the focus group guides and lead the conversations.

It is difficult to overstate EAPAC members' involvement as co-facilitators effect on the quality of community member focus group data. Their presence allowed participants to share insights and details that they may not have had JSI Project Team members been the only facilitators. Their familiarity with the Tri-Valley community was also crucial to establishing trust between participants, as EAPAC facilitators generally understood context-specific details like places and organizations that participants directly or indirectly referenced. Most importantly, EAPAC facilitators were close, empathetic listeners who offered emotional support to participants who shared intimate, vulnerable stories and anecdotes. Often, participants offered advice, resources, and support to one another, going as far as to give the names of coordinators and organizations.

Youth focus groups also benefited greatly from youth EAPAC members as co-facilitators. They brought the same empathy and critical listening skills to an environment that allowed young participants to discuss challenges and experiences that, as predicted, were qualitatively different from those of adults.

INDIVIDUAL INTERVIEWS

In addition to focus groups, several individual interviews were conducted with other community members and leaders and selected categories of service providers. Leaders of faith-based organizations were individually interviewed during the qualitative data collection phase, since their organizations were well-known for providing social services related to food and shelter in the community. Additionally, individual interviews were conducted with first responders, who are often called to respond to individuals in crisis and have first-hand knowledge about the types of emergency services needed.

Finally, upon initial review of the linguistic representativeness of focus group participants, the Steering Committee felt that it was important to conduct additional outreach to communities that primarily spoke a language other than English. After close collaboration with the EAPAC and select Steering Committee members, it was decided that

engaging individuals from these communities with the remaining time and lack of existing infrastructure could risk tokenizing their experiences and create further mistrust. As an alternative, an effort was made to better understand the lived experiences of non-English speaking communities through interviews with the nonprofit providers that serve them. It is an imperfect approach, as discussed, but determined to have the lowest risk of harm. This experience illuminated the need to establish relationships with non-English speaking residents of the Tri-Valley, which subsequently informed an Approach Recommendation.

TABLING EVENTS AND INTERCEPT INTERVIEWS

Another follow-up from the initial review of focus group themes with the Steering Committee was the need to more thoroughly engage Spanish speakers and older adults. In an effort to bring the Needs Assessment process closer to these communities, a series of intercept interviews was conducted at the main Axis Health Center in Pleasanton, the Livermore Senior Center, and the La Salud family health fair in Livermore. Intercept interviews were conducted by approaching patients and residents, offering a brief explanation of the Needs Assessment, and asking three short questions.

Finally, the JSI Project Team conducted a series of tabling events at popular community functions such as the Dublin St. Patrick's Day festival and the Día de Los Muertos event hosted by La Familia. The JSI Project Team also attended a webinar hosted by the Tri-Valley NonProfit Alliance titled "Race, Power and Poverty: Understanding How These Factors Impact Socio-Economic Status in the Tri-Valley." The purpose of attending these events was to build an understanding of the Tri-Valley and the various communities within it. These events were also an opportunity to inform the community of the Needs Assessment and opportunities to participate.

VII. FINDINGS

This section presents results from the quantitative secondary data analysis and primary qualitative data collection activities. [For more information on how data were collected and analyzed, see the Methods section.] Table 6 outlines the strengths and the community and organizational level challenges and opportunity areas. The findings are complete with hyperlinks for convenient navigation to detailed subsections of the report.

Table 6. Strengths, Challenges, and Opportunities

STRENGTHS[iv]
Community cohesion
Diversity
Health care and mental health services
Nonprofits and support services
Recreation
Schools and educational excellence

COMMUNITY LEVEL CHALLENGES/ OPPORTUNITY AREAS[v]
Housing
Health care
Mental health
Service provision, awareness, and navigation
Racial/linguistic/cultural responsiveness
Substance use
Safety
Transportation
Youth
ORGANIZATIONAL LEVEL CHALLENGES/ OPPORTUNITY AREAS[vi]
Service awareness and duplication
Workforce
Perception of need and funding
Emergency preparation

[iv] Organized alphabetically.

[v] Organized by challenges mentioned most frequently, followed by youth-specific findings.

[vi] Organized by challenges mentioned most frequently.

Several of the themes outlined in the findings include quotes from the qualitative data collection processes. These quotes are not the sole source of qualitative data from which a given theme arises but are rather meant to offer articulations of a given strength or challenge in a community member's or service provider's own words. It is also important to note that these findings represent people's *perceptions* of services needed, which may at times differ from the *existence* of available services. Discrepancies between the perception and existence of services may reflect areas in need of promotion and awareness-raising efforts.

Demographic Trends in the Tri-Valley

Population

As of 2021, approximately 238,000 people resided in the Tri-Valley (see Figure 7 and Table 7). Livermore is the largest municipality in the Tri-Valley, with a total population of just over 88,000. Pleasanton is home to a total population of just under 80,000. Dublin is the smallest, most densely populated, and fastest growing municipality, with a total population of approximately 70,000.[vii]

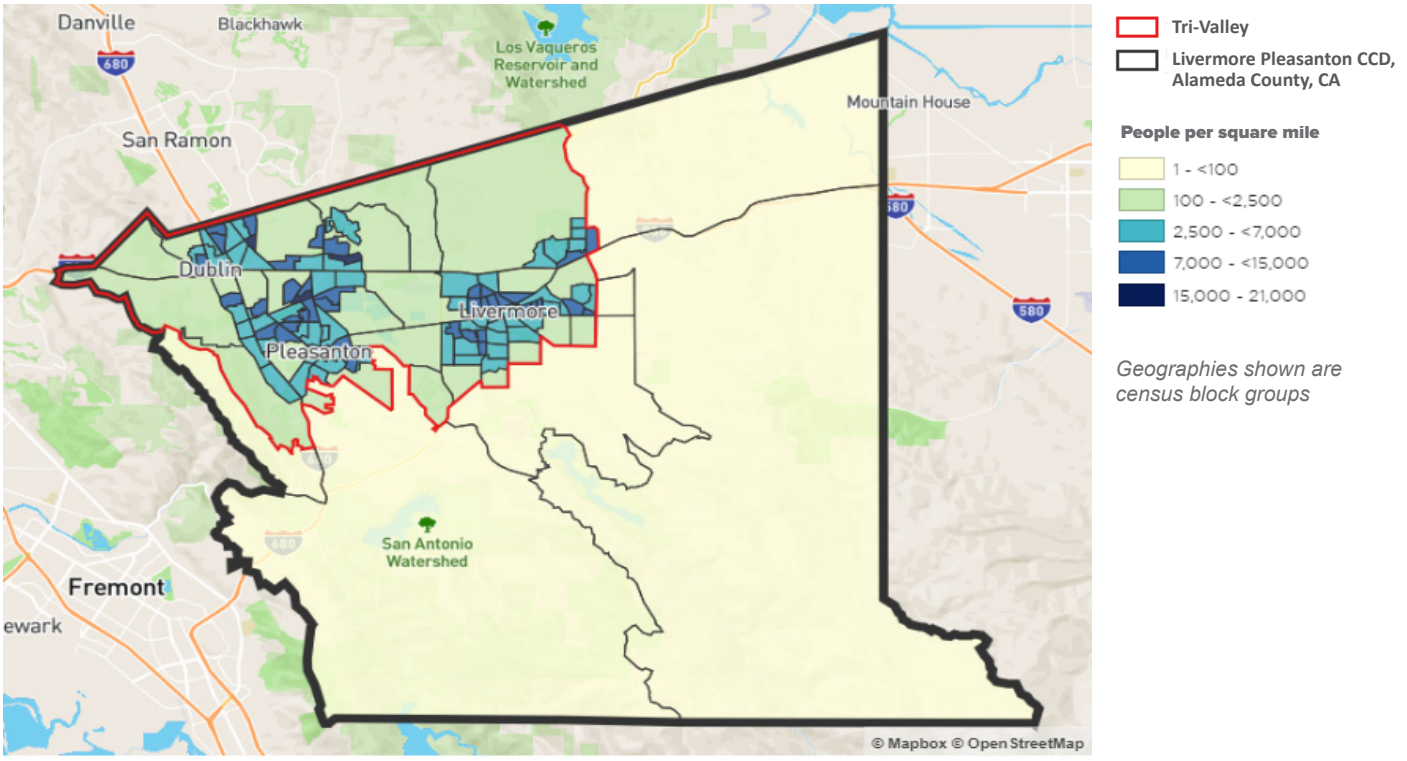
Since the 2010 census, Dublin's population has increased by 50%, a rate that far outpaced the other two municipalities in the Tri-Valley (see Table 7).

Table 7. Total Population and Percent Change

	TOTAL POPULATION (2021)	TOTAL POPULATION (2010)	PERCENT CHANGE (2010–2021)
Dublin	69,818	46,407	50
Livermore	88,403	81,666	8
Pleasanton	79,558	70,197	13
Tri-Valley	237,779	198,270	20

Sources: US Census Bureau; US Census Bureau ACS 5-year
Note: Percent change calculated as the difference between the total in 2021 and the total in 2010 divided by the total in 2010.

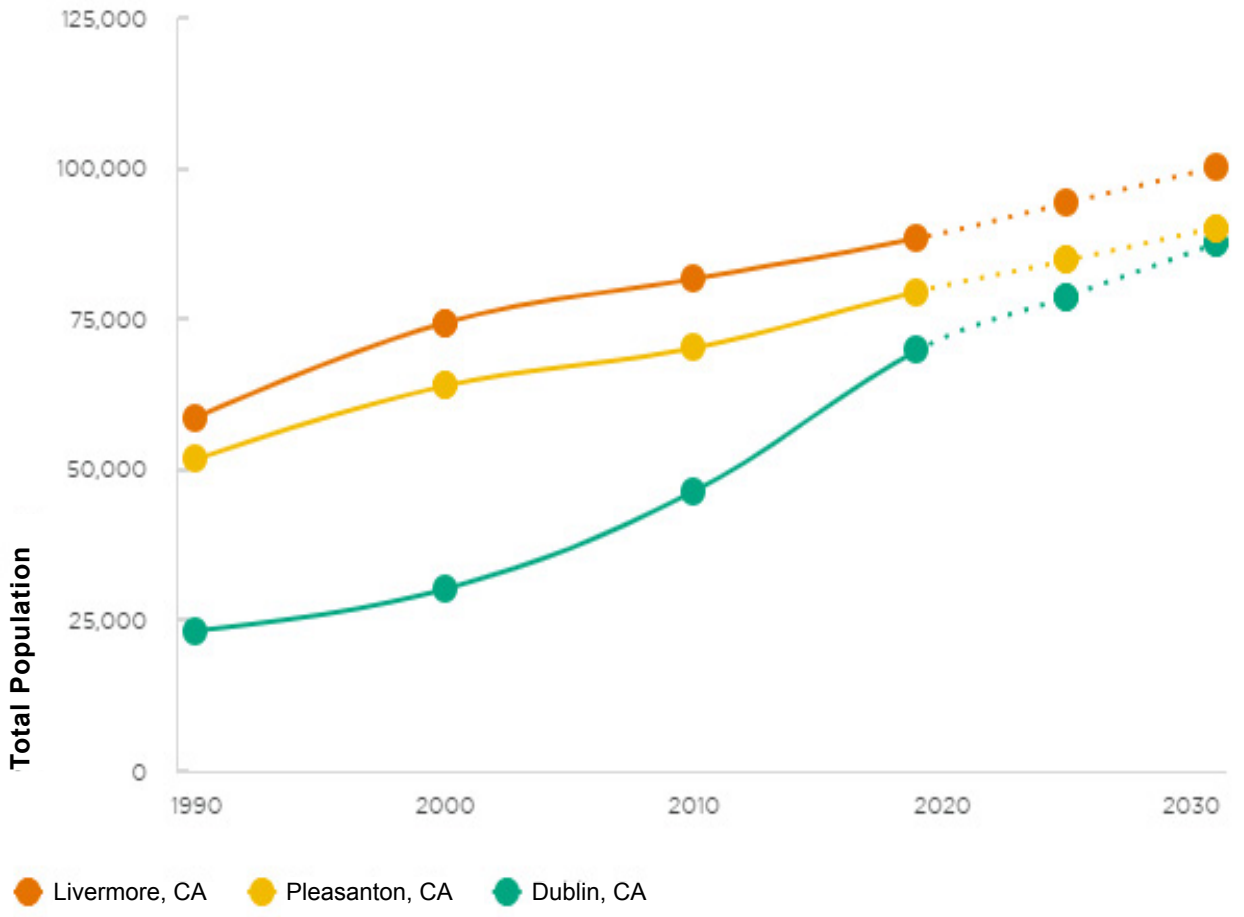
Figure 7. People per Square Mile



Sources: US Census Bureau 2020, 2021

[vii] Approximately 3,000 people who live in Dublin are in adult correctional facilities (e.g., FCI Dublin), but are not represented by the statistics in this report, including the 2021 population estimate. Additionally, some students in the Livermore school district do not live in Alameda County. They are not represented by the statistics in this report.

Figure 8. Historic and Projected Population Growth



Sources: US Census Bureau, US Census Bureau ACS 5-year

The total population in all three municipalities is projected to continue to climb over the next 5 to 7 years, with Dublin's growth outpacing the other two. By 2030, given these projected growth rates, it is likely that Dublin's total population will be roughly the same as Pleasanton's (Figure 8).

Age

The median age in the Tri-Valley region (40.5 years) is 3.5 years older than in California overall (37 years) and nearly 3 years older than in Alameda County (38 years). All three municipalities in the Tri-Valley have approximately the same number of children (between 18,000 and 20,000) as of 2021 (Table 8).

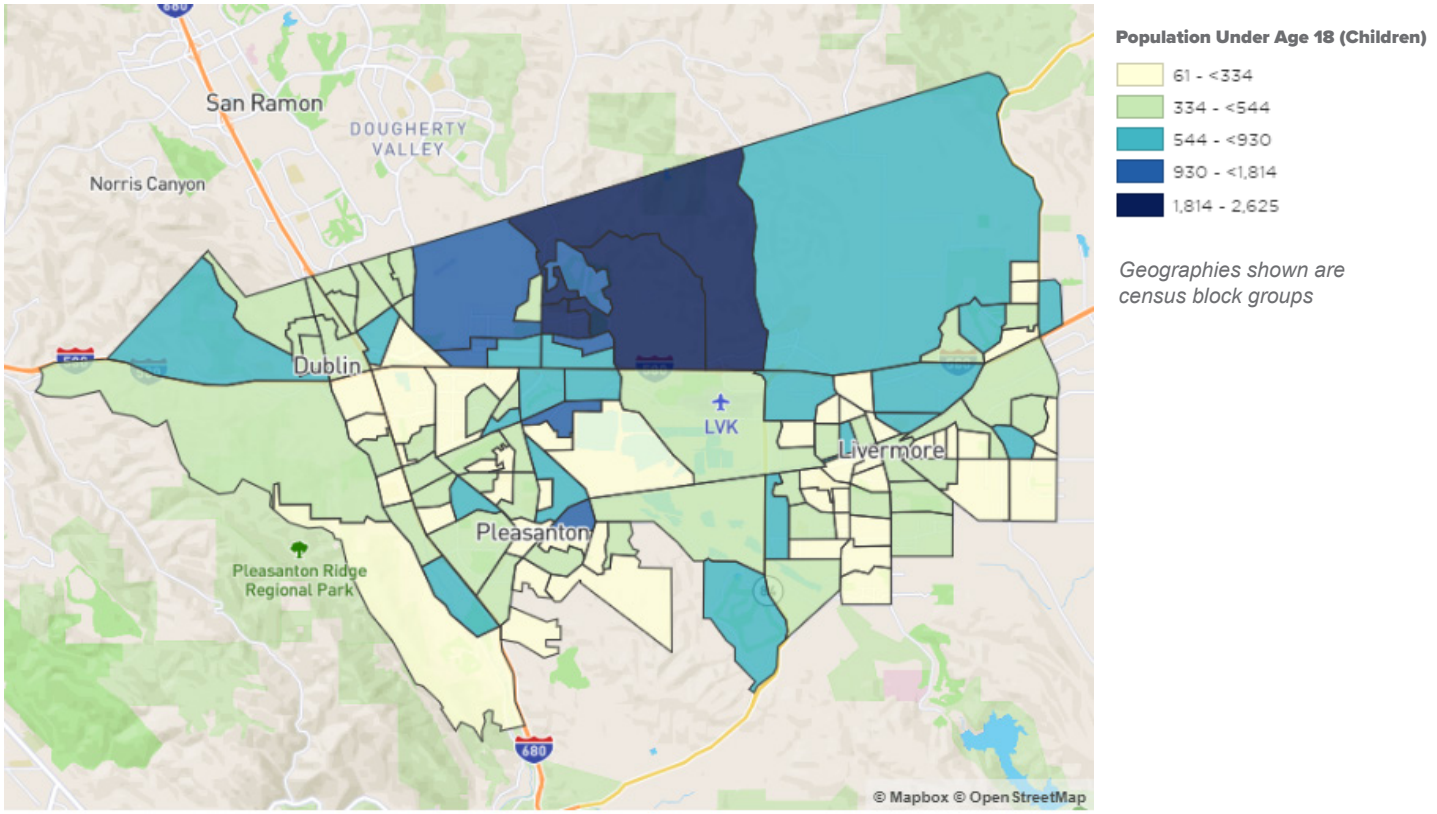
Dublin is the youngest municipality in the region, where children make up more than one-quarter of the population (27%), a fact that is reflected by the geographic distribution of children in Map 2. It is the only municipality whose median age (36.5 years) is younger than the state and the county. Pleasanton is the oldest municipality in the region, where the median age is 41 years, 4 years older than California's median age (37 years). People over age 65 account for just under 15% of Pleasanton's population, and people over age 85 account for just under 2%.
As seen in Table 8, the total number of children in Dublin is projected to increase over the next 5 to 7 years, while the number of children in Livermore and Pleasanton is projected to increase only slightly and level off. By contrast, over this same time period, the number of seniors is projected to steadily increase in Livermore and Pleasanton, but level off and only slightly increase in Dublin over the same period (Figure 11). The current median age mix across the Tri-Valley is well illustrated by Figure 12, which shows where the youngest census block groups (dark green) and oldest census block groups (dark purple) are located. Again, Dublin stands out as being significantly younger than the other two municipalities.

Table 8. Population by Age and Location

	MEDIAN AGE IN YEARS	POPULATION UNDER AGE 5	POPULATION UNDER AGE 18	POPULATION AGE 18–64	POPULATION AGE 65 AND OVER	POPULATION AGE 85 AND OVER
Dublin	36.5	7.6% (5,296)	26.6% (18,564)	64% (44,664)	9.4 (6,590)	0.7 (473)
Livermore	40.4	6.9 (6,111)	22.6 (19,963)	63.9 (56,463)	13.5 (11,977)	1.9 (1,718)
Pleasanton	41.1	4.8 (3,785)	24.0 (19,096)	61.1 (48,629)	14.9 (11,833)	1.9 (1,486)
Tri-Valley	40.5	6.4	24.2	62.8	13.0	1.6
Alameda County	38	5.6	20.6	65.4	14.0	1.8
California	37	6%	22.8	62.8	14.4	1.8

Source: US Census Bureau ACS 5-year 2017-2021
Note: Percentages reflect the area's total population. Parenthetical numbers count individuals in each category.

Figure 9. Population Under Age 18 (Children)



Sources: US Census Bureau ACS 5-year 2017-2021

Figure 10. Historic and Projected Trends in Number of Children



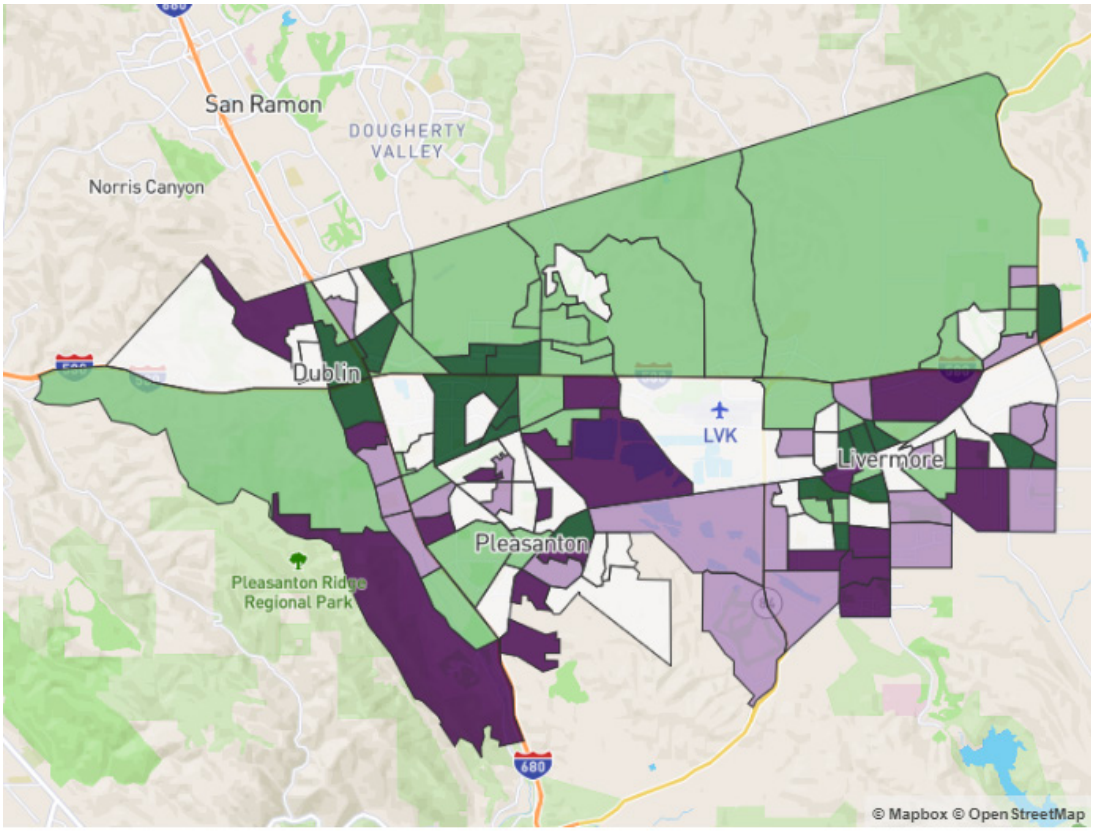
Sources: US Census Burea, US Census Bureau ACS 5-year
Children are people under age 18

Figure 11. Historic and Projected Trends in Number of Seniors



Sources: US Census Burea, US Census Bureau ACS 5-year
Seniors are people age 65 and older

Figure 12. Median Population Age



Sources: US Census Bureau ACS 5-year 2017-2021

Race and Ethnicity

Since 2000, the white non-Hispanic population of the Tri-Valley region has declined both proportionally and by count (Table 9). Even with this decline, the region remains substantially whiter (43% white) than Alameda County (30% white) and the state (36% white) (Table 9). Dublin is the least white municipality in the region, where non-Hispanic whites account for 29% of the population. Livermore is the municipality in the Tri-Valley with the highest percentage of those who identify as white (Figure 13), accounting for 55% of the total population. Whites account for 44% of the total population in Pleasanton.

Over the coming 5 to 7 years, the white non-Hispanic population is predicted to continue to decline in Pleasanton. It is expected to remain relatively stable in Dublin and Livermore. Proportionally, the white non-Hispanic population is projected to continue to decrease in all municipalities as non-white populations are projected to continue to increase proportionally (Figure 14).

At 2% of the total population, the proportion of Black non-Hispanic individuals living in the Tri-Valley is substantially lower than in Alameda County (10%) and the state (5%). As illustrated in Figure 15, Dublin is home to the largest Black population in the region

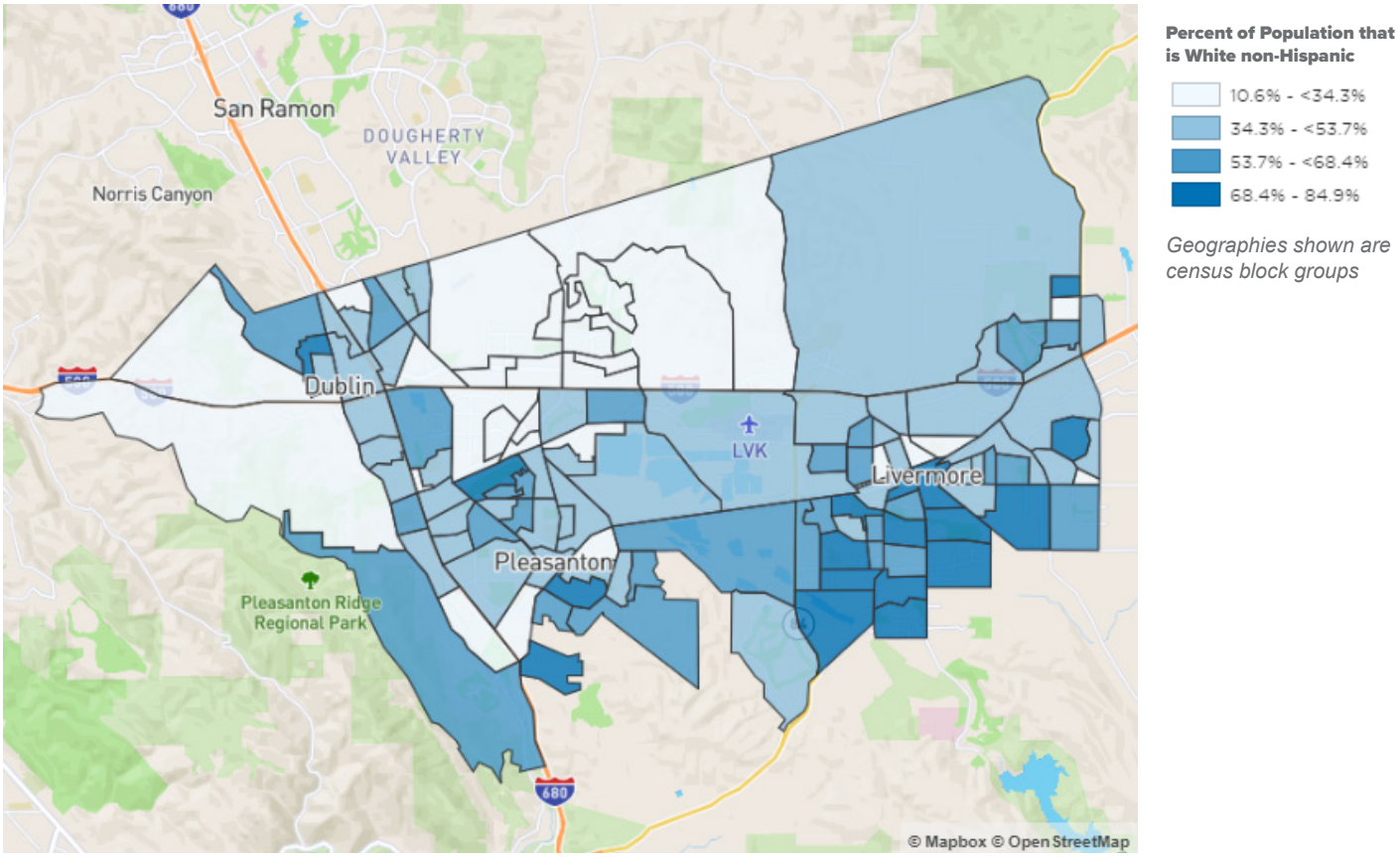
Table 9. Race and Ethnicity by Location

	WHITE NON-HISPANIC POPULATION	BLACK NON-HISPANIC POPULATION	ASIAN NON-HISPANIC POPULATION	HISPANIC POPULATION
Dublin	28.8 (20,078)	3.6 (2,517)	52.3 (36,526)	9.6 (6,688)
Livermore	55 (48,578)	1.7 (1,528)	14.7 (12,975)	22.8 (20,176)
Pleasanton	43.5 (34,606)	1.8 (1,397)	38.9 (30,972)	10.8 (8,605)
Tri-Valley	43.4	2.3	33.5	15.2
Alameda County	29.9	9.9	31.4	22.4
California	35.8	5.4	14.7	39.5

Source: US Census Bureau ACS 5-year 2017-2021

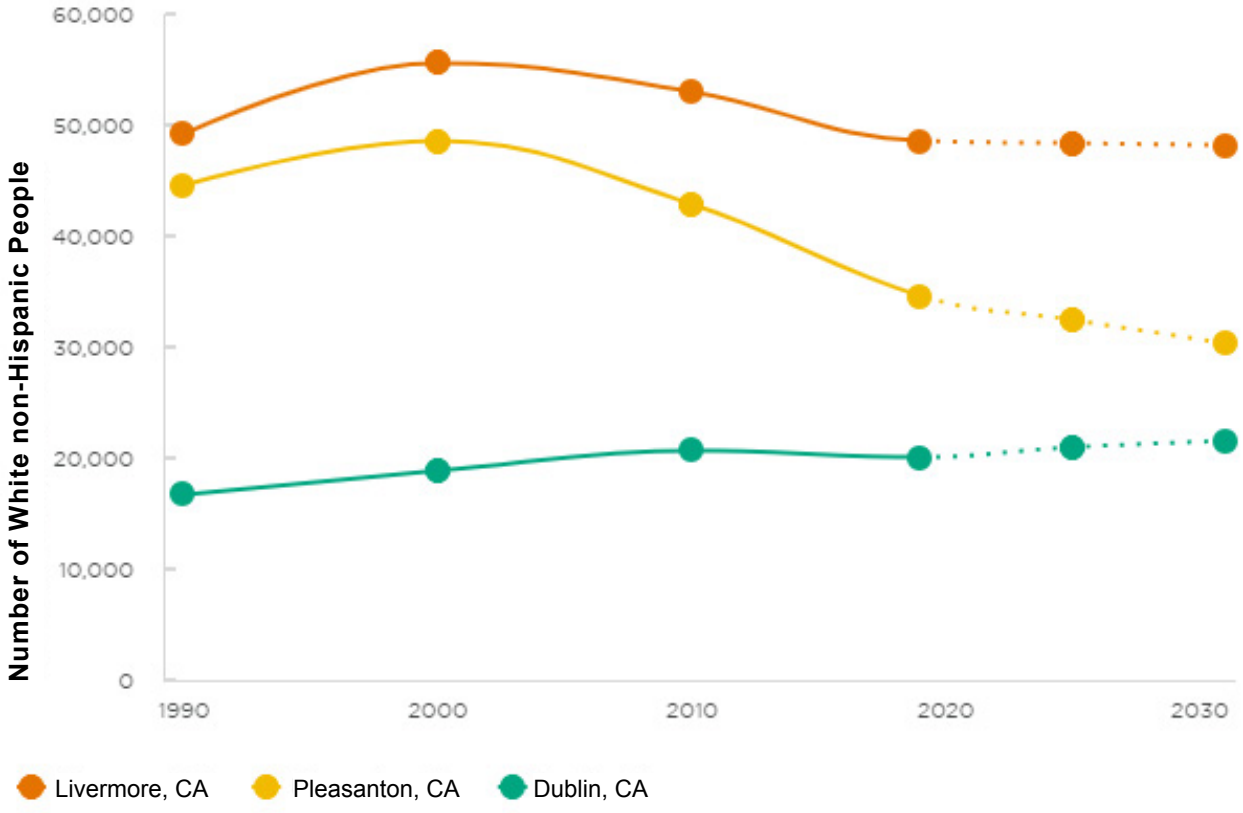
Note: Percentages reflect the area's total population. Parenthetical numbers count individuals in each category.

Figure 13. Percent of Population Who Are White Non-Hispanic



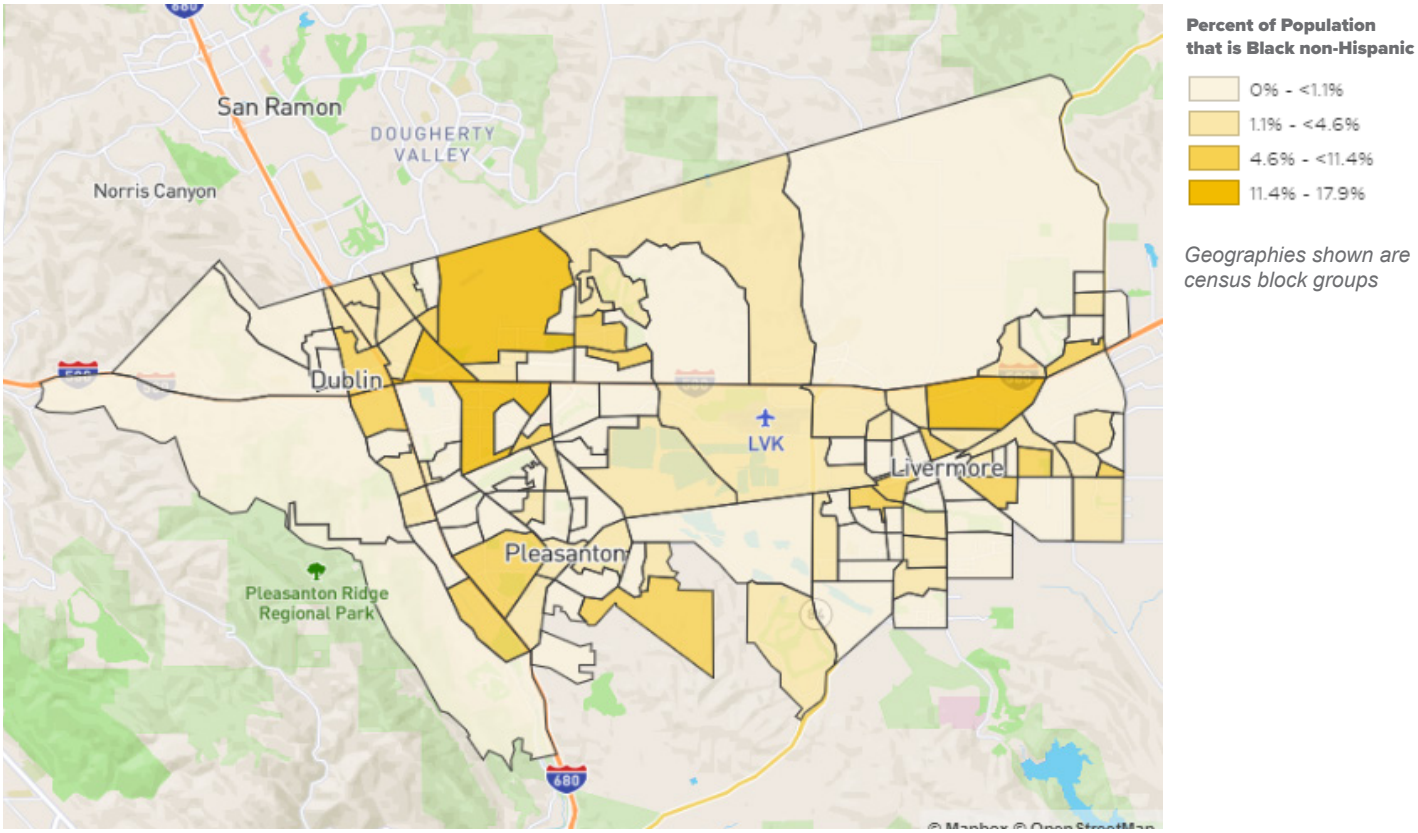
Sources: US Census Bureau ACS 5-year 2017-2021

Figure 14. Historic and Projected Trends in Number of People Who Are White Non-Hispanic



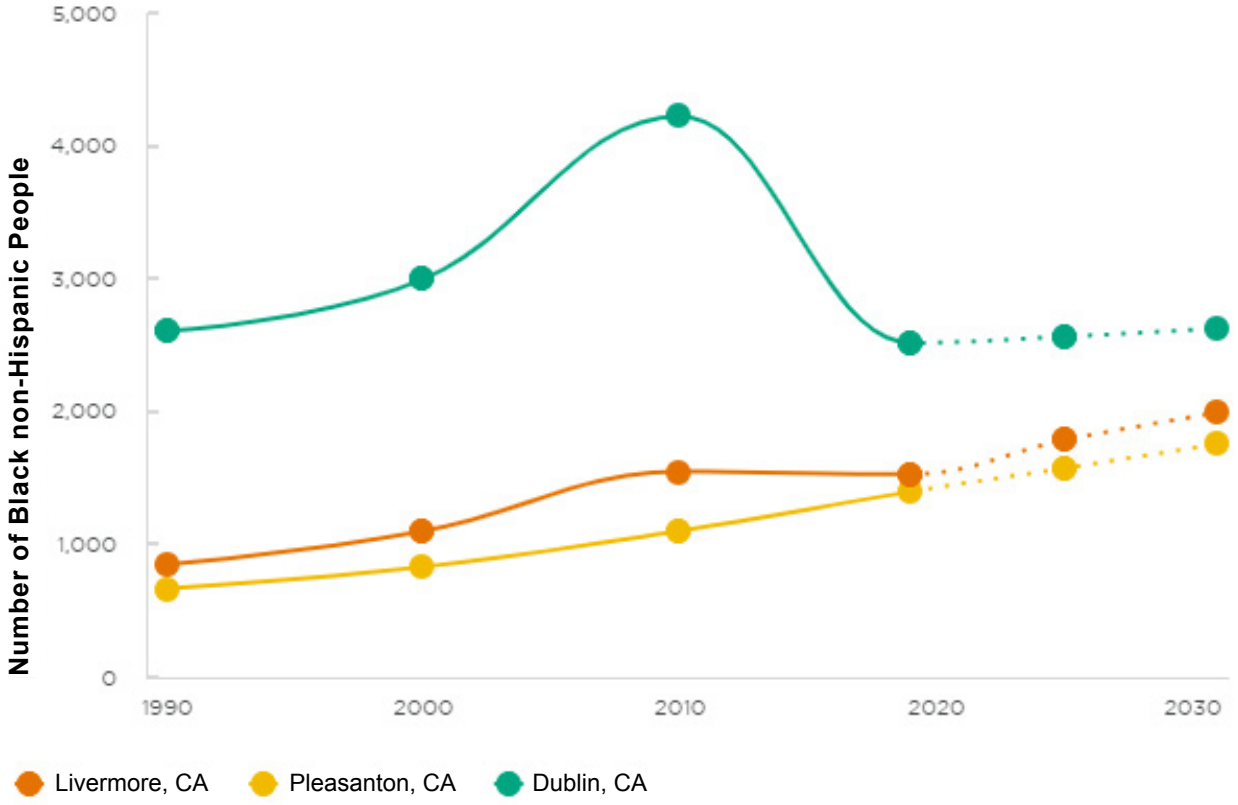
Sources: US Census Bureau; US Census Bureau ACS 5-year

Figure 15. Percent of Population Who Is Black Non-Hispanic



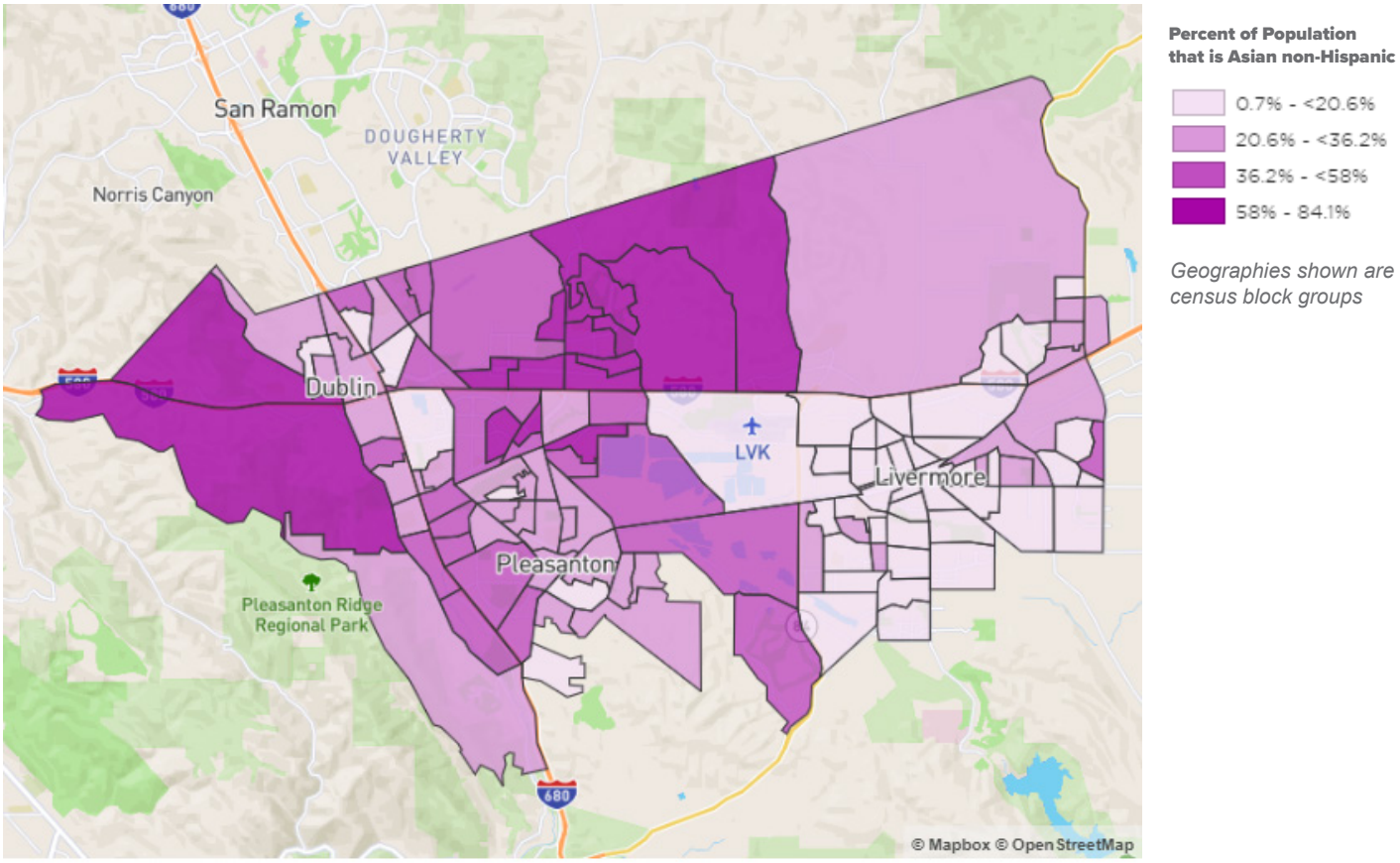
Sources: US Census Bureau ACS 5-year 2017-2021

Figure 16. Historic and Projected Trends in Number of People Who Are Black Non-Hispanic



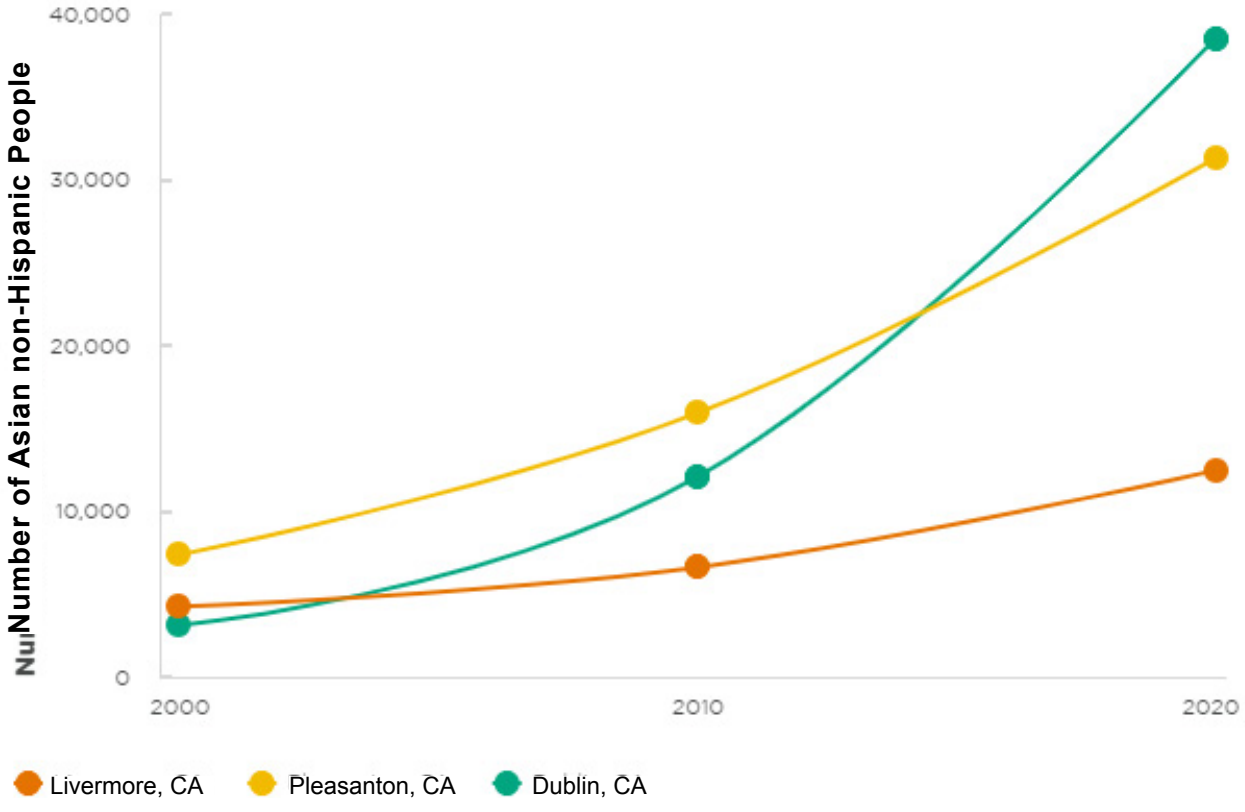
Sources: US Census Bureau; US Census Bureau ACS 5-year

Figure 17. Percent of Population Who Are Asian Non-Hispanic



Sources: US Census Bureau ACS 5-year 2017-2021

Figure 18. Historic and Projected Trends in Number of People Who Are Asian Non-Hispanic



Sources: US Census Bureau; US Census Bureau ACS 5-year

proportionally and by count (4%; 2,517 – see Table 9) though the number and proportion of Black individuals in Dublin declined sharply in the last 10 years (Figure 16). The Black population is projected to rise in Livermore and Pleasanton over the next 5 to 7 years, though Dublin is still projected to have the largest Black population in the Tri-Valley (Figure 16).

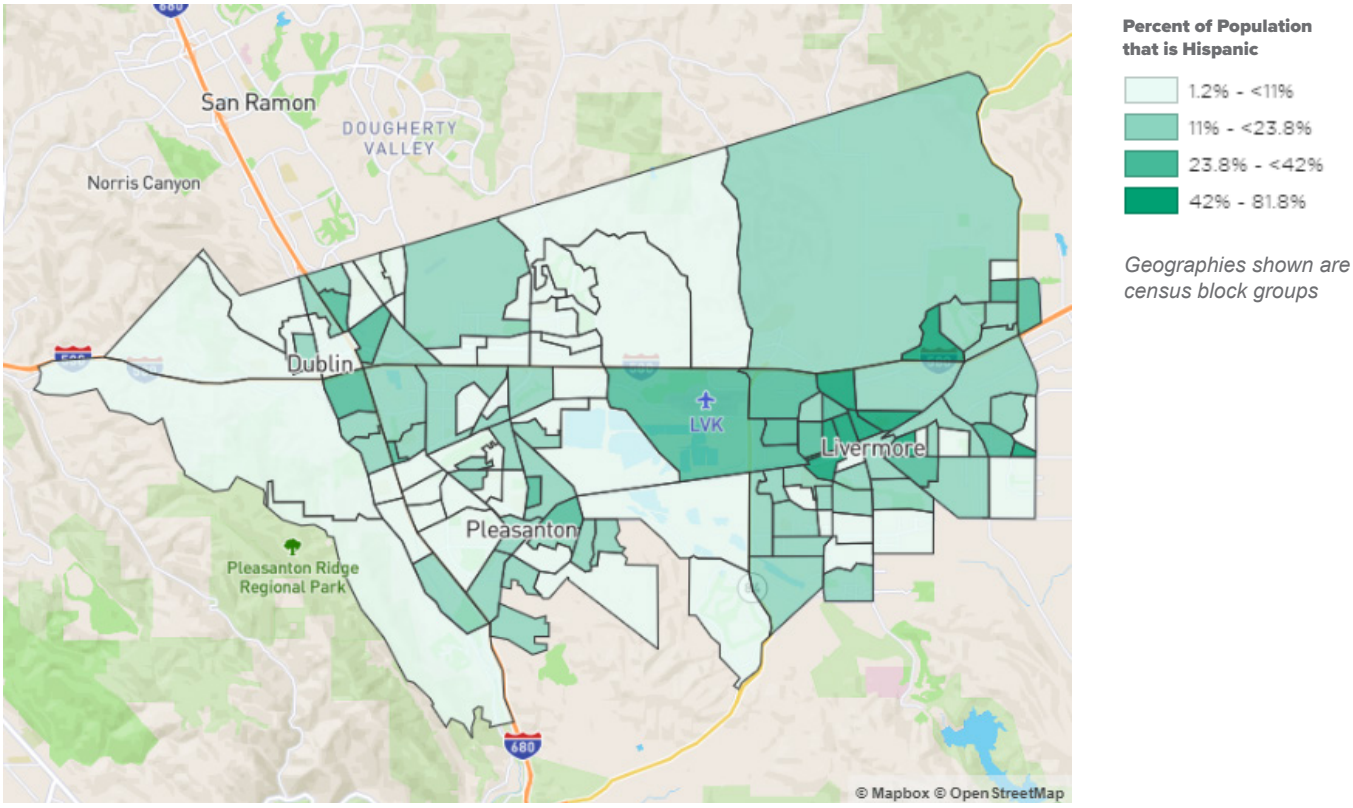
Proportionally, the population residing in the Tri-Valley region is significantly more Asian than the California population overall (Table 9). Asians who are non-Hispanic account for 15% of the state's total population, but they make up 34% of the population in the Tri-Valley (Table 9). A majority of people (52%; 36,526) who live in Dublin identify as Asians who are non-Hispanic. Pleasanton is also home to a large number of Asians who are non-Hispanic (30,972), who account for 39% of its total population (Table 9). The concentration of Asians in these two municipalities is made evident by Figure 17. As seen in Figure 18, the number of Asians who are non-Hispanic grew dramatically between 2010 and

Table 10. Percent and Number of Non-Hispanic Asian Nationalities and Ethnic Groups by Location

	INDIAN	CHINESE	FILIPINO	KOREAN	OTHER ASIAN	VIETNAMESE	JAPANESE	PAKISTANI	TAIWANESE
Dublin	25.6 (17,857)	13.7 (9,592)	4.8 (3,380)	2.6 (1,793)	2.2 (1,518)	1.7 (1,186)	0.6 (428)	0.6 (423)	0.4 (269)
Livermore	5.2 (4,583)	2.5 (2,180)	3.0 (2,647)	0.7 (627)	0.6 (553)	1.3 (1,120)	0.4 (391)	0.2 (148)	0.1 (94)
Pleasanton	19.0 (1,508)	10.9 (8,667)	1.7 (1,331)	3.0 (2,347)	1.4 (1,140)	0.8 (644)	0.7 (578)	0.6 (515)	0.6 (510)
Tri-Valley	15.8	8.6	3.1	2.0	1.4	1.2	0.6	0.5	0.4
Alameda County	8.5	10.4	5.3	1.2	1.5	2.0	0.7	0.4	0.5
California	2.1	3.9	3.3	1.2	0.7	1.7	0.7	0.2	0.2

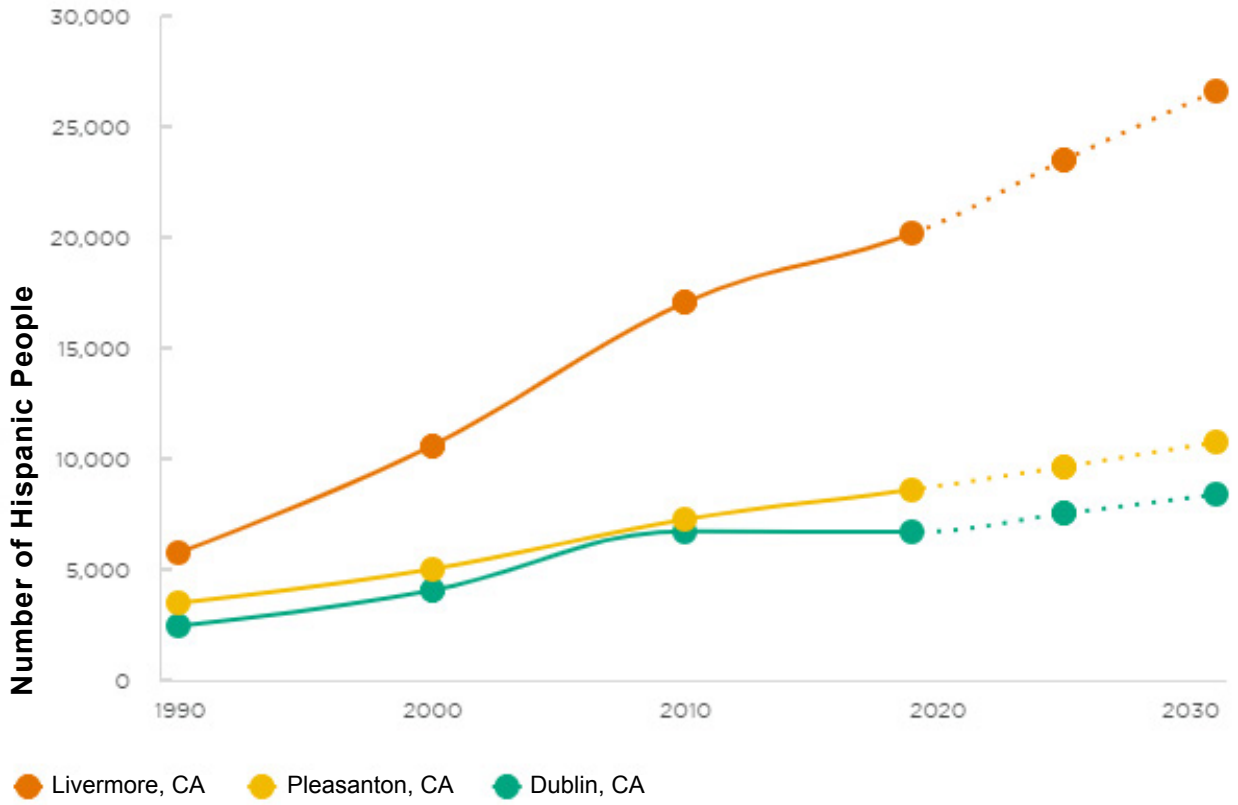
Source: US Census Bureau ACS 5-year 2017–2021
Note: Percentages reflect the area's total population. Parenthetical numbers are individuals in each category.

Figure 19. Percent of Population Who Are Hispanic



Sources: US Census Bureau ACS 5-year 2017-2021

Figure 20. Historic and Projected Trends in Number of People Who Are Hispanic



Sources: US Census Bureau; US Census Bureau ACS 5-year

2020. In fact, the proportion of Asians who are non-Hispanic in the Tri-Valley region doubled between 2010 and 2020. Asians accounted for 34% of the total population in 2020, compared to 17% of the total population in 2010. At the regional (Tri-Valley) level, the proportion of all other racial groups declined during this period.

The category of Asians who are non-Hispanic captures many different nationalities and ethnic groups (Table 10). Approximately 26% of the over 142,000 Indian Americans who live in Alameda County reside in the Tri-Valley. Over half of these individuals (17,857) live in Dublin, where they account for more than 25% of the municipality's total population.

The Tri-Valley's population is 15% Hispanic, a substantially lower proportion than in the state (40%) and Alameda County (22%) (Table 9). As seen in Figure 19, the largest Hispanic population in the Tri-Valley (by both proportion and count) is located in Livermore, where Hispanics account for 23% of the total population (an increase from 2010, when they represented 21% of Livermore's total population). Although the total number of Hispanics living in the Tri-Valley has increased since 2010, proportionally the group has slightly decreased (15% in 2021 compared to 16% in 2010). Its proportional share is predicted to increase in the next 5 to 7 years (Figure 20).

Taken together, these data demonstrate that the overall population increase in the Tri-Valley in the last decade was mostly driven by: 1) a dramatic increase in the number of Asian (non-Hispanic) individuals living in the region, particularly in Dublin and Pleasanton; and 2) a slight increase in the number of Hispanic individuals living in the region, particularly in Livermore and Dublin. **In the coming years, the Tri-Valley is projected to continue to grow, become less white, more Asian and Hispanic, and—except for Dublin—older.**

Economic Stability

By many measures, as seen in Table 11, the Tri-Valley has a relatively high level of economic stability, particularly as compared to the state and county. Table 12 references the Federal Poverty Level (FPL), a measure used to determine eligibility for various government programs and benefits. For example, to be eligible for Medi-Cal adults must be at up to 138% FPL, while Medi-Cal for children is up to 266% FPL.

Table 11. Unemployment Rate and Median Household Income by Location

	UNEMPLOYMENT RATE (%)	MEDIAN HOUSEHOLD INCOME
Dublin	3.7	$171,168
Livermore	3.3	$139,904
Pleasanton	4.0	$167,932
Tri-Valley	3.6	$150,427
Alameda County	5.0	$112,017
California	6.5	$84,097

Source: US Census Bureau ACS 5-year 2017-2021
Note: Percentages in column 1 reflect the total civilian labor force age 16 and over that is unemployed in each area. Percentages in columns 3 and 4 reflect the area's total population for whom poverty status is determined. Parenthetical numbers are counts of individuals in each category.

Table 12. Federal Poverty Level by Location

	BELOW 100% FEDERAL POVERTY LEVEL	BELOW 200% FEDERAL POVERTY LEVEL
Dublin	3.7 (2,501)	7.6 (5,234)
Livermore	4.0 (3,502)	11.5 (10,134)
Pleasanton	4.8 (3,834)	8.7 (6,895)
Tri-Valley	4.2	9.6
Alameda County	8.9	19.4
California	12.3	28.5

Source: US Census Bureau ACS 5-year 2017–2021
Note: Percentages in columns 1 and 2 reflect the area's total population for whom poverty status is determined. Parenthetical numbers are individuals in each category.

Table 13. Income Cutoffs for Federal Poverty Level by Household Size

	% FPL	0%	100%	150%	200%
HOUSEHOLD SIZE	1	$0	$14,580	$21,870	$29,160
	2	$0	$19,720	$29,580	$39,440
	3	$0	$24,860	$37,290	$49,720
	4	$0	$30,000	$45,000	$60,000
	5	$0	$35,140	$52,710	$70,280
	6	$0	$40,280	$60,420	$80,560
	7	$0	$45,420	$68,130	$90,840
	8	$0	$50,560	$75,840	$101,120
	add'l, add	$0	$5,140	$7,710	$10,280

Source: Covered California, https://www.coveredca.com/pdfs/FPL-chart.pdf

When comparing 100% and 200% FPL, the key difference lies in the income threshold: 100% FPL is the baseline measure and means that a person's or a family's income is at the threshold defined as poverty for their household size; 200% FPL indicates an income level that is twice the baseline. The income cutoffs for households of different sizes are enumerated in Table 13.

The poverty level in the Tri-Valley is half that of the county (4.2% compared to 8.9% of the population) and just one-third that of the state (12.3%). The region also has a relatively low unemployment rate: 3.6% in the Tri-Valley compared to 5% in Alameda County and 6.5% in California overall (Table 12). Figure 21 shows more recent unemployment statistics reported by the California Employment Development Department. The spike in unemployment in all three municipalities in 2020 is directly attributable to the COVID-19 pandemic. Unemployment rates in the region have not returned to their pre-pandemic levels, but even so they remain significantly lower than unemployment at the county and state levels.

As seen in Figure 22, the median household income is more than $160,000 in almost half of the census block groups in the Tri-Valley, nearly double the state median household income (Table 11). The gap in median household income between the Tri-Valley and the state is projected to increase over the next 5 to 7 years (Figure 23).

Median household income can be somewhat misleading, however. Using different measures and disaggregating the data illustrates that some regions and populations of the Tri-Valley are more economically disadvantaged than others. The FPL accounts for cost of living, so it is a more robust measure of poverty than median household income. Figure 24 shows the proportion of the population in each census block group that is below the FPL.

Table 14 shows the racial breakdown of people living in poverty in each municipality as of 2021. One would expect the poverty rate for each group to roughly align with its proportion of the total population. For example, if white people account for 25% of the population in a place, one might expect that 25% of the impoverished population in that same place would be white. If the rate is substantially higher or

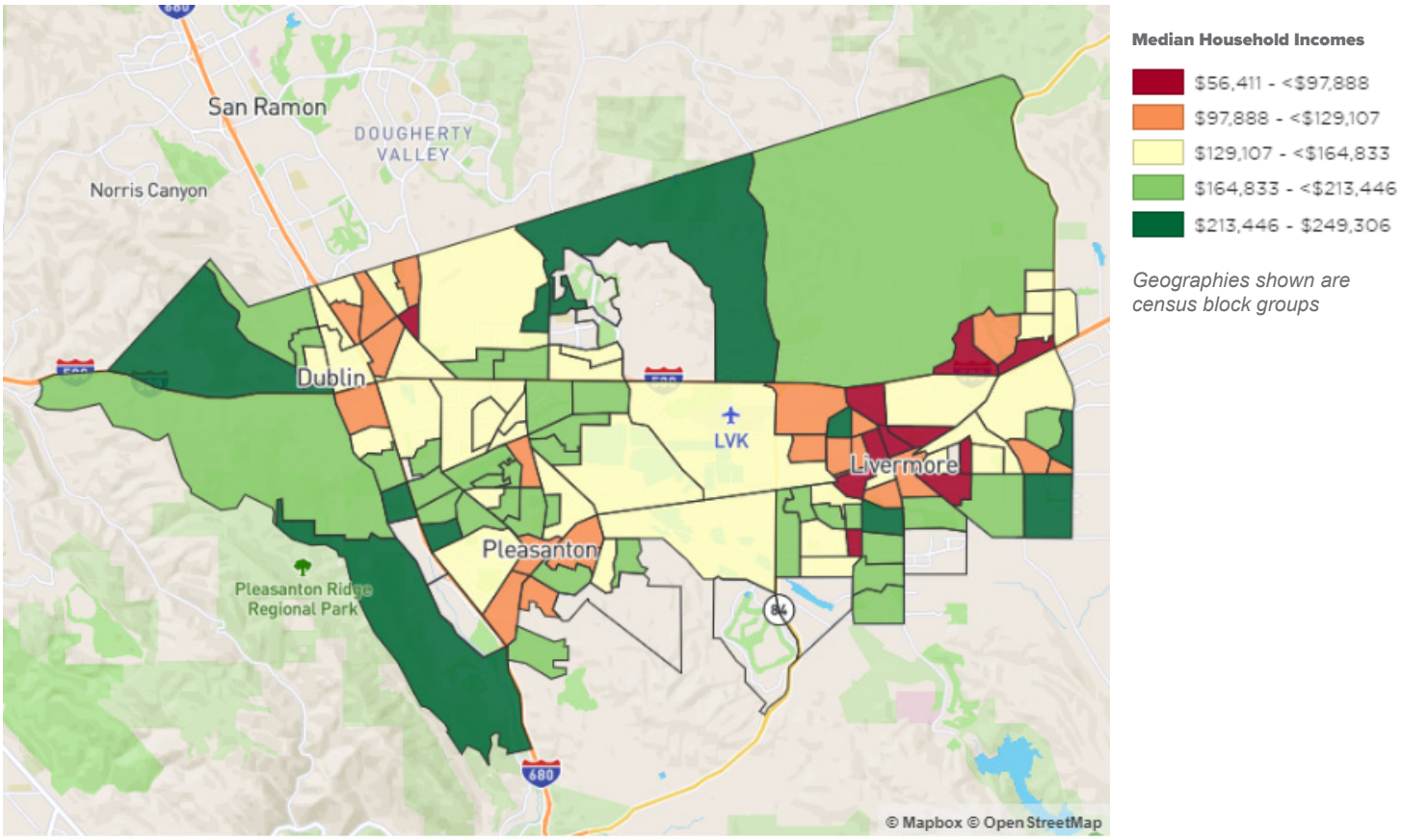
Figure 21. Unemployment Rates by Year



California EDD, 2023

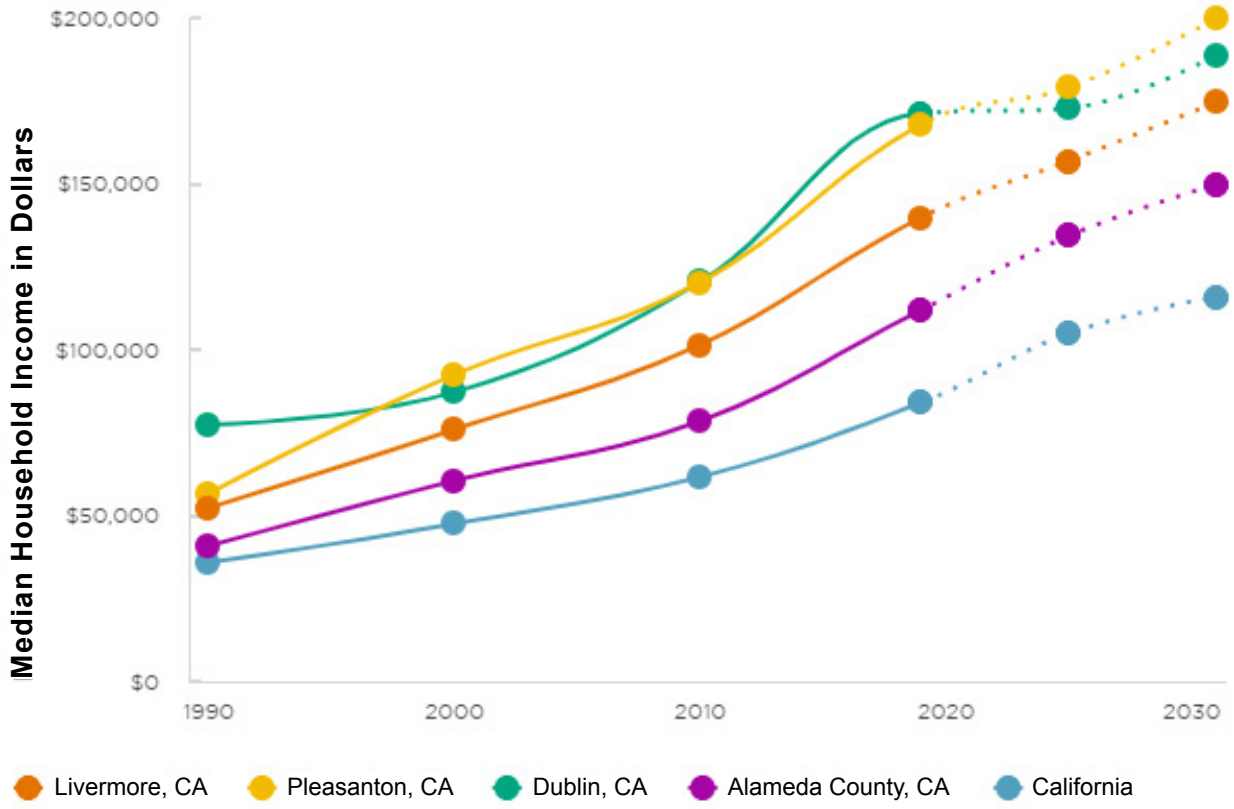
Source: TVAPC Data Profile, 2023[1,5]

Figure 22. Median Household Income



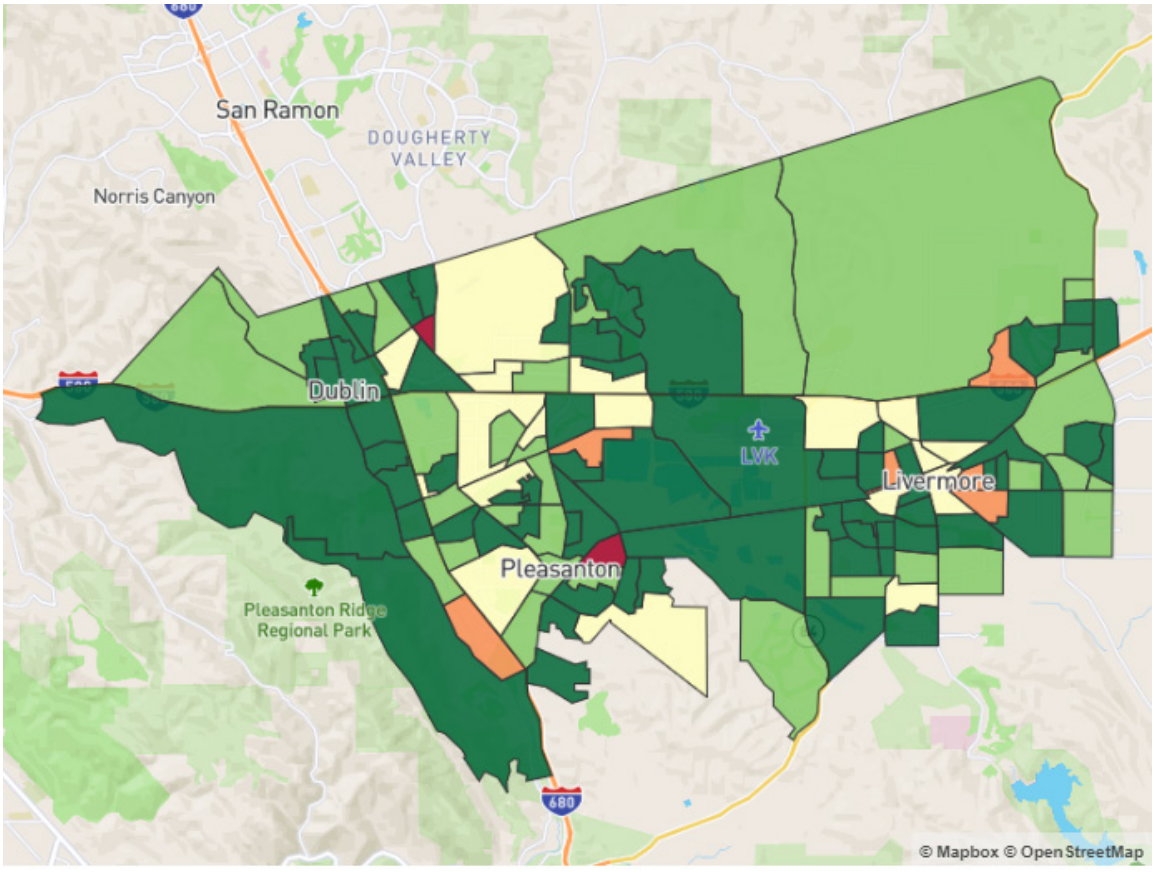
Sources: US Census Bureau ACS 5-year 2017-2021

Figure 23. Historic and Projected Trends in Median Household Income



Sources: US Census Bureau; US Census Bureau ACS 5-year

Figure 24. Percent of People Below Federal Poverty Level



Sources: US Census Bureau ACS 5-year 2017-2021

Table 14. Federal Poverty Level by Race, Ethnicity, and Location

	ALL PEOPLE BELOW FPL	WHITE PEOPLE BELOW FPL	BLACK PEOPLE BELOW FPL	ASIAN PEOPLE BELOW FPL	HISPANIC PEOPLE BELOW FPL
Dublin	2,501	583	187	1,247	400
Livermore	3,502	1,967	161	324	1,300
Pleasanton	3,834	1,348	135	1,352	889

Source: US Census Bureau ACS 5-year 2017–2021

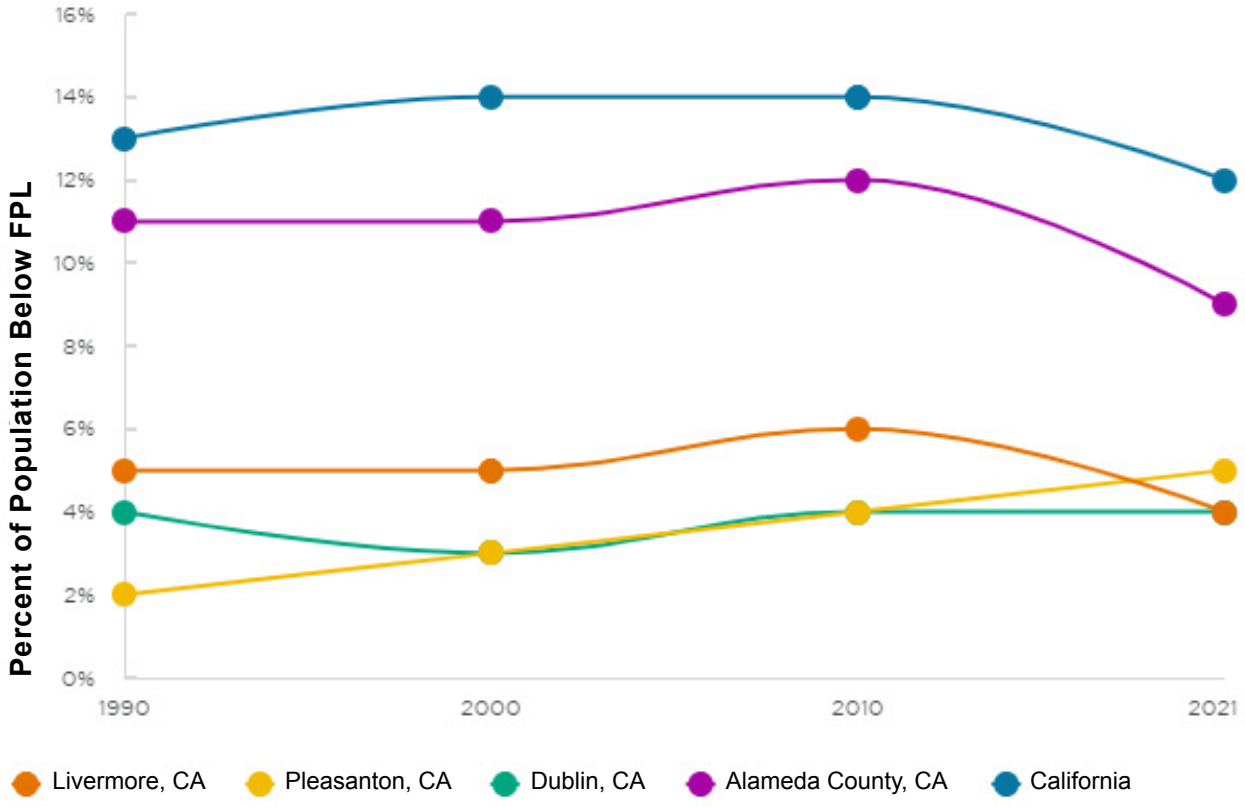
lower, it illustrates a disparity. In all three Tri-Valley municipalities, the number of Black and Hispanic people below the poverty level is higher than would be expected, given their representation in each place at a population level. The disparity is greatest among the Black population in Livermore and the Hispanic population in Pleasanton. By contrast, the number of white and Asian people below the FPL is less than would be expected across the Tri-Valley. The one exception is in Livermore, where the number of white people below it aligns with their representation at a population level.

The proportion of people living below the poverty level in the Tri-Valley has remained relatively stable for the past 30 years, hovering right around 4% (Figure 25). The highest proportion of people living in poverty was reported in Livermore in 2010, when the rate reached 6%. This is still much lower than the average and absolute rates in Alameda County and California over the same period of time.

Existing Services

The JSI Project Team compiled a social services inventory for the Tri-Valley in the early stages of the needs assessment process. During the project period, the Tri-Valley Human Services Pocket Guide was updated. It lists available services but not service type by location. Such a spatial analysis is important given

Figure 25. Historic and Projected Trends in Population Below Poverty Level



Sources: US Census Bureau; US Census Bureau ACS 5-year

the size and scale of the three cities. Clustered service types in one area may mean that residents of another city and/or without convenient access to public transit may not have access to services. Additionally, this demonstrates that some key services reside outside the Tri-Valley.

Services were placed into the six broad categories of the Kaiser Family Foundation's social determinants of health framework (Figure 26).[8]

Organizations with complete addresses (e.g., not P.O. boxes) included in the social services inventory were geocoded using latitude and longitude coordinates. This information was uploaded into a geographic information system and data were visualized to assess the spatial distribution of resources across the Tri-Valley. Trends—particularly gaps—were assessed given socioeconomic variation. The maps below provide a number of different views on the type and location of services that were included in the social services inventory. All service locations included on the maps were color coded to align with the aforementioned KFF categories. As seen in Figure 27, some organizations included in this list are not located within the Tri-Valley. They were included because they serve all of Alameda County and were listed by key informants.

Figures 28, 29, and 30 are zoomed-in views of each of the three municipalities in the Tri-Valley to better show the spatial distribution of services in each. Color variation indicates which KFF category aligned with the service location.

Figure 26. Kaiser Family Foundation Social Determinants of Health Framework

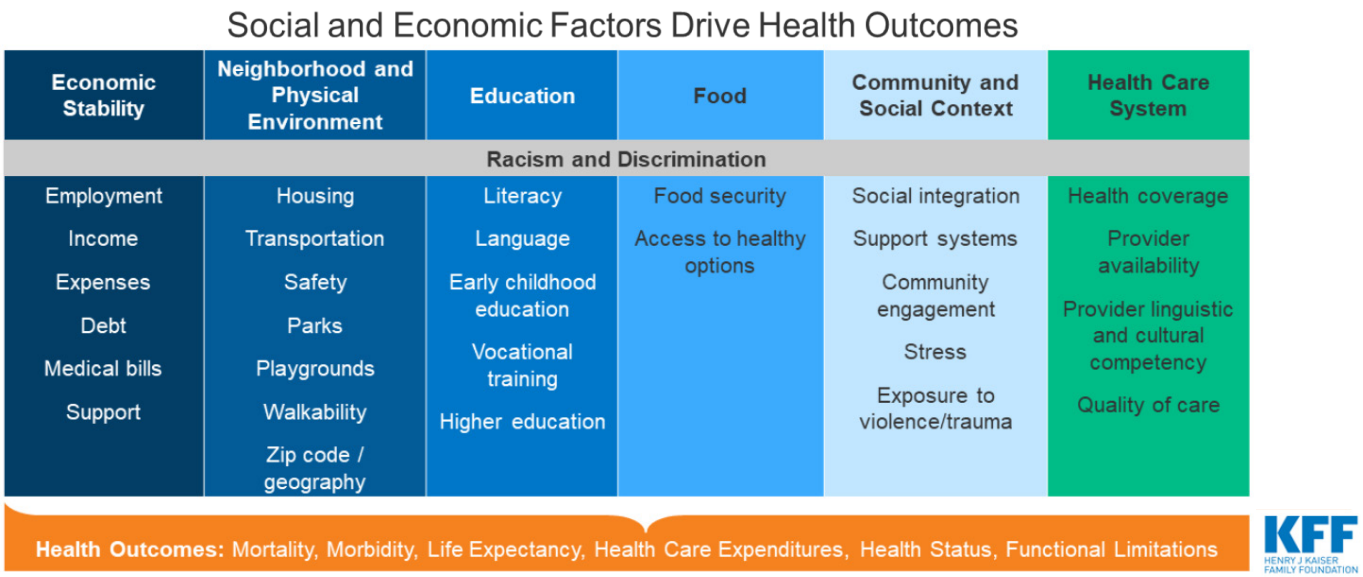


Figure 27. Service Types by Location

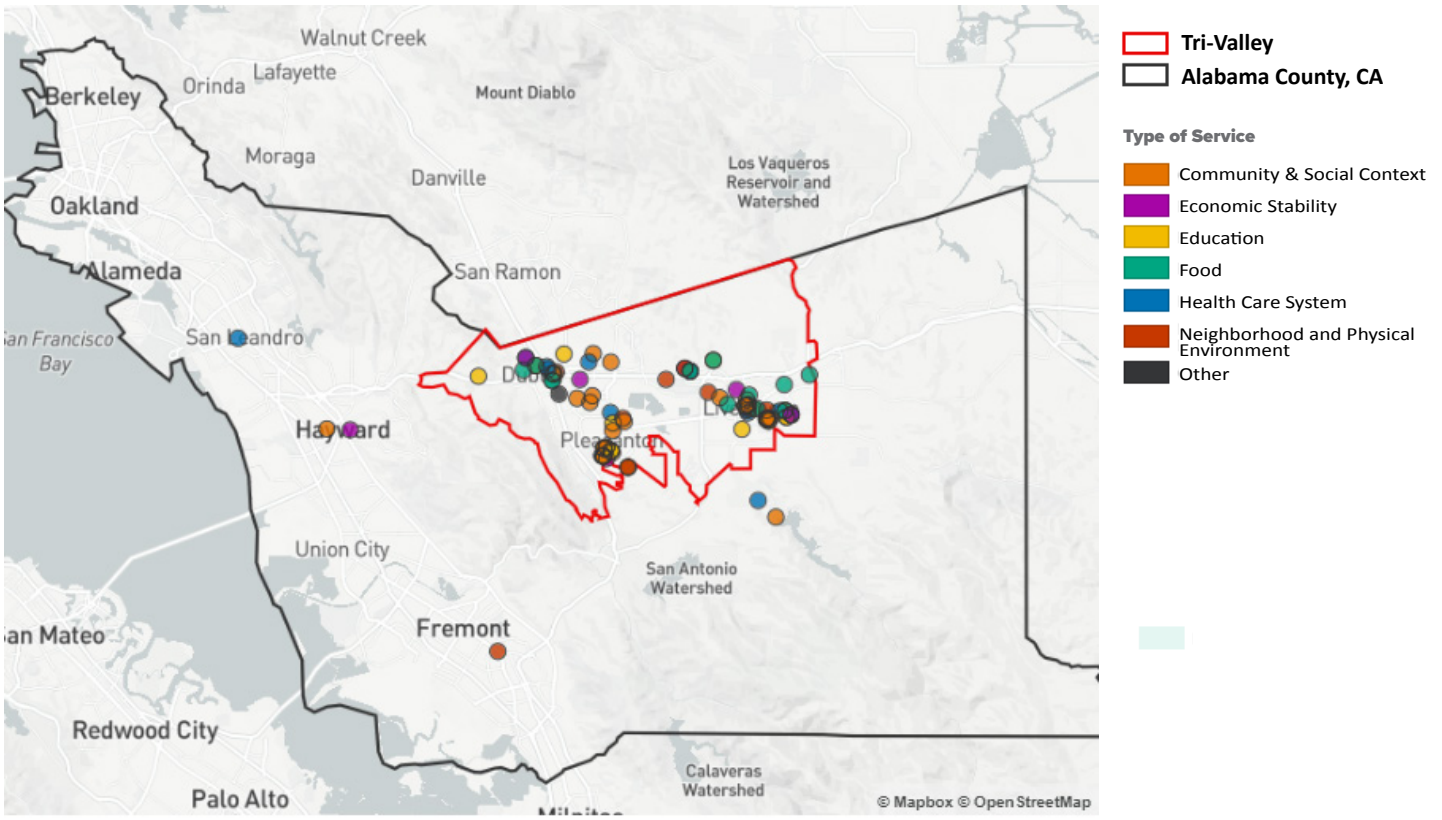


Figure 28. Service Types in and Around Dublin

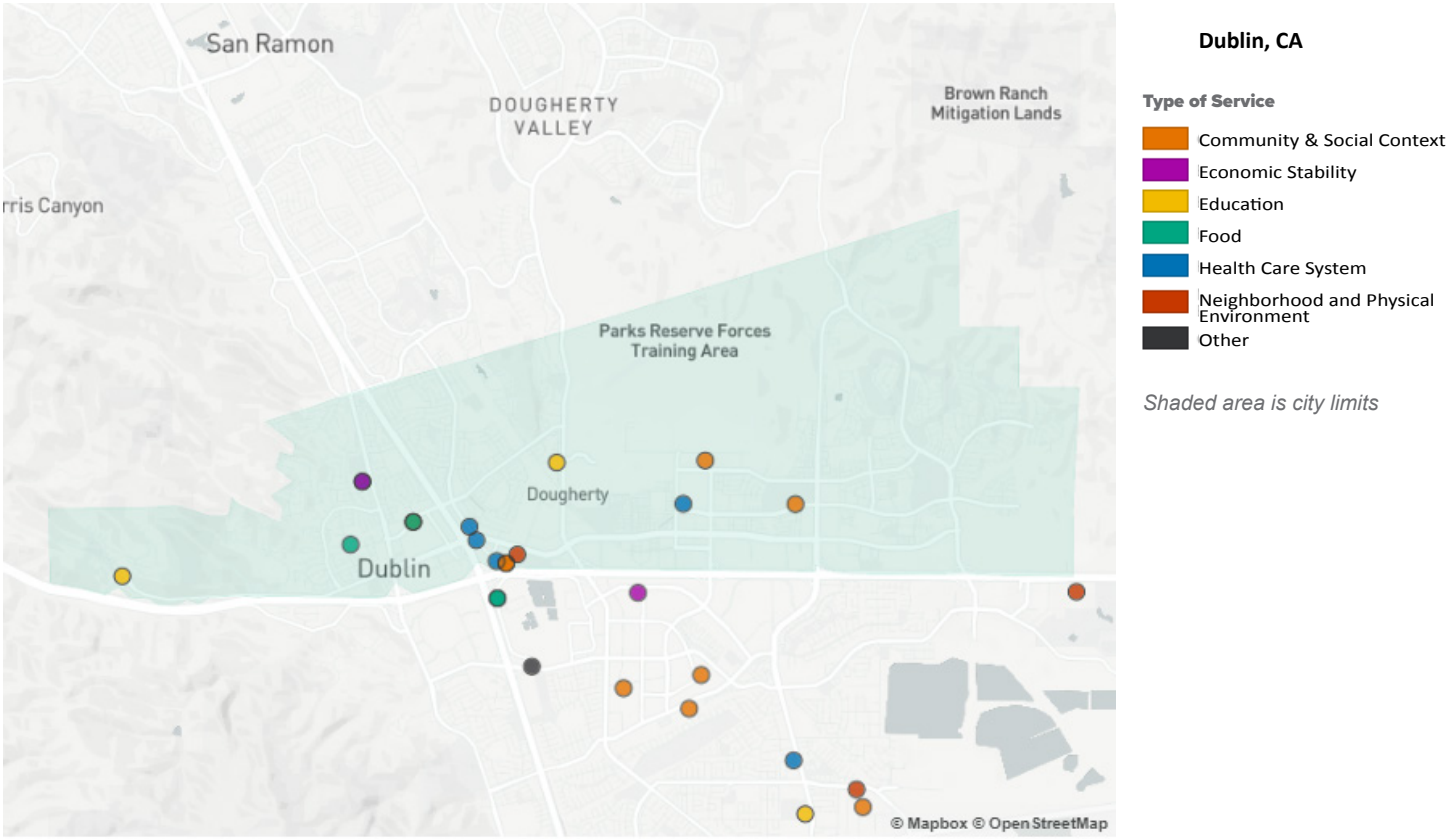
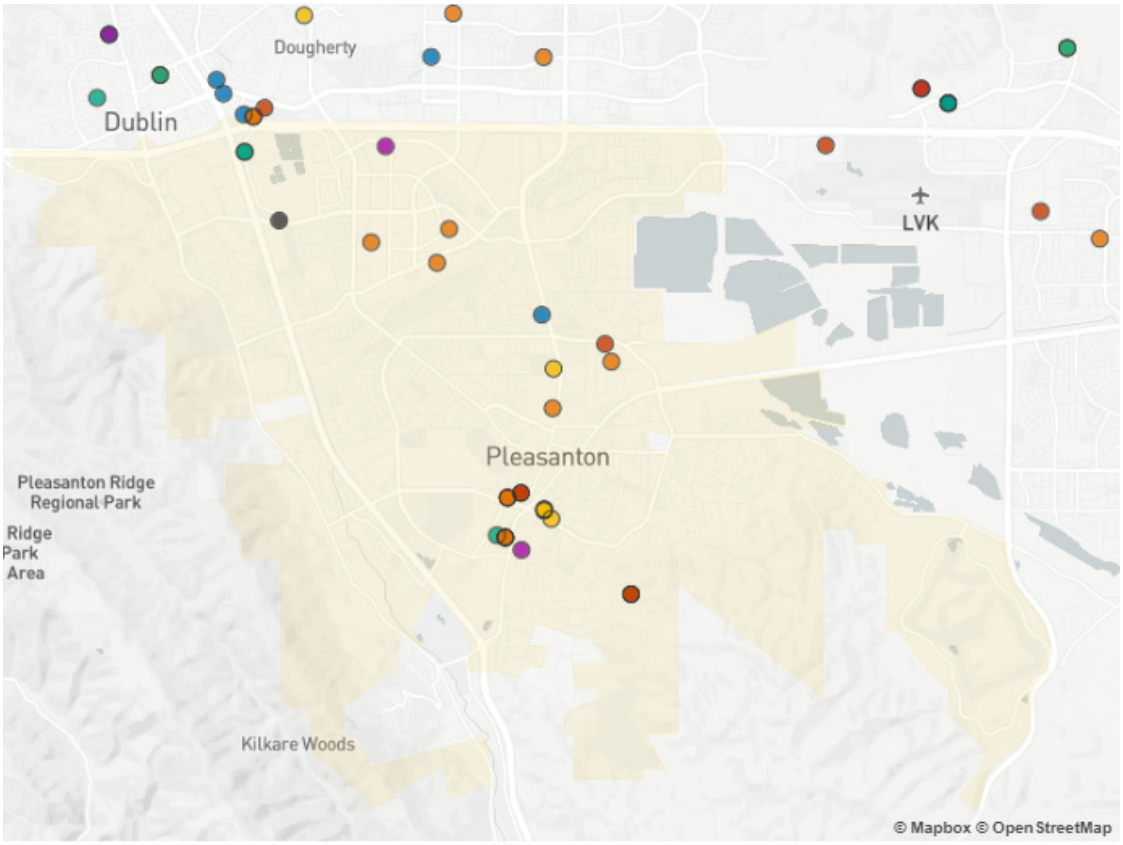


Figure 29. Service Types in and Around Pleasanton



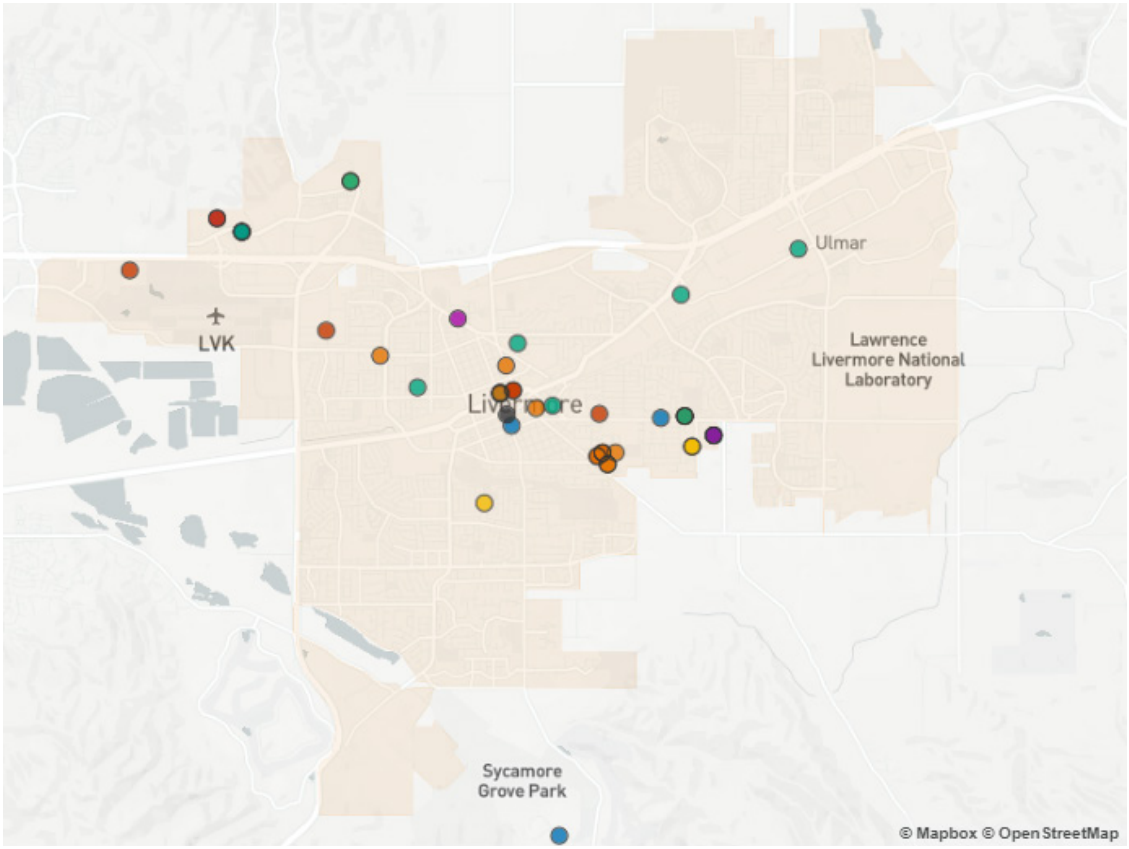
Pleasanton, CA

Type of Service

- Community & Social Context
- Economic Stability
- Education
- Food
- Health Care System
- Neighborhood and Physical Environment
- Other

Shaded area is city limits

Figure 30. Service Types in and Around Livermore



Livermore, CA

Type of Service

- Community & Social Context
- Economic Stability
- Education
- Food
- Health Care System
- Neighborhood and Physical Environment
- Other

Shaded area is city limits

To compare service location with the relative need for those services in any given area, the poverty rate (at the census block group level) was added underneath the point location layer illustrating disaggregated service categories. [Note: While the FPL is a good proxy measure for socioeconomic burden, it may not fully capture the burden experienced in Livermore as compared to the other two municipalities.]

First, as seen in Figure 31, most health care system resources included in the social services inventory are in Dublin, despite Dublin residents experiencing lower levels of burden across most measures. Figure 32 shows a concentration of community and social context service locations in Livermore, with about an equal number of locations in Dublin and Pleasanton.

Figure 31. Health Care Services by Percent of People Below Poverty Level

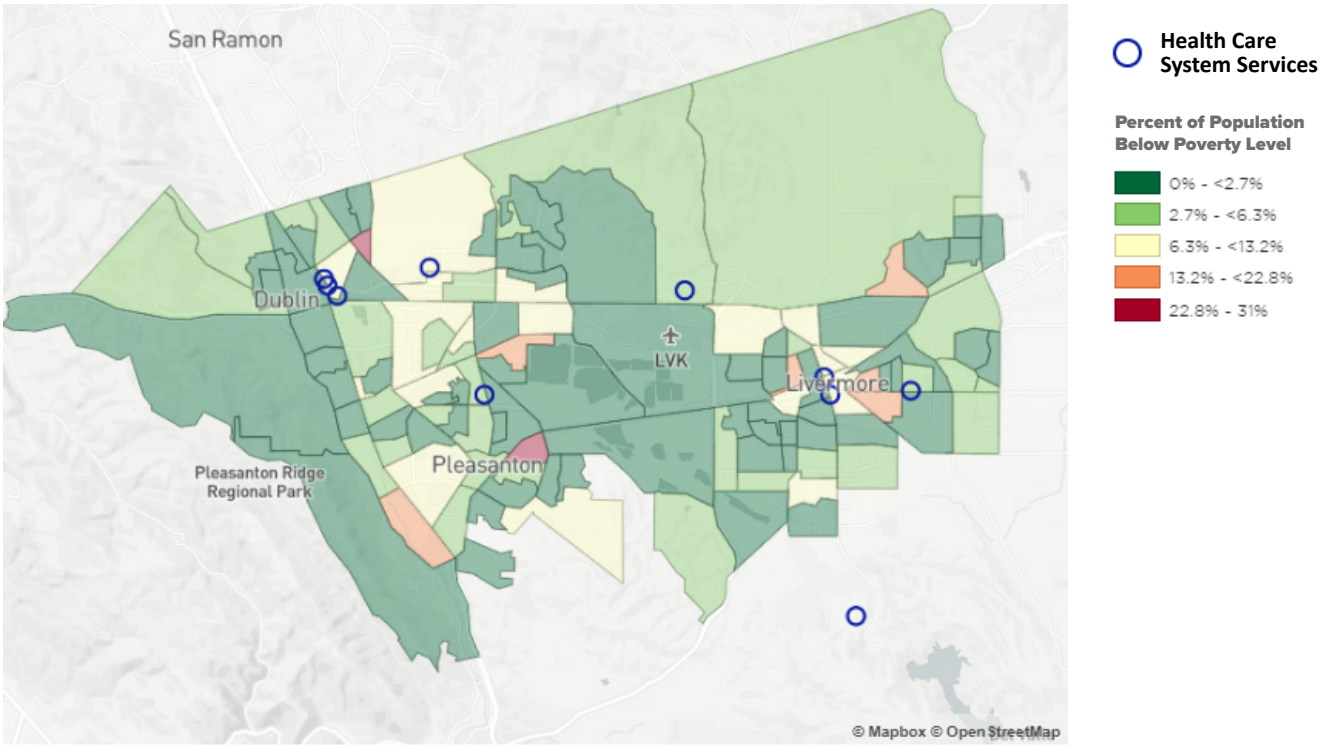


Figure 32. Community and Social Services by Percent of People Below Poverty Level

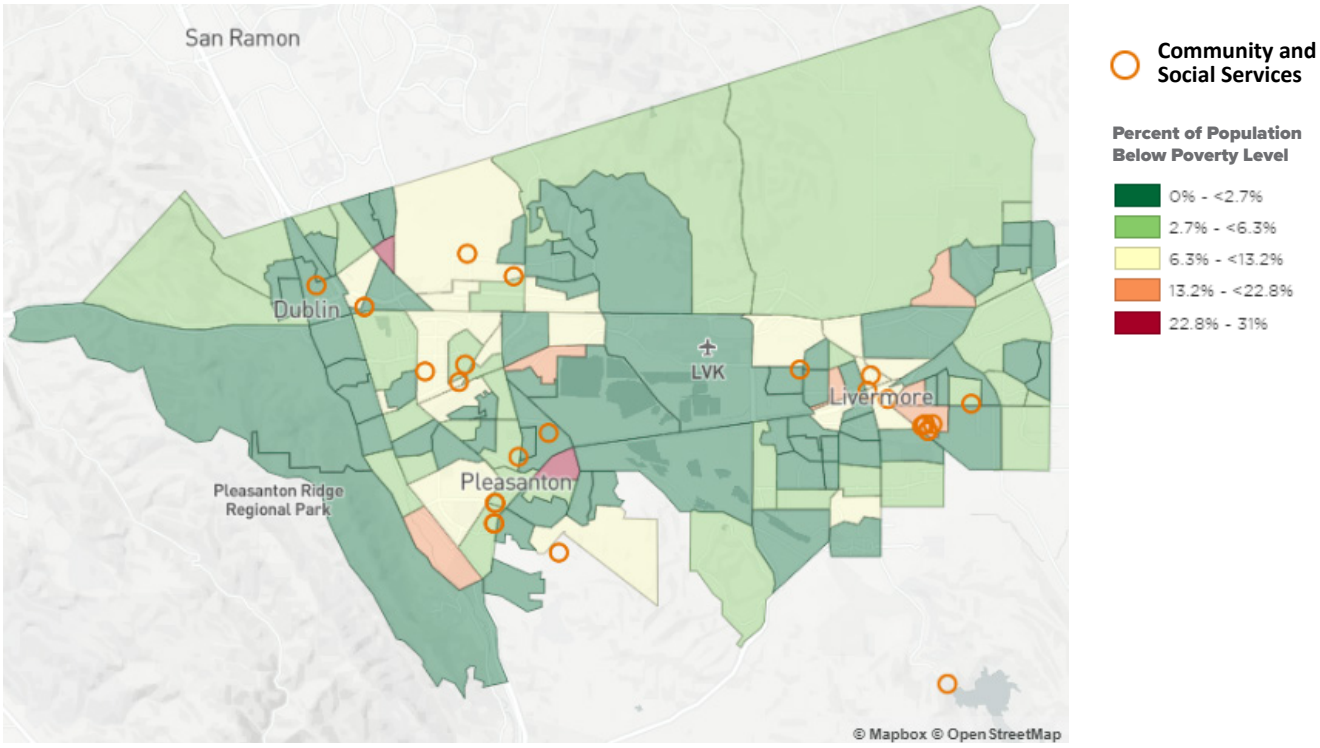


Figure 33. Food Services by Percent of People Below Poverty Level

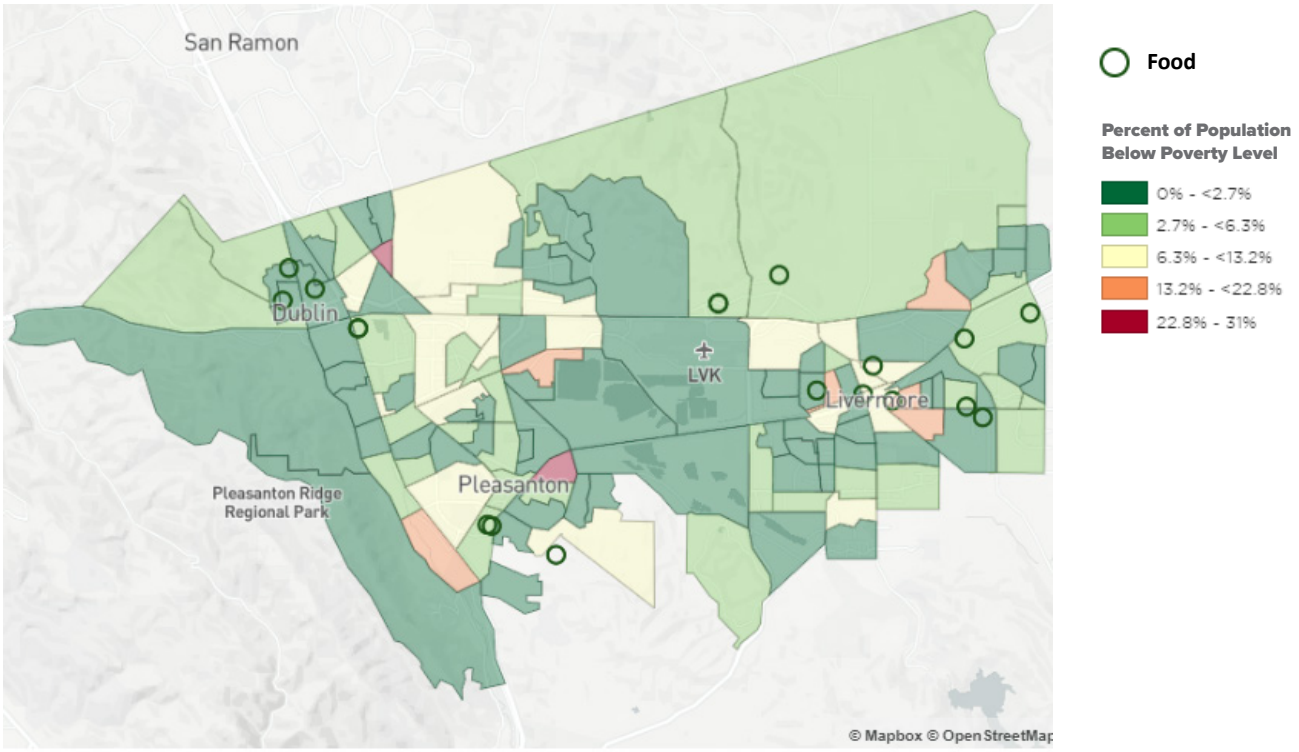


Figure 33, which highlights service locations in the food category, indicates that Pleasanton is home to fewer food resources than the other two municipalities in the Tri-Valley. Figure 34 indicates that there are fewer organizations, in general, that directly focus on economic stability as compared to many of the other service categories. As seen in Figure 35, one organization offering education services is in the most economically disadvantaged census block group in Dublin. However, most service locations in the education category are near downtown Pleasanton. The majority of organizations providing services in the neighborhood and physical environment categories are in Livermore (Figure 36). Notably, only one such organization is located in Dublin.

Figure 34. Economic Stability Services by Percent of People Below Poverty Level

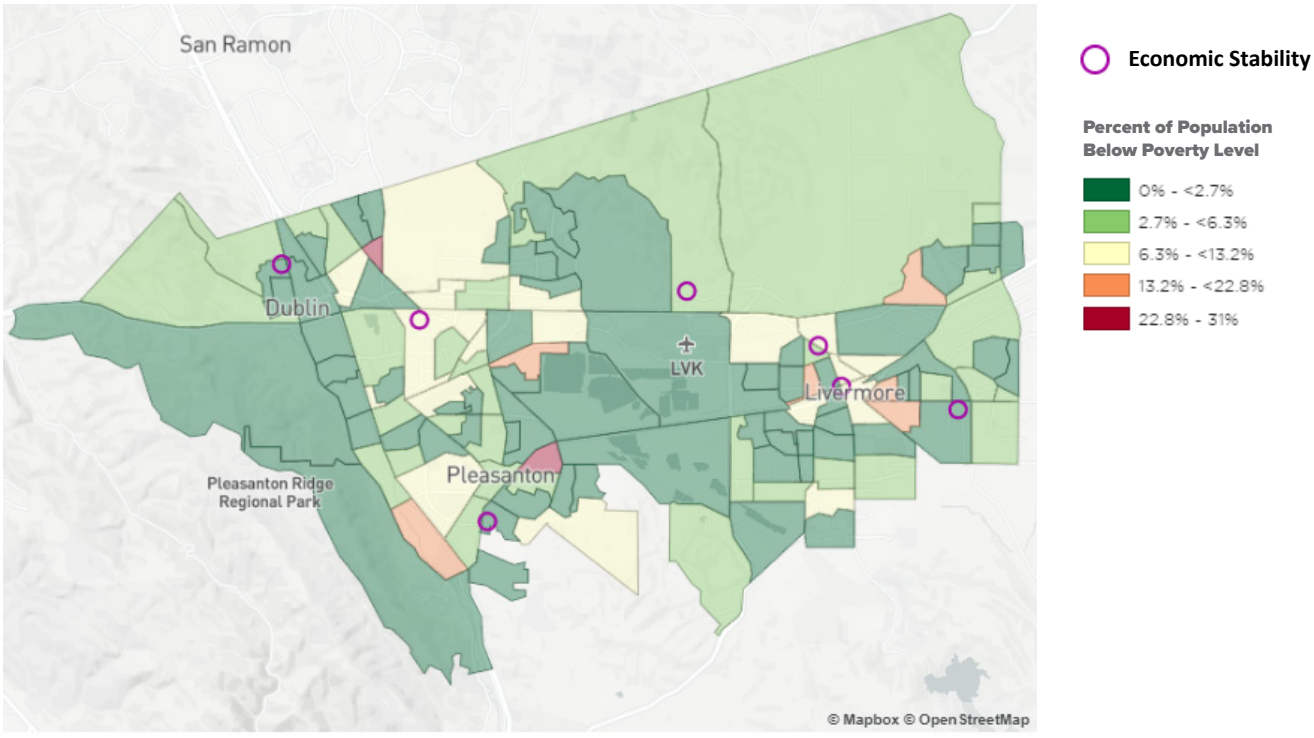


Figure 35. Education Services by Percent of People Below Poverty Level

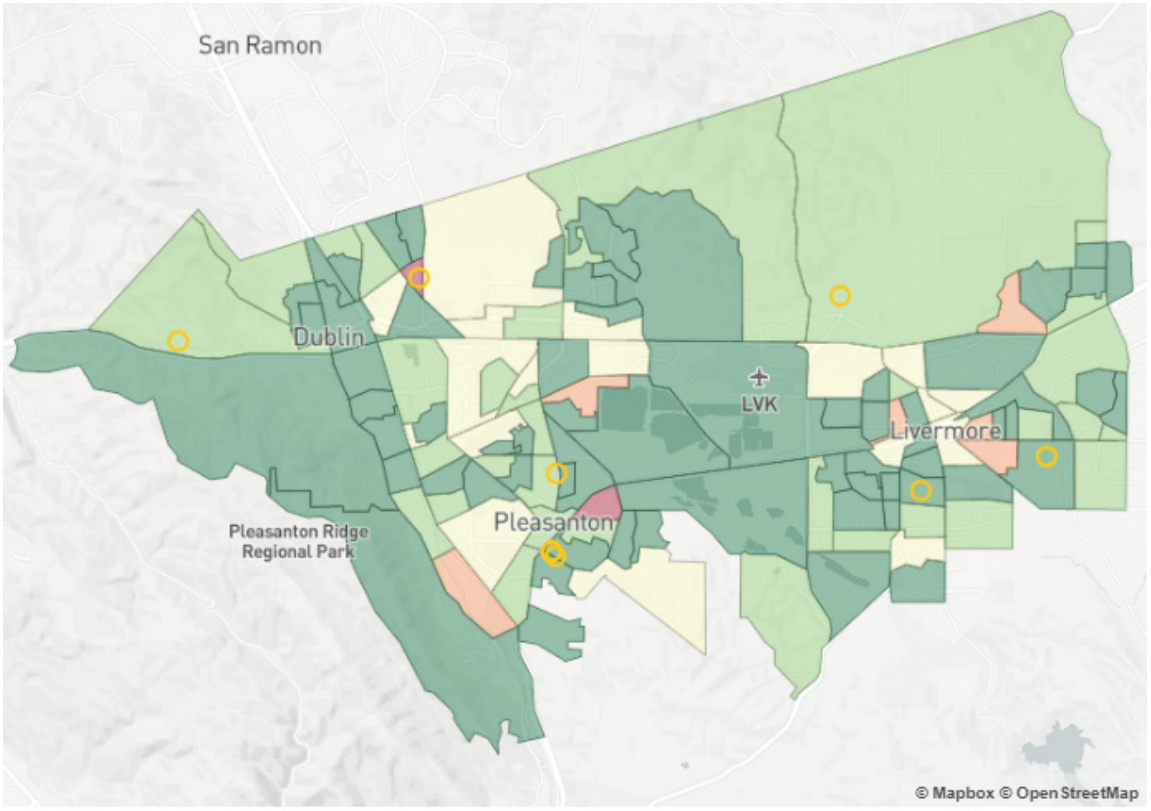
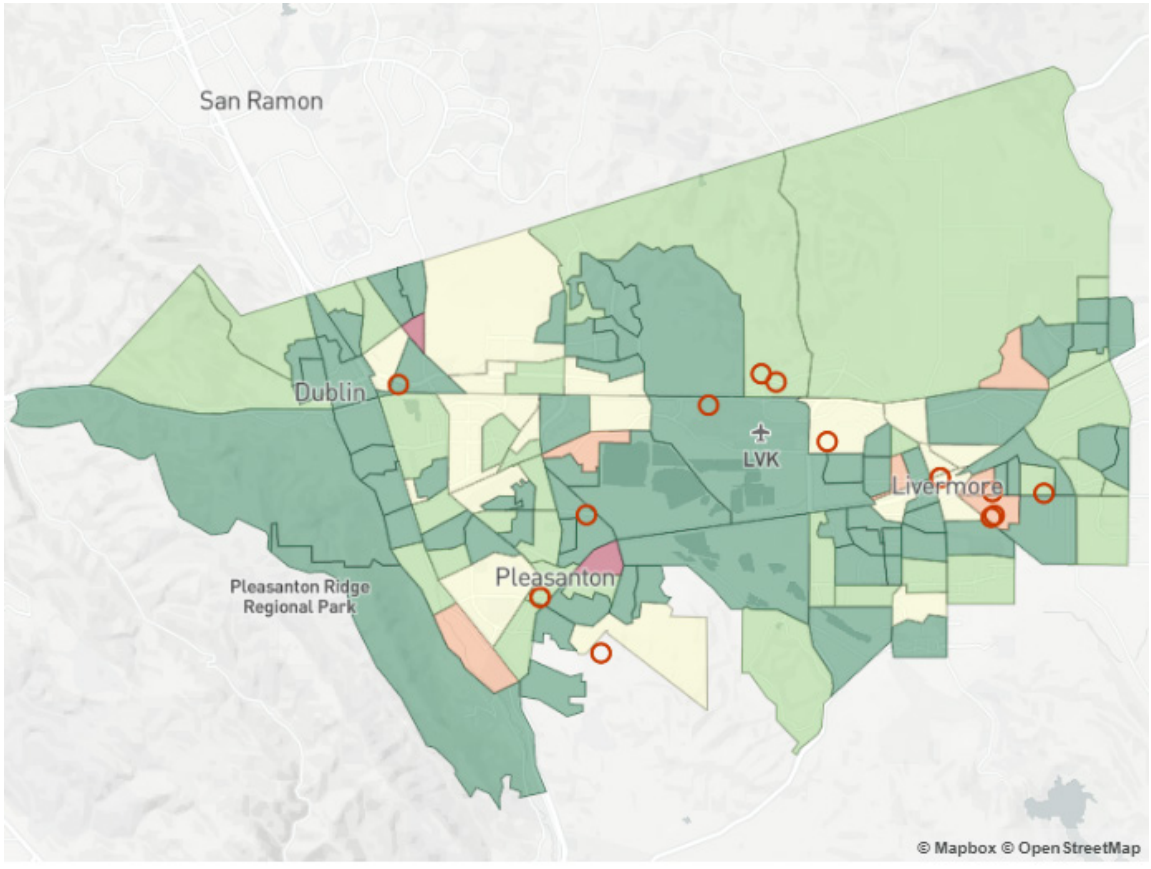


Figure 36. Neighborhood and Physical Environment Services by Percent of People Below Poverty Level



Strengths

The strengths of the Tri-Valley area are not just seen, but deeply felt. Community members expressed what makes their community great and provided context for why they are invested in its improvement through this needs assessment. Key Tri-Valley strengths are community cohesion, diversity, nonprofit and law enforcement services, education, health care and mental health services, and recreation.

Community Cohesion

The Tri-Valley was described as warm and welcoming. Residents said that people in the community were helpful, empathetic, compassionate, and look out for one another. One resident mentioned the importance of giving back:

> *"… I have not gone hungry in my life. But I know that I've been very fortunate. There's a lot of people who have made that possible for me, that I don't take that for granted. .... And I have an obligation to help others to see what I can do to kind of pass on and lift up folks that didn't get those same opportunities."*

People also seem to try to get to know each other and noted that their neighbors lend a helping hand when needed. One recalled a time when she was struggling and how the community came together to help her.

> *"… I'm a single mom. And I don't have a lot of income. And one time when I lost my job, there were parents from the PTA that donated grocery gift cards for me. And one of the teachers bought coats when my son and I didn't have proper outerwear. He rides his bike to school … and he was late to school. The teacher said 'Why are you late?' And my son explained to him, 'my bike broke down, it's not working properly and I'm always trying to fix it and it won't.' And so the teacher took it upon himself to ask other teachers in the lunchroom to donate. And they got him a new bike, so he was able to get back and forth to school."*

Additionally, given that the health and social service systems can be hard to navigate, communities coordinate events where residents can get basic necessities.

Image 1. Something I Love About My Community Sign



> *"We really are a community, everybody kind of does watch out for one another. … Again, something kind of very small, but I think it does go a long way. And I think being a Livermore resident, that's a huge piece of what keeps us here is our neighborhood and the people in it."*

Diversity

Another common thread that residents noted was the rich diversity in the Tri-Valley. Participants celebrated the cultural, ethnic, and socioeconomic differences among residents. They also valued the ability to build relationships and get to know others from different backgrounds.

> *"I think that diversity is a strength in our community…we've got diversity especially as it relates to Asian and white individuals. We lack diversity as it relates to African Americans and to some extent, the Hispanic population. But there's a lot of ethnic diversity. And I think that gives us strength"*

As a result of the changing demographics, new nonprofits have sprung up, and existing nonprofit leaders and organizations have worked to provide culturally sensitive services that contribute to creating a community where everyone feels welcomed. One service provider said:

> *"I think there's a lot of diversity. And I think that's why I like working at [organization name]. There's people from all walks of life, all different socioeconomic levels, and a lot of different cultures. And I think I've learned a lot from my patients about different religions, different cultures, you know, different value systems. And I think diversity is always good. It gives you a nice perspective of the world and it makes me grow as a person just to learn about different people's different ways of life."*

Health Care and Mental Health Services

Access to high-quality health care providers and mental health services was another strength identified. Tri-Valley's location offers community members great health care options. One participant noted, *"clearly, we've got a lot of health care options between Kaiser and Valley Care and UCSF [University of California San Francisco]…"* Additionally, community members said that most people had access to high-quality, affordable health care coverage through Medi-Cal.

Community members also praised the wrap-around services provided by Axis Community Health. One focus group participant described these services:

> *"I'm a marriage and family therapist so we work with emotional needs, but at Axis, we're a wrap-around team. So if they need like resources for housing or food or they're having transportation issues… we have care coordinators that we work with. We also consult with the doctors on the medical side… we try to meet the needs of all the patients, whatever needs they may have."*

Furthermore, in response to the need for high-quality accessible mental health services, the Tri-Valley partnered with outside organizations. One participant said:

> *"I definitely think we have seen a great success in partnering with outside resources. I think for a long time, law enforcement specifically has tried to keep everything close to the chest… We didn't hire mental health clinicians to work for the city of Pleasanton. We subcontracted out to a company that already was doing that and providing surface services in other parts of Alameda County. So they already had the staff and the training and the experience to work effectively."*

Finally, the Tri-Valley has implemented changes in how law enforcement is involved in mental health. One first responder interviewee described the alternative response unit which aimed to:

> *"...reduce the number of involuntary psychiatric holds in the community and to be able to provide resources to the community. [The community] was pretty vocal about wanting to remove the police from non-criminal calls relating to mental health issues, and homelessness and things like that. And so from there, we [law enforcement] put together an alternate response unit…One of the missions of the unit is to provide a non-uniform response to people suffering from mental illness or who are in crisis."*

Nonprofits and Supportive Services

NONPROFIT SERVICES

Strategic partnerships. The comprehensive services of nonprofit organizations, enhanced by the strategic partnerships with other organizations including faith-based entities, was mentioned as a significant strength of the Tri-Valley. Community members described services as helpful and appreciated the partnerships.

Nonprofit leaders also expressed their support for collaboration among nonprofits. They demonstrated the importance of working together to leverage services to serve the community more effectively and stressed how important it is to be able to share ideas and work together to serve the community. Many expressed appreciation for the Tri-Valley NonProfit Alliance.

> *"I think one of the strengths in the Tri-Valley is that we have the Tri-Valley NonProfit Alliance...*

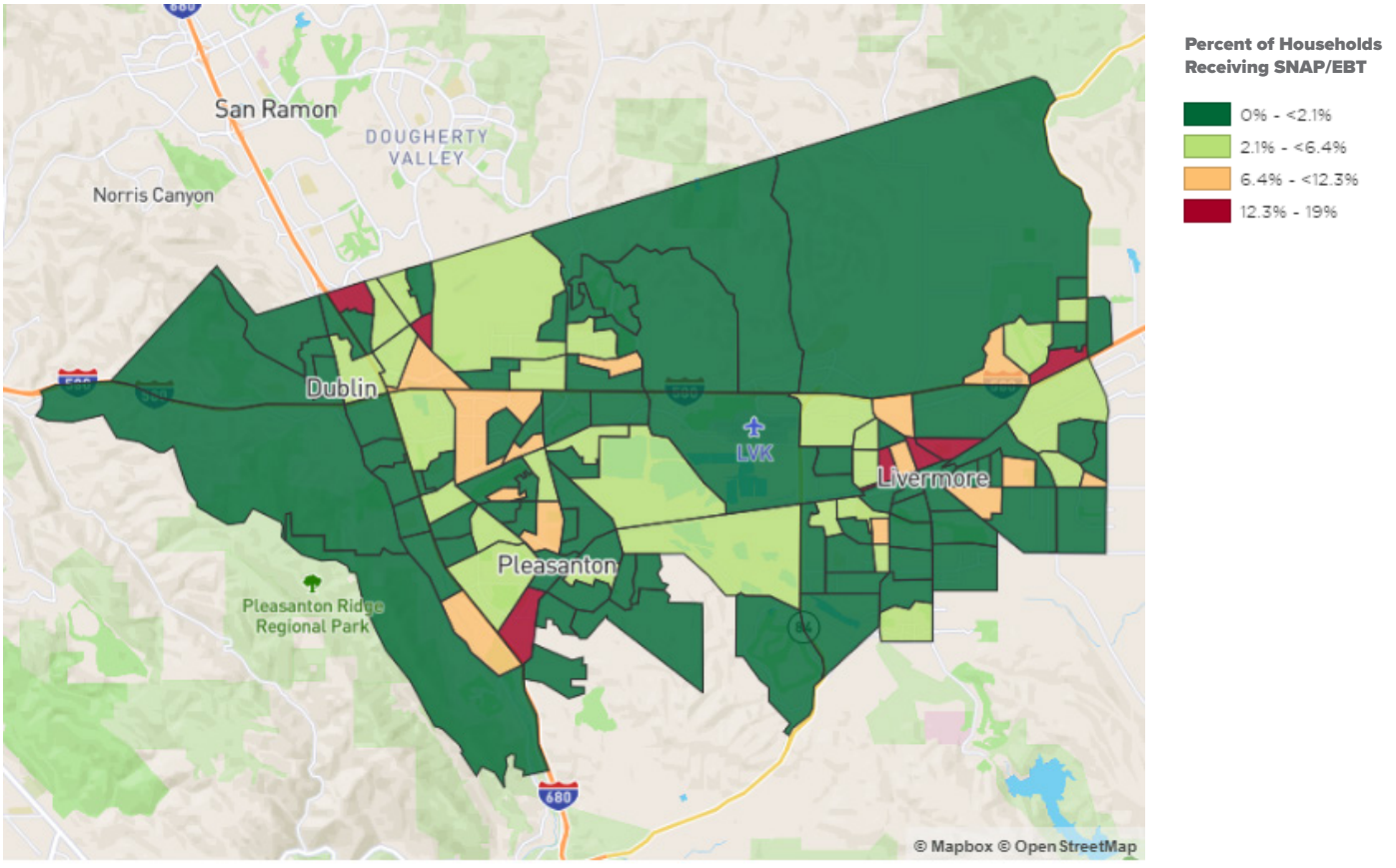
which does a great job in providing support to nonprofits, trainings with their speaker series, and now even meeting places or space. So I think that that organization is a real strength for all of us in the valley."

Nonprofit participants also discussed several collaborations including those between food banks and faith-based organizations to mitigate food insecurity in the Tri-Valley:

"People trust the organizations… CityServe mainly is the one that's most accessible to members in the community… There's also the Axis Community Health clinic here that is accessible, and it's easy for the patients because [there are] different locations…There's also Open Heart Kitchen. And they are able to obtain hot meals as well. And there's also the churches in the grand station like St. Vincent DePaul, and other community services that provide …showers and…laundry as well."

Food security and services. As illustrated above, participants spoke at length about the number of nonprofit and faith-based resources that are working to ensure Tri-Valley community members have adequate food. This is critical because in a 2022 John Muir Health Needs Assessment key informants indicated that food insecurity was increasing in the Tri-Valley area, particularly among the Asian community in Pleasanton.[9] Table 15 shows that at a municipal level, a large proportion of the population is considered to have low access to healthy food within half-a-mile, considered the upper limit of "walkable." The 1-mile distance (also in Table 15) shows that in the Tri-Valley, there are a significant number of people who have very low access to healthy food. Additionally, the high rates of vehicle access throughout the Tri-Valley (Table 24) suggest that almost all people living there are able to access healthy food at a one-mile distance. Figure 37 depicts the location of households receiving food assistance (SNAP/EBT) in the Tri-Valley. Census block groups in downtown Livermore stand out as having particularly high proportions and counts of households receiving food assistance as compared to most other areas in the community.

Figure 37. Percent of Households Receiving SNAP/EBT



Sources: US Census Bureau ACS 5-year 2017-2021

Table 15. Food Access and Percent of Food Stamp Recipients by Location

	PERCENT OF PEOPLE WITH LOW ACCESS TO HEALTHY FOOD (1/2 MILE TO < 1 MILE)	PERCENT OF PEOPLE WITH VERY LOW ACCESS TO HEALTHY FOOD (≥ 1 MILE)	PERCENT OF HOUSEHOLDS RECEIVING FOOD STAMPS
Dublin	54.1	12.1	2.7
Livermore	65.6	21.0	3.3
Pleasanton	57.5	18.3	2.4
Tri-Valley	60.1	17.5	2.9
Alameda County	43.8	8.9	6.9
California	51.0	18.5	9.5

Sources: US Census Bureau ACS 5-year 2017–2021; USDA ERS 2019
Note: Columns 1 and 2 are proportions of the total population in each area.
Column 3 represents proportions of the total number of households in each area.

FIRST RESPONDERS

Participants said that law enforcement was well trained to handle mental health services and provided exceptional emergency response capabilities. When asked about a community strength, one resident responded, *"I was thinking about our police department and just their partnerships with like Horizons Counseling Center and all that they do to support our community.*" When someone said, *"Pleasanton has a very responsive and understanding police force,"* another participant concurred.

Recreation

In nearly every conversation, community members mentioned parks and outdoor areas as a strength, describing them as inclusive, accessible for people with disabilities, well maintained, environmentally friendly, and an overall great resource. They appreciated the bike paths, hiking trails, places for recreational sports, and how spacious they were.

> *"What I like about Dublin is that I lived here for 12 years, it's very laid out with the parks, they're all environmentally friendly. It's all accessible for everyone – doesn't matter what your disability is like – it's accessible…"*

Schools and Educational Excellence

Many residents mentioned the quality of schools in the Tri-Valley. Students and parents agreed that the schools were well-equipped to prepare students for college. *"I knew this is where I wanted to raise my children because the schools are excellent."* Other residents said that families felt supported and respected when they were in need. One mentioned that school personnel were sensitive to the stigma associated with seeking help:

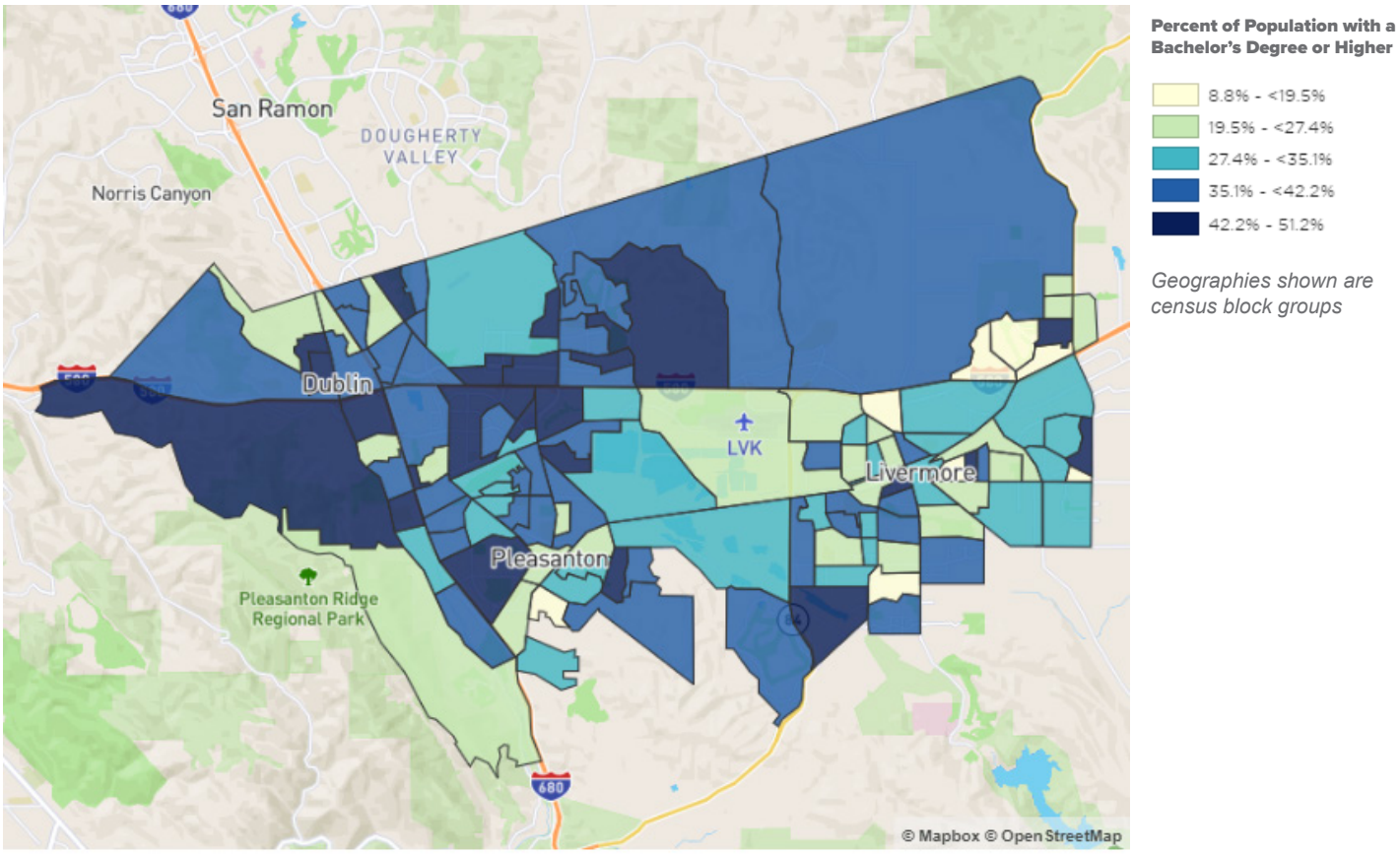
> *"… if it weren't for my social worker at [my child's] school, I would have struggled a lot more than I did… And I want to say it was in elementary when I found out that there were resources here available to me. And they waited until after school so I could come and pick up laundry detergent, or toilet paper, or whatever I needed. Because they didn't want my son to feel like he was an outcast with the other kids. That's really important..."*

Table 16 captures the educational attainment across the Tri-Valley. Every municipality in the region was above both state (22%) and county (29%) levels of postsecondary educational attainment (bachelor's degree). Figure 38 shows geographic variation in educational attainment at a census block group level. Educational attainment is highest in Dublin and Pleasanton, though educational attainment throughout the Tri-Valley is higher than state and county levels in most places.

Although rates of educational attainment are generally high throughout the Tri-Valley, disaggregating by racial groups highlights some disparities. As seen in Figure 39, the high school

graduation rate for white students in the Tri-Valley is 10 percentage points higher than it is for Black students. Similarly, disaggregated data on chronic absenteeism also point to racial disparities, with the highest rates reported among Black students in Dublin and Pleasanton, and among American Indian or Alaska Native students in Livermore (Table 17).

Figure 38. Percent of Population with a Bachelor's Degree or Higher



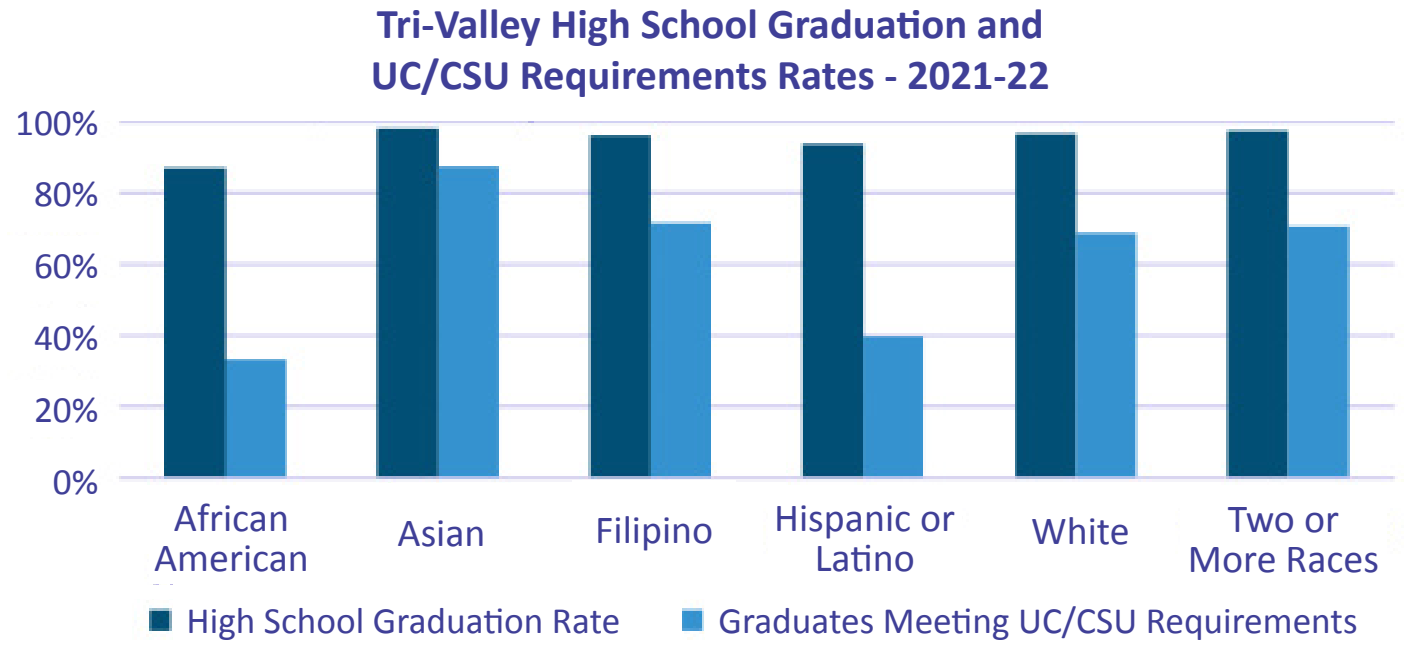
Sources: US Census Bureau ACS 5-year 2017-2021

Table 16. Education Levels, by Percent

	LESS THAN 9TH GRADE	9TH– 12TH GRADE	HIGH SCHOOL DEGREE	SOME COLLEGE	ASSOCIATE'S DEGREE	BACHELOR'S DEGREE	GRADUATE DEGREE	POPULATION OVER AGE 25 (DENOMINATOR)
Dublin	2.3	2.2	10.2	11.9	5.8	37.9	29.7	47,792
Livermore	2.7	3.2	16.1	22.0	9.4	29.5	17.0	62,933
Pleasanton	1.6	1.8	9.9	13.3	7.1	35.7	30.6	55,414
Tri-Valley	2.2	2.5	12.3	16.4	7.7	33.8	25.0	162,624
Alameda County	5.7	5.3	16.7	16.3	6.4	28.3	21.3	1,193,863
California	8.7	7.1	20.4	20.5	8.0	21.9	13.4	26,797,070

Source: US Census Bureau ACS 5-year 2017–2021
Note: Percentages reflect each geography's population that is over age 25.

Figure 39. High School Graduation at UC/CSU Requirement Rates



California Department or Education, DataQuest, 2022

Table 17. Chronic Absenteeism Rates by Student Race/Ethnicity

	DUBLIN	LIVERMORE	PLEASANTON
African American	31.90%	36.00%	31.70%
American Indian or Alaska Native	13.60%	42.40%	16.70%
Asian	8.00%	13.20%	8.00%
Filipino	7.80%	15.60%	9.80%
Hispanic or Latino	22.60%	30.20%	21.90%
Pacific Islander	28.30%	29.40%	20.60%
White	14.30%	18.20%	13.60%
Two or More Races	13.80%	18.40%	15.30%
Not Reported	25.00%	--	12.00%

California Department or Education, DataQuest, 2023

Community-Level Challenges and Opportunity Areas

Housing

Housing is a significant challenge, particularly as the roots of the current housing crisis lie in overarching structural factors beyond the scope of those working to meet health and human service needs. Housing is an intractable challenge not just in the Tri-Valley, but in the entire Bay Area and beyond. It is unsurprising that housing was a significant problem in the 2011 needs assessment[7] and other hospital-based and county-wide needs assessments.[10,11] Additionally, it was the top concern among individuals calling the 2-1-1 helpline, with requests for housing being over three times higher than any other need and representing the highest unmet need among callers.[12]

In this EACHSNA, housing challenges were most frequently tied to such factors as the need for a living wage, especially for those working in the service industry and essential workers (e.g., custodians, teachers, fire fighters), and the high cost of living in the Tri-Valley and rising inflation in the United States. From the landscape scan the theme of housing also came up as an issue that correlated with employment issues, substance use, and mental health. This

Table 18. Rentership, Home Ownership, and Cost Burden by Location

	OWN	RENT	HOUSING COST BURDENED OWNERS	HOUSING COST BURDENED RENTERS
Dublin	64.4	35.6	25.4	36.4
Livermore	72.3	27.7	27.7	49.9
Pleasanton	67.5	32.5	22.9	46.4
Tri-Valley	67.9	32.1	25.7	44.4
Alameda County	53.9	46.1	28.1	46.5
California	55.5	44.5	30.7	51.5

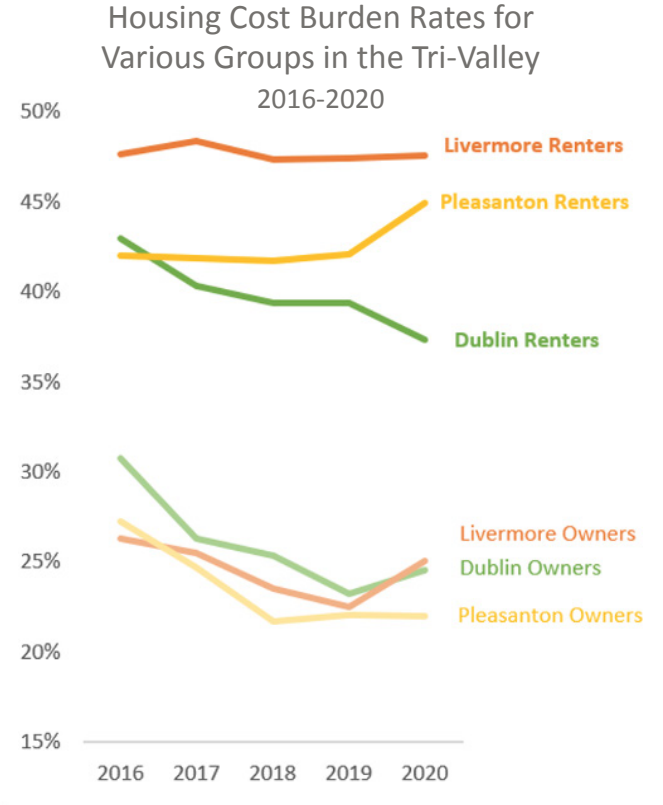
Source: US Census Bureau ACS 5-year 2017–2021
Note: Percentages for columns labeled "Own" and "Rent" reflect the given area's total population.
Percentages for columns labeled "Cost Burdened Home Owners" and "Cost Burdened Renters" reflect the category in the particular area.

was corroborated by the 2022 Tri-Valley PIT Count which found that 72% of unhoused individuals had psychiatric or emotional conditions; 70% had post-traumatic stress disorder; and 45% reported drug or alcohol abuse.[13]

The rate of home ownership in the Tri-Valley (68%) is considerably higher than in Alameda County (54%) and in California (56%) (Table 18). Relatedly, rentership is considerably lower in the region as compared to Alameda County and California. Table 17 disaggregates the rate of housing cost burden between homeowners and renters, and shows that rates for both are generally better than at the county and state levels in almost all three municipalities. The exception is in Livermore, where a larger proportion of renters (50%) are housing-cost burdened than at the county level (47%). At every level of geographic analysis, renters are more likely than homeowners to be housing-cost burdened (Table 18). As seen in Figure 40, this trend has held true over time. Since 2016, the housing cost burden rate has been highest among renters in Livermore, followed by those in Pleasanton.

The Livermore Housing Elements also indicated this, showing that a very low-income household in Livermore can afford $1,199 to $1,850 in rent per month, depending on the household size. However, with average rents starting at $2,206 for a one-bedroom unit, these households cannot afford average market-rate rentals without facing cost burden issues.[18] The housing cost burden rate appears to be trending upward for Pleasanton renters, downward for Dublin renters, and stable for Livermore renters. Throughout this time period, rates of housing cost burden among homeowners in the three municipalities were much lower than among renters, and—aside from a slight uptick between 2019 and 2020 among Livermore and Dublin owners—rates have been steadily trending down (Figure 40). The Stanford Valley Care Needs Assessment has some additional context on housing cost burden.[11] Both quantitatively and qualitatively, the report found that housing and other costs of living in the Tri-Valley are extremely high; the median home rental cost is more than 40% higher than the median state home rental cost.

Figure 40. Housing Cost Burden Rates by City for Renters and Owners



Source: US HUD CHAS database

A number of significant housing challenges arose, many which relate to the lack of affordable housing stock, especially for people who are low-income. Housing is best summed up as a need for more: more affordable housing units and vouchers, rental assistance programs, emergency housing options, and programs to increase the accessibility of homeownership, especially for young families. One interviewee said *"There's not enough housing, especially low-income, affordable housing. And so all our young adults are moving away, because they can't find housing, and sometimes their families are following them, and that's a real blow to the community."* Some focus group participants in Pleasanton expressed frustration at the lack of low-income housing, asking why Pleasanton was allowing developers to take credits instead of building low-income or affordable housing.[viii]

Housing was frequently mentioned alongside the recognition of the high (and rising) cost of living in the Tri-Valley and an acknowledgement that salaries have not risen as quickly as the cost of living, which has resulted in a high housing burden (i.e., over 50% of income going toward housing expenditures). High housing costs were also mentioned by nonprofits, as high rents inherently stretch their budgets and result in their inability to sustain rental subsidies or provide emergency housing funds in the long-term. Increasingly, nonprofit organizations have supported those who are unhoused or financially challenged to move to more affordable regions.

Housing concerns were particularly salient for many participants as, at the time of data collection, the COVID-19 eviction moratorium was concluding. Many service providers also noted that the pandemic had exacerbated housing problems, with many residents falling behind on rent due. Community members expressed frustration with this, as well as fear as to how they might be directly affected and what might be done to mitigate housing instability. Some discussed the possibility of building more affordable housing, while acknowledging the challenges of NIMBYism.[ix]

Housing concerns not only affect those directly affected, but also those who serve them in other capacities. Services are stretched thin, and those working directly with clients expressed a distinct sense of frustration about their inability to meet community needs, which has a long-term negative impact on the workforce. One nonprofit staff member said:

> *"I think it's always been the case that there's never been enough resources to meet the need. I think we are all seeing unparalleled demand, particularly for housing and shelter the last few years. Folks in extremely stressful, challenging, horrible situations, with just not nearly enough available resources or resources that even exist to connect them to, and then for all of us working in these organizations on the frontlines…taking these calls and not being able to successfully say, 'Oh, yes, there is an emergency shelter bed we can put you into.' I just think it's really exacerbated, and then it causes mental health challenges for our staff."*

In addition to housing as an overarching community concern, many raised concerns about the distinct ways that certain groups or sub-populations are disproportionately affected. This included people who are currently unhoused, young families, people with disabilities, and older adults.

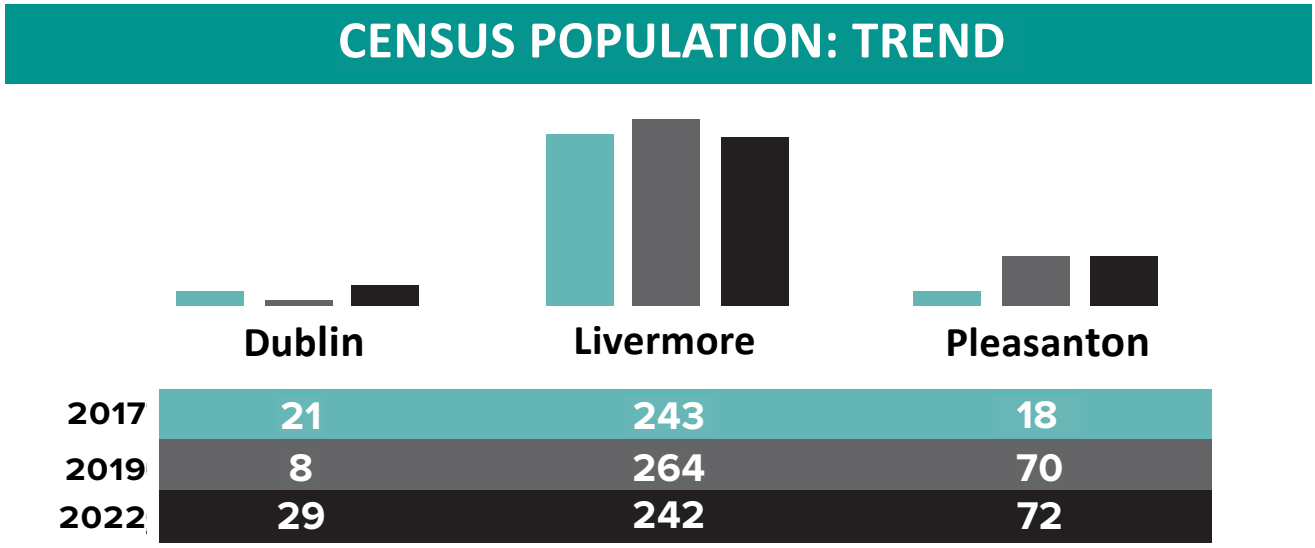
There is recognition that being without shelter inherently destabilizes an individual across a number of areas (e.g., mental health, food security). There was acknowledgement of a need for more steps to provide intervention before an individual is unhoused to prevent structural, physical, and mental precarity.

According to the 2022 Tri-Valley PIT Count, unhoused individuals are predominantly in Livermore.[13] As seen in Figure 41, there was a dramatic increase in the number of unhoused individuals in Pleasanton between 2017 and 2019. The number of unhoused individuals captured by the PIT counts has been relatively stable in the other two municipalities since 2017.

[viii] This reflects the perception of those focus group participants; the City of Pleasanton Inclusionary Housing Ordinance provides options for compliance including on-site construction of affordable units, payment of an in-lieu fee, and other alternatives.

[ix] From the acronym 'not in my backyard,' which refers to generalized support for affordable housing, as long as it's elsewhere in a community.

Figure 41. Number of Individuals Who Are Unhoused by City



Source: Tri-Valley 2022 Homeless PIT Count Report

For those with disabilities or receiving Supplemental Security Income (SSI) or Social Security Disability Insurance Program (SSDI), finding affordable housing is near-impossible. One interviewee said:

> *"I don't think we have enough funds to get folks housed. It's been crazy, The Tri-Valley is a really expensive area. Some of the minimum housing income requirements are not accessible to patients who are receiving SSI or SSDI. These folks are receiving about $1,300 a month. And the minimum income requirement and these housing applications, they go from like 20/30k to 60k a year. And these patients are only making $11,000–$12,000 because of SSI. And that's not enough, you know? Unfortunately, affordable housing… I know we try our best, but it's insufficient."*

Community members cited concerns about the long waitlists for affordable housing and the increasing need for housing stock. With the growing population of older adults in the Tri-Valley, the need for housing was particularly pressing. Nonprofits indicated that they are encountering a rising number of seniors who are unstably housed. Older adults are particularly precarious because they are likely to have higher medical bills, and housing instability likely exacerbates health conditions. One person described the cycle that many older adults experience:

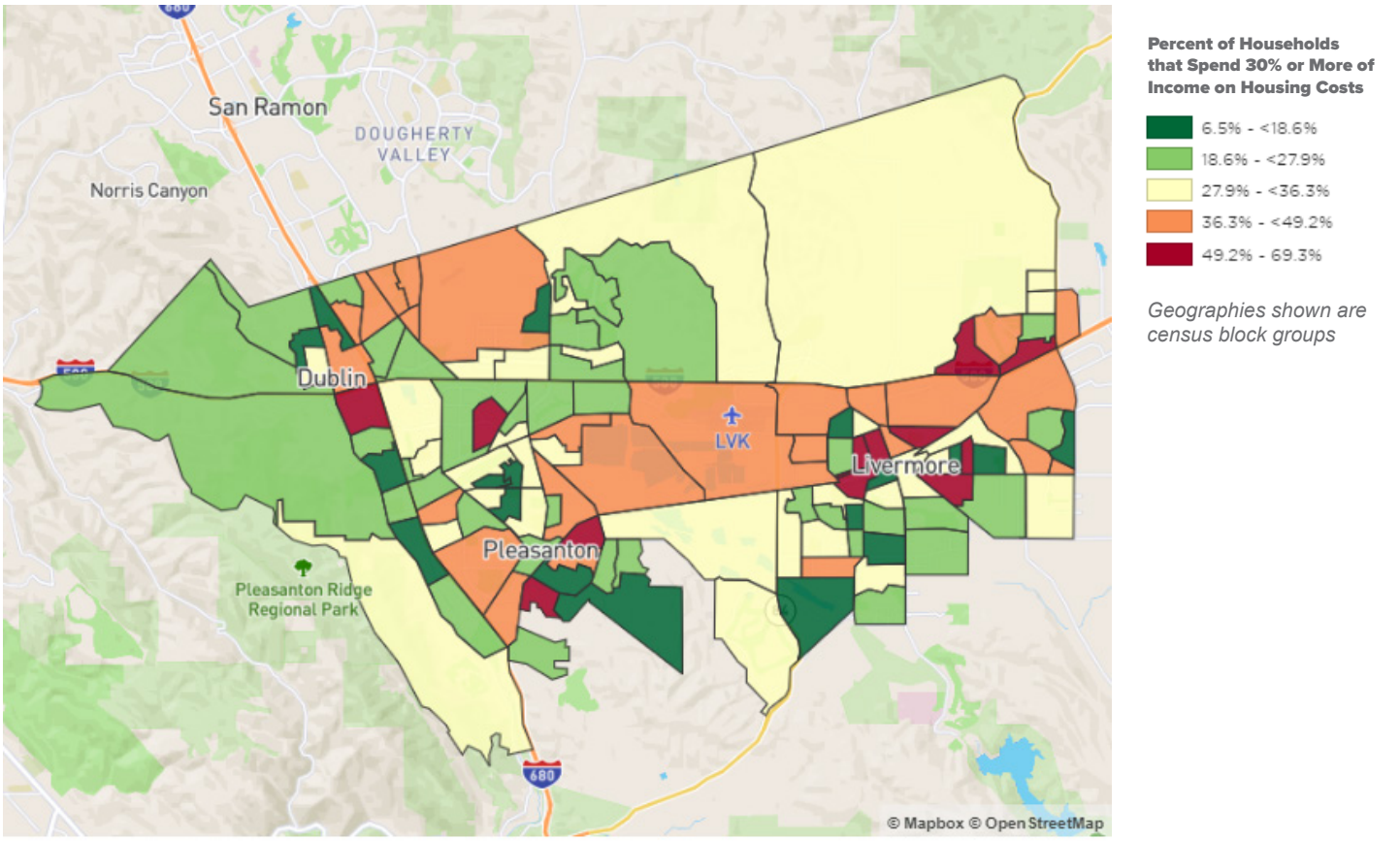
> *"I'm seeing more low-income seniors than I have seen in the past. We have an office that serves seniors specifically, and I'm just seeing more low-income seniors and more seniors who have rented somewhere for 15 years. Now that landlord is moving and they're selling their house, and now they have to find affordable rent, and they're not on a list, they're not…you know, they don't have access to that, because they haven't needed it. We've seen more seniors become homeless with not being able to find somewhere affordable in time. And that's for those vulnerable seniors that already have health issues and then to have to live in a car or on the street, that's just going to make their health decline more."*

Others noted that high housing costs and housing precarity does not just effect those who are low-income; it is beginning to have a ripple effect across the region:

> *"I think that in order to stop the increase of homelessness, and it's not just for people who are low-income or [have] mental health issues…you are now seeing middle class, even upper-middle class (if there is even an upper-middle class) on the verge of losing their housing, because of jobs that do not pay enough to continue to stay housed with the high rent."*

Some cited this as a result of the tech industry. They noted that at one time the region was positioned to be a contender for Silicon Valley, which increased housing prices. However, more recently, nonprofits indicated that they are seeing increasing housing instability among those who have historically been

Figure 42. Housing Burden by Location



Sources: US Census Bureau ACS 5-year 2017-2021

more affluent and not previously needed services, such as people who have been laid off in the tech industry.

It is important to note that though housing affordability is a problem across the region, there are differences between the three cities, and racial and ethnic sub-populations are disproportionately affected. As discussed above and shown in Figure 42, a substantial proportion of the population across the Tri-Valley is considered housing-cost burdened, meaning that households spend 30% or more of their income on housing costs (either mortgage or rent).

Downtown areas are particularly affected by housing costs. Additionally, as discussed above and shown in Table 18 and Figure 40, renters are more likely than homeowners to be housing-cost burdened. As seen in Table 19, in the Tri-Valley—as in Alameda County and most other places in the United States—nonwhite individuals are far more likely to rent than to own their homes.[14] As a result, there are racial disparities when it comes to housing cost burden in the Tri-Valley. One exception is for the Asian sub-population, among whom rates of home ownership are much higher (and renter rates lower) as compared to the county and the state (Table 19).

Table 19. Home Ownership and Renter Rates by Race and Ethnicity

	WHITE		BLACK		ASIAN		HISPANIC	
	OWN	RENT	OWN	RENT	OWN	RENT	OWN	RENT
Dublin	57.3	42.7	29.6	70.4	73.0	27.0	53.4	46.6
Livermore	75.1	24.9	53.8	46.2	81.5	18.5	47.5	52.5
Pleasanton	69.0	31.0	11.1	88.9	72.5	27.5	42.6	57.4
Tri-Valley	64.5	35.5	40.0	60.0	73.6	26.4	54.9	45.1
Alameda County	59.6	40.4	32.1	67.9	62.8	37.2	39.5	60.5
California	60.0	40.0	35.6	64.4	60.4	39.6	45.4	54.6

Source: US Census Bureau ACS 5-year 2017–2021

Health Care

Concerns related to health care including service availability and accessibility, the cost of services, perceptions of quality of services, and cultural responsiveness were raised frequently. Within health care, a number of barriers specific to specialty, mental health, reproductive health, dental, and youth mental health services arose. Accessibility was a frequent concern, with participants highlighting barriers including geographic distance to services and transportation and related to insurance status or type.

The need to travel for services, particularly specialty, and referrals, which often took individuals outside the Tri-Valley (e.g., San Francisco or "over the hill" (i.e., Oakland)), was mentioned frequently and had transportation infrastructure implications. Traveling for medical care takes a significant amount of time and affects work. One participant said

> *"I went through the same thing (navigating health care services) for so many services for so many years. We had to go up to Antioch so that my child could get her insulin pump and get taught on how to do it. It's like well…okay…I gotta take like half-a-day off to go up there with her."*

Kaiser was also frequently mentioned in regard to geographic distance, with participants saying that they had to travel to Walnut Creek or Oakland for hospital services.

Many insurance concerns came from people who were un- or under-insured because they did not qualify for Medi-Cal, but participants also spoke of private insurance challenges, including that individuals with private insurance were unable to access substance use treatment or mental health services. One participant described a Kaiser-specific experience:

> *"We kind of find this weird little gray area, where people, you know, if you have Kaiser and you have a child who needs mental health [services], you know, maybe acute mental health help, it can take two months to get that appointment. And so we've had to find various partners like Axis Community Health and the Bridge program."*

The vast majority of the people who live in the Tri-Valley were insured (97%) (Table 20). Just over one in five (20%) had public health insurance (Table 20).[x] Livermore is home to the highest proportion and number of uninsured individuals in the region and the highest proportion and number of individuals in the region on public health insurance. A more granular geographic analysis at the census block group level shows that, in addition to Livermore, there are a few areas in Pleasanton with uninsured rates that exceed the county (4%) and state (7%) level (see Figure 43 and Table 20). At the census tract level (the most detailed geography for which such data are available), it becomes clear that many of the places where people are uninsured also report high rates of public insurance, reflecting the socioeconomic status of the people living in those places, particularly downtown Livermore and southeast Pleasanton (see Figure 44).

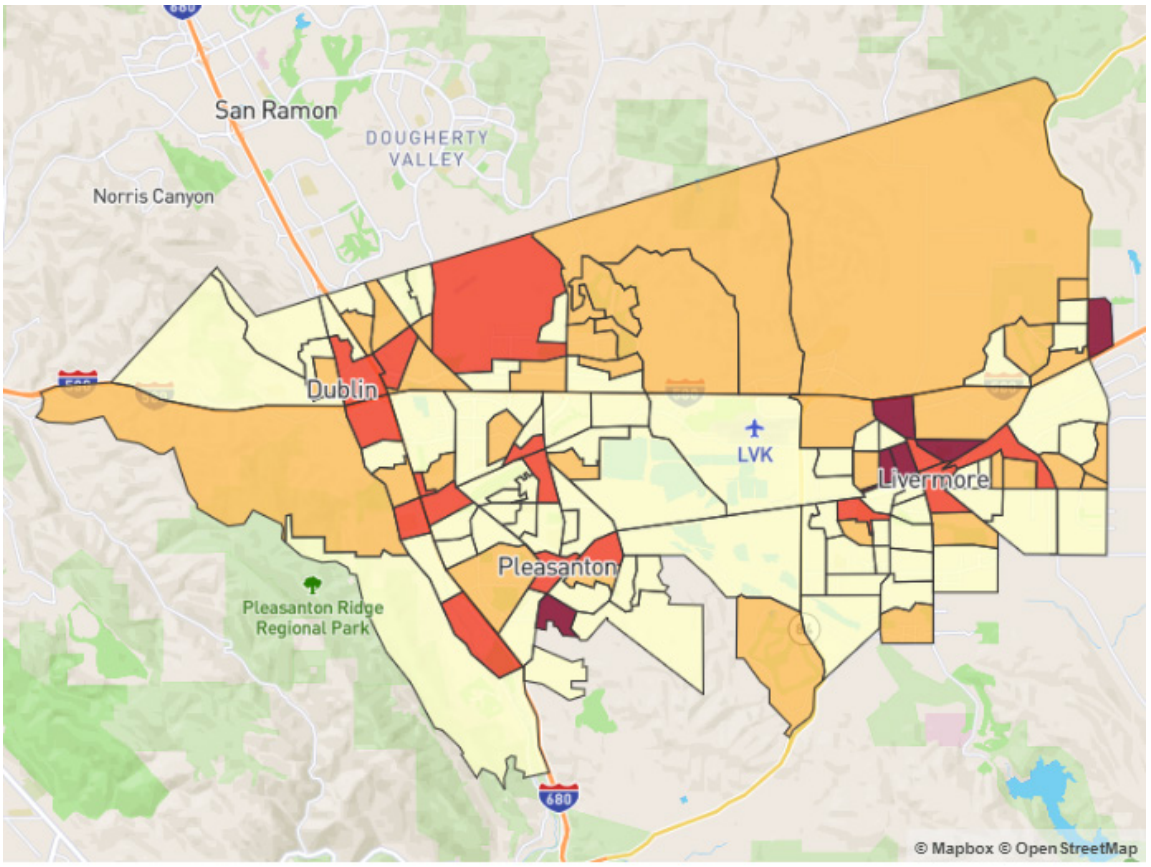
Table 20. Insurance Status by Location

	PERCENT OF THE POPULATION THAT IS UNINSURED	NUMBER OF PEOPLE WHO ARE UNINSURED	PERCENT OF THE POPULATION WITH PUBLIC HEALTH INSURANCE	NUMBER OF PEOPLE WITH PUBLIC HEALTH INSURANCE
Dublin	2.2	1,518	15.5	10,620
Livermore	3.1	2,720	23.3	20,576
Pleasanton	2.3	1,809	19.7	15,619
Tri-Valley	2.6	5,952	20.1	46,474
Alameda County	4.3	71,358	30.4	506,491
California	7.2	2,800,277	38	14,781,015

Source: US Census Bureau ACS 5-year 2017–2021

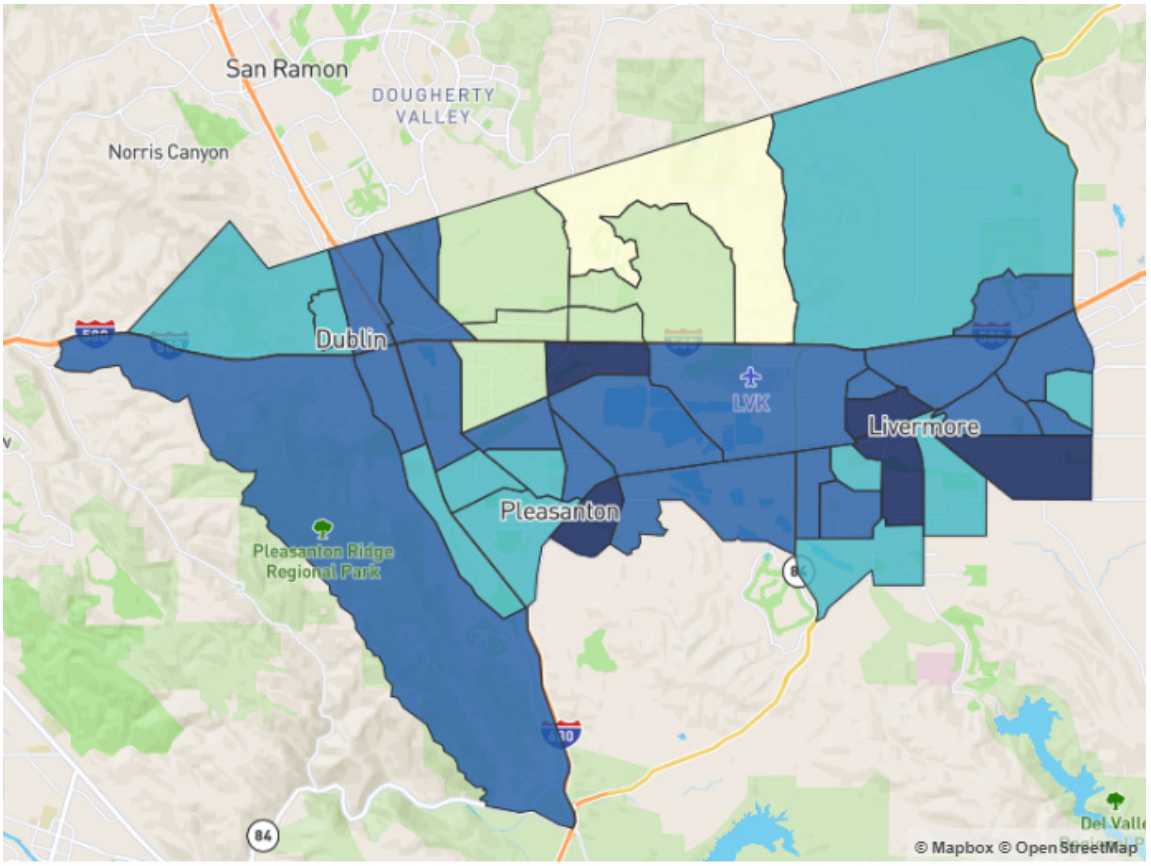
[x] The Census Bureau classification of public insurance includes Medicare, Medicaid, and VA Health Care (provided through the Department of Veterans Affairs); and the Children's Health Insurance Program.

Figure 43. Percent of the Population Who Are Uninsured



Sources: US Census Bureau ACS 5-year 2017-2021

Figure 44. Percent of the Population with Public Health Insurance



Sources: US Census Bureau ACS 5-year 2017-2021

Table 21. Provider to Patient Ratio

	PRIMARY CARE PHYSICIAN	PRIMARY CARE NURSE PRACTITIONER	DENTIST	OBGYN
Dublin	1,624	4,107	970	3,947
Livermore	2,600	8,840	1,263	11,098
Pleasanton	698	2,040	804	1,611
Alameda County	997	2,394	1,172	3,009
California	1,038	2,324	1,297	3,976

Source: NNPES NPI 2022

Insurance status affects the availability of transportation to medical appointments, particularly for those on Medicare. One provider said:

> *"Patients who need medical care and have a managed care plan, such as Alliance or Anthem Blue Cross, they are able to obtain transportation through their insurance for medical appointments, pharmacy visits, dental visits, and therapy visits. But mainly our patients who have Medicare, it's difficult for them to have a transportation resource unless they use paratransit or Wheels."*

While community health clinics were cited frequently as a regional strength, people noted long appointment wait times and an insufficient number of health clinics overall. This often resulted in emergency room use for routine health care (including prescription refills), as one community member described. *"Yes we have access, but it takes us two months in order to get a doctor. So basically, we have to go to the emergency room if we want to get seen right now."*

Data show that the dentist ratio for municipalities in the Tri-Valley is in line with or better than the ratios for Alameda County and California. For the four types of providers in Table 21, Livermore notably lags behind the other two municipalities. The ratios for obstetricians or gynecologists and primary care providers are particularly concerning, and likely indicate that people in Livermore seeking prenatal, gynecological, and primary care face barriers to access (Table 21).

Although community members acknowledged that the Tri-Valley built a dental clinic (following the identified gap in the 2011 needs assessment[7]), and expanded services overall at Axis Community Health, they noted long wait times for dental care. One individual indicated that their children waited 1.5 years to receive dental care. The Kaiser Permanente Walnut Creek Health Center reported that children in need of dental services using general anesthesia must travel outside the Tri-Valley area, leading to the geographic and transportation barriers mentioned earlier in this section.[10] Others described the insufficiency of dental coverage through Medicare and Covered California and the difficulty of finding dentists who accept the plan:

> *"Access to a dentist is a very difficult thing. A few dentists don't want to accept any 'other than premier' dental plans. And so, you know, you are in a queue, and there are fewer dentists that do accept those lower benefits for dental types of work. Is that unfair? It's an equity issue, I'll say that."*

As with other regional opportunity areas, participants noted how the health care system was differentially experienced by sub-groups or -populations. The need for health care services for children was mentioned frequently, with participants noting that kids had to travel to Oakland's Children's Hospital for acute and non-acute exams. Seniors were also highlighted as a group with distinct health care and supportive health care navigation service needs. Finally, for non-English speakers and those who speak it as a second language, the need for translation services in health care settings was mentioned frequently and further explored in the linguistic and cultural responsiveness opportunity area. The Stanford 2022 Community Health Needs Assessment also identified Latinx, undocumented people, veterans, and unhoused populations as groups who struggle to access care due to a lack of providers and available appointments.[11]

Mental Health

Mental health was also a significant concern and opportunity area for the Tri-Valley across various stakeholders including community members, non-profit employees, and first responders. Additionally, triangulation with other needs assessments validates the finding that mental and behavioral health service is a significant need.[11] Within mental health, challenges related to accessibility (similar to those categorized under health care), including distance to services, service availability and costs, and insurance; factors exacerbating conditions; populations with distinct needs; and workforce arose.

Table 22. Adult Mental Health Indicators

	DEPRESSION PREVALENCE	POOR MENTAL HEALTH PREVALENCE
Dublin	16.8	13.3
Livermore	19.6	14.8
Pleasanton	17.3	12.6
Tri-Valley	17.8	13.4
Alameda County	15.9	13.5
California	17.5	15.9

Source: CDC BRFSS PLACES, 2021

As seen in Table 22, rates of depression and poor mental health in the Tri-Valley are highest in Livermore. Just under one-in-every five Livermore adults is diagnosed with depression. Depression rates are higher than in Alameda County for every municipality in the Tri-Valley, though only Livermore's rate (20%) exceeds the state's (18%). Rates of poor mental health across the region are more in line with the county rate, though Livermore also stands out with nearly 15% of its adult population reporting that their mental health is poor. Further, the suicide rate in Livermore (9.8 per 100,000) is higher than in Alameda County (7.7), with the rate being highest among the white population.[9] In the Alameda County needs assessment, Livermore identified behavioral health as a key priority.[14]

A number of factors hinder access to mental health services. Community members cited the limited number of mental health providers and services in the region, and relatedly, long wait lists to receive care. One individual said that *"it can take up to two months to get an appointment."* These issues were interwoven with transportation challenges, particularly when referrals sent those seeking mental health services to parts of the county outside the Tri-Valley. The long wait lists and provider shortage in the Tri-Valley echoed the Livermore focus group findings from the Alameda County Needs Assessment.[14]

Insurance impedes access to mental health care through service coverage (or lack thereof), the resulting effect on service costs, availability of providers who take a particular type of insurance, and need for individuals to be able to navigate the complex system. Participants noted difficulty navigating insurance, which often resulted in decreased access to care. This was a problem for public and private insurance (particularly Kaiser), demonstrating that mental health service access is a barrier regardless of an individual's socioeconomic status. One participant expressed the relationship between insurance type and the need for service navigation:

> *"Another issue or challenge is that a lot of the county resources that are available require you to have MediCal insurance. The Tri-Valley in and of itself is socioeconomically more affluent, and we have a population of people who are experiencing mental health challenges. They can't get help in the interim because they have a level of insurance, but they can't navigate that insurance to get mental health resources. Because they have privatized insurance, they're not eligible for programs."*

This issue was also captured by one participant's experience trying to ensure her children had mental health services and her challenges navigating insurance and transportation.

> *"I am a widow and when my husband died, we went on medical and Social Security. At the time, my kids were under 18 so they were on Medicare. We chose Kaiser, and Kaiser doesn't do regular counseling so basically I paid out of pocket for grief counseling for three years for both my kids. Then when the kids both developed anxiety and depression we needed to get regular psychology and psychiatry appointments. So first we were shunted up to [name redacted] in Oakland. That's a long way to go to get a psychiatry or psychology appointment. And we were supposed to be going every week. And now that my kids are both over*

18, we've been shunted back to [name redacted] for the psychologist that my younger child is still seeing on a regular basis."

In addition to service availability, participants noted a number of factors increasing the need for mental health services. COVID-19 was most frequently cited, with participants expressing concern about the extent to which mental health challenges will have lasting consequences. Key informants for the John Muir report described mental health status in the Tri-Valley as critical due to the fear, anxiety, stress, job loss, isolation, and lack of trust that resulted from the pandemic.[9] Similar consequences were raised in relation to youth and the extent to which mental health issues might be compounded by social media. Throughout the landscape scan interviews, parents reflected on ongoing behavioral health challenges among children and adolescents, expressing feelings of overwhelm.

The landscape scan interviews also brought forth themes about mental health stigma. It was noted that societal stigma makes accessing mental health services a challenge for many. While telehealth emerged as a potential solution during the pandemic, respondents noted that it does not cater to everyone's needs or digital capabilities.

The unhoused, individuals with severe mental illness, immigrant and refugee populations, and older adults were also mentioned as having distinct needs for mental health services. A relationship was often drawn between people with severe mental illness and who are unhoused, with much discussion on how the factors exacerbated each other. One nonprofit employee spoke of the long-term mental and emotional effects of housing instability, noting the connection between being in a near-constant state of crisis and a person's immediate mental health, functionality, and decision-making capacity. Mental health crises are often exacerbated by insufficient emergency mental health centers and services.

"Trying to find emergency psychiatry services, or trying to find a psychiatrist of any kind is hard… trying to do it on an emergency basis because you have a loved one who you're afraid of, who could be a harm to themselves or others... it's practically impossible."

Participants noted that when concerned community members and even parents need help when a person is experiencing a mental health emergency, they often must rely on police and jails instead of inpatient emergency mental health care.

"The severely mentally ill, that whole population that's out there, you know, so many of those folks end up getting housed in the jails in other places because they get arrested because there's not enough capacity to serve those folks. So that that's another issue that I would say can be challenging, is residential (services) for folks."

In addition to the connection between mental health and unstable housing, participants discussed a need for comprehensive emergency and/or in-patient services for those using substances. This topic is further explored under substance use.

Additional mental health and related services challenges were noted for some immigrant and refugee populations, such as the need for linguistic and culturally responsive services. Many come from countries where they experienced war and other trauma and may have left loved ones who are still experiencing suffering and hardships. The unique challenges of bi-cultural children of refugees and immigrants and generalized difficulties with a new culture also call for mental health services to help people adjust.

COVID-19 was frequently cited as having a profound effect on older adults' mental health, including by exacerbating loneliness and isolation for those who lived alone. Many older adults did not access mental health services, perhaps due to a shift to virtual appointments, which call for the ability to navigate online platforms. This, combined with physical isolation due to mobility challenges that many older people have, may have increased anxiety and depression. One service provider noted:

"I think that our biggest hurdle is getting the seniors to understand that while they need to be cautious of what is out in the world, they also need to not live in that fear and kind of move forward and engage back in those interactions because

they're not doing so… 78% of the seniors who we serve live alone. If you think about that, that means that a minimum of 10 hours of their waking time is spent alone."

As mentioned, workforce challenges are closely tied to the need for additional mental health providers. This is related to structural factors including cost of living and the need to pay essential workers (i.e., those working in community mental health) a living wage. Further, more linguistically, racially, and culturally responsive service providers are needed, as detailed below.

Service Provision, Awareness, and Navigation

GENERALIZED SERVICE PROVISION

Interviewees and focus group participants spoke at length about the need for a range of support services. Community members wanted a place where individuals could go to receive non-emergency support. One provider described this as a need for 'generalized community assistance': *"There's a part of our population that needs help, like even how to get your social security card, how to get a birth certificate, how to apply for driver's license, just the general things that we don't have one place to direct people to and support them with."*

Other participants identified a need for generalized support for individuals who struggle with reading or writing. This is essential not only for helping community members understand and navigate health and human services, but also for assisting with daily living tasks. For example, one participant mentioned that some people find it challenging to read and understand directions for taking medication.

SERVICE AWARENESS

The Tri-Valley offers a substantial number of services to address various social determinants of health. However, community members noted a lack of awareness of these services and how to access them. One individual said *"I know personally with me it's kind of hard for me to comprehend… how to even begin the process of trying to find any type of information. You know, unless someone's really pointing me in the direction I wouldn't even know where to begin."* When asked for recommendations on how to improve human services in the Tri-Valley, another individual noted simply, *"make sure community members know what services are available."*

One participant spoke of researching community resources in preparation for the focus group:

"I looked at a Tri-Valley website and there's a lot of resources that I didn't know about. There's like a dozen that they show, like the churches that provide food, some provide showers, some will do their laundry for them. So I just looked in Livermore, because that's my town. I think that is also getting that word out there for people, that they have some resources. Some of it may be communication, because how do you reach them?"

A service provider also reflected this challenge, tying the lack of service awareness to a need for increased advertising funds for nonprofits:

"There's not enough designated funds for people to know the services that are provided…I was just having a conversation with a man an hour ago, who asked if the nonprofits tried to stay secret and small. And I was trying to explain to him capacity and priorities and all of that. So I would say funds for making people aware of the services (are needed)."

Community members and nonprofit organization respondents acknowledged that cities, churches, and other entities made efforts to raise awareness of available services. However, they also said that there was widespread lack of awareness among people who needed them.

SERVICE NAVIGATION

The need for service and insurance navigation came up frequently within the topic of health care and mental health care. It also appeared as a general barrier to accessing human services, in particular for individuals with disabilities, the unhoused, immigrants and refugees, older adults, and non-English speakers and those for whom it is a second language. Persons in these last two groups have a distinct need for service navigation support from providers who are racially, culturally, and linguistically responsive. This also has implications for the nonprofit workforce.

One community member described trying to navigate health care services after moving from another county:

> *"There's a year-long wait for dental at Axis Community Health and they're like, "oh, no, you have to call Alameda County and you have to disenroll from that. And then you have to re-enroll… and I'm like, 'How long does that take?' And they're like, 'oh, it's between 30 and 90 days'… I trust absolutely nobody. I can't get a hold of Alameda County Alliance. Because all the things I'm told, it just spiraled out of control. It's like, can somebody please just tell me something that's simple to do? I don't have the money to pay for all of this stuff. But I would if I could, just to avoid it, because it's so heartbreaking."*

A provider also mentioned the knowledge and skills needed to navigate human services and how difficult it can be for community members:

> *"Being able to get to health care is one issue. The other issue is just having the resources to know where to go, how to look for it, and to the ability to get it…to call their insurance or a primary health care physician, and they will direct them to whatever resources they need. Without that kind of access, a lot of people really struggle and don't know where to go. And we still have people who have insurance but struggle to know where to start—how to begin to get health care, mental health care."*

Individuals with disabilities also have unique service navigation needs. One service provider noted frequent calls about housing, programs, and other resources for people with disabilities. The provider was overwhelmed by the number of requests and limited capacity to serve as a resource navigator. The provider said that the 2-1-1 line and the Regional Center of the East Bay do as much as they are able but are overwhelmed, too. Just under half (174 of 352) of the 2-1-1 callers indicated having a disability.[12]

Unhoused individuals also have specific needs for service awareness, navigation, and centralized services (e.g., assistance with document access and retention and housing application support). One focus group participant highlighted the many complex contributing factors to becoming unhoused, and identified the near-impossible task for those in crisis to recognize and access the right services:

> *"There's a number of different solutions…are you getting ready to be kicked out of your apartment or evicted? Are you losing your job? Did your car just break down, and your car is the key to getting your kids to school and getting you to work so that you can pay the rent? I think there are services that address crisis mode… and (a need for) getting people connected with those services and making them aware of the services."*

Focus groups participants in a John Muir health report said that services for unhoused veterans were insufficient or even non-existent in the Tri-Valley, forcing people in need to travel outside the area.[9]

Participants identified immigrants and refugees as sub-populations that could benefit from efforts to increase awareness of services and strategies to provide service linkages.

> *"A lot of them know about their refugee status and they know that they can get free medical, food stamps, low-income housing. Some of them know about it, some of them don't. I think that could be something that they could be more aware of. But then again, there's a long waiting list for those as well."*

Participants also said that older adults need navigation support services. This is made more complex by their need to navigate insurance types for health care and medication coverage. The John Muir report also indicated that transitioning to telehealth care is a significant challenge for older adults.[9]

Racial/Linguistic/Cultural Responsiveness

RACIAL AND CULTURAL RESPONSIVENESS
Participants from the community and nonprofits expressed a desire to have more individuals from various communities and cultures in paid service provider provisions. This was particularly acknowledged in light of the changing demographics within cities and across the region. Individuals acknowledged that having service providers who are from the communities being served enhances client comfort and trust in the care.

Providers acknowledged that racial and cultural responsiveness calls for knowledge of diverse populations, as well as in-depth consideration of how to deliver congruent services. They also connected this to a broader positive impact on clients:

"We're thinking about culturally appropriate food as well. I think we sometimes get so unjustly fixated on making sure that the most basic needs are met that sometimes we don't get to those next levels that are equally important to folks to make sure the sort of tentacles of colonialism—how much someone can eat, the types of food they can eat—are going to go unaddressed and sort of be able to try to get to that next level, while also making sure that those basic food security needs are met. It also goes a long way toward mental health and emotional health. Folks don't feel like they are 'less than' because of the food choices they feel forced to make, so that we can invigorate the conversation with some dignity in terms of the types of food that we make available."

LINGUISTIC RESPONSIVENESS

Table 23 shows the language spoken at home among people over the age of 5. Notably, only half the population in Dublin spoke English at home. A majority of those who did not speak English at home spoke Asian languages (27%).[xi] Many people living in Pleasanton also did not speak English at home (41%). As in Dublin, a majority (21%) of these people spoke Asian languages. Individuals who spoke Spanish at home represented a notably smaller proportion of the total population in the Tri-Valley (8% of all people over age 5) as compared to Alameda County (16%) and California (28%). Livermore was the municipality with the largest percentage and number of people speaking Spanish at home in the Tri-Valley (11%; 9,381 people).

Figure 45 depicts the location of language-isolated households in the Tri-Valley. These households are defined as those in which no one 14 years old and over speaks English only or speaks a language other than English at home and speaks English less than very well. There are areas across the Tri-Valley where more than 14% of households are language-isolated, including in downtown Livermore and Pleasanton, and between Dublin and Pleasanton. These data highlight the diversity within Dublin, Livermore, and Pleasanton and the need for providers who reflect community demographics.

Language represents a distinct barrier for services among non-English speakers and those who speak it as a second language. This was a challenge to completing paperwork for services:

"Specifically what we're talking about with language… I think what it comes down to is the fact that some of the papers that families have to fill out aren't translated in their language, or it's harder to access certain paperwork to be able to explain the processes to families."

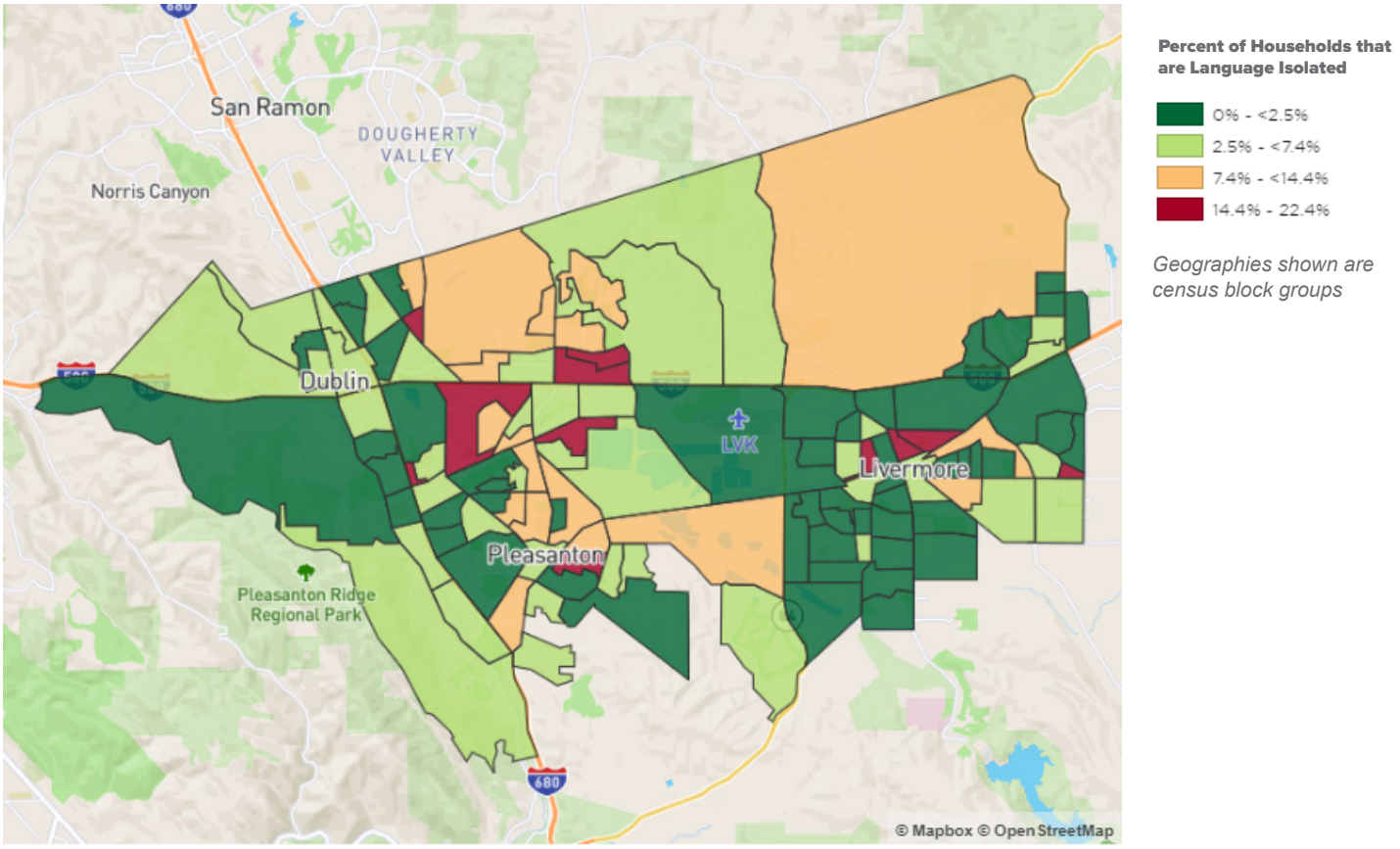
Table 23. Language Spoken at Home, by Percent

	ENGLISH	SPANISH	OTHER INDO-EUROPEAN	ASIAN-PACIFIC ISLANDER	OTHER	POPULATION OVER AGE 5 (DENOMINATOR)
Dublin	50.0	5.1	16.1	27.1	1.7	64,522
Livermore	75.3	11.4	5.0	7.5	0.8	82,292
Pleasanton	58.6	5.7	14.1	20.9	0.8	75,776
Tri-Valley	62.4	7.8	11.2	17.5	1.1	217,605
Alameda County	54.0	16.0	8.4	19.8	1.8	1,579,078
California	56.1	28.3	4.6	9.9	1.1	37,105,018

Source: US Census Bureau ACS 5-year 2017–2021
Note: Percentages are proportions of the given geography's population that is over age 5.

[xi] Asian and Pacific Island languages categorized by the ACS include Chinese; Korean; Japanese; Vietnamese; Hmong; Khmer; Lao; Thai; Tagalog or Filipino; the Dravidian languages of India such as Telugu, Tamil, and Malayalam; and other languages of Asia and the Pacific, including Philippine, Polynesian, and Micronesian.

Figure 45. Language Isolation



Sources: US Census Bureau ACS 5-year 2017-2021

There are also implications for families trying to call to receive services:

> *"Spanish-speaking families call… they're being directed in English as to what numbers to press and they can't really keep up with it. And they get to a point where they don't get an answer. So they stop and it just adds all these layers as to why accessing resources is so difficult for these families... All the steps that they have to take…it adds so many more layers than an English-speaking person would have."*

Language barriers affect people's ability to seek support from police and other first responders, which also affects people's safety. When asked about barriers within the community, one individual said *"...a lot of the Tri-Valley agencies, including law enforcement, do not have bilingual officers and detectives and staff."*

While Spanish-speaking populations were frequently highlighted as needing translation and interpretation services, there was also a need for translation and interpretation in languages such as Farsi, Dari, Cantonese, Mandarin, Hmong, and Cantonese. One service provider said:

> *"Regarding language, there's no Hmong interpreter. Specifically, we've been dealing with a lot of issues regarding Hmong language and that's come up…where do we send them? Also, their dialect isn't written – it can't be written down, so they need someone to translate."*

Substance Use

Community members, service providers, first responders, and nonprofit participants in all three cities mentioned the challenge of substance use. The Alameda County Needs Assessment noted that binge drinking is higher in Livermore compared to state-wide rates.[14]

A significant concern focused on early onset of substance use among youth. One participant observed, *"we're seeing it more and more in the middle schools. Fifth grade even."* Additional information about youth substance use and interventions can be found in the Youth section.

Community members were concerned about substance use among adults, too, noting the safety concern when people openly use substances in public spaces, particularly public transportation. One said *"The only way we can have safe community events or have safe public transportation, or really just care about the safety of members of the community in general is if…there's no open substances."*

Participants spoke to the complexity of factors contributing to substance use, and the difficulty in addressing substance use when people aren't ready for treatment. One provider discussed their experience working with this population:

> *"They have substance use disorders and mental health (conditions). And you do want to connect them…I do connect them to rehab programs through the Alameda County ACCESS line. But it's all depending on their change readiness, sometimes they're not open to wanting to stop use. Sometimes it's… something's triggering them. It could be family housing, it's something that they use to cope. A lot of our patients…started using substances at a very young age, or they're currently using right now, or they were also in remission but they relapsed due to the pandemic."*

There is a general consensus about a lack of available services in the Tri-Valley, including those that are education and prevention focused. *"We don't have enough services in general. We certainly don't have enough substance abuse or substance use education support services."* There is also a lack of local treatment services for individuals using or addicted to substances. When asked about service gaps within the Tri-Valley one service provider responded:

> *"I would say residential or non-residential (services) for substance use and abuse…that's kind of a challenge finding those kinds of resources. We were looking the other day and it seemed like we had to look elsewhere in the county for that, depending on what the client's resources were. So that seemed like a bit of a challenge."*

Participants also highlighted the specific need for harm reduction programs and services:

> *"It's something that we don't really talk about here in the Tri-Valley as much, but a lot of our population have substance use disorder, and it's primarily methamphetamine. We don't have any harm reduction programs like the city has and there's no needle exchange program."*

Substance use is a cross-cutting issue, with several participants acknowledging the connections with being unhoused and mental health conditions, with substance use often serving as a form of self-medication for undiagnosed or untreated mental health disorders.

> *"What we've noticed is that a lot of people we come across in the street have substance abuse issues. You know, there's a variety of issues, but ultimately, everything leads back to mental illness. And if they're not getting that help…it's going to be very hard for them to resolve any other issue they have. Because ultimately, that's what it comes down to."*

Findings from this Needs Assessment about the often overlapping needs of substance use, mental health (including lack of services), and housing, and connections between safety and substance use are reinforced by findings from the Alameda County Needs Assessment.[14]

Safety

Concerns were raised about the extent to which community members felt safe. This encapsulated psychological safety, with a connection to and implications for mental health, and physical safety, with concerns about crime and violence. Overall, there was a perception that both violent and non-violent crime had increased in the Tri-Valley. One individual said:

> *"Crime is a concern. Quality of living is deteriorating with the crimes that are becoming more and more intense. You know more and more of this kind of crime is happening in our everyday life. We don't feel safe."*

This cross-cutting theme, as one participant indicated, was spread across the region:

"Safety is definitely a concern, especially since the pandemic. We all have to be careful. I think COVID really just brought out a lot of the lawlessness. It doesn't matter if you're in a wealthy community, middle class, or in a really tough neighborhood. You just have to watch your back."

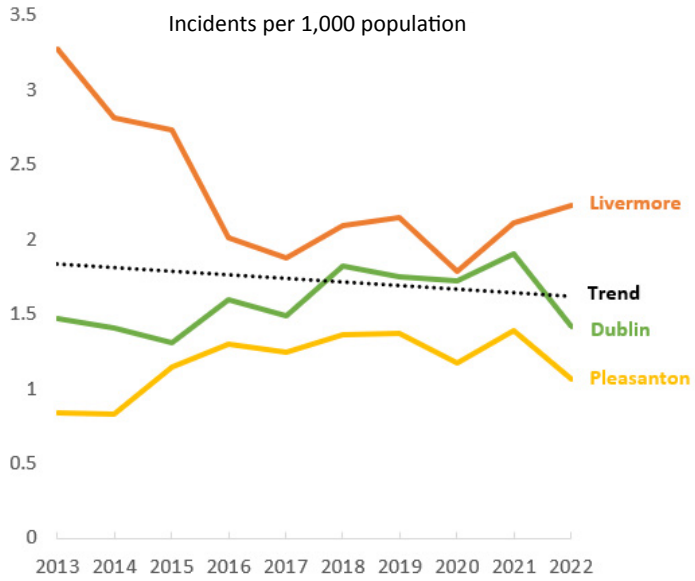
In the Alameda County Needs Assessment, Livermore residents highlighted concerns about crime and the need for safe environments, particularly in community parks. They were frustrated by the limited availability of safe spaces for exercise and recreation.[14]

Concern about safety included non-violent and violent crimes. Car break-ins and theft of tires and catalytic converters were of significant concern. One person cited the frequently empty shelves in drug stores such as CVS, and what is perceived as an increased frequency of shoplifting, accompanied by a sense of helplessness at being able to do anything about it. People also perceived leniency on crime, especially for those who committed violent crimes. As one person said, *"They don't keep their violent criminals or any type of criminals that long. They let them out in 30 days or less. And I think we need to be aware of that because when they're released, we don't know where they're going."* Figures 46 and 47 show Tri-Valley trends in crime over the past decade.

As seen in Figures 46 and 47, the perceptions of safety and crime are not entirely supported by statistics. Over the last decade, the rates of violent and property crime have been on a downward trend in the Tri-Valley overall. Disaggregating by place, the violent crime rate in Dublin and Pleasanton was stable over this period and dropped substantially in Livermore (Figure 46). Between 2013 and 2017, violent crime in Livermore plummeted and rose slightly in the other two municipalities. In the last two years, violent crime in Livermore slightly increased and decreased in Dublin and Pleasanton. For all years, the violent crime rate in Livermore has been the highest in the region, and lowest in Pleasanton. There has been a downward trend in property crime in all three municipalities. Livermore, in particular, has seen a steep decline since a high in 2016, and all three municipalities were on a steady decline between 2019 and 2021.

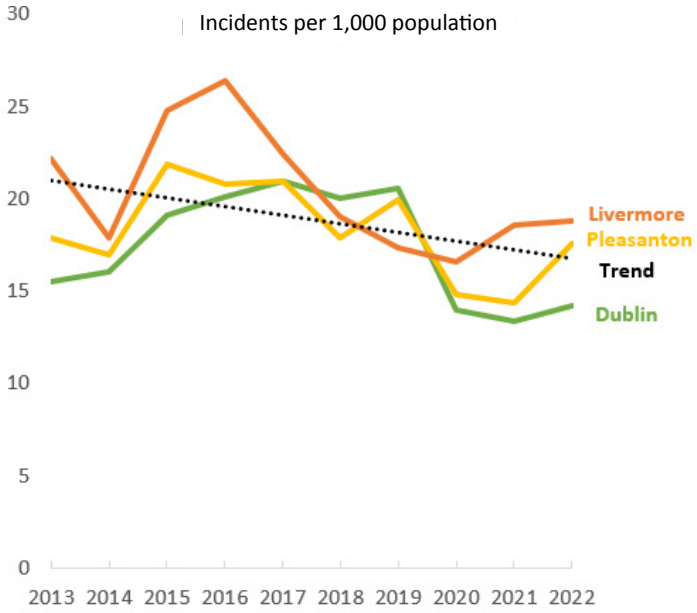
Safety concerns were compounded by what community members recognized as a fragmentation of services, particularly among Bay Area Rapid Transit (BART) police and the Santa Rita Jail. Participants said the challenges arise when an individual moves from the jurisdiction of one policing catchment zone to another. Additionally, there was discussion on the extent to which BART and the area adjacent to it feels unsafe. This is particularly the case at the Dublin/

Figure 46. Tri-Valley Violent Crime Rates



Source: California Department of Justice, 2023 https://openjustice.doj.ca.gov/exploration/crime-statistics/crimes-clearances

Figure 47. Tri-Valley Property Crime Rates



Source: California Department of Justice, 2023 https://openjustice.doj.ca.gov/exploration/crime-statistics/crimes-clearances

Pleasanton BART station, which is at the end of the line. Further, there was concern about the release of individuals from Santa Rita Jail. Some individuals were frustrated by the release of violent criminals without community notification, and called for transition services to keep people from being unhoused and unsupported.

While all participants talked about safety, there were nuances among youth, people who were undocumented, and people experiencing intimate partner violence. Youth noted the need for psychological safety most frequently (though not exclusively). This included exposure to racism and threats of gender-based violence. Additionally, youth noted a lack of safety in school (fear of bombs or school shootings) and out of school (fear of fights and other violence in the community). (See additional details under youth). People who were undocumented were afraid to report crimes. One participant elaborated on this:

> *"There's a fear of the system, right? So if you're here, undocumented, and you are now having to report this crime, and the fear of ICE [Immigrant and Customs Enforcement] coming to your house being deported…the question is always, 'How is this going to affect me in the future?' If they are trying to become residents of this country, there's always the fear of 'well, you have obtained services prior to being legal here. So this is going to affect you.' So there's always that fear of not wanting to receive any type of services that are government related because of that."*

Intimate partner violence (IPV) was also raised as a factor affecting residents' safety, including those housed and unhoused. One participant said that people who are experiencing an emergency IPV situation have to wait 26–48 hours for shelter because there is no same-day emergency shelter availability. The connection between IPV and housing was also made in the 2011 needs assessment and further substantiated in the Tri- PIT count.[7,13] The primary cause of being unhoused was domestic violence, at 22%. A participant in the nonprofit focus group noted increased IPV in communities. According to a representative from Tri-Valley Haven, a nonprofit that provides services for individuals experiencing domestic violence and sexual assault, there was a slight decline in sexual crisis calls during the pandemic, likely due to victims having to remain with their perpetrators. Since pandemic restrictions have loosened, the number of domestic violence crisis calls have increased 20–25%.

Transportation

While many aspects of transportation are outside the direct purview of human services, it nevertheless affects the ability of many populations to receive care. Transportation is a long-term challenge for the Tri-Valley as it arose as a distinct community need in the 2011 needs assessment.[7] The 2022 Kaiser Permanente needs assessment also noted that for Tri-Valley residents, access to transportation to access health care and to get to work was challenging. One nonprofit leader in the report noted:

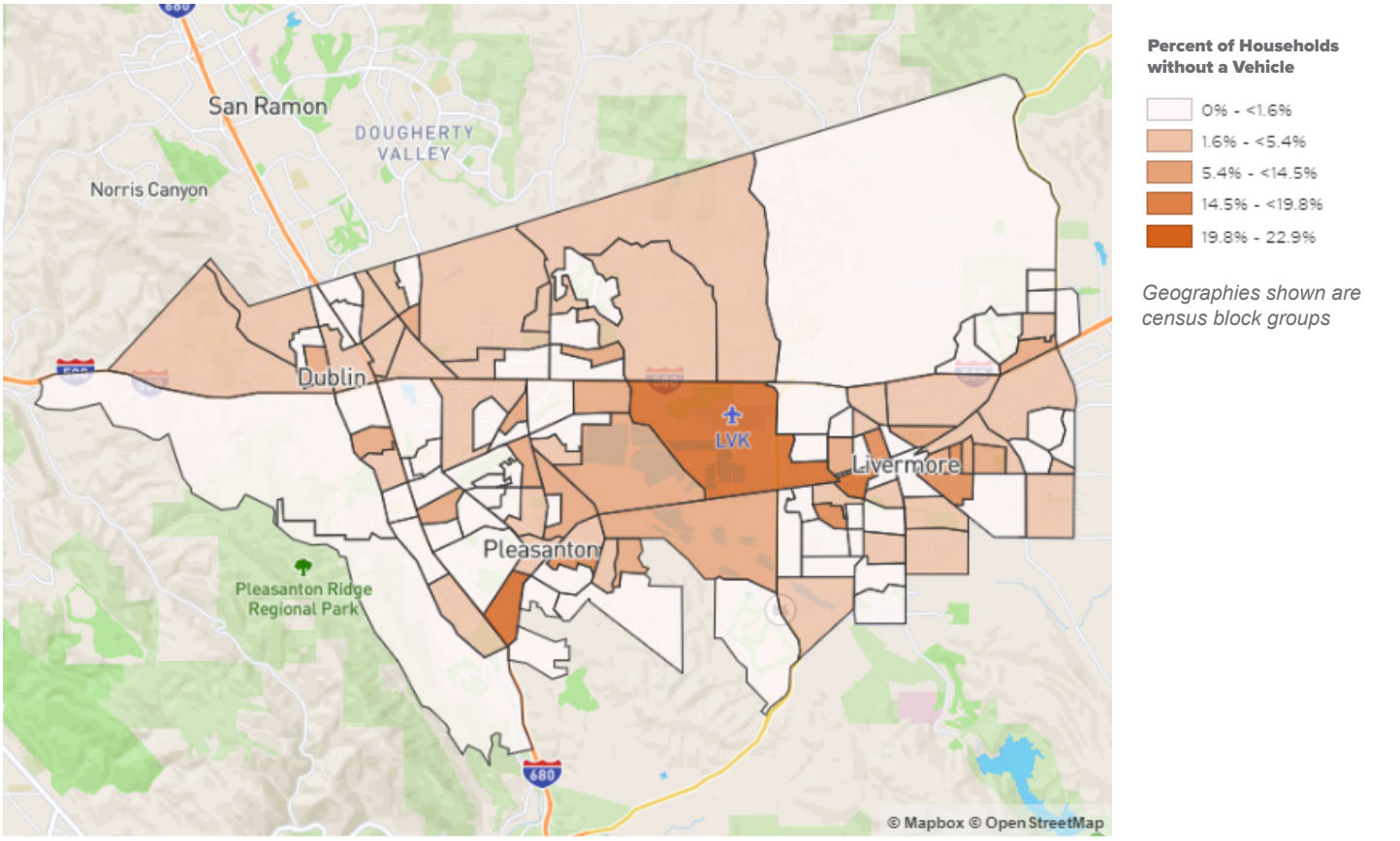
> *"People in East County [Tri-Valley] usually have to travel, and some people do not have access to transportation to access health care. For low-income communities and communities of color, transportation and traveling to a site is a barrier. Older adults are also struggling with transportation."*

In this needs assessment, transportation was frequently identified as a challenge to being able to receive health care and mental health services, especially those outside the Tri-Valley.

> *"We do have more services now than there had been, but if somebody is looking for mental health services, and they have to travel out to Hayward to get the services… it can take two hours each way. And it's really draining. We're doing work to get mental health services more out here, but I don't think we've even scratched the surface of what's needed here right now."*

As shown in Figure 48 and Table 24, rates of household vehicle access are fairly high across the Tri-Valley. Among those with vehicles, the John Muir needs assessment found that rates of extreme commuting, defined as greater than a 90-minute drive each way, were 11% in Dublin, and 7% in both Livermore and Pleasanton.[9] This was more than twice the average rate in Alameda County, which was 5%.

Figure 48. Vehicle Access by Location



Sources: US Census Bureau ACS 5-year 2017-2021

Public transit ridership among commuters is notably higher in Dublin (14%) and Pleasanton (10%) than it is in Livermore, which is expected given the location of the area's BART station.

Concerns about safety in public transportation included fear of violence and exposure to open drug use. Some participants also connected transportation to physical wellbeing, referencing the increased importance of public transportation during heat waves.

Participants spoke at length about the relative lack of bus stops in residential areas, and how that affected daily activities such as getting groceries. Others noted that public transit options were rarely aligned with the location of human services. One said:

> *"We need coordination with our public transportation. Our human service organizations need to provide public transit options so that people can take advantage of where they are depending on where the food pantries are, regardless of where they live."*

Table 24. Transportation Modes, by Percent

	HOUSEHOLDS WITHOUT A VEHICLE	COMMUTERS WHO DRIVE ALONE	COMMUTERS WHO CARPOOL	COMMUTERS WHO USE PUBLIC TRANSIT
Dublin	2.7	73.4	8.8	14.2
Livermore	3.8	80.4	11.5	3.6
Pleasanton	4.0	76.6	7.1	10.2
Tri-Valley	3.6	77.3	9.3	8.6
Alameda County	8.9	67.5	10.4	14.6
California	6.9	79.1	10.8	4.6

Sources: US Census Bureau ACS 5-year 2017–2021

Participants contextualized their direct experiences with public transit within the broader economic forces in the region, often drawing a direct link between transportation challenges and factors such as workforce shortages. One parent said:

> *"I know that we have a bus driver shortage, and that limits transportation for those who need it. I know that my son, when he first started high school, he tried to use the bus but it was unreliable. The time that they dropped him off at the high school means that if the bus is just a tiny bit late, you'll end up getting to class late. [And] they kept changing the schedule because of the bus driver shortage."*

Youth focus group participants connected transportation challenges to their ability to participate in sports and other extracurricular activities. They also lamented the relative absence of bus stops in residential areas, and the ways that contributed to loneliness, with implications for mental health. Parents and other community members said that the absence of school buses resulted in long car lines for drop off and pickup outside schools, and expressed concern about how this contributes to climate change.

Transportation was also raised as a distinct need for seniors. The Pleasanton Senior Center was often highlighted as an example of the provision of paratransit for seniors, but participants in Livermore noted that it either was not available or not well known as a resource for older adults. Some noted that paratransit shut down during the COVID-19 pandemic, which cut them off from services and increased isolation and loneliness among older adults. Several participants emphasized the need to plan for transportation, given the aging population, particularly in Pleasanton and Livermore, as described above.

Additionally, transportation was also a concern for individuals with disabilities. Participants noted a relative dearth of transportation services for those with disabilities, and the cost, though low, is often prohibitive for those who need frequent transportation for medical appointments or other services. Consequently, and in light of the anticipated increase in the population of older adults, there is not only an immediate need for paratransit services but also an expected increase in demand, as reported in the Tri-Valley Paratransit Study.[17]

Youth

Youth are a distinct focus of this needs assessment due to their identification as a priority population by numerous stakeholders, and because of the critical role of identifying and meeting the distinct needs of children and adolescents in the life-course perspective. While many of the issues in this section echo the aforementioned challenges, their distinct effect on youth warrants a more detailed exploration.

CHILDCARE

High quality, affordable, and accessible childcare and early childhood education (i.e., preschool) represent a significant need for Tri-Valley families. Hively was cited as a source of support for childcare funding and provider matching, however participants reflected that the region is facing a shortage of childcare providers. One participant from a nonprofit focus group noted that the region has seen a decline of approximately 30% of childcare providers. Another interviewee highlighted how informal childcare networks (i.e., family members) have been disrupted due to many relocating away from the region. Families

Table 25. Subsidized Childcare in the Tri-Valley

	INFANTS/TODDLERS ELIGABLE BUT **NOT** RECEIVING SUBSIEIZED CARE	PRESCHOOLERS ELIGIBLE BUT **NOT** RECEIVING SUBSIDIZED CARE	NUMBER RECEIVING SUBSIDY	CHILD CARE FUNDING SUBSIDY GAP
Dublin	514	357	101	770
Livermore	822	599	277	1144
Pleasanton	772	611	50	1333
Total	**2,108**	**1,567**	**428**	**3,247**

Source: First 5 Alameda County, 2022; TVAPC Data Profile, 2023[15]

emphasized that dependable, affordable childcare is crucial for them to sustain their employment and ensure their economic stability.

As seen in Table 25, there is a childcare funding subsidy gap in the Tri-Valley. This gap is estimated to be greatest in Pleasanton, followed closely by Livermore. In both of those places, it is estimated that around 600 preschoolers who are eligible for subsidized childcare are not receiving that benefit.

ACCESSIBLE EXTRACURRICULAR ACTIVITIES

Youth engagement activities are needed for elementary, middle, and high school students. This includes a need for after school and extracurricular programs, sports that are more widely accessible to those at various levels, and affordable summer programs.

After School and Enrichment Programs. Parents and other community members noted that there were some after school programs, but they were generally unaffordable and most often aimed at serving elementary students. One parent said: *"We have activities for after school for elementary students. But I will say for the middle schoolers, they need to have activities or something after school because all the schools that I know, the middle schools in Dublin, they close. So, there's no after school programs for them to go to."*

Participants emphasized a need for affordable after-school care and enrichment programs for middle and high school students. Often, parents aren't home after school, leaving children or adolescents alone, isolated, or involved in harmful activities such as substance use. Suggestions for activities included community engagement, cooking and art classes, and volunteering (e.g., assisting older adults).

Youth noted that extracurricular activities were often financially inaccessible. One said:

> *"I think a lot of activities are really expensive. Like mock trial and speech and debate, every tournament—once or twice a month—is $100. And that doesn't include driving and buying food and things like that. So a lot of clubs are really expensive. I know with DECA you're going to out of state tournaments; those are hundreds of dollars. Some people can't afford that, so that is restricting access to how many people can attend."*

Additionally, while there are fee assistance programs for many extracurricular activities, there are often still elements of participation that require financial resources. One student said *"Even when the school provides extracurricular activities, you still have to pay for it, and it's not cheap. It's like thousands of dollars. My [sibling] is starting marching band this year, it's a three-month program and they're asking everyone to pay $1,500."* In a separate focus group, a parent corroborated this. *"It's really expensive…not everyone can make it, not every single kid can pay, so it's not fair. They want to be in the band and they cannot do it because they can't afford it."*

Summer Programs. There is also a need for affordable summer programs for elementary, middle, and high school students. Parents noted the high cost of summer camps and long wait lists for affordable options. High school students also noted the cost, with one stating, *"To add on to summer, I was looking with my mom for camps for people who are interested in law, and a lot of them were thousands of dollars. It's very hard for people when they're trying to get into something."*

A number of youth indicated that summer can be a difficult time. One said: *"I agree that summer can be really lonely. It's hard to make plans because a lot of friends are traveling or doing camps, it's hard to get people together, which is why I think there needs to be more community events during the summer, especially that are advertised to kids and teenagers, so that we can see more people, and meet new people even. That'd be nice."*

Sports. The inaccessibility of sports was frequently mentioned, with several parents noting the high cost of children's participation, including registration and travel. This results in a gap between families that can pay for sports and those that cannot. One parent noted that *"Everything comes with a price tag, you know? And to boot, the equipment on top of that… quite a few years ago it was $300 to get someone into football, then you still have to get all the other stuff that you need. Plus then you've got to transport the*

kid. So you know, it's hard." Parents connected this to social isolation, particularly after school or in the summer.

> *"Sports are very unaffordable for most, and since a lot of the other children are very busy with their sports and other activities, those children whose parents cannot afford don't necessarily have anyone to play with in the neighborhood. Like they can't go outside and play like children and get their exercise that way, because the other children are busy going to their sports practices. So there's a big divide when it comes to income and accessibility."*

Youth noted the limited opportunities to engage in sports, especially in high school, if sports were not their primary focus. *"With sports…it's not casual. After you hit age 12 if you're not dedicating your life to that sport, you're going to get out. And I think that's really unfair to ask a teenager, like 'Hey, you have to pass school, but I also need you to be the next Olympic gold medalist in this sport. And if you're not? Then go away.'"*

Some expressed frustration at their inability to participate in activities outside school hours because of academic responsibilities and pressure. Transportation barriers (detailed below) also prevented youth from participating in sports and other after-school activities.

ACADEMIC AND OTHER PRESSURE/ RESPONSIBILITIES

Youth and adults alike spoke of the pressure for kids to be successful in multiple aspects of life. Youth in every focus group mentioned this pressure, naming sports, other extracurricular activities, work, grades, friends, family responsibilities, and the challenge of getting enough sleep as contributing to it. One noted:

> *"What I really dislike about school is how competitive it is. It puts a lot of pressure on you. You have kids going against each other and expecting to be like on varsity teams or whatever, taking six APs and you're always trying to match your friends. And that creates this really toxic cycle for your mental health. And with the college stuff—I gotta get into Stanford, and gotta get a job or an internship. That's something that's really damaging to our mental health."*

Another said:

> "We help out with my grandparents a lot because *my grandma wasn't very well mentally and my grandpa was legally blind. And even now, there's been days where my mom was like, 'Can you go over to your grandfather's house and make sure he's okay?' And I think a lot of people don't consider that. Kids sometimes have to step into that caregiver role, whether it's for little siblings who are left at home during the summer or a grandparent. And it's hard a lot of the times to figure out how to balance schoolwork, social time, and all those needs in the family."*

Students also spoke of competing pressures from coaches, teachers, school counselors, and family members. Youth and counselors alike said this pressure can sometimes escalate, with mental health consequences, as described below.

YOUTH SAFETY

Safety, including factors that threaten both physical and psychological safety, is at the forefront of youth concerns.

Physical Safety. Physical safety concerns included the threat of in-school violence (e.g., fights, shootings, bomb threats); experience with or threat of sexual assault; and community-based violence. One student spoke of feeling unsafe, and to a certain extent, helpless:

> *"I don't know how much you can physically do downtown or things like that, to make people feel safe. I carry pepper spray with me everywhere I go, even if it's in the middle of the day, because there's always that inkling in the back of your mind where it's like, if someone's really determined to make things unsafe or dangerous, then there's nothing I can do to stop them."*

Youth were concerned about sexual harassment, and cited wide-spread allegations of sexual assault and violence, including rape. Students were frustrated about the response of adults, ranging from lack of awareness to covering up crimes. They were particularly concerned about the lack of investigation or consequences when allegations involved student athletes.

Psychological Safety. Concerns about psychological safety, which is closely related to the threat or experience of physical violence, abounded. According to the Stanford Health Care report, students of color do not feel welcome, included, or at times, safe at school.[11]

Students had numerous examples of being personally subjected to racism and discrimination and exposed to hate speech in person and on social media.

> *"Another thing I wish would not be present at school is the homophobia, the transphobia, racism, all of that hate. There's so much promotion of 'this is a safe space or inclusive.' But then I have walked across campus and heard one of my friends be called the F slur five times. And that's not something that anyone should have to experience."*

Students said that in most instances teachers who witnessed these episodes did little to stop them, leaving them vulnerable and frustrated. In particular, they said that popular and students involved in sports faced little consequences.

> *"People don't stand up if it's their friend that they've known forever, even if they think it's wrong they'll just sit back and let it happen. Because they're like, 'well, I've known this person forever, they're not going to change.' I remember some teacher experiences where they don't say anything. I had this class… there were a bunch of kids in it who were involved in violence or random things, and they would talk openly about it in class and the teacher wouldn't do anything."*

> *"Another thing I experienced: I share with people that I have Jewish heritage. I don't practice Judaism or anything, but there was a specific day I came into class and there was a swastika. And that was terrifying for me, especially the stories I heard from my grandparents. I went home and I cried because I felt so unsafe. And I asked my mom if I could stay home the next day. I didn't want to have to deal with that."*

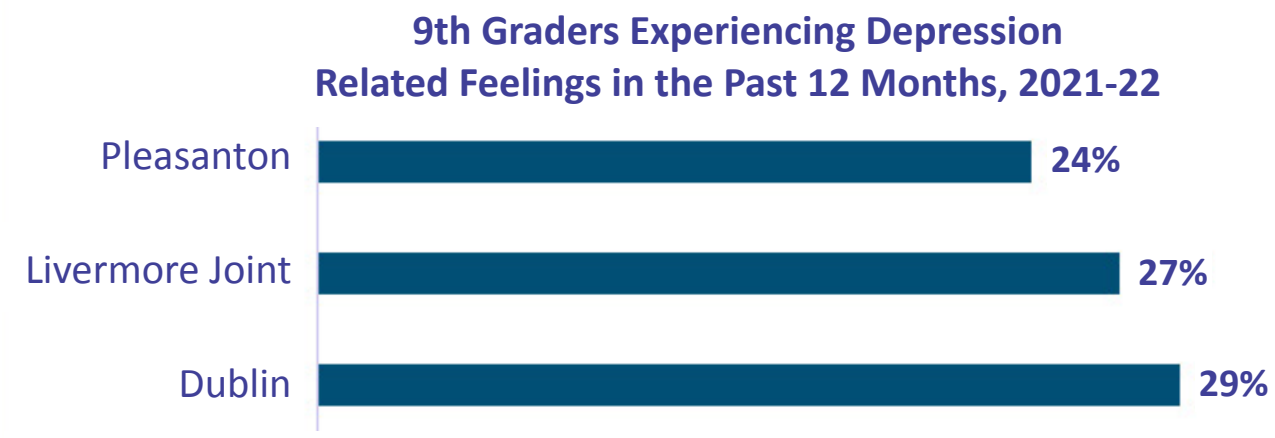
YOUTH MENTAL HEALTH

The mental health and wellbeing of youth was a frequent topic of concern. The Tri-Valley Anti-Poverty Collaborative's (TVAPC) 2023 Data Profile found that as of 2021, one in four ninth graders experienced feelings related to depression at some point (Figure 49).15 In conversations with Tri-Valley youth and service providers, youth mental health related to the aforementioned pressures students experience, ongoing effects of the COVID-19 pandemic, and social media.

> *"A challenge that's really heavy on me is the issues related to youth behavioral mental health. COVID exacerbated it with the isolation, and then if you add social media¬– it's just it's beyond imaginable how much stress and pressure and anxiety young people are feeling at a time when you would want them to just be able to explore and develop and be content."*

Students noted the connection between COVID-19 and mental health, too. One said *"Not a lot of people are aware of the impact on mental health that COVID had on teens and kids."*

Figure 49. Depression-Related Symptoms Among 9th Graders by Location



California Healthy Kids Survey, 2021-22

Students were concerned about their own mental health, expressing stress about the aforementioned pressures and loneliness, especially during the summer given a lack of accessible activities. One said *"I'm mostly alone, I don't really have anyone to talk to. It's hard to find friends or list anyone to discuss anything with outside school."*

For less acute mental health needs, some students named the Dublin and Livermore in-school wellness centers as a positive place to receive services. Others expressed an interest in an off-site community center with mental health services where parents are not involved, for more anonymity. For more advanced mental health needs, adult participants noted that there is a segment of the youth population falling through the cracks, specifically those who do not quite meet the need for crisis mental health services. One provider said:

> *"That's where I really see an acute mental health situation...a place for those individuals, especially youth to get some services, especially if they don't meet the criteria for an emergency psychiatric detention. That's really where I think that we're seeing an increase."*

This is compounded by insurance status, long wait lists for mental health services, and high out-of-pocket expenses.

> *"I think with our youth, there's a lot of pressure on them in Pleasanton to be successful. And a lot struggled with that. And when they get to a crisis point, there's not a lot options for them. Again, if you have private insurance, you're waiting for months to find somebody who will take new patients and then get an appointment. So there's really not a lot of options to help them in the moment."*

SUBSTANCE USE

Students expressed frustration about the widespread substance use (smoking, vaping, drugs) in their schools. They were frustrated about how this directly affected them, primarily through reduced access to school bathrooms. They also voiced a need for substance education programs that reduce stigma. When youth were more broadly asked to identify factors that made them feel unsafe, several mentioned substance use among peers. When asked to describe one challenge youth were facing, one participant said, *"I would say the drug culture because everyone knows where people go to smoke…you gotta stay out of this hallway during lunchtime because it's going to smell like weed."* Substance use was also reflected as a concern by adult participants in each of the three communities. One stated: *"There's a lot of kids out here who are addicted to drugs, whether it's prescription meds or meth, and smoking. It could be cigarettes, it could be anything. But the kids doing drugs here is an epidemic."*

Bathrooms as a Human Right. Students were affected by substance use among peers in a variety of ways, but the frustration they most often expressed with the inability to use school bathrooms. Students spoke at length about experiences with peers smoking or using drugs in the bathroom, and how that often resulted in them not being able to use the bathroom during the school day.

> *"Let's be honest, the bathrooms are really scary. When you walk in you see you know what I'm talking about, you see those people, you see what they're doing. And I dash out of there…I really don't like that and I have to wait until I get home."*

Students reported that the school's response was often to make teachers clear out the bathrooms, or to close them altogether.

> *"I could never find a bathroom that I can go in because all of them are closed because of drugs. I just want to use the bathroom."*

> *"There are many, many, many issues with drug use in the bathrooms. And I think it's very, very overlooked. Because I've been somebody who's struggled with substance use, and people think it's just like vaping and like weed and it's not. And for schools to not have Narcan is a serious issue."*

Substance Use Support and Treatment. Students desired more substance use programming, including education on prevention, and responsive programs for those using substances. Youth understood the complexity of substance use, and emphasized the need for non-stigmatizing services:

"There's a lot of shame in some people for drug usage. I don't know how they got into it or the fact they're using or whatever it is. There should be…drug support groups where people can talk about why. A lot of it is kind of a healing process for people who consciously or subconscious are doing something not good to their body. Having a resource for people where it's more open and it's not as stigmatized I think would be an amazing thing."

Organizational-Level Challenges and Opportunity Areas

Interviews and focus groups with nonprofit executives and staff, service providers, and leadership across the region resulted in several findings that were parallel to those identified by community members. However, these challenges are distinct in that they represent organizational-level challenges.

Service Awareness and Duplication

As community members identified a need for service awareness and navigation, nonprofit staff reflected the same at the organizational level. They wanted to know what other nonprofits were focusing on and funding so that they could more efficiently partner and refer clients and minimize funding inefficiencies. One nonprofit participant offered an anecdote illustrating this challenge:

"Using energy as an example [of a need for nonprofit alignment and communication]… Spectrum can pay that PG&E bill. Now, CityServe can take that money and pay a rent rather than paying for energy. In the past, some might have called CityServe to help with everything. We've also been doing it for a long time but if they didn't know that they can call us, they would call CityServe and they would help with some of the bill. Now that piece of the pie is gone from [CityServe's] monies. But I still got this money here….It's like I have these programs that we get all this money to take care of this, but I can't take that money and put it in this other pot. And so many of us [nonprofits] do many things other than what the one program that we might be doing in the city, or the one piece that we talked about."

This was more broadly reflected by nonprofits and other providers expressing a need for greater ongoing connection between organizations. This could also reduce what some participants saw as redundancies in certain service types:

"One of the things that I see cycle—and it kind of gets resolved, and then it surfaces again—is over-duplication of…certain types of services, in particular on the food side of things. There's probably about…17 different food services that I could name so there's probably 25, you know, that I don't know about. And so the duplication of services would be a challenge that I'm seeing."

Workforce

RECRUITMENT AND RETENTION

Nonprofit organizations highlighted workforce concerns frequently, again related back to such structural factors as the cost of living, rising inflation, and the need to be able to provide a living wage. One nonprofit participant said:

"Could I just get actual livable wages for my staff? I mean, you want to live in the Bay Area at $40/hour? Good luck, right? And I mean, we've raised [salaries] in the last couple of years. Through tooth and nail we've gotten one or two staff from less than $15/hour to $20 an hour, but…this is not livable or sustainable."

This is directly connected to funding and challenges to receiving financial support that can be allocated to operational costs. While this was a challenge in all three cities, some participants indicated city-specific differences, depending on the job. For example, one participant indicated that teacher salaries in Livermore were lower than elsewhere in the region.

Challenges in hiring and retaining staff were named and connected to a broader workforce shortage. Participants were concerned about how essential workers—including health care and mental health professionals—might not be able to afford to live in the region. The workforce shortage was directly linked to long wait times for appointments and/or insufficient staff to provide high-quality care, which can have devastating consequences on some community members. Several organizations cited

reliance on volunteers, which was also associated with a challenges including the time and cost associated with screenings and trainings. The COVID-19 pandemic exacerbated the challenges of using volunteers as a significant proportion of the nonprofit workforce because fewer individuals were able to volunteer given safety precautions. One nonprofit participant noted the ongoing effect of this: *"It's been over two years that most of our volunteers haven't been coming. We're kind of starting at scratch now with our volunteer base again, and that is super hard."*

> *"I think health care overall is probably facing its worse workforce crisis that we have ever seen. It's unprecedented. The number of individuals who have transitioned from health care—particularly the Tri-Valley—is challenging for the support staff that is needed. We might get lucky and be able to recruit providers because the area is so appealing, but the support staff that is needed to meet the needs of the organization is not readily available. And that's due to the housing crisis and the inflation. So the overall toll and the cost to meet the needs of the Tri-Valley is ever increasing."*

Some participants spoke of the distinct need to retain essential workers within the community given the high cost of living. One focus group participant said:

> *"I'll call them essential workers; we need to keep them here. I'm including teachers and firefighters, police, nurses…all these different groups of people we need. They might not be able to afford to live here. We need to be able to have the people who we need to keep the community running actually live here."*

A few participants mentioned designated housing as a recruitment and retention strategy:

> *"I heard at one point that some of the housing was going to be built specifically for teachers, firefighters, and police officers, and people who have these kinds of positions in the community that really need to be filled. I don't know if that's really the case, or if that was just a rumor I heard, but having housing that's set aside would be great."*

RACIALLY, CULTURALLY, AND LINGUISTICALLY RESPONSIVE WORKFORCE

In addition to a workforce shortage overall, organizations and other human service providers named a need for a racially, culturally, and linguistically responsive workforce, just as the community did. Participants noted the need for service providers who can deliver racially, culturally, and linguistically congruent care, particularly given the existing and increasing diversity within each community. One provider said *"I'm actually the only one who speaks those two languages... it would be really nice if we could have more therapists who are bilingual or trilingual."*

Participants stating the need for a diverse workforce noted the connection to the broader cost of living and need to provide a living wage.

> *"I just don't think there's enough [mental health providers]. Most likely, because a community agency doesn't pay very well. [we need] a wider variety of people of all genders, of all races…just a wider range of things so that people can really see someone who maybe looks more familiar and is more comfortable for them. So not a judgment on who's available now. But just more…culturally sensitive."*

At the organizational level, nonprofits highlighted challenges to attracting and retaining a diverse workforce. They also identified a pressing need to not only bring in diverse service providers, but to also equip the existing workforce with the skills and knowledge to provide culturally congruent services. Some said that targeted trainings for existing staff could be instrumental. When asked what was needed to deliver culturally concordant care, one interviewee responded:

> *"Cultural workshops and maybe immigrant experience workshops so people can…get a snapshot of what these people have been through, or what their cultural differences are… So maybe just have workshops and presentations, I think that would make all of them more aware and just give them a deeper understanding of where these people are coming from."*

Perception of Need and Funding

PERCEPTION OF NEED

At the organizational level, nonprofit executives and staff noted the broader perception that Eastern Alameda County is an affluent region with lower human service needs. Consequently, they noted significant resource gaps and funding challenges in the Tri-Valley, resulting in a relative "resource desert" compared to other cities within Alameda County. This is reflected in the community data focused on long wait lists or having to travel further for services (as described in the Community Challenges Health and Mental Health sections). This creates a need for greater service navigation and care coordination.

Participants said that needs were often less recognized, particularly within Dublin and Pleasanton, as high pockets of poverty are often buried within census tracts. Nonprofit participants expressed frustration about Alameda County funding historically not being allocated to the Tri-Valley because of the median incomes and other metrics of overall economic health in the cities. One participant in the nonprofit focus group expressed frustration:

> *"There tends to be a disconnect between Alameda County and East County; East County tends to not get as much. It's figuring out what we need when we do this assessment, and being able to show that…we have this struggle with enough food for our seniors, we don't have transportation, we don't have enough housing, we don't have all these things. It doesn't matter how big or how much money each of these cities has or what the medium income is…if we still can't take care of all these people here."*

FUNDING

In addition to a need for more funding overall, nonprofits identified a need for earmarked funding for infrastructure (e.g., buildings and vehicles), operating costs, marketing (to increase service awareness), and providing staff with a living wage (as a mechanism for retention). One nonprofit participant said:

> *"No one wants to pay for capacity building. It's not that we don't want to have capacity for training or for a fair market salary, it's because funders won't pay for those things. They will only pay for programs, which of course, if we don't have staff or we don't have properly trained staff, we don't have programs, but no one wants to address that or acknowledge that. Everyone feels like someone else is supposed to pay for that. For whatever reason, people don't understand that we have infrastructure costs."*

In addition to the request for funding to support operation costs, there's a desire to overhaul each city's grantmaking process to be more efficient, reduce organizations' administrative burdens (e.g., reporting), and to make the process feasible for less-resourced organizations. Along these lines, one interviewee asked:

> *"Who is receiving grants and who is not receiving grants? Some organizations don't have access to people who write grants. They might not have the capacity to write grants, they might not necessarily understand the grant process. They might be unable to make cogent arguments amenable to being funded, so when they submit a grant it's not written to score high on the rubric."*

Some participants had a preference for a more coordinated grant-making process to help with duplication of services and in recognition of the linked fates of the three cities. Some said that ideas for coordination, such as forming new agencies to mitigate inefficiencies within cities and funding consolidation, were met with hesitation or concern about loss of control.

Emergency Preparation: Supplies and Infrastructure

The COVID-19 pandemic highlighted the unpreparedness of many nonprofit organizations in the Tri-Valley to deliver human services during an emergency. They said it's imperative that the three cities and nonprofit organizations within them be nimble and responsive to emergent conditions. Participants noted the possibility of another public health emergency and the negative effects of climate change as two reasons that service providers would need to pivot quickly. The pandemic showed nonprofits just how challenging this is, as they had tight budgets with no room to quickly purchase

emergency supplies, such as personal protective equipment and to-go containers for community food distribution.

Based on recent and anticipated effects of climate change, nonprofits projected a growing need for cooling and warming centers. Families also expressed concern about their increased exposure to poor air quality due to fires in California, and highlighted a need for air filters and protective masks. Concerns about climate and the natural environment, including drought, heat waves, and wildfire smoke were also reflected in the 2022 Stanford Community Health Needs Assessment.[11] Nonprofits need funding and space to stockpile emergency supplies including shelf-stable food and water.

VIII. RECOMMENDATIONS

As noted above, JSI and the advisory groups frequently discussed the extent to which recommendations should be city-specific versus regional. As with the findings, the data drove the process and, without exception, recommendations from community members, nonprofit executives and staff, and advisory groups were regional in focus. Participants and advisors felt that a regional strategy would prevent service duplication and be more efficient and effective at creating upstream sustained change. Recommendations are divided into approach recommendations, which address community or organizational need (i.e., how the work is done), and actionable recommendations which are more specific, targeted strategies to meet discrete community and organizational needs (i.e., what work is done). Common to all recommendations is a deep commitment to a collaborative, holistic, regional approach that is grounded in this report's theoretical frameworks, which are further described in the implementation processes.

Approach Recommendations

Approach Recommendation 1: Implement North Star Questions

The EAPAC and Steering Committee had two joint meetings in September and October 2023. During these meetings, participants reviewed and discussed the guiding theoretical values & framework and emergent qualitative findings and recommendations. This conversation illuminated the need to create a series of grounding questions to guide implementation plan development. These became North Star questions, as they are meant to provide a way to ensure all efforts and strategies are focused on an overarching goal (e.g., the health of the regional and all members therein). They are intended as a constant reference point for decision-making, helping to steer the direction of the work and maintain coherence across programs and initiatives.

These questions were developed by JSI Project Team members, then validated by City staff, EAPAC members, and the Steering Committee. We recommend that service providers and city staff use the North Star questions to guide all programmatic and policy considerations and funding decisions to ensure a multi-sector and collaborative perspective. We also recommend that future efforts be made to develop metrics to measure how well an intervention fulfills the criteria set forth in the questions below.

- Is there a way to involve community members in implementing this recommendation?
- Does this recommendation impact a broad range of Tri-Valley residents and ensure that any individual—regardless of education, class, culture, race, ethnicity, etc.—is able to receive services?
- Do service providers have the capacity to see if there are external funding possibilities for this recommendation?
- Does this recommendation focus on individual, community, or systems level impact or on some combination of these?
- Does this recommendation encourage collaboration and connection (especially across sectors)?
- Does this recommendation use language that perpetuates power imbalances?
- Are community members empowered and encouraged to access said services without facing any major barriers?

- Does this recommendation encourage intergenerational change with a particular emphasis on youth and older adults?

Approach Recommendation 2: Community Engagement

As described earlier, diversity, equity, and inclusion values (e.g., community engagement, power sharing, and capacity building) were at the center of this process at the outset. As this project progressed, it became apparent that the time required to identify and engage community members had been underestimated due to the region's relative lack of formalized community engagement infrastructure. Consequently, the timeline was extended so that connections to community members could be forged. It was discovered that community members were eager to be involved and were seeking more formal channels through which they could express their needs and be part of solution identification and implementation.

We recommend that more structured and formal engagement mechanisms be created in each of the three cities, as well as for the Tri-Valley region as a whole to ensure this work continues after this report is published. This can ensure ongoing communication channels between community members and city government that will continue to elevate community needs and ensure that nonprofits, city officials, and others are aware of emergent needs between formal needs assessments. More planning is needed to determine how best to engage community members and ensure power sharing between city governments and constituents. At a minimum, these efforts should include a diverse and representative sample of community members, particularly priority populations.

One regional example of how to establish and maintain more formal connections is through accountable communities for health (ACHs). According to the California Accountable Community for Health Initiative (CACHI), an ACH is a community-driven collaborative dedicated to making lasting and transformational change in the health of a community and advancing health equity. ACHs provide residents and key partners from diverse sectors an infrastructure for working together to change systems, advance equity, and build stronger, more cohesive communities prepared to mitigate existing and emerging health challenges over the long term. The ACH's key roles—elevating community voices, facilitating multi-sector dialogues, and aligning organizations and systems—facilitate powerful and sustainable changes that reflect the needs of the community. Additional information about cities employing this model is available in Appendix 2.

Approach Recommendation 3: Anticipate Systemic Challenges and Build Organizational Relationships

IDENTIFY SYSTEMIC CHALLENGES

As noted throughout, many of the topics that arose—such as inflation and cost of living— are more systemic in nature and thus outside the capacity or control of those planning for and delivering human services. Additionally, there was considerable overlap with structures and factors directly affecting human service needs (e.g., transportation) but not within the responsibility or scope of those planning or delivering health or human services. Nevertheless, all of these factors exist within a system, and siloed interventions will have little long-term effect on sustained change and may fail to promote change across the life course. As one organizational interviewee concisely stated, *"We need holistic solutions, not just little drops."*

We recommend that the Tri-Valley apply a systemic lens to plan for challenges. This requires aligning systems to reduce redundancy and increasing communications so that efforts in the Tri-Valley form a safety net. This involves articulating systemic factors and the relationships between them that are projected to affect Tri-Valley residents and organizations dedicated to serving them. Then, significant efforts must be made to build relationships with aligned entities to meet resident needs and reduce service isolation. Throughout this needs assessment, residents and nonprofit organization staff spoke of the need to anticipate climate change and another public health emergency such as the COVID-19 pandemic and for proactive and collaborative planning and preparation. This systemic and future-oriented lens must be applied to all decisions about how to plan for and deliver human services in Dublin, Livermore, and Pleasanton.

RELATIONSHIP BUILDING

As noted, several of the topics and trends that emerged from the data collection processes are likely out of the sphere of influence of each City Human Services Commission and nonprofit partners. Nonetheless, the issues raised by community members are significant and require the formation of strong relationships with other decision-making entities. In particular, relationships should be built with Alameda County and selected organizations/ decision-making authorities to address youth challenges and social determinants of health.

To ensure that the unique challenges of the Tri-Valley are understood and mitigated, it is imperative that working relationships between the three cities and Alameda County are strengthened. This is essential for securing a voice in county-level decision making-processes that directly affect the region. A robust relationship with Alameda County will also enhance the Tri-Valley's ability to stay informed about and compete for various funding opportunities that can support the provision of human services.

Youth. For many of the topics affecting youth, the following high-level recommendations should be shared with the school district and other decision-making entities. Further research is required to develop more appropriate and tailored solutions to meet the needs of young Tri-Valley residents.

Safety. There is a need to ensure the physical and psychological safety of students, especially LGBTQ+ and ethnically and racially diverse individuals.

Academics. The academic pressures experienced by students affect their mental health and wellbeing. Teachers could alleviate this pressure by establishing guidelines on the total number of hours to be spent on homework. Furthermore, students and parents should discuss academic workload and expectations to ensure undue pressure. Because parents' expectations can be different than teachers, students must talk with their parents if they feel too much pressure is being put on them. Educational coursework and coaching could support communication between parents and students.

Bathrooms. Many students said that school bathrooms were locked or only open during a very busy time, prompting students to drink less water and risk dehydration to avoid having to urinate. The root cause (i.e., substance use) might be partially addressed through substance use education services. In the meantime, a short-term solution to this problem is imperative.

Social Determinants of Health. A number of social determinants of health including both those within and outside the direct scope of human services require relationships with other entities to identify and develop sustainable solutions. As mentioned, the Tri-Valley needs to build relationships with individuals from Alameda County. Additionally, given the strength of the faith-based organizations in the region and demonstrated effectiveness in their collaboration with nonprofit organizations, we recommend that these relationships continue to be fostered.

Organizational relationships are needed to respond to mental health, transportation, and safety challenges. For mental health, this requires building relationships with first responders, emergency services, and others. For the many ways that transportation affects the lives of residents, people working to meet human service needs must build relationships with transportation authorities (e.g., LAVTA, BART, the CityServe VAST Program) and paratransit providers such as Wheels Dial-A-Ride and Pleasanton Rides. This is particularly important because transportation arose in the 2011 needs assessment, with no overarching suggestions about how to overcome challenges, particularly related to public transportation.

In response to residents' safety concerns, relationships must be built with all indicated entities. This includes the Alameda County Sheriff's Office, BART police, police and school resource officers in each of the three cities, and other first responders.

For the Santa Rita Jail, this could include advancing the recommendation to coordinate release schedules that align with BART service times, and ensuring individuals who are recently released have ready access to other necessary services. This requires collaboration with the Alameda County Sheriff and

any in-house providers for the Santa Rita Jail. We recognize that relationship-building takes time and is hard to sustain. This is especially the case as relationship building and maintenance are rarely among the direct job responsibilities of any one individual and relationships can be precarious if not formalized, particularly when there is staff turnover. Thus, we recommend that this be a formal role within Actionable Recommendation 1.

"I don't think we have nearly enough mental health services or education. Even though we have places, it seems to be a real struggle for our most needy people to find and access them. If there was some sort of central hub where people could just go and then be directed… because I think a lot of the people who need it don't even know where to begin or how to access it… I think we have a lot of people who could really use more support and it's challenging to connect them."

Actionable Recommendations

Actionable Recommendation 1: Create a Regional Service Network

Actionable Recommendation 1 is to understand, support, and increase regional service networks. This recommendation requires further development by each of the three cities as there are a range of steps that could be taken to advance this goal, from investing in the expansion of the Tri-Valley Nonprofit Alliance to building a new regional service hub in Dublin or Pleasanton. As noted with these examples, the regional network promoted in this recommendation may or may not take the form of a physical structure.

It is important that this process begins with an in-depth discussion between each of the three cities and Alameda County about existing services, their geographic locations, and relative accessibility, as documented in the spatial exploration of existing services. Further, it should be determined whether awareness-raising and/or service navigation are key strategies to increase access. Decisions about where services are established, expanded, and/or co-located should be made regionally.

While increasing regional service networks may alleviate several key challenges raised by community members and nonprofit organizations alike, some said that a physical structure or regional service hub (or hubs) was necessary. A nonprofit focus group participant discussed this in the context of mental health, but the need for a range of co-located and/or integrated services was also discussed.

Table 26. Regional Service Network Features and Challenges Addressed

POSSIBLE REGIONAL SERVICE NETWORK FEATURES	CHALLENGE
Co-located services with diverse navigators (including an Alameda County presence)	Community: service provision, awareness and navigation, racial, cultural, and linguistic responsiveness Organizational: perception of need and funding
Formal and informal nonprofit networking opportunities	Organizational: service awareness and duplication
Nonprofit service collaboration (e.g., communications, data sharing)	Organizational: funding
Expanded mobile health services and/or shared mobile units	Community: health care Organizational: funding
Translation and interpretation services	Community: linguistic responsiveness Organizational: racially, culturally, and linguistically responsive workforce
Development specialist (e.g., grant writer, Alameda County liaison)	Organizational: perception of need and funding
Transportation specialist (assist people with transportation needs and liaise with transportation services)	Community: transportation Approach recommendation: relationship building

In subsequent conversations the Multi-Service Center in Livermore was mentioned as a hub that could be expanded and/or a model from which a new hub might be developed in Dublin or Pleasanton.

Regardless of whether this is undertaken as an expansion or establishment of a new center, this recommendation has the potential to mitigate many community and organizational challenges. Examples of additional recommended features of the network and/or hub(s) and the challenge that each feature could address, are included in the Implementation Plan table below.

Actionable Recommendation 2: Youth Services and Supports

Although there are affordable recreation options in each of the three cities, youth and adults alike spoke at length about the need for more services and support for students. These included community-based recreation programs, team-based sports opportunities through for-profit organizations, and recreation opportunities through the schools. This could indicate a need to more widely promote existing recreation programs and/or further determine whether there are other barriers to participation. Additionally, for youth who are seeking more intensive or advanced sports training, there are several elite sports organizations whose services are likely financially out of reach for many Tri-Valley families. Recommendations include requiring relationship-building, as noted in Approach Recommendation 3. Further exploration could be conducted with the school district, community service providers, and for-profit sports organizations.

It is important to note that this need and recommendation has arisen in other needs assessments conducted in the Tri-Valley. For example, several of the following youth recommendations reflect those introduced in the 2011 needs assessment.[7] Additionally, the 2010 Youth Master Plan identified the East Oakland YMCA as an example of a model facility that could be replicated to serve young adults in the Tri-Valley.[16] This plan also recommended that Dublin, Livermore, and Pleasanton build upon existing resources, such as the Shannon Community Center in Dublin, and the Elbow Room, located in the Robert Livermore Community Center, to ensure that youth across the Tri-Valley have a voice in creating and access to safe spaces for recreational activities. This also highlights the importance of working upstream, building relationships with other service providers and institutions (e.g., schools) and focusing across the life course. Teens whose challenges were reported in 2011 are now 24–29 years old. Had we focused upstream, many of the challenging experiences they are facing could have been mitigated earlier in their life course.

YOUTH-CENTERED SERVICES

Youth expressed an interest in a dedicated youth service center located outside the school that operated on a year-round basis. While these conversations were exploratory, youth participants offered ideas about the types of services that could be provided.

> *"I think a community center would be really helpful because it could give variety. It could host wellness walks, seminars, have a website that teaches support and wellness and stuff like that. It could also provide haven for people who need help. It could have counselors who specialize in different issues (mental health with family, school, bullying, etc.). It could also have more low-key ideas that could provide comfort for people who are seeking help but not to an extreme level."*

IN-SCHOOL HEALTH AND WELLNESS CENTER

Students emphasized the mental health challenges they have been facing and a need for culturally responsive services from trusted adults. Further, in light of their exposure to vaping, tobacco, alcohol, and other substances, they desire for more substance education and/or treatment programs. Youth from all three communities suggested more youth-focused programs to provide substance use education and support. This need was also reflected by an adult participant who said, *"We don't have enough services in general. We certainly don't have enough substance abuse or substance use education support services."*

This need for youth health and mental health services arose in other city-specific and regional reports. As a result, there are programs in place that could be further built upon, scaled up, or provided sustained financial support. For example, the Kaiser community health needs assessment noted that in 2020–2021,

Kaiser provided a $25,000 grant to the parent outreach coordinator in the Livermore Valley Joint Unified School District, to support family engagement in access to mental health care. The program was designed to serve approximately 2,500 individuals,[10] and, if effective, might be built on or brought to scale in the three communities.

Although Livermore has an in-school wellness center in its high school, Livermore youth expressed an interest in having additional services available. Dublin has a high school wellness center with online resources such as counselors for elementary and middle school students. Dublin High School also has a National Alliance on Mental Illness chapter. Findings from these and other initiatives within each school to promote mental health and wellness should be shared across schools in the three cities.

COMMUNITY-BASED YOUTH AND FAMILY EVENTS

Youth spoke to the need for more affordable extracurricular activities during the school year, including less competitive, more affordable sports. For many parents and children, this was an equity issue, with those who are more affluent being afforded more opportunities for participation in sports and other recreational activities. We recommend exploring opportunities to engage youth by establishing subsidized (e.g., free or reduced cost) recreational-level sports.

Youth also noted a need for more community events and activities in the summer. One student, reflecting on mental health over the summer said:

> *"I don't think a lot of people want to admit this but I'll admit summer's probably my loneliest time of the year. You don't meet your friends as much, everything is so digital and you really want to go back to school where you see your friends every day… I want more community events where you can meet people – you can meet your friends, you can meet new people, you can keep your connections."*

A community event or activity could also connect youth to their families. Family relationship building supports youth mental health.

The idea for more community-based events was proposed separately by a mental health counselor reflecting on options to support youth and family activities:

> *"It would be amazing if in the future we could get something that's more community-based to support those who need help with mental health, and families and whatnot. I'm a private practice clinician, and I know that I have people who reach out to me all the time, who are asking for more things within the community, even within the school. So it'd be great to see more. Even though we are doing a lot, there's always the need."*

The three cities were aware of the need for free or reduced cost youth activities. They have worked to make recreational activities accessible, but further analysis is needed to determine whether the programs are at capacity. The three cities plan to work together to decide if additional funding and event advertising are needed, and if there are barriers to participation, such as transportation.

Actionable Recommendation 3: Tri-Valley Nonprofit Funding

Nonprofit staff spoke at length about the extent to which funding mechanisms and processes impacted their ability to effectively and efficiently deliver services in the Tri-Valley. In short, nonprofit organizations need more funding generally, and more specifically they need funding with fewer restrictions that might be directed to organizational costs, including infrastructure and paying staff a living wage. Increased funding should be allocated from each of the three cities, as well as from Alameda County and other funding sources. This requires ongoing relationship building with such entities as Alameda County and national and local foundations, such as the Three Valleys Community Foundation and Tri-Valley Nonprofit Alliance. As described in the recommendation to establish a Regional Service Network, a focus of this effort could include relationship building between funders and nonprofits, and grant writing and reporting support from a development specialist.

Based on the administrative burden nonprofits face in each of the three cities, it is recommended that additional planning be undertaken to determine how

Dublin, Livermore, and Pleasanton might streamline and/or coordinate their funding processes, wherever possible. There are a number of possible revisions to the funding process including: having longer durations of funding, providing funding for capacity building, simplifying application and reporting requirements, establishing a minimum grant award, and/or developing multi-year service contracts for core service providers to meet identified needs.

Each city could support the identification of alternative funding sources and help leverage outside funds. Regional funding strategies should also be considered to allow cities to leverage funds for infrastructure, and ensure that services are not duplicative. Additionally, there are a number of possible revisions to existing funding streams that might be considered. For example, councils might consider general fund money, or different revenue measures to support nonprofits. Consideration might also be given to a revenue measure to work regionally. Finally, a regional awarding body could be established to serve the three cities.

Regardless of funding processes or streams, a strategic approach must be taken to ensure the region is collaboratively moving toward addressing root causes of inequities. For example, North Star questions could be used to ensure projects are collaborative, considering both upstream and downstream systemic factors, and encouraging community engagement.

Actionable Recommendation 4: Build Pipelines for a Diverse Workforce

Community members and nonprofit organizations alike identified the need for racially, culturally, and linguistically responsive providers. The provider types most often mentioned included health care workers such as dental and mental health providers and service navigators. There is a need to not only attract and retain a diverse workforce, but to also build one. One approach is to build a pipeline program in collaboration with local high schools. This could attract people who already speak a second language. For those who are English-speaking only, classes in some of the region's most common languages could be provided. Students could get training and internships that prepare them for service provider positions (thus also meeting the need for affordable non-sports extracurricular enrichment activities).

Additionally, partnerships could be formed with a number of entities to build a workforce that has the knowledge and skills to serve the diverse residents of Dublin, Livermore, and Pleasanton. This could include engagement and support of regional occupational programs, trade schools, training centers, certificate programs, and local colleges and universities. For example, building a relationship with Las Positas College, which hosts the Tri-Valley Career Center, could help identify steps to move this recommendation forward. Finally, as housing remains a significant challenge for service providers, we recommend that the feasibility of constructing dedicated housing units for essential workers be explored.

Actionable Recommendation 5: Consider Multi-Sector Service and Infrastructure Solutions

As has been highlighted across the entirety of this report, no single challenge identified through this process exists outside structural factors, nor are they separate from one another. Rather the most intractable challenges that the region faces are deeply intertwined. One service provider reflected on how individuals most at risk experience multiple compounding challenges: *"I work with a population that uses the ER for primary care; mostly patients who have substance use disorders, serious mental illness, and chronic conditions."*

Across the findings, three primary challenges surfaced, often in relationship to each other: 1) housing; 2) substance use; and 3) mental health. This finding is substantiated by the 2022 Tri-Valley PIT Count, which found that substance use (19%) and mental health (18%) were among the top three causes of being unhoused, and mental health services at 30% was the top response for what might have prevented becoming unhoused.[13]

HOUSING

Housing was most often recommended as an intervention that would have the greatest effect on substance use and mental health, and more generally to provide stability in the life of individuals and

families. One provider said:

> *"I think we all know housing solves a lot of issues if somebody's suffering from substance use disorders or alcoholism or mental health issues. If they have a stable home, stable housing, then they have a base. I think that's the foundation where we really need to start. You can't deliver services if they don't have a point of contact or somewhere to go. So, if I could do all three it would be housing, mental health assistance, drug assistance."*

Given the complexity of housing, solutions must be multifaceted and respond to different levels of need. For example, housing strategies should consider:

- Strategies for prevention including resources and deep rental subsidies and affordable housing units for individuals and families near eviction.
- Temporary assistance including shelters and transitional housing for those who have become unhoused.
- Case management to connect individuals and families with housing services and supports, home matching, and co-occurring needs (e.g., mental health care, substance use, food insecurity).

Additionally, to mitigate workforce challenge related to high cost of living and the need to retain essential workers, leasing preference or priority could be incorporated as long as it complies with federal, state, and local fair housing regulations and requirements. Essential workers should be broadly considered and include those not typically counted such as custodial workers, and food service staff. Further, due to inequities in housing and the demographics of the Tri-Valley, special attention must be paid to meet the needs of seniors, female householders, disabled residents, and agricultural workers.

Projection of Housing Units Needed. According to the Housing Element for Dublin,[20] Livermore,[18] and Pleasanton[19] Table 27 provides guidance on the number of new units needed to meet the needs of the cities, with a specific look at very low-income and low-income housing units.

Recommendations for supporting housing needs in the Tri-Valley are also provided through the Housing

Table 27. New Housing Unit Needs, 2023–2031

UNIT TYPE	DUBLIN	PLEASANTON	LIVERMORE
Very low-income (less than 50% area median income [AMI])	1,085	875	1,317
Low-Income (50–80$ AMI)	625	1,008	758
Total	**3,719**	**5,965**	**4,570**

Elements and include but are not limited to:

- Seek funding for development of housing for extremely low, very low, and low-income households.
- Help rehabilitate housing units occupied by extremely low, very low, and low-income households.
- Assign City Lower Income Housing Funds to housing projects that accommodate special housing groups and extremely low-income households.
- Explicitly allow single room occupancy units to facilitate housing for extremely low-income households

Promising Practices by City. Livermore has produced a significant supply of affordable housing through federal, state, and local policies and assistance programs. This includes affordable homeownership opportunities and rental housing for families, seniors, people experiencing homelessness, and people with disabilities. Affordable housing options for most lower-income households are limited primarily to rental housing. Therefore, preserving the existing affordable rental housing stock and providing rental assistance are important goals for Livermore, reflected in its Tenant-Based Rental Assistance Program, also referred to as Rapid Rehousing.

Dublin has projects and plans for accessory dwelling units to contribute to the very low-income and low-income housing supply. This includes considering rezoning strategies and the identification of buildable acreage for future residential development.

Pleasanton has been actively issuing permits for low-income housing and exceeded its previous housing needs allocations in some income categories.

Programs like the Pleasanton Home Ownership Assistance Program, the HOME Program for rental assistance and rehabilitation, and the Tri-Valley Rapid Re-Housing Program, which provides unhoused families with housing placement and a gradually decreasing rental subsidy up to 12 months to help families stabilize and become self-sufficient, can help meet housing needs.

Based on the housing elements, all three cities have identified strategies to meet the needs of low-income and very low-income households. Strategies use a mix of policy tools, zoning adjustments, development projects, and financial mechanisms to increase the supply of affordable housing. The realization of these housing units depends on successful implementation and adjustments to the strategies as needed. Monitoring, evaluating, and revision of the approach is necessary, as there may be challenges with funding availability, development timelines, and changes in population and housing market dynamics.

The success of any housing strategy hinges on forming partnerships with existing entities already working on the regional housing crisis. Thus, as with other recommendations, this requires building ongoing, working, organizational relationships.

SUBSTANCE USE

There is a clear need for additional substance use services in the Tri-Valley. Multiple recommendations along a continuum of treatment intensity from implementing substance use education programs to the construction of a substance use disorder clinic in the region were made. Transportation to substance use treatment facilities must be improved and additional research to determine the extent to which inpatient or outpatient services are most needed must be conducted. Additionally, as this topic is so closely connected to housing, strategies should be identified that recognize the co-occurring needs and stabilize an individual's housing while simultaneously providing substance use and mental health services.

MENTAL HEALTH

A wide variety of Tri-Valley residents, regardless of socioeconomic status and insurance type, have a deep need for mental health services, including a larger and more diverse workforce, translation, service navigation, and transportation. As with substance use, mental health services fall on a continuum from weekly therapy to intensive crisis care. Additional research is needed to best determine how to overcome the shortage of mental health services in the Tri-Valley. This should be done alongside mental health providers and other organizational and governmental stakeholders. Again, multi-sector solutions should be considered because unmet mental health needs are closely associated with unmet substance use and housing needs.

INFRASTRUCTURE NEEDS

A number of notable infrastructure needs must be in place to be able to provide human services. Some needs (e.g., housing units, substance use disorder clinics, and mental health facilities) are known and have been described above. However, there are others for ongoing and emergent issues such as the need for expanded dental care. Individual organizations are often aware of the evolution of infrastructure needs and work to meet them, such as Axis Community Health's identification of the need and plans for the provision of dental chairs. However, there is a parallel need for a regional approach to identify all infrastructure gaps across the three cities. We recommend that Dublin, Livermore, and Pleasanton, Alameda County, and core Tri-Valley nonprofit providers convene to discuss the findings of this needs assessment and work toward a regional approach. This should include identifying infrastructure needs across human service types via coordinated study, in which collaborative solutions are identified and sustained funding is secured to ensure the provision of high-quality, culturally responsive services.

IX. IMPLEMENTATION PROCESSES AND PLAN

Implementation Processes

The three cities are committed to collaborating to ensure this work continues. The first step is for this report to be presented to the City Councils in Dublin, Livermore, and Pleasanton in spring 2024. By summer, the human service commissions from each city should meet jointly to prioritize actionable recommendations for City Council Consideration, including the identification of who is responsible for key activities in moving the work forward; metrics to track progress; potential partners; and anticipated budget. The recommendations should return to City Councils for action and any approved project costs developed within the City budget processes and incorporated into the 2025/2026 operating budget.

To ensure accountability across the process, implementation plans (samples below) should be developed for each selected recommendation to track, evaluate, and communicate progress toward agreed upon goals and approaches, as articulated in the Approach Recommendations. Progress should be reviewed, strategies modified, and new recommendations (if applicable) prioritized at an annual Joint Human Services Committee meeting. Additionally, an annual Human Services presentation should be made to each of the three City Councils annually to report Needs Assessment progress.

The three cities are not only committed to collaborative action to meet the identified human service needs, but also doing so in a way that is grounded in the theoretical frameworks that emerged from community members and nonprofit organizations during data collection. These include a need to work upstream on social and structural determinants of health; mitigate root causes of inequities and collaborate with those most affected. Each of the three cities has committed to build upon the momentum from this Needs Assessment process and continue to engage community members including but not limited to those who served on the EAPAC. As an immediate next step, EAPAC members should be involved to identify strategies to disseminate this material through visually engaging products, storytelling, and at community events.

Deliberate community engagement efforts must be made throughout the recommendation selection and implementation processes. Finally, annual engagement sessions and presentations should be held in each of the three cities to keep community members involved and abreast of emergent progress in meeting human service needs.

Sample Implementation Plans

As described above, there is deep commitment from each City to collaborate and take a regional approach to meeting identified needs from this process. As goals are prioritized, it is critical to develop responsive implementation plans that clearly state the prioritized population(s) for whom this goal will focus on, as well as objectives, strategies, metrics, and potential partners. Sample implementation plans addressing some of the aforementioned recommendations are below. These are meant to be further developed once goals are collaboratively agreed upon.

Table 28.Sample Implementation Plans

GOAL: ESTABLISH A REGIONAL SERVICE NETWORK LEVERAGING THE SPARKPOINT MODEL				
PRIORITY POPULATION	OBJECTIVES	INITIAL ACTIVITIES/STRATEGIES	METRICS	POTENTIAL PARTNERS
• Adults • Nonprofits	• Provide easily accessible and comprehensive human services • Improve service awareness and navigation • Increase opportunities for formal and informal networking between nonprofits • Provide more opportunities for nonprofits, faith-based organizations, and public agencies to collaborate and share information • Expand access to translation and interpretation services • Expand access to mobile health services • Provide funding resources for nonprofits • Increase support for community transportation	• Connect with the United Way and Fremont Family Resource Center to gather information about how to build the hub (United Way is creating a toolkit on how to start a SparkPoint Center) • Build a coalition of organizational partners and community members to guide the creation and implementation of the hub • Identify funding sources • Identify services to start building within the hub • Leverage community engagement and create an education campaign to ensure the public knows about the service hub	• # of individuals served (total and per service) • Self-report assessment of level of difficulty navigating services in the Tri-Valley • # of translation services provided • # of mobile health events • # of activities • # of participants involved in activities • Participant satisfaction • Indicators of community engagement and knowledge Nonprofit coordination • # of meetings • # of participants involved in each meeting • # of warm hand offs between nonprofit. • # of jointly sponsored campaigns, activities, proposals, etc. • Indicators of campaign, activity, proposal success • Member satisfaction	• United Way of the Bay Area • Alameda County • Fremont Family Resource Center • Tri-Valley Nonprofit Alliance • Three Valleys Community Foundation

GOAL: EXPAND YOUTH SERVICES TO REDUCE MENTAL HEALTH CONCERNS AND INCREASE ACCESSIBILITY OF EXTRACURRICULAR ACTIVITIES

PRIORITY POPULATION	OBJECTIVES	INITIAL ACTIVITIES/STRATEGIES	METRICS	POTENTIAL PARTNERS
• Youth	• Increase access to mental health education, screening, referral, navigation, treatment and other supportive services • Increase access to substance use and harm reduction education • Expand summer events that support mental health • Increase low-cost youth and family events	• Meet with school district staff and school boards to share report findings • Understand current and future direction of mental health initiatives • Expand youth mental health services to provide year-round resources • Identify a curriculum for substance use education • Increase transportation to mental health resources while additional services are developed • Increase community-based events during summer • Subsidize cost of youth extra-curricular activities and sports	• # of screenings, events, referrals, and treatments • # of education sessions provided • Pre/post assessment knowledge of substance use and harm reduction tactics • % increase in number of free/subsidized youth events and activities • # of or % increase in community-wide family events	• Axis Community Health • Dublin, Livermore, and Pleasanton School Districts • Parks and Recreation from Dublin and Pleasanton, and LARPD from Livermore • Youth sports organizations (e.g., Ballistic United Soccer Club, Pleasanton RAGE, Lifetime Activities, Dublin United Soccer) • Youth-serving institutions and organizations (e.g., Quest Science Center, Pedrozzi Foundation)

GOAL: INCREASE NONPROFIT CAPACITY TO DELIVER HUMAN SERVICES

PRIORITY POPULATION	OBJECTIVES	INITIAL ACTIVITIES/STRATEGIES	METRICS	POTENTIAL PARTNERS
• Nonprofits	• Create a more efficient and less burdensome grant writing process across the three cities • Increase systems and community engaged approach in grant award by leveraging the North Star criteria into grant award rubric (see Approach Recommendations 1 and 2) • Strengthen relationships with potential funders including foundations and Alameda County	• Increase city funding for nonprofits • Provide grant writing, marketing, and development support for nonprofits through regional service hub • Create one streamlined, simplified application for all cities • Integrate North Star questions into nonprofit grant award rubric criteria (incentivize upstream approaches to solve top health problems)	• % increase in funding provided to nonprofits • Self report – level of difficulty in reporting and application process from nonprofits • # of meetings • # of participants involved in each meeting • # of jointly sponsored campaigns, activities, proposals, etc. • Participant satisfaction	• Alameda County • Three Valleys Community Foundation • Tri-Valley Nonprofit Alliance

GOAL: BUILD A PIPELINE FOR A DIVERSE WORKFORCE IN THE TRI-VALLEY (FOCUSED ON MENTAL HEALTH AND HEALTH CARE PROVIDERS)

PRIORITY POPULATION	OBJECTIVES	INITIAL ACTIVITIES/STRATEGIES	METRICS	POTENTIAL PARTNERS
• Nonprofits • Youth	• Increase youth focused workforce development activities • Ensure workplaces are spaces for inclusivity and belonging along with increased diversity • Support job skills development for the unemployed and under-employed • Increase opportunities for residents to participate in on-the-job training programs and paid internships • Develop new mentoring opportunities or support recruiting for existing mentoring programs	• Source short-, middle-, and long-term metrics of workforce for most affected nonprofits • Offer students training and internships that prepare them for service provider positions • Train service providers across the Tri-Valley in cultural humility and competency and trauma-informed care • Provide scholarship, internship, and mentorship programs for in-demand careers • Use high school volunteer opportunities to support the workforce gaps (service hub project)	• # of training opportunities • # of cultural humility trainings provided • # of mentors and mentees recruited for job mentoring programs • # of individuals served in job skills/workforce development programs • # of employers recruited for paid job/internship programs	• Tri-Valley Career Center • School Districts • Tri-Valley Nonprofit Alliance • Tri-Valley Regional Occupation Program

GOAL: CONSIDER MULTI-SECTOR SOLUTIONS TO CHALLENGES INFLUENCED BY STRUCTURAL FACTORS

PRIORITY POPULATION	OBJECTIVES	INITIAL ACTIVITIES/STRATEGIES	METRICS	POTENTIAL PARTNERS
• Adults • Youth • Unhoused people • Individuals/ families near eviction • Substance users	• Increase prevention, temporary assistance, and case management for those experiencing or at risk of becoming unhoused • Decrease unhoused population and those at risk for eviction • Increase housing supply for low and very low-income people • Establish supports for those needing mental health services and substance use treatment	• Increase homelessness prevention education to families near eviction and education on available services • Provide more temporary assistance for initial 7–10 days of becoming homeless • Increase services for job training; mental health services; life skills; and coordinated re-entry • Increase shelters that accept single men, fathers, and sons. • Develop housing with specific subset allocated for distinct populations (essential workers) • Improve transportation to substance use treatment facilities • Determine need for inpatient or outpatient services for substance use disorder treatment	• Decrease in unsheltered population • Increase in mental health services • Increase in access to substance use treatment • % increase in navigation support services • Increase in rental assistance • Decrease in family/domestic violence	• Alameda County Office of Homeless Care and Coordination • Nonprofits: Hively, Narika, Goodness Village, Sunflower Hill, ECHO Housing, Abode Services, City Serve, Tri-Valley Haven, Tri-Valley Career Center, National Alliance on Mental Illness, Everyone Home/ Homebase • Faith-based community

X. APPENDICES

Appendix 1. Social Services Inventory

The social service inventory was created from several sources including organizations engaged or mentioned during initial interviews (n=13); staff from the three cities identifying core provider organizations; the Tri-Valley Pocket Guide, a list of organizations from the 2011 Needs Assessment; a targeted search; and lists or mention of organizations provided after community interviews and focus groups. Organizations were also identified through the Alameda County Food resource map and an assessment to determine which were still operational. [Note: this represents a point-in-time count and findings may be out of date (e.g., closed from COVID-19).] The Steering Committee gave input on missing social service organizations.

While compiling this list, we encountered a number of challenges in the collection and communication of resources to community members. As soon as resource guides are created and published (e.g., the pocket guide), they quickly become out of date. Within the Tri-Valley, outside the Pocket Guide there is no central clearinghouse of up-to-date information. Further, some resources (e.g., Lawyer in the Library) are often not cross-posted. Thus, finding services requires time, capacity, and knowledge to identify and review resource lists.

Organizations were initially classified using the Kaiser Foundation Model, though there is likely to be significant cross-over and conceptual overlap between and across categories, and any singular organization may be providing services across multiple categories. Specific programs (e.g., senior services) were easier to categorize; some programs are far more complex and provided services across multiple social determinant categories. In reviewing this guide and later noted by community members and nonprofit participants, there are a significant number of food resources in the Tri-Valley.

Appendix 2. Peer Review Report

Research in Bay Area counties with similar characteristics to the Tri-Valley was conducted to examine the role of nonprofits and community-based organizations in providing human services and to see which centralized service centers might be a model for a service hub, if further research supports this strategy. The table below indicates which of the selected counties work with nonprofits and community-based organizations to provide human services to residents.

COUNTY	MAIN ENTITY FACILITATING SERVICE PROVISION	HAS AN ONLINE SERVICE CENTER
San Mateo	Nonprofits and community-based organizations provide a large portion of health and human services.	SMC Connect provides service navigation for government assistance, children, teens, family, emergency, and reporting.
Solano	Nonprofits provide culturally competent mental and behavioral health services. Community shelters are the main resource for navigating services for the unhoused.	Centralized for housing resources for people who are unhoused: Resource Connect Solano. Housing First Solano facilitates multi-agency cooperation and coordination to overcome challenges faced by those who are unhoused.
Marin	County and city departments and divisions	West Marin Multi-Services Center provides resource navigation, public assistance benefits, food assistance, and behavioral health services.
Santa Clara	County and city departments and divisions	
Contra Costa	County and city departments and divisions	

This research indicates San Mateo as the best county upon which to model Tri-Valley nonprofit and city relationships. The majority of human and health services provided by San Mateo County are delivered by local nonprofits and community-based organizations, although some are provided through city and county departments. Services meet needs related to children, teens, and families, emergency, and reporting, and each issue area consists of both county and nonprofit services. The county's Human Services website directs users to SMC-Connect, its centralized service navigation site where residents can find services fitting their needs. The site allows users to filter based on organization type and Zip Code. Each organization lists a name and contact information, brief description, and services provided.

Similar to San Mateo, Solano County works with nonprofits and community-based organizations to provide human and health services to residents. Service provision in Solano County includes abuse prevention, access, basic needs, crisis, cultural, housing, and support and advocacy services. Although the county does not have a dedicated centralized service hub, the department webpage provides information on government- and nonprofit-provided services. For example, for navigating housing-related services, the Solano County Department of Health and Social Services directs residents to community shelters that provide service navigation for people who are unhoused (see table above).

Although Marin's human and health services are provided through city and county departments and divisions, the West Marin Multi-Services Center could also be a model for the Tri-Valley. The center is operated and supported by the County of Marin Department of Health and Human Services and, although this center is a physical one, it provides services such as resource navigation, public assistance benefits, food assistance, and behavioral health. The resource navigation documents on its website are in English and Spanish.

Both Santa Clara County and Contra Costa County provide services through programs and resources housed within their health and human services divisions. They do not have a centralized service hub.

Fremont Service Center

In addition to researching counties similar to the Tri-Valley region, the Fremont Service Center was mentioned as an example of an online service navigation center for city residents. It includes services related to aging, youth, families, homelessness, transportation, financial literacy, and mental health. The resources and services listed on the website consist of government- and community-based services. The Fremont Service Center would be a good reference for building the recommended service hub in the Tri-Valley since the region is made of three cities. Modeling a hub after a city-based service center might create a clearer pathway as to how to integrate all the services the Tri-Valley has to offer into a single location.

Be Well OC

As noted, a need has been identified to provide more intensive outpatient and inpatient services for mental health and substance use. One organization being explored is Be Well OC. Its model is a collaborative approach to mental health and substance use services to create a more compassionate and accessible mental health care system. It prioritizes strategic partnerships and community-wide engagement to reduce stigma, bridge service gaps, and improve overall accessibility to care. Be Well OC emphasizes coordinated action, focuses on specialized initiatives for targeted issues, and has a strong commitment to system change. The extent to which Be Well OC might be integrated into the Tri-Valley is undetermined, but it is one approach to providing services that the Tri-Valley might take to meet both mental health and substance use needs.

Accountable Communities for Health

An accountable community for health (ACH) is a community-driven collaborative dedicated to making lasting and transformational change in the health of a community and advancing health equity. ACHs provide residents and key partners from diverse sectors an infrastructure for working together to change systems and build stronger, more cohesive communities prepared to overcome existing and emerging health challenges over the long term. The ACH's key roles—elevating community voices, facilitating multi-sector dialogues, and aligning organizations and systems—facilitate powerful and sustainable changes that reflect the needs of the community. (https://www.cachi.org/fundamentals) the CACHI website has myriad resources on how to start and maintain an ACH. There are 37 ACHs throughout California. The table below outlines those in proximity to the Tri-Valley and describes their work and goals.

Healthy Havenscourt Collaborative (HHC) – Alameda County *Social supports and services for Medi-Cal participants*	Coordinated by the East Bay Asian Local Development Corporation, HHC works to improve health inequities by strengthening social supports and services for residents of Oakland's Havenscourt neighborhood. HHC will improve housing stability and job quality, with a focus on California Advancing and Innovating Medi-Cal's Community Support element.
Unincorporated Health and Wealth Initiative – Alameda County Ashland-Cherryland *Economic empowerment for at-risk Latino, Black, and Asian households*	Nonprofits provide culturally competent mental and behavioral health services. Community shelters are the main resource for navigating services for the unhoused.

Contra Costa ACH *Helping residents live safely, healthy and well*	With Contra Costa Health support, this ACH aims to improve the lives of county residents by addressing a variety of health-affecting factors, with a focus on living safely, healthy and well. It aligns with the state's Let's Get Healthy California initiative.
Marin 9 to 25 *Improving youth physical and mental health*	With the Marin County Probation Department and BluePath Health support, this ACH focuses on youth physical and mental health challenges and the substance abuse crisis. It welcomes youth voices, embeds equity, and expands care navigation to schools across Marin County. It will align its efforts with the state's Children and Youth Behavioral Health Initiative.
Health Action Together Sonoma County *Advancing anti-racist practices in public health*	Health Action Together works countywide to advance anti-racist practices in support of health equity. Its focus over the next few years is to apply these principles in executing the deliverables of grants related to the state's Community Equitable Recovery Initiative and the Future of Public Health.

Appendix 3. Comprehensive Quantitative Data

Please email recreation@cityofpleasantonca.gov for raw data.

Appendix 4. Previous Community Health Needs Assessments

REPORT	DESCRIPTION
TVAPC 2023 Data Profile: Just Getting by in the Tri-Valley	Data profile detailing the demographic and population changes of Dublin, Livermore, Pleasanton. It highlights issues and barriers faced by low-income households and the intersectionality of such barriers.
2019 Tri-Valley Paratransit Study	Explores how effective the organization, management, and delivery of paratransit services are in the Tri-Valley area.
Stanford 2022 Community Health Needs Assessment	Conducted by Stanford Health Care, ValleyCare to assess the health of the community in their service area, which primarily consists of Dublin, Livermore, Pleasanton, and San Ramon.
John Muir Health 2022 Community Health Needs Assessment	Explores conditions affecting community health within the service area of John Muir Health (Contra Costa County, Northern Alameda County, and Livermore). Tri-Valley data from this report is limited to the Livermore region.
Kaiser Permanente Walnut Creek Medical Center 2022 Community Health Needs Assessment	Encompasses community health profile the Kaiser Permanente Walnut Creek Medical Center's service area (Walnut Creek, Contra Costa, Antioch, and Livermore). Tri-Valley data for this report is limited to the Livermore region.
Alameda County Community Health Needs Assessment	Conducted through the Alameda County Health Care Services Agency and the Alameda County Public Health Department, this report looks at the community health of Alameda County and conditions and factors that influence it.

Appendix 5. EAPAC Recruitment Materials

"What is a Needs Assessment?"

What is a Needs Assessment?

JSI, a public health research and consulting organization, has been hired by the cities of Pleasanton, Dublin, and Livermore to conduct a Human Services Needs Assessment in the Tri-Valley. Using quantitative and qualitative data, this Needs Assessment will highlight the important services already provided in the community and will identify gaps in services.

A **Needs Assessment** is a resource used to understand the unique qualities of a given community including its strengths and opportunities for growth. Needs Assessments often utilize both quantitative and qualitative data to gain a representative depiction of a community.

Quantitative data is data that can be counted, measured, or given a numerical value. In this needs assessment, the quantitative data we are collecting includes demographic information, such as race, ethnicity, age, income, employment, marriage status, etc. Quantitative data can be collected through surveys, existing data sets such as census data, data from local organizations and county agencies, and other data sources.

Qualitative data is descriptive and collected through focus groups, interviews, and conversations. This data is not numerical and can be observed and recorded. Qualitative data provides insights into data that cannot be collected quantitatively and provides a space for community members to share their experiences.

In this Needs Assessment, we aim to answer the following questions:

- Who lives and works in the community? What are their needs?
- What businesses and organizations are central to the community?
- What are the strengths of the community?
- What are the areas for growth within the community?

Who is Involved?

To ensure community voice is centered, JSI and the Tri-Valley have created committees to guide the development of the needs assessment. These include the:

- **Steering Committee** - Representatives from the three cities, Alameda county, local nonprofits, and JSI staff. This committee provides oversight and support to the project, and assists with the distribution of findings.
- **Eastern Alameda Power and Action Committee (EAPAC)** - Community members, service providers, and service recipients. This committee is involved with focus group and interview recruitment, preparation, facilitation, and supports data analysis.

EAPAC Recruitment Flyer



JOIN THE EASTERN ALAMEDA COUNTY POWER AND ACTION COMMITTEE

The Eastern Alameda Power and Action Committee will be integral to the development of a needs assessment that is representative of the community. Members will be involved in the qualitative data collection process from the beginning. The EAPAC will serve multiple purposes, including creating strong local connections when recruiting for qualitative data collection (focus groups and interviews) and supporting the development of interview guides. The group will also support the interpretation/analysis of data, using a special local context. This will ensure all communities are represented in the data and that interview questions are developed in a culturally competent manner.

This is a compensated position and is open to all Tri-Valley community members. We are looking for individuals who have lived experience accessing and/or providing health and human services, individuals from groups that do not feel that their voice is heard in the community, and/or community volunteers/residents that have a deep understanding of the needs of the Tri-Valley. Each member will have the opportunity to be involved in any element of the process, if interested. No prior experience is needed - all training will be provided.

Responsibilities

- Attend all EAPAC meetings in-person or virtually (approximately 4 meetings Feb - Oct 2023)
- Provide feedback on the qualitative data collection process.
- Assist in identifying community partners for qualitative data collection, which includes focus groups and interviews.
- Review community facing materials for community friendliness, which include, but not limited to, recruitment flyers, questionnaires, community stories, etc.
- Help develop data collection tools, such as questionnaires for focus groups and interviews.
- Review qualitative and quantitative data findings to ensure accurate reflection of the Tri-Valley community.
- Share resources and information with the JSI team and the Steering Committee.
- Conduct focus groups or interviews, if interested and have time available, in the community's language.
- Assist with the development of a plan for storytelling about the Tri-Valley.
- Assist with the development of an Implementation Plan (apply results from the assessment to the community).

Members will be compensated up to $780 (depending on hours worked), paid in 3 installments. The time commitment is approximately 15 hours between February - October, 2023.

If you are interested, please use this QR code or email us at eana@jsi.com

Eastern Alameda County Power and Action Committee - Interest Form

La Comisión de Poder y Acción del Condado de Eastern Alameda - Formulario de interés

The cities of Pleasanton, Dublin, and Livermore are working together to create a Human Services Needs Assessment that outlines the strengths and needs of the Tri-Valley Community. This assessment will be used by nonprofit organizations, city governments, and county agencies to make decisions about funding and resource allocation. As a part of this process, the Eastern Alameda Power and Action Committee (EAPAC) will help develop a Human Services Needs Assessment that is representative of the Tri-Valley community. The committee will guide the development of focus group questions and qualitative data collection, ensuring all groups are represented in the data and that the questions are developed in a culturally competent manner. Each member will have the opportunity to be involved in any element of the needs assessment process, if interested.

This is a compensated position and is open to all Tri-Valley community members who have lived experience accessing and/or providing health and human services. Members will be compensated up to $780 (depending on hours worked), paid in 3 installments. The time commitment is approximately 15 hours between February - October, 2023.

Email any questions to **eana@jsi.com**

Please complete this form to indicate your interest in serving on the EAPAC

_____

Las ciudades de Pleasanton, Dublin y Livermore están trabajando juntas para crear una Evaluación de Necesidades de Servicios Humanos que describe las fortalezas y necesidades de la comunidad de Tri-Valley. Esta evaluación será utilizada por organizaciones sin fines de lucro, gobiernos municipales y agencias del condado para tomar decisiones sobre el financiamiento y la asignación de recursos. Como parte de este proceso, la Comisión de Poder y Acción de Eastern Alameda (EAPAC) ayudará a desarrollar una Evaluación de Necesidades de Servicios Humanos que sea representativa de la comunidad de Tri-Valley. La comisión guiará el desarrollo de las preguntas de los grupos focales y la recopilación de datos cualitativos, asegurando que todos los grupos estén representados en los datos y que las preguntas se desarrollen de una manera culturalmente competente. Cada miembro tendrá la oportunidad de participar en cualquier elemento del proceso de evaluación de necesidades, si está interesado.

Appendix 6. Interview Guides and Focus Group Materials

Nonprofit Focus Group Guide

Tri-Valley Non-Profit Focus Group Facilitators Guide

Hi everyone! Thank you for joining us today and taking the time to meet with us. My name is _____ and this is my colleague _____. We are team members from JSI, a public health research and consulting firm, helping the Tri-Valley to conduct a needs assessment to better understand the strengths and needs of your community in regards to health and human services.

My colleagues and I will be facilitating this focus group today. I also have with me, _____ who will be taking notes on what we discuss and helping with any tech issues. The session will also be recorded, so we can make sure we do not miss any of your thoughts but your responses will remain anonymous.

As you all are joining, please take a moment to chat in the following: introductions and greet each other. Please unmute and say your name, your organization, your position/role, and something that brought you joy in the last week.

The goals of our discussion today are to learn more about your experiences working at non-profit organizations in the Tri-Valley, learn more about your communities' strengths and challenges, organizational needs, partnerships, and recommendations.

This focus group is scheduled to last about an hour and a half.

Participation is voluntary. If you prefer to not answer a question, that is okay. We want to be respectful of what each of you shares and for this reason, we ask that everyone in this group respect the confidentiality of others by not repeating what they have heard outside this group. We will not be identifying anyone personally in any of our findings. We will only summarize themes from the focus group discussions. In our report, we may reference a comment you made, but we will refer to individuals as "participants" and will not share any identifying information. Also, please ask questions or let us know if you don't understand something, or if something that we said is bothering you in any way.

Tri-Valley First Responders Facilitators Guide

Hi! Thank you for joining us today and taking the time to meet with us. My name is _____ and this is my colleague _____. We are team members from JSI, a public health research and consulting firm, helping the Tri-Valley to conduct a needs assessment to better understand the strengths and needs of your community in regards to health and human services. As first responders, we understand that you're often some of the first people to interact with community members in crisis situations, so we're interested in learning about what needs you're seeing in the community and what resources you and your department/organization would need to connect people with service providers.

____ and I will be facilitating the interview today and we will also be taking notes. The session will also be recorded, so we can make sure we do not miss any of your thoughts but your responses will remain anonymous.

The goals of our discussion today are to learn more about your experiences working as First Responders in the Tri-Valley, learn more about your communities' strengths and challenges, organizational needs, partnerships, and recommendations.

This interview is scheduled to last about an hour. The questions are split into five sections, so we plan on sending about ten minutes per section, but we can certainly be flexible during the hour.

Participation is voluntary. If you prefer to not answer a question, that is okay. We will not be identifying you personally in any of our findings. We will only summarize themes from the interview. In our report, we may reference a comment you made, but we will refer to you as an "interviewee" or "key informant" and will not share any identifying information. Also, please ask questions or let us know if you don't understand something, or if something that we said is bothering you in any way.

Facilitator 1: Does anyone have any questions before we start?

Great! Now we can get started with the discussion. We will now start the recording.

Tri-Valley Community Members Focus Group Facilitators Guide and Note Taking Guide

Hi everyone! Thank you for joining us today and taking the time to meet with us. My name is _____ and I have with me my co-facilitator _____. We are members of the Eastern Alameda Needs Assessment Power and Action committee, which is a committee of community members who are guiding the needs assessment process. We also have with us here today folks from JSI, a public health research and consulting company that have been hired by the Tri-valley to help with this needs assessment.

I also have with me, _____ and _____ who will be taking notes on what we discuss and helping with any tech issues. The session will also be recorded, so we can make sure we do not miss any of your thoughts but your responses will remain anonymous.

As you all are joining, please take a moment to chat in the following: your name and what is something that brought you joy this week.

The primary purpose of the meeting today is to hear from you all about the most pressing needs and challenges faced by your community, as well the strengths and assets that could be leveraged to support the wellness of your community.

This discussion is part of a larger effort to understand the needs of the community; this effort is called a needs assessment. A needs assessment is a tool to collect stories to gain a better understanding of what is going on in our community. Most importantly, the discussion will inform and help us to explore how we can all work more effectively together to address the issues you all bring up during our conversation.

The discussion today will focus on the following topics:

1. Challenges and strengths related to community well-being
2. Health and human services in your community

Intercept Interview Questions

1. What are the strengths of your community?
2. What are the challenges in your community?
3. What services are most useful and helpful?
4. What services would you like to see more of?
5. What are some recommendations ideas?

Focus Group Interest Form

Eastern Alameda Needs Assessment - Focus Group Interest

Thank you for your interest in participating in the Eastern Alameda Human Services Needs Assessment.

Please fill out this form:
https://survey.alchemer.com/s3/7409942/Eastern-Alameda-Needs-Assessment-Community-Member-Focus-Group-Interest

Or feel free to email us with any questions at**: eana@jsi.com**

Thank you for your time and interest in participating!

* Indicates required question

1. Email *

2. First Name *

3. Last Name *

4. What is your phone number? *

Demographics Data Collection Form

Demographic Data Collection

Thank you for helping with the needs assessment of the Tri-Valley! We really appreciate your time and willingness to share your experiences as someone living or working in the Tri-Valley. To gain a better understanding of who is participating in focus groups or interviews, we would like to collect some basic demographic information. In our reports and summaries of the data, we will not attach your name to any of the demographic data collected.

nadia_syed@jsi.com Switch account

Not shared

* Indicates required question

First Name

Your answer

Last Name *

Your answer

What is your email address *

Your answer

What is your phone number? *

Your answer

Appendix 7. Programs and Funded Services Following the 2011 Needs Assessment (partial list)

PROGRAM OR SERVICE	CITY (IF APPLICABLE)
Abode Services Tri-Valley Housing Navigation	
Alameda County Public Health Women Infant & Children Program opened a new office at the TVNPA building.	Livermore
Avance w/Midpen Housing (44 units of affordable accessible housing for persons with developmental disabilities)	Livermore
Axis Community Health/Alternative Response Unit Agreement for health services for substance use disorders	Pleasanton
Axis Community Health Clinic	Pleasanton
Axis Community Health Dental and Mental Health Clinic	Livermore
Axis Community Health Dental Clinic	Dublin
Axis Community Health multi-year agreement for youth mental health counseling	Pleasanton
Camden Ave w/ Tri-Valley Reach (acquisition of a 3-bedroom, below market rate townhouse for permanent supportive housing for individuals with disabilities who can live independently)	Livermore
Chestnut Square w/Midpen Housing (72 affordable senior and 42 affordable family rental units)	Livermore
CityServe assumed senior citizen services on behalf of Senior Support Program of the Tri-Valley	Livermore & Pleasanton
CityServe offices in Livermore and Pleasanton	
CityServe rental assistance program	
CityServe unhoused outreach provider for Tri-Valley	
Development of the Human Services Grant Program and Commission	Dublin
Eden I/R - Multi-Year Contract/Ongoing Support for 2-1-1 Services	
Goodness Village	Livermore
Hively childcare and mental health headquarters office	Pleasanton
Hively Family Resource Center	Dublin
Housing Consortium of the East Bay Vineyard 2.0	
Livermore Multi Service Center renovation (Tri-Valley project)	
Open Heart Kitchen region-wide pandemic food distribution services	
Open Hearth Kitchen anchor tenant at Vineyard 2.0	Livermore
Open Hearth Kitchen food distribution hub	Livermore
Stanford Tri-Valley, Axis, OHK, and Cities of Dublin, Livermore and Pleasanton pandemic vaccine clinic at Alameda County Fairgrounds	Dublin, Livermore, and Pleasanton
Sunflower Hill at Irby Ranch constructed for individuals with developmental disabilities	Pleasanton
Sunflower Hill is in development discussions with Dublin	Dublin
Tri-Valley Haven renovated the Sojourner House and in early stages of complete rebuild for Shiloh	
Tri-Valley Haven Tenant-Based Rental Assistance Program	Livermore
Tri-Valley NonProfit Alliance established	
Axis Community Health – health care services for the substance use disorder unhoused	Pleasanton

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Eastern Alameda County Human Services Needs Assessment

City Council Meeting

February 20, 2024



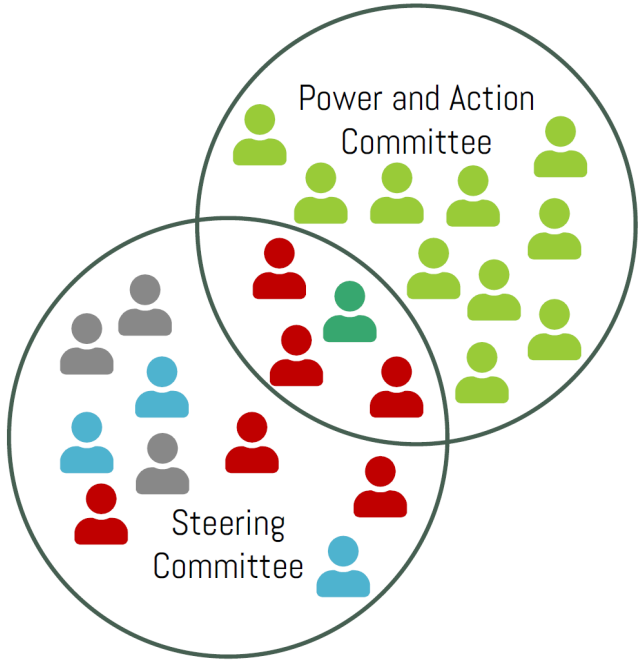
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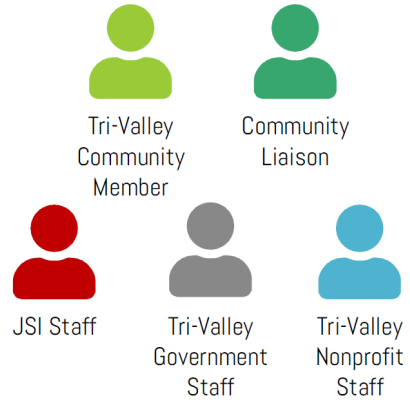
Background

- **2003 –** Regional team of City Staff completed a Tri-Valley Human Services Needs Assessment to identify services gaps and support nonprofits
- **2011 –** Broad-based assessment, expanded upon the 2003 study
- **2012 –** Human Services Task Force
- **2015 –** Human Services Commission
- **2022** – Started the regional assessment before you this evening

Outreach

- Community Focus Groups
- Nonprofit Focus Groups
- Community Tabling (Events)
- Interviews
  - Community Members
  - Nonprofit Leaders & Staff
  - Faith-based organizations
  - First responders
  - Intercept
- Joint Human Services Commission Meetings
- City Council Meetings
- Needs Assessment Website





Advisory Groups

Challenges & Opportunity Areas

Community

- Housing
- Health care
- Mental health
- Service provision, awareness and navigation
- Racial, cultural and linguistic responsiveness
- Safety
- Substance use
- Transportation

Youth

- Affordable childcare
- Accessible extracurricular areas: after school, enrichment, summer programs, sports
- Youth safety: physical, psychological
- Youth mental health
- Substance use: bathrooms as a human right, substance use support and treatment

Nonprofit Challenges

- Service awareness/duplication
- Workforce
  - Recruitment and retention
  - Racially, culturally, and linguistically responsive workforce
- Perception of need
- Funding
- Emergency preparation
  - Supplies
  - Infrastructure

Approach Recommendation

#1 – Implement North Star Questions

Is there a way to involve community members in implementing this recommendation?
Does this recommendation impact a broad range of Tri-Valley residents and ensure that any individual – regardless of education, class, culture, race, ethnicity, etc. – is able to receive services?
Do service providers have the capacity to see if there are external funding possibilities for this recommendation?
Does this recommendation focus on individual, community impact, or systems level impact or on some combination of these?
Does this recommendation encourage collaboration and connection (especially across sectors)?
Does this recommendation use language that perpetuates power imbalances?
Are community members empowered and encouraged to access said services without facing any major barriers?
Does this recommendation encourage intergenerational change with a particular emphasis on youth and older adults?

Approach Recommendation

#2 – Continued Community Engagement

- Build on momentum with EAPAC
- Create more structured and formal engagement mechanisms
- Increase diversity, need for increased responsivity
- Build relationships with priority populations and organizations serving them



Approach Recommendation

#3 – Identify Systemic Challenges & Build Relationships

Systemic Challenges

- Complexity of issues often noted by participants
- Root causes were systemic (e.g., housing burden as a function of inflation)

Relationship Building

- Between the three cities and Alameda County
- Between and with nonprofit organizations
- Between cities and decision-making entities (e.g., school districts)

Actionable Recommendation

#1 – Create a Regional Service Network

- Determine the strengths and needs of existing regional service networks
- Support relationship-building between nonprofit organizations
- Collaborate with Alameda County about existing services and service accessibility
- Explore shared nonprofit services/infrastructure (e.g., grant writer, mobile units)
- Consider expanding co-locating services

Actionable Recommendation

#2 – Youth Services & Support

- Consider a dedicated youth service center
- Create in-school health and wellness centers
  - Mental health, substance use education and/or treatment
- Provide community-based youth and family events



Actionable Recommendation

#3 – Tri-Valley Nonprofit Funding

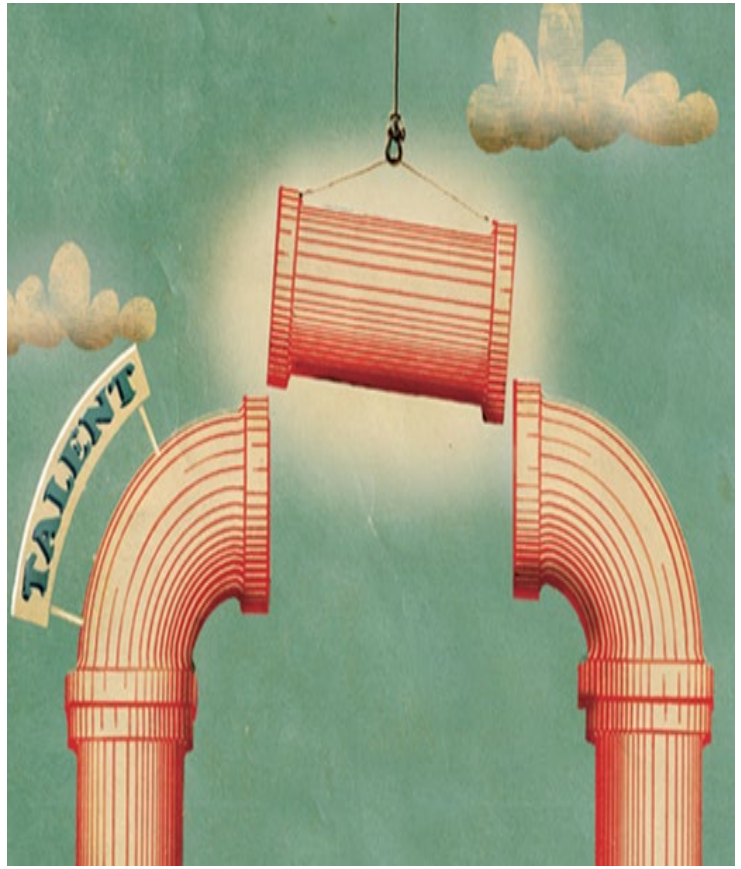
- Explore increased funding
- Decrease funding restrictions
  - e.g., include infrastructure and increase salaries to living wage
- Consider streamlining funding mechanisms across the three cities
- Develop multi-year service contracts



Actionable Recommendation

#4 – Build Pipelines for a Diverse Workforce

- Meet the needs for a linguistically, racially, and culturally responsive workforce
- Identify and build relationships with existing training programs (e.g., Tri-Valley Career Center)
- Explore opportunities for new training programs, beginning in high school



Actionable Recommendation

#5 – Consider Multi-Sector Service & Infrastructure Solutions

- Identify cross-cutting service delivery strategies – especially housing, substance use, and mental health
- Fund multi-sector partnerships and/or cross-organizational initiatives
- Identify infrastructure needs

"I think we all know – housing solves a lot of issues if somebody's suffering from substance use disorders or alcoholism or mental health issues. If they have a stable home, stable housing, then they have a base. I think that's the foundation where we really need to start. You can't deliver services if they don't have a point of contact or somewhere to go. So if I could do all three it would be – housing, mental health assistance, drug assistance."

Conclusion

Recommendation - Receive the presentation and accept the 2024 Eastern Alameda County Human Services Needs Assessment report.

Thank You & Questions



DUBLIN
CALIFORNIA

Agenda Item 7.2

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Report on the City's Efforts in Advancing Diversity, Equity, and Inclusion
Prepared by: Colleen Tribby, Assistant City Manager

EXECUTIVE SUMMARY:

The City Council will receive a report on Staff's progress in advancing diversity, equity, and inclusion in the work of the City. The report includes an update on the implementation of initiatives resulting from the Community Task Force on Equity, Diversity, and Inclusion, as well as other related work that has been completed or is in progress.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

None.

DESCRIPTION:

In September 2020, the City Council established the Community Task Force on Equity, Diversity and Inclusion, reflecting a new focus on honoring the community's diversity and ensuring equitable access to City programs and facilities. In early 2021, the City Council formalized this focus by incorporating diversity, equity, and inclusion (DEI) into the City's Mission and Vision statements.

Also in 2021, the City Council approved an implementation plan submitted by the Task Force that outlined a number of action items guiding Staff's work towards upholding and supporting DEI in all areas of City business. This report presents an update on the Task Force action items and discusses additional operational changes and best practices that Staff has pursued, and continues to pursue, in the spirit of the DEI focus.

Task Force Initiatives
Attachment 1 is an update on the City's implementation of the recommendations stemming from

the Task Force's report, the second such update on this work (the last update was provided in April 2023). Of the 37 action items, 18 have been completed, eight are in progress, 10 are ongoing, and one has not yet been started. Updates are provided in **bold** on the report.

Of particular note are the following:

- **Goal PI-5:** The City will establish a Behavioral Health Unit within Dublin Police Services. The Behavioral Health Unit will be staffed by two licensed therapists and a supervisor from the ACSO Youth and Family Services Bureau.
  Update: During this past year, the City was able to fully staff the BHU unit with the third clinician. BHU staff now receive approximately 20 case referrals on a monthly basis.

- **Goal IP-3:** The City will translate much of the City communications into the top three languages spoken in Dublin. Key communications include City emails, website content, annual reports, and social media content. Staff will evaluate other translation options for other City publications.
  Update: All City press releases are now translated into Spanish, Hindi, Mandarin, and simplified Chinese, and sent to media outlets which reflect the City's demographics including Yo India, World Journal (Chinese), El Observador, El Reportero, India West, and El Mundo. The City's website has translation services built into the site. Social media sites can be viewed in different languages by users.

- **Goal CO-2:** The City will establish additional channels for two-way communication with all City residents.
  Update: There has been a measurable increase in direct communication via social media. For example: 1) In 2023, private messages on Facebook were up 650% year over year; 2) Instagram inbound messages spiked 4.7% in 2023 after a 97% spike in 2022; 3) In 2023, we added 3,357 Instagram followers (7,000 total) and increased our reach year over year by 414%; 4) In 2023, we added 792 Facebook followers (2,500 total). Content reach was only up .5% despite a 109% increase in profile visits. As mentioned, people are utilizing direct messaging on Facebook compared to prior years.

- **Goal O-2:** The City will provide ongoing DEI training for all City staff. This should include training specific to work roles, e.g., Communications Manager and Communications Analyst.
  Update: Human Resources Staff is looking at options for a hybrid DEI training model in which in-person, all-employee sessions are provided annually, and supplemented with a deeper-dive into a specific topic on a quarterly basis. Staff have identified four potential vendors that provide such services and will look to engage in a contract with one in summer 2024.

- **Goal O-3:** The City will embed DEI into the work and culture of the City, which includes developing a City DEI process and decision-making checklist.
  Update: Human Resources Staff has drafted a Diversity, Equity, Inclusion, and Belonging (DEIB) Program for employees that memorializes the City's commitment to conducting

business through a DEIB lens, and what that means for employees and their work. The City Manager's Office is reviewing the draft and anticipates releasing it when the DEI Staff training is implemented.

Other Initiatives

Inclusionary and Accessible Employment

Through its partnership with Futures Explored and the *WIN (Workforce Inclusion Network) for All* program, the City has hired 15 individuals with Intellectual/Developmental Disabilities (I/DD) in a variety of positions in the Parks and Community Services Department. This collaboration holds significant value for Dublin, as it creates equitable access to programs and opportunities and increases awareness in the workforce regarding working with adults with disabilities.

Hiring Practices

Human Resources Staff has incorporated DEI best practices in the City's recruiting and hiring practices including:

- Implementing a blind rating of applicants.
- Utilizing diverse and inclusive external panels for conducting interviews.
- Providing brief trainings to panels about identifying and avoiding common biases prior to the interview processes.

Employment Benefits

In fall 2023, the City Council approved a number of changes to the City's benefit structure to provide equity across levels of the organization. Changes included:

- Expanding the leave cash-out opportunity from management employees to all employees.
- Restructuring City medical contributions to not disproportionately burden those with families.
- Adding a floating holiday and converting an under-utilized leave bank to floating holiday so employees can choose additional days off to honor their religion, culture, or heritage.
- Adding the option, where feasible for City business, of a 9/80 schedule to provide an opportunity for work-life balance for positions that cannot work remotely.
- Creating the framework for equity analyses when new employees are hired and during the promotion process.

Communication Boards

Parks and Community Services Staff is pursuing the procurement and installation of Communication Boards at City parks. Communication Boards are pictorial displays designed by speech pathologists to bridge the communication gap for people of all abilities. They are available in multiple languages and are fully customizable. These boards will enhance communication and interaction in the City's play spaces.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Community Task Force Action Items – Status Update

REF.	RECOMMENDATION	STATUS	NOTES
TC-1	DPS will identify ways to expand training offerings for officers, either through muster room briefings, independent study/self-paced trainings, additional training days or other appropriate methods of training. These mandatory trainings should cover (1) Implicit bias, (2) Understanding languages and cultural responsiveness, (3) Understanding people with disabilities, (4) Community policing, (5) Use of Force/De- escalation, (6) Leadership, professionalism, and ethics.	Ongoing	Each of these training topics are covered, at a minimum, on an annual basis and are put on by the Alameda County Sheriff's Office at Continued Professional Training, Firearms Range Training, and daily briefings prior to shifts. In addition, the Behavioral Health Unit has provided training on several of these topics to DPS staff. **DPS hosted two training classes for staff covering "Community Policing in the 21st Century to Embrace Conflict."**
P-1	DPS will evaluate and form a Chief's Advisory Group. This group will act in an advisory capacity and provide feedback to the Police Chief on ways to enhance police- community relations in Dublin. DPS and the City will organize a public workshop on the topics included in the recommendation.	Completed	DPS established the Chief's Advisory Panel, which held its first meeting on February 23, 2023. **As of February 20, 204, DPS has hosted four meetings, the most recent on February 6, 2024.**
P-2	The City will monitor the development of the Alameda County Sheriff Oversight Board and Inspector General Position. Should the Oversight Board be created, the City will advocate for the City to have a dedicated seat on the Board to make sure the City's specialized interests are represented.	Ongoing	Staff continues to monitor the development of the Alameda County Sheriff Oversight Board. Staff has advocated for a dedicated seat by making public comments at the July 9, 2021 and May 19, 2022 Public Protection Committee Meetings, as well as at the December 14, 2021, January 20, 2022, and April 11, 2022 Public Town Hall Meetings.
P-3	The City Manager will request that the Police Chief consider the following additional criteria when hiring law enforcement personnel: (1) Residents of Dublin, (2) Race/gender/ethnicity/sexual orientation reflective of the City's demographics, (3) Community policing experience, (4) Experience working in diverse communities and/or on diverse teams. The City Manager will meet with the Police Chief to review the hiring criteria and DPS demographic	Ongoing	The DEI Task Force recommendations are taken into consideration when hiring new personnel for DPS. The City Manager has incorporated this into ongoing discussions with the DPS Chief.
P-4	The City will implement a multidisciplinary mobile crisis team for non-violent situations. The team should consist of a licensed behavioral health provider, an emergency medical technician, and a social worker, who would be dispatched through 911 calls and would attend to non-violent situations.	In Progress	The Alameda County Community Assessment and Transport Team (CATT) has conducted training with DPS personnel. The City has requested for additional CATT resources for the City and Tri-Valley Region. Staff will continue to monitor this. **In addition, both the CATT team and BHU has has provided additional training at shift briefings to ensure staff are aware of the resources available to them.**
P-5	The City will establish a Behavioral Health Unit within Dublin Police Services. The Behavioral Health Unit will be staffed by two licensed therapists and a supervisor from the ACSO Youth and Family Services Bureau.	Completed	DPS launched the Behavioral Health Unit in July 2022. A supervisor and two clinicians have been hired. To date, they have been following up on casework and have proven to be valuable. The City has submitted an earmark request to fund an additional third clinician. **During this past year, the City was able to fully staff the BHU unit, with the third clinician. BHU staff now receive approximately 20 case referrals on a monthly basis.**
DT-1	All Racial and Identity Profiling Act of 2015 (RIPA)-required stop data will be published on the City's Data Transparency Platform on an annual basis to help establish benchmarks in reducing non-violent police interactions. This will include stop data in the following areas: (1) Perceived race/ethnicity, (2) Primary basis for the stop, (3) Whether consent was given or if there was probable cause.	Not Started	RIPA Data for ACSO/DPS has yet to be made available. It will be added to the Dublin Police Services Open Data Portal when available.
DT-2	In instances where there is a DPS officer involved shooting or use of force resulting in great bodily injury or death, DPS will make the AB71 and SB1421 data publicly available on the City's Data Transparency Platform.	Completed	This data is available on the Dublin Police Services Open Data Portal.
DT-3	DPS will publish information regarding DPS complaints and commendations data on the City's Data Transparency Portal	Completed	This data is available on the Dublin Police Services Open Data Portal.
DT-4	DPS will publish the demographic data of DPS officers on an annual basis on the City's Data Transparency Portal.	Completed	This data is available on the Dublin Police Services Open Data Portal.
DT-5	DPS will explore ways to collect and report data regarding de-escalation annually to monitor the effectiveness of current de-escalation practices, as well as identify when new practices may be necessary.	In Progress	De-escalation training is provided on an ongoing basis during daily briefings, as well as in annual and specialized trainings. DPS has evaluated their new report writing system and has determined there is no way to accurately define the criteria for the tracking of de-escalation qualifying events.
C-1	The City will enact an Administrative Policy which states that the City will issue a press release within 72 hours after every incident involving use of lethal force by DPS.	Completed	The City Manager approved this Administrative Policy on September 15, 2022.
C-2	DPS will develop cards for DPS to provide with information on how to make a complaint or commendation, and develop additional methods for residents to file DPS complaints and commendations either through electronic means or voicemail.	Completed	This information is printed on the back of each officer's business card. Information on how to file a complaint/commendation is available on the ACSO and DPS websites and includes an electronic submission form.

REF.	RECOMMENDATION	STATUS	NOTES
PR-1	The City will hire a police/community liaison to enhance collaboration between the Dublin Community, Dublin City Council, Staff, Dublin Police Services, and the Alameda County Sheriff's Office. The liaison will also work with advocacy groups, including but not limited to Las Positas College, NAMI, NAACP, and ACLU.	Ongoing	John Stefanski and Officer William Cowens have been identified as the community liaisons. An introductory letter was send to the aforementioned organizations on March 22, 2023. The liaisons will meet with those groups who respond with a request to meet. **As of September 2023, Colleen Tribby, Assistant CIty Manager has replaced John Stefanski as the community liaison representing the City. Officer Cowens continues to represent DPS in this endeavor.**
BC-1	The City will ensure that all Board, Commission, Committee and Task Force (collectively referred to as Commissions or Commission) vacancies are posted on the City's monthly newsletter, "Backyard Brief", as well as all other City publications and communication vehicles, and that Council Members, City Staff, and commissioners, as well as local nonprofits, faith-based organizations, and DUSD are notified of such vacancies and encouraged to promote participation by City residents.	Completed	Administrative Policy 1.9 was updated with language stating "All recruitments will be posted in the City's monthly newsletter, as well as other City publications and communication vehicles, and distributed to local nonprofits, faith-based organizations, and DUSD." The City now posts these openings in the Backyard Brief, newsflashes, and social media posts. The City Clerk has compiled a list of these organizations and their contact information for future openings.
BC-2	Commission applications will request demographic information (e.g., race, gender, age, income level, etc.) as well as include DEI-focused questions.	Completed	Board and Commission applications now include questions that request demographic information. Applications also include DEI-focused questions.
BC-5	The City will review and evaluate the procedures and processes for collection and retention of information regarding commission applicants, as well as Inside Dublin graduates, and determine if the processes and procedures need to be amended to ensure that opportunities to serve on Commissions are being shared with Commission applicants and Inside Dublin graduates.	Completed	Past applicants and Inside Dublin participants have been notified of open recruitments.
BC-6	The City will create a formal certification and mentor program that prepares Dublin residents to serve on Commissions.	Completed	Commission/committee applications now include a question about previous participation in Inside Dublin. In addition, the City Clerk's presentation at Inside Dublin includes an emphasis on commissions and committees. Outgoing commissioners now receive a note from the City Manager with a form asking them to sign up to mentor new commissioners.
IP-1	The City will develop a program of quarterly Town Hall community meetings. The meetings will be topic-specific, hosted by the Mayor and a Councilmember. One meeting each year will be reserved for DEI-related topics.	Completed	The City launched "Live! With the Dublin City Council" in May 2022 and held four quarterly meetings in the first year. **Despite many efforts to engage the community in these quarterly meetings, attendance was quite low. The program was cancelled after April 2023.**
IP-2	The City will collect data on artists and artistic diversity represented in Dublin and include the data on the City's Public Art webpage.	Ongoing	The City's Public Art Collection is now available for display on the City website. Artists names and known relevant information is included. As future public art projects are developed, artist background information will be requested and included on the City website to better showcase artistic diversity.
IP-3	The City will translate much of the City communications into the top three languages spoken in Dublin. Key communications include City emails, website content, annual reports, and social media content. Staff will evaluate other translation options for other City publications.	Ongoing	The City has an on-call agreement with a translation service to translate key documents into three main languages spoken in Dublin. The City provided translated content during the district-based elections process and has translated information regarding the City's passport processing program. **All City press releases are now translated into Spanish, Hindi, Mandarin, and simplified Chinese and sent to media outlets which reflect the City's demographics including Yo India, World Journal (Chinese), El Observador, El Reportero, India West, and El Mundo. The City's website has translation services built into the site. Social media sites can be viewed in different languages by users.**
IP-4	The City will form a focus group of community members to provide feedback on the 2021 Splatter festival to identify ways to further enhance the event to include more multi-cultural elements.	Completed	Parks staff held a focus group meeting on May 4, 2022 with attendees from the Community Task Force, Heritage and Cultural Arts Commission, Human Services Commission, Senior Center Advisory Committee, and Parks and Community Services Commission. The resulting suggestions for Splatter 2022 were presented to the City Council on September 6, 2022. They included: (1) Utilizing food to focus on cultural diversity. The Task Force believed that one of the best representations of a culture is its food, and recommended providing a diverse selection of food vendors and developing a "small plates" program that allows festivalgoers to sample from multiple vendors rather than choosing just one for a meal. (2) Further developing the passport/scavenger hunt activity that helps festivalgoers engage in all the different multicultural-themed activities. (3) Continue expanding the inclusion of multicultural music and entertainment throughout the festival. (4) Utilizing books and story reading to highlight and represent the community's diversity and to share stories from different cultures.
IP-5	The City will promote local restaurants and small businesses that are owned and operated by under-represented groups through new and existing local events.	Completed	The City created the "Taste the World" passport campaign which highlighted a variety of different cuisines offered in Dublin. The City now coordinates the promotion of local restaurants with cultural events like Lunar New Year onsoc ial media.

REF.	RECOMMENDATION	STATUS	NOTES
IP-6	The City will display public art that represents the community's diversity and utilizes the public art fund in an equitable manner that encourages creation of art that represents diverse perspectives.	Ongoing	No permanent public art projects have started. For temporary projects, Staff has established criteria that proposals must align with the City's mission and vision, and artists are to review the City's existing collection and propose projects that are unique from previous works. During the selection phase, works that represent the City's mission and vision, including diversity, equity, and inclusion, have been selected. For example, the Little Library Box by artist Deirdre Weinberg of San Francisco, which includes quotes by contemporary authors, African American Authors, LGBTQ authors, and children's authors. **In September 2023, public art at Heritage Park was unveiled that includes a bronze sculpture representing an Ohlone tribal member, in celebration of the original inhabitants of the land.**
IP-7	The City will proactively recruit instructors and intentionally seek class offerings that represent the diverse cultures and ethnicities in Dublin.	Ongoing	Using the survey from recommendation IP-8, Staff proactively recruited for the following instructors/classes: Spanish, Mandarin, Elementary Sewing, Hip Hop Break Dance, and Mandala Pot Art. Staff also expanded current yoga offerings, adding Senior Yoga. **Staff is also currently recruiting instructors for classes to be offered at the DUblin Arts Center, including Classical Indian Dance and Bollywood Dance.**
IP-8	The City will enhance efforts to inform Dublin residents on how to submit requests for additional classes that are reflective of the City's diversity.	Ongoing	Staff sent out two customers service satisfaction surveys which include a section for class requests. These will continue to be sent out each season. Post-program/class surveys now include an open-ended question for residents to submit requests for other types of programs. Beginning in spring 2023, the Activity Guides will include a link to post-program surveys. **The post-program survey link (QR code) is now provided in the Activity Guide.**
IP-9	The City will collaborate with the Alameda County Public Library to increase the selection of books by authors and illustrators who represent the diversity of Dublin (i.e. language, culture, ability, gender, etc.).	In Progress	The Dublin Senior Center has added a new language library including approximately 200 books in different languages such as Chinese, Hindi, Arabic, and Farsi, donated by the Dublin Rotary. As a result of community workshops, the Library's 2019-2024 Strategic Plan includes Justice, Equity, Diversity & Inclusion as one of its strategic areas of exploration. In addition, the Library completed a diversity audit with a commitment to purchase more titles from diverse voices with a focus on local authors and publishers. The Library also refreshed their Parenting Collection as part of the Healthy Families, Healthy Homes initiative, and has ordered relevant works in languages spoken in the community to place in the children's area. This helps a diverse group of busy families and caregivers conveniently find popular parenting topics.
CF-1	The City will collect demographic and experiential data to identify barriers and challenges to help inform development of an equitable Human Services Grant application and funding process.	**Completed**	As part of the application process, organizations must provide demographic information on who they anticipate they will serve, including income level and ethnicity. Each applicant must give a presentation to the Human Services Commission **and report on how the grant funding was used. Staff uses these reports to inform future decision making.**
CF-2	The City will add to the Human Services Grant Application a supplemental questionnaire which asks applicants to provide information on the demographics of the organizations beneficiaries and targeted DEI-related questions.	Completed	Applicants must provide anticipated demographic information on their beneficiaries **(this is asked for CDBG only but will be expanded to include all)**. Applications are rated on the extent their project will ensure non-English speakers, people with disabilities, people experiencing homelessness, seniors, and low-income families or individuals can access the proposed program or activities. The following question was added to the application: "The City Council updated Dublin's Mission, Vision, and Values to include Inclusivity, Diversity, and Equity. How does your project further these values?"
CF-3	The City will develop a comprehensive, ongoing DEI training program for Human Services staff to embed DEI principles into the work of Human Services Grant program.	In Progress	A Special Meeting of the Human Services Commission took place in July 2022 to discuss the rating of applications and to revise the rating sheet. This will continue once the new Alameda County Needs Assessment is completed. The Needs Assessment will guide qualitative data collection, ensuring all groups are represented in a culturally competent manner. Staff will continue to stress the City's Mission, Vision, and Values, which include the DEI principles, and incorporate these into Citywide trainings being offered.
C0-1	The City will establish regular touchpoints and communications with a diverse group of community leaders and local organizations	Ongoing	As mentioned in PR-1, John Stefanski and Officer William Cowens have been identified as the community liaisons. An introductory letter was send to the organizations listed in PR-1 on March 22, 2023. The liaisons will meet with those groups who respond with a request to meet. **As of September 2023, Colleen Tribby, Assistant CIty Manager has replaced John Stefanski as the community liaison representing the City.**

REF.	RECOMMENDATION	STATUS	NOTES
C0-2	The City will establish additional channels for two-way communication with all City residents.	In Progress	Staff now sends translated press releases and news flashes to media outlets which reflect the City's demographics. **The City's social media sites have grown tremendously in the past two years and enable the community to communicate with the Public Information Office. Staff created a Threads account to the other seven City social media accounts – five for the City of Dublin and two for The Wave. There has been a measurable increase in direct communication via social media. For example: 1) In 2023, private messages on Facebook were up 650% year over year. There's still room to grow here, as the giant spike is largely due to minimal private messages in 2022 and even fewer in 2021; 2) Instagram inbound messages spiked 4.7% in 2023 after a 97% spike in 2022; 3) In 2023, we added 3,357 Instagram followers (7,000 total) and increased our reach year over year by 414%; 4) In 2023, we added 792 Facebook followers (2,500 total). Content reach was only up .5% despite a 109% increase in profile visits. As mentioned, people are utilizing direct messaging on Facebook compared to prior years.**
C0-3	The City will review social media policies and initiate social media campaigns to boost followers of the City's official social media accounts, as well as establish criteria and policies for posting content with a DEI lens.	In Progress	Communications staff is conducting a review of the City's Social Media Policy and will update it to include criteria for posting content with a DEI lens. **Communications staff pays close attention to "special days" throughout the year, and creates social media graphics to promote the various holidays and initiatives celebrated by our City's residents.**
C0-4	The City will engage with the community to revise the City Social Media calendar as follows: (1) Lunar New Year- change wording from "Chinese", (2) Remove Cinco De Mayo, and/or use the opportunity to inform about its true history and discourage stereotyping, (3) Explore adding another holiday that is meaningful to Dublin Latino/a community, e.g. Latin American Independence September 15-16, and (4) Larry Itliong Day, October 25.	Completed	Staff deleted Cinco de Mayo from the social media calendar, added Cesar Chavez Day in March, and added Larry Itliong Day in October. Staff also created a longer list of important dates for social media posts in order to call out celebrations from community members of different heritages/religious beliefs.
0-1	The City will collect the following data sets: disaggregated data on specific languages spoken at home, and disaggregated ancestry data on Asian Americans in Dublin.	Completed	Staff reached out to obtain primary language information from the language specialist at DUSD. The 2023 Community Survey will include a question soliciting specific languages spoken at home. **The Community Survey, provided in three languages, collected demographic information including predominate languages spoken in the home as well as ethnic background.**
0-2	The City will provide ongoing DEI training for all City staff. This should include training specific to work roles, e.g., Communications Manager and Communications Analyst.	In Progress	Human Resources Staff is currently identifying a vendor for DEI training of all City personnel to take place at the end of the current fiscal year. This training will also be required for new hires within three months of their start date. Staff is evaluating a simplified version for temporary staff. **Staff is looking at options for a hybrid DEI training model in which in-person, all-employee sessions are provided annually, and supplemented with a deeper-dive into a specific topic on a quarterly basis. Staff have identified four potential vendors that provide such services and will look to engage in a contract with one in summer 2024.**
0-3	The City will embed DEI into the work and culture of the City, which includes developing a City DEI process and decision-making checklist.	In Progress	**Human Resources Staff has drafted a Diversity, Equity, Inclusion, and Belonging (DEIB) Program for employees that memorializes the City's commitment to conducting business through a DEIB lens, and what that means for employees and their work. The City Manager's Office is reviewing the draft and anticipates releasing it when the DEI Staff training is implemented.**

Report on City's Efforts Advancing DEI

City Council Meeting – Item 7.2

February 20, 2024



DUBLIN
CALIFORNIA

Update on DEI Efforts

- Action items from Community Task Force (approved by City Council in 2021)
- Additional items identified by Staff (through DEI lens)
- Update will inform upcoming Strategic Planning

Task Force Action Items

Policing – Training Curriculum / Policies and Procedures

- DPS hosted staff training on "Community Policing in the 21st Century to Embrace Conflict", and four Chief's Advisory Panel meetings
- CATT and BHU teams provided staff training on resources available.
- BHU unit is fully staffed with a supervisor and three techs; 20 case referrals per month.

Citywide – Inclusive and Accessible Programming and Events

- City press releases are translated into Spanish, Hindu, Madarin, and simplified Chinese and sent to a variety of media outlets.
- Translation services provided on City website.

Task Force Action Items

Citywide – Inclusive and Accessible Programming and Events, cont.

- Public art at Heritage Park includes a representation of an Ohlone tribal member, in celebration of the original inhabitants of the land.
- Staff is recruiting instructors for classes to be offered at the Dublin Arts Center, including Classical Indian Dance and Bollywood Dance.
- Use of post-program survey.

Citywide – Communications

- Measurable increase in direct communication via social media.
- Increased messaging on Facebook and Instagram; additional users added.

Task Force Action Items

Citywide – Other (Data, Training, Operations)

- Community Survey was provided in three languages and collected data on predominate language spoken and ethnic background.
- Staff is working on a DEI training program (annually as well as topic-specific on a quarterly basis).
- CMO is reviewing the draft Diversity, Equity, Inclusion, and Belonging Program for employees.

Additional Work

Inclusionary and Accessible Employment

- Partnership with Futures Explored and the WIN (Workforce Inclusion Network) for All program, the City has hired 15 individuals with Intellectual/Developmental Disabilities (I/DD) in a variety of positions in the PCS Department.

Hiring Practices

- Implementing a blind rating of applicants.
- Utilizing diverse and inclusive external panels for conducting interviews.
- Providing brief trainings to panels about identifying and avoiding common biases prior to the interview processes.

Additional Work

Employment Benefits

- Expanded the leave cash-out to all employees.
- Restructured medical contributions to not disproportionately burden families.
- Added a floating holiday for employee use to honor their religion, culture, or heritage.
- Added 9/80 schedule to provide an opportunity for work-life balance for positions that cannot work remotely.
- Created the framework for equity analyses when hiring or promoting.

Communication Boards

- Pictorial displays designed by speech pathologists to bridge the communication gap for people of all abilities.
- Staff are looking at providing these in the City's play spaces.

Thank you

DUBLIN
CALIFORNIA



Agenda Item 8.1

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Library Tenant Improvements - Concept Plan
Prepared by: Michael Boitnott, Capital Improvement Program Manager

EXECUTIVE SUMMARY:

The City Council will receive a report and provide direction on the Library Tenant Improvements Concept Plan.

STAFF RECOMMENDATION:

Receive the presentation and provide direction.

FINANCIAL IMPACT:

As approved in the 2022-2027 Capital Improvement Program (CIP), the total funding for Library Tenant Improvements Project, CIP No. GI0521, is $2.84 million. Costs are dependent on a variety of factors, including construction work hours, library service hours, and library closures for construction activities. A full library closure during construction results in the lowest cost, while modified operating hours and an after-hour construction schedule result in higher costs.

Library Tenant Improvement Project Cost Estimates, in Millions

	Concept Plan	
	Low	High
Total Project Costs	$2.84	$4.11
Additional Funding Needed	**$0.00**	**$1.27**

DESCRIPTION:

The Library Tenant Improvements Project, CIP No. GI0521, (Attachment 1) was approved in the 2022-2027 Capital Improvement Program (CIP) with funding for the planning and design phase beginning in Fiscal Year 2022-23. The project provides for the design and construction of improvements to the Dublin Library, including the completion of 5,150 square feet of currently unoccupied space within the library building.

Community Input Process

In early 2023, Staff began collecting input from the community about potential uses for the expanded library space via the City's annual Community Survey. In April 2023, a public survey specific to library improvements was distributed electronically citywide. As a result of the public outreach, the City received 814 responses to the survey (Attachment 2).

Survey Results and Concept Plan

In July 2023, Staff engaged LPA Design Studios from the City's approved list of on-call architectural consultants to assist with the project. The consultant team developed a Concept Plan (Attachment 3) after analyzing the survey results and receiving feedback from Alameda County Library Staff and City Staff. The resulting Concept Plan includes the following:

- Remodel of existing shell space for adult collection expansion.
- Addition of two new small group study rooms.
- Addition of one large flex space for programmed events, classes, and daily group use.
- Expansion of children's area to approximately 6,650 square feet.
- Partial replacement of and addition to the collection shelving.
- Additional storage space to support programs.

The total cost (including soft costs) of constructing the Concept Plan is estimated to range from $2.84 million - $4.11 million, depending on the construction schedule.

Library Operating Hours and Construction Costs

Project costs are dependent on the scope of improvements and whether the library is closed during construction activities. Full closure during construction results in the shortest construction duration and lowest construction cost. Minimizing disruption of the library's current operating hours, and scheduling construction activities mainly at night, results in an extended construction duration and higher construction costs.

Staff is seeking direction on the Library Tenant Improvements Concept Plan. In conjunction with the approvals, Staff is seeking direction from the City Council to work with Alameda County Staff to coordinate library operating hours with the project construction schedule. Staff will incorporate the updated project budget into the next CIP update for City Council approval, including proposed sources to cover the funding gap.

Additional Improvement Items

In addition to the Concept Plan, Staff has determined that there are additional improvements

needed to address the age of the building, which is now 21 years old. Staff will be back to the City Council to provide more details, including costs associated with these improvements and possible funding sources at an upcoming meeting. Collectively, these improvements will be incorporated into an updated CIP project budget.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) CIP No. GI0521
2) Survey Results
3) Library Tenant Improvements Concept Plan

Number **GI0521** **LIBRARY TENANT IMPROVEMENTS** Program **GENERAL**

PROJECT DESCRIPTION

This project provides for the design and construction of tenant improvements to the Dublin Library, including completion of 5,150 square feet of currently unoccupied space within the library building. The 37,000 square-foot library building was completed in Fiscal Year 2002-03, however only 30,000 square feet was occupied. In Fiscal Year 2016-17, a tenant improvement project was completed which opened an additional 1,850 square feet of space adjacent to the children's area. This project will open the remaining 5,150 square feet of building area for library and community use. Improvements may include removal of interior walls and the installation and modification of shelving and fixtures; carpet replacement; and repainting. Planning and preliminary design is anticipated to begin in Fiscal Year 2023-24.

ANNUAL OPERATING IMPACT: $8,000

MANAGING DEPARTMENT: Public Works

			2022-2027 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
9100	Salaries & Benefits		$62,510						$62,510
9200	Contract Services		$292,885	$200,000					$492,885
9400	Improvements		$1,460,270	$800,000					$2,260,270
9500	Miscellaneous		$20,000						$20,000
TOTAL			**$1,835,665**	**$1,000,000**					**$2,835,665**

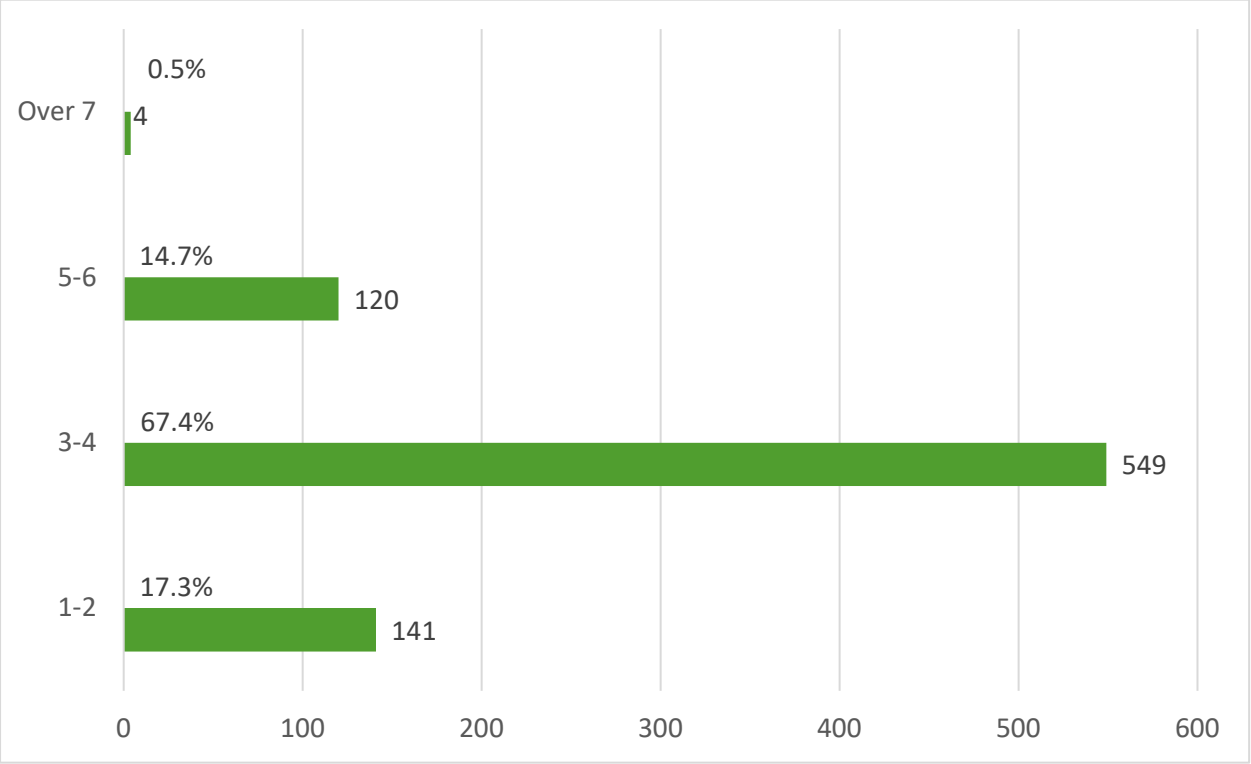
FUNDING SOURCE		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
4100	Public Facility Fees		$1,745,665						$1,745,665
6205	Internal Service Fund - Facilities		$90,000						$90,000
1001	General Fund			$1,000,000					$1,000,000
TOTAL			**$1,835,665**	**$1,000,000**					**$2,835,665**

ANNUAL OPERATING IMPACT				**$8,000**	**$8,000**	**$8,000**		

Surveys Sent: 37,451 Responses: 814

Question: The number of people in your household

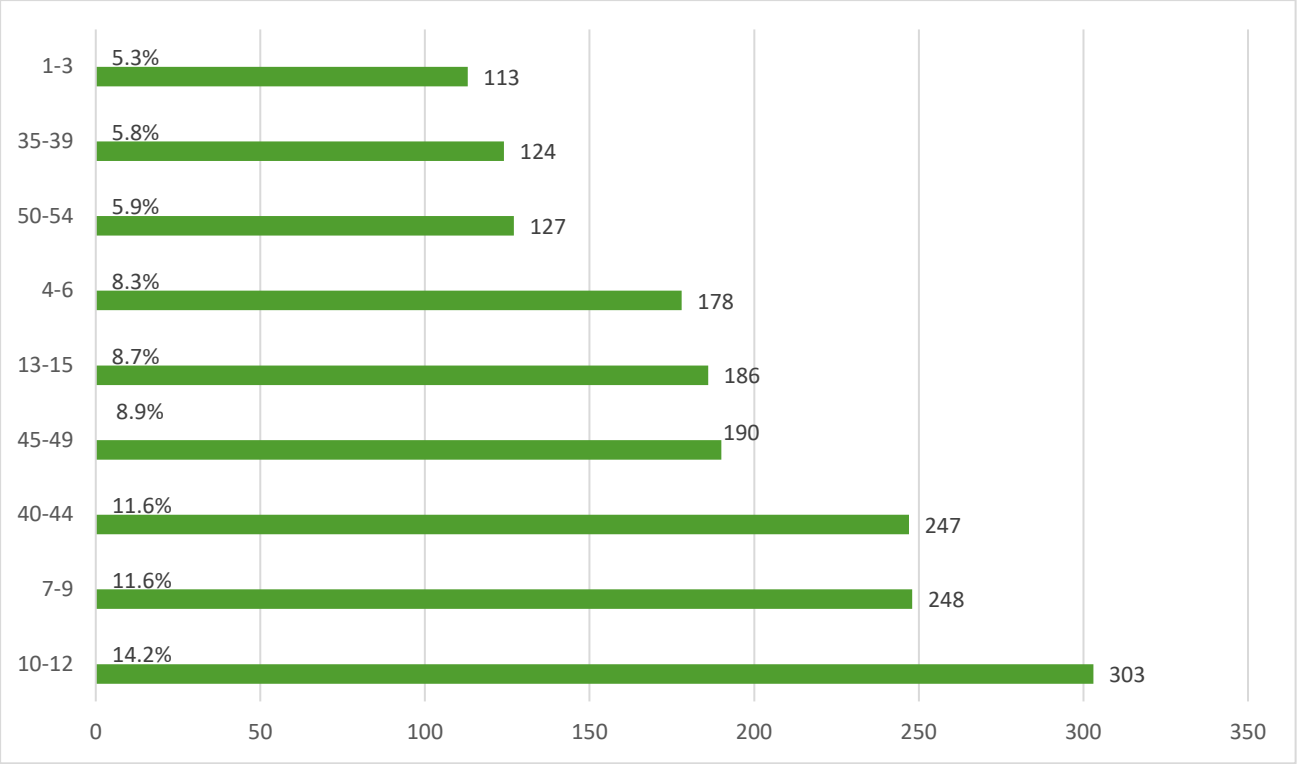
Choices	Amount	Percentage
1-2	141	17.3%
3-4	549	67.4%
5-6	120	14.7%
Over 7	4	0.5%



Surveys Sent: 37,451 Responses: 814 Total ages inputted 2,135

Question: Ages of people in your household who use the Dublin Library

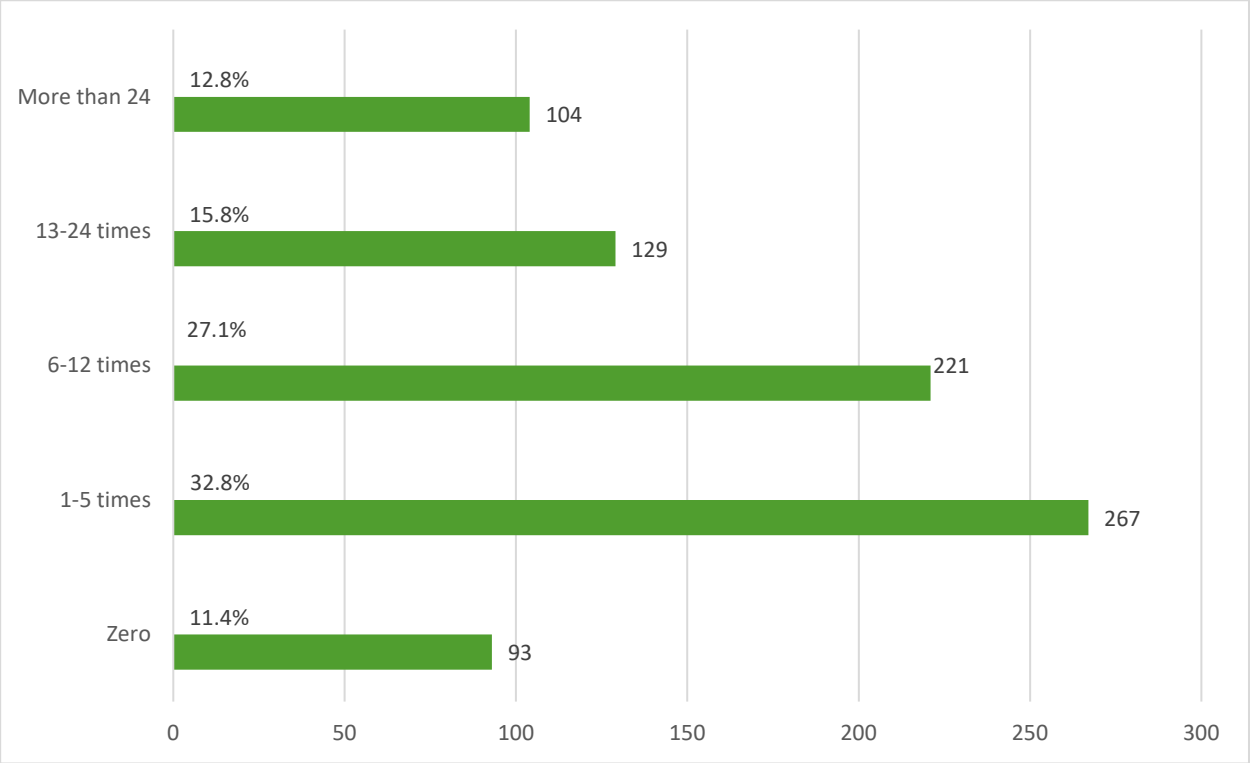
Ages	Amount	Percentage	Ages	Amount	Percentage
10-12	303	14.2%	16-17	76	3.6%
7-9	248	11.6%	Over 70	66	3.1%
40-44	247	11.6%	65-69	63	3.0%
45-49	190	8.9%	18-20	58	2.7%
13-15	186	8.7%	60-64	52	2.4%
4-6	178	8.3%	55-59	48	2.2%
50-54	127	5.9%	30-34	20	0.9%
35-39	124	5.8%	21-24	19	0.9%
1-3	113	5.3%	25-29	17	0.8%



Surveys Sent: 37,451 Responses: 814

Question: **How often have you or someone in your household visited the Dublin Library in the last 12 months**

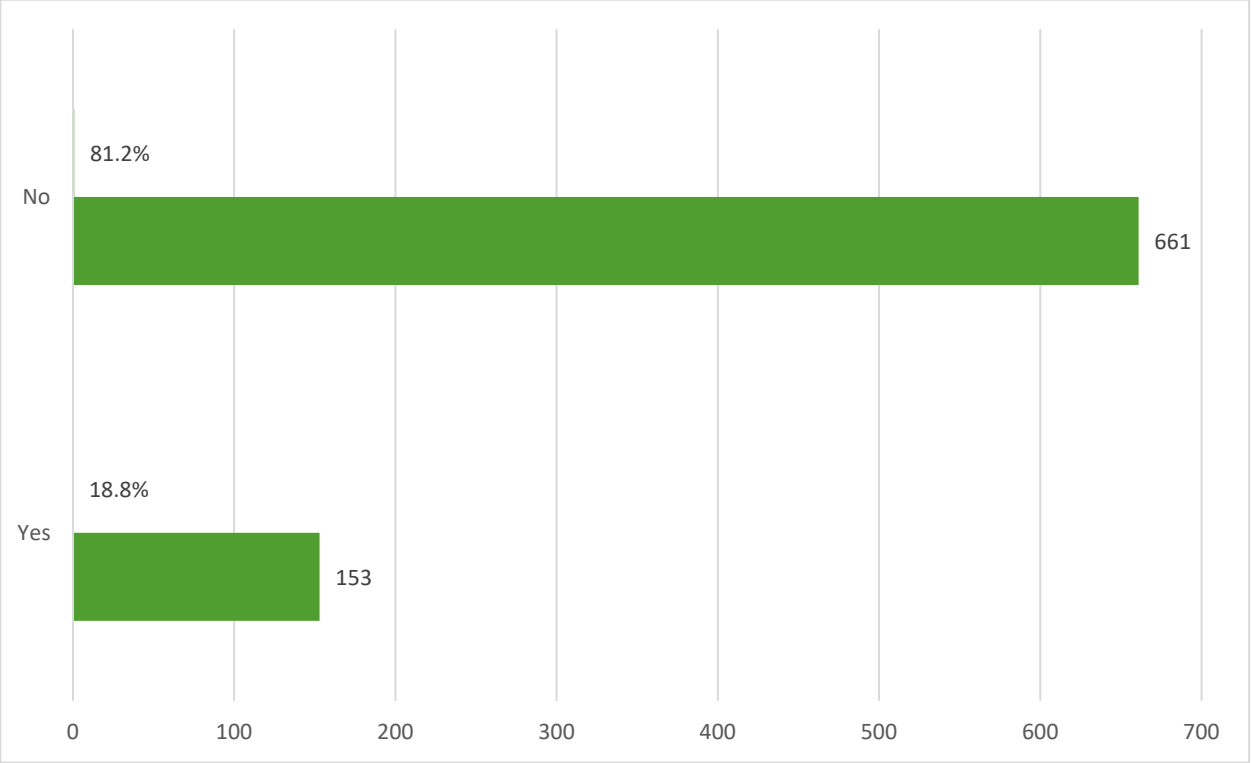
Choices	Amount	Percentage
Zero	93	11.4%
1-5 times	267	32.8%
6-12 times	221	27.1%
13-24 times	129	15.8%
More than 24	104	12.8%



Surveys Sent: 37,451 Responses: 814

Question: Would you be more likely to attend a library program presented in a language other than English

Choices	Amount	Percentage
Yes	153	18.8%
No	661	81.2%

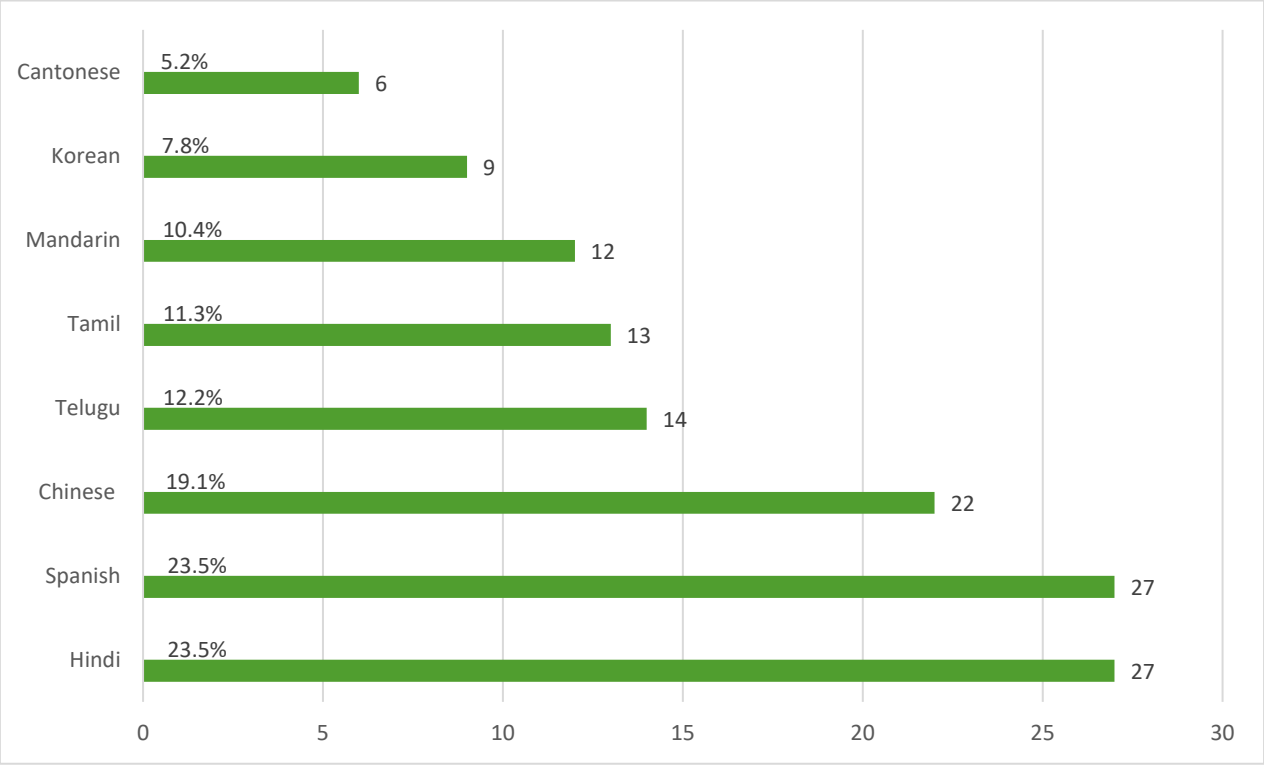


Surveys Sent: 37,451 Responses: 814 Total Answers: 115

Question: **If you answered "yes" to question 4, what languages would you like to see other than English**

Language	Amount	Percentage
Hindi	27	23.5%
Spanish	27	23.5%
Chinese	22	19.1%
Telugu	14	12.2%
Tamil	13	11.3%
Mandarin	12	10.4%
Korean	9	7.8%
Cantonese	6	5.2%
Gujarati	5	4.3%
Tagalog	4	3.5%
Kannada	2	1.7%
Portuguese	2	1.7%

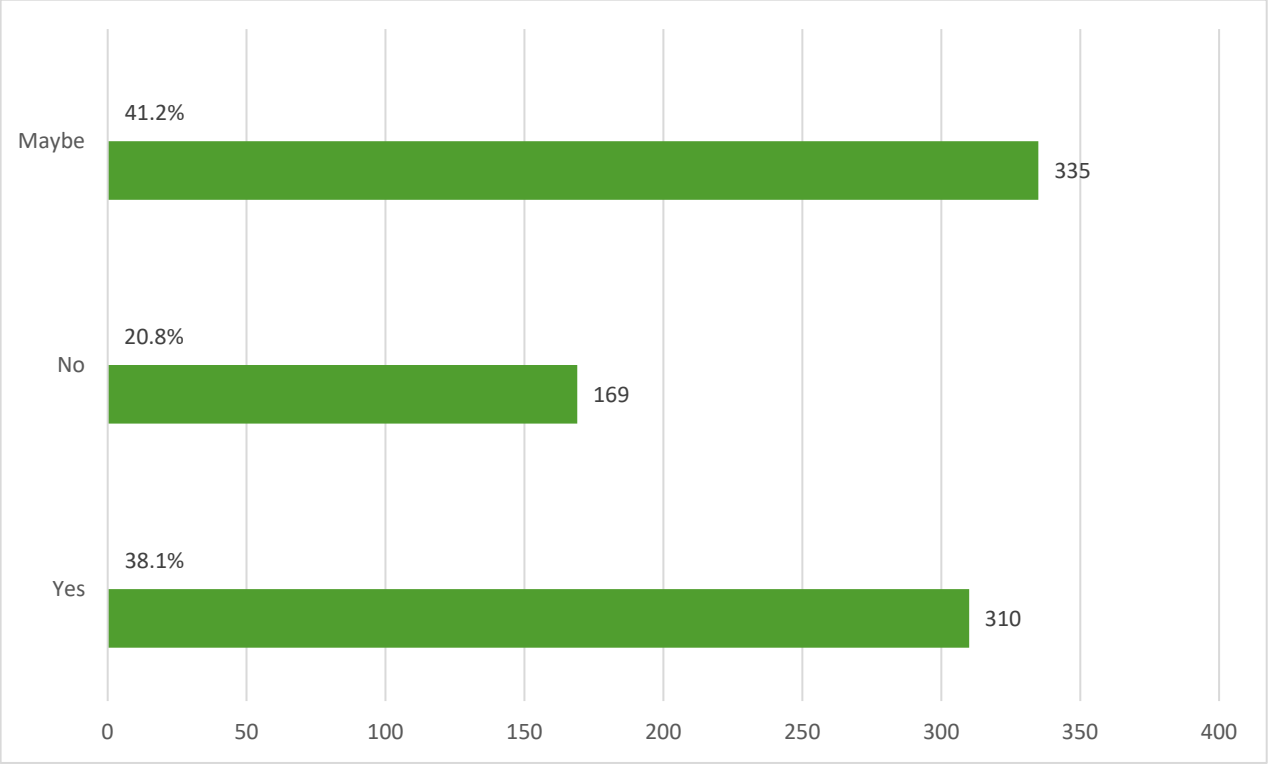
Language	Amount	Percentage
Vietnamese	2	1.7%
Arabic	1	0.9%
Asian Language	1	0.9%
ASL	1	0.9%
Bengali	1	0.9%
Farsi	1	0.9%
German	1	0.9%
Italian	1	0.9%
Japanese	1	0.9%
Punjabi	1	0.9%
Russian	1	0.9%



Surveys Sent: 37,451 Responses: 814

Question: Would you be interested in a dedicated history section of the Library?

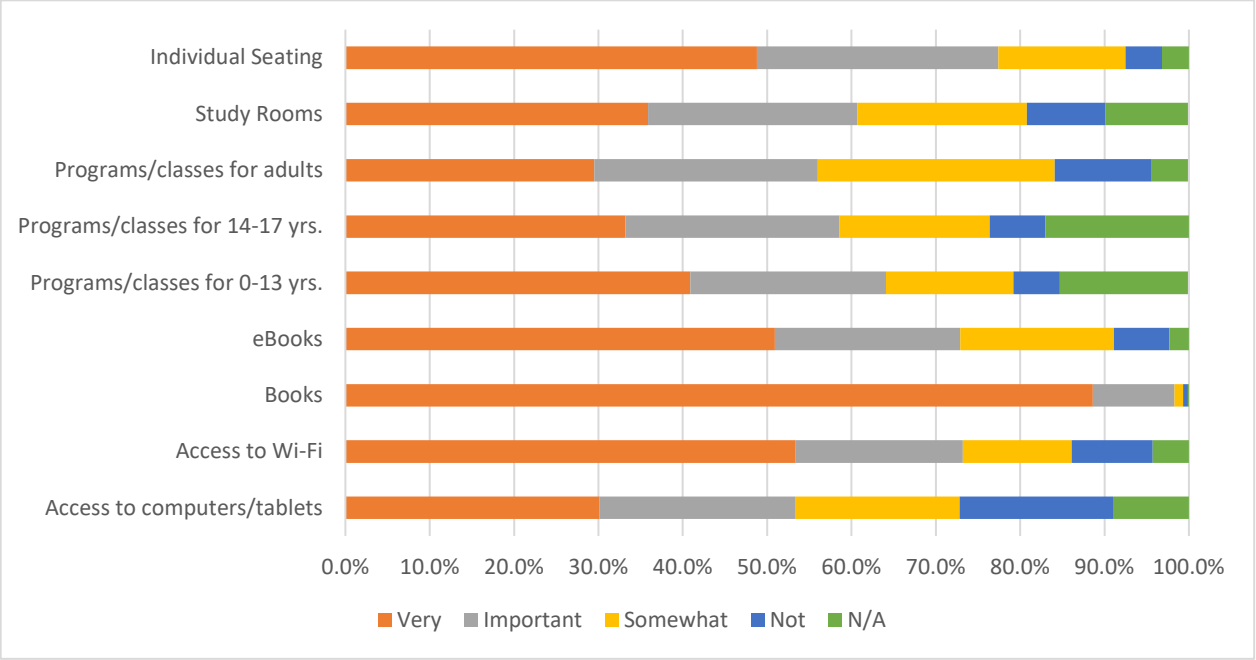
Choices	Amount	Percentage
Yes	310	38.1%
No	169	20.8%
Maybe	335	41.2%



Surveys Sent: 37,451 Responses: 814 **How**

Question: **How much do you value the following library services?**

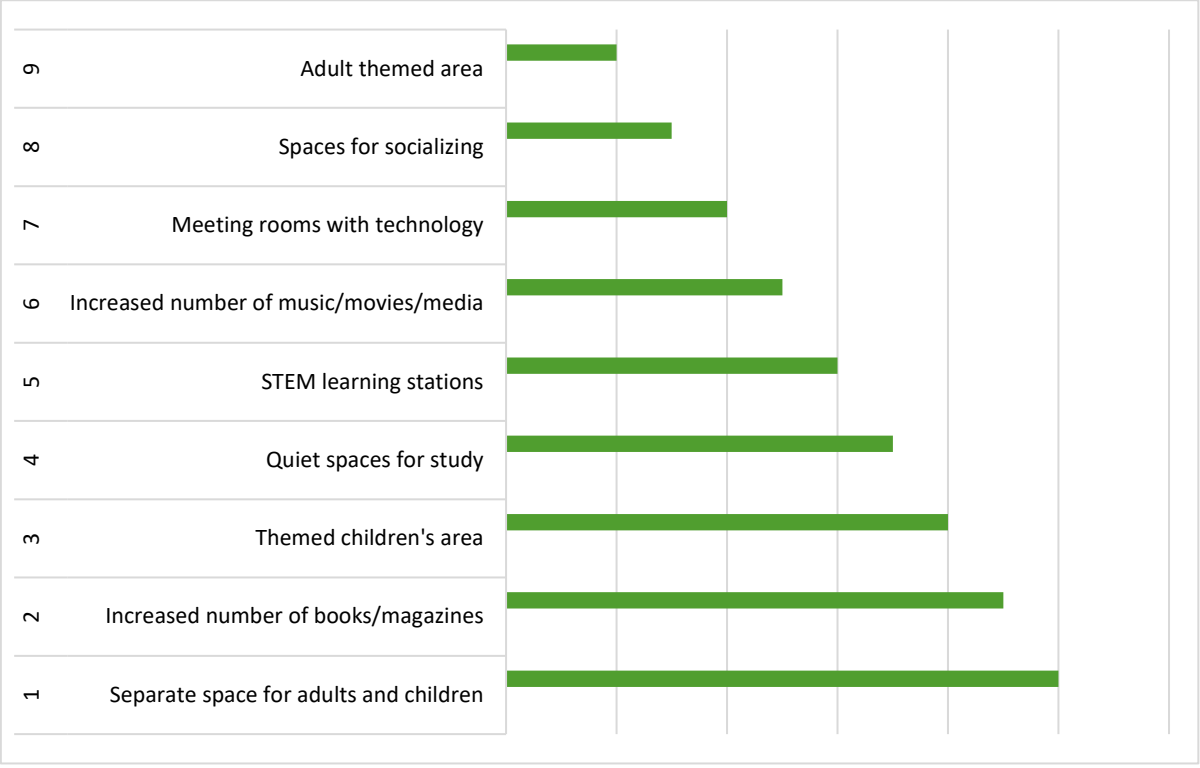
	Very	Important	Somewhat	Not	N/A
Access to computers/tablets	30.1%	23.2%	19.5%	18.2%	9.0%
Access to Wi-Fi	53.4%	19.8%	12.9%	9.6%	4.3%
Books	88.6%	9.7%	1.0%	0.6%	0.1%
eBooks	50.9%	22.0%	18.2%	6.6%	2.3%
Programs/classes for 0-13 yrs.	40.9%	23.2%	15.1%	5.5%	15.2%
Programs/classes for 14-17 yrs.	33.2%	25.4%	17.8%	6.6%	17.0%
Programs/classes for adults	29.5%	26.5%	28.1%	11.5%	4.3%
Study Rooms	35.9%	24.8%	20.1%	9.3%	9.8%
Individual Seating	48.8%	28.6%	15.1%	4.3%	3.2%



Surveys Sent: 37,451 Responses: 814

Question: List importance from most to least

1 Separate space for adults and children
2 Increased number of books/magazines
3 Themed children's area
4 Quiet spaces for study
5 STEM learning stations
6 Increased number of music/movies/media
7 Meeting rooms with technology
8 Spaces for socializing
9 Adult themed area



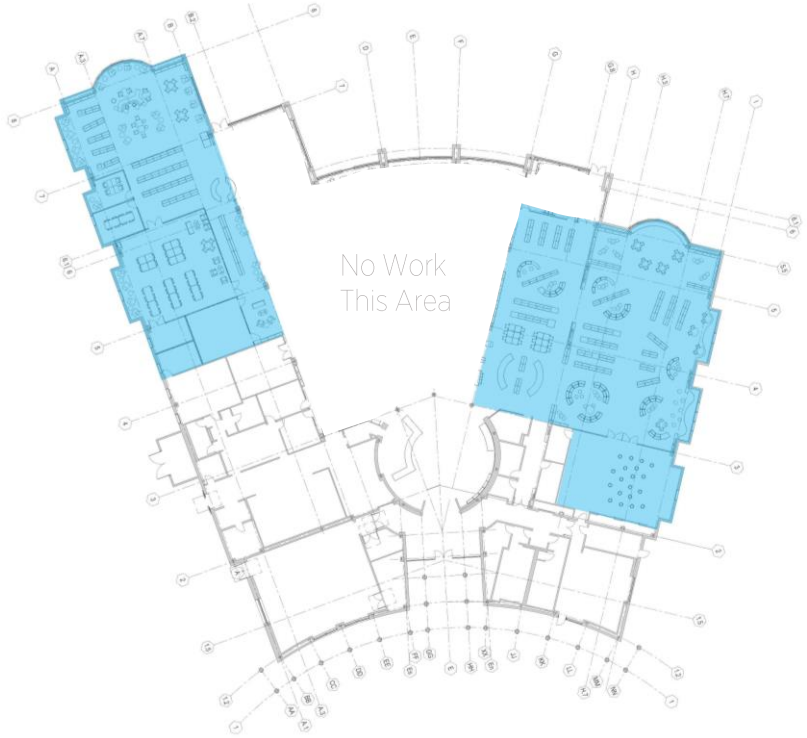
Surveys Sent: 37,451 Responses: 814 Answers: 128

Question: What improvements would you like to see made to the existing Dublin Library space

This list summarizes the responses received from participants (in alphabetical order)

Café/Vending machine
Childrens books
Childrens play area
Comfy chairs
Drive-up book return
Extended hours
More books, eBooks, audio books
More quiet space
More staff
Open on Fridays
Open on Fridays
STEM activities

Concept



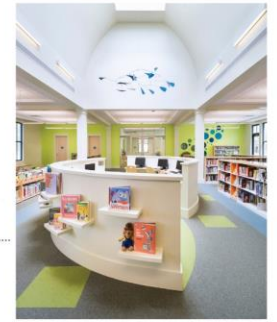
" Base" Concept *

- Remodel existing shell space for Adult collection expansion.
- Add 2 new study rooms and flex room.
- Expanding Children's Library into Adult collection area.
- New paint and carpet throughout library collection areas.
- 10% replacement of shelving

Preferred Concept



Teen Center(New York Public ibrary)



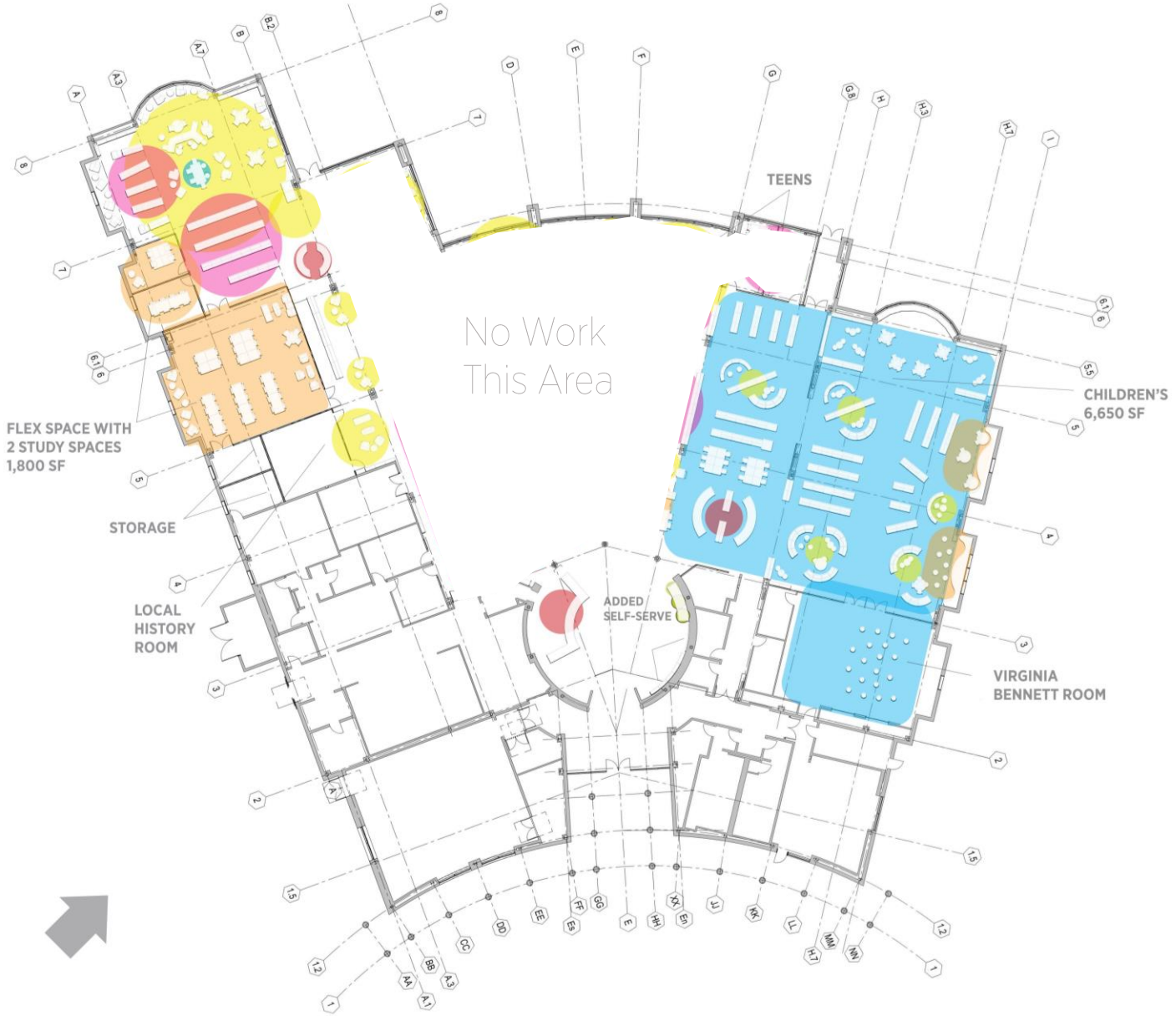
Childrens Stacks (Tiverton Library)



space that flows(Atherton Library)

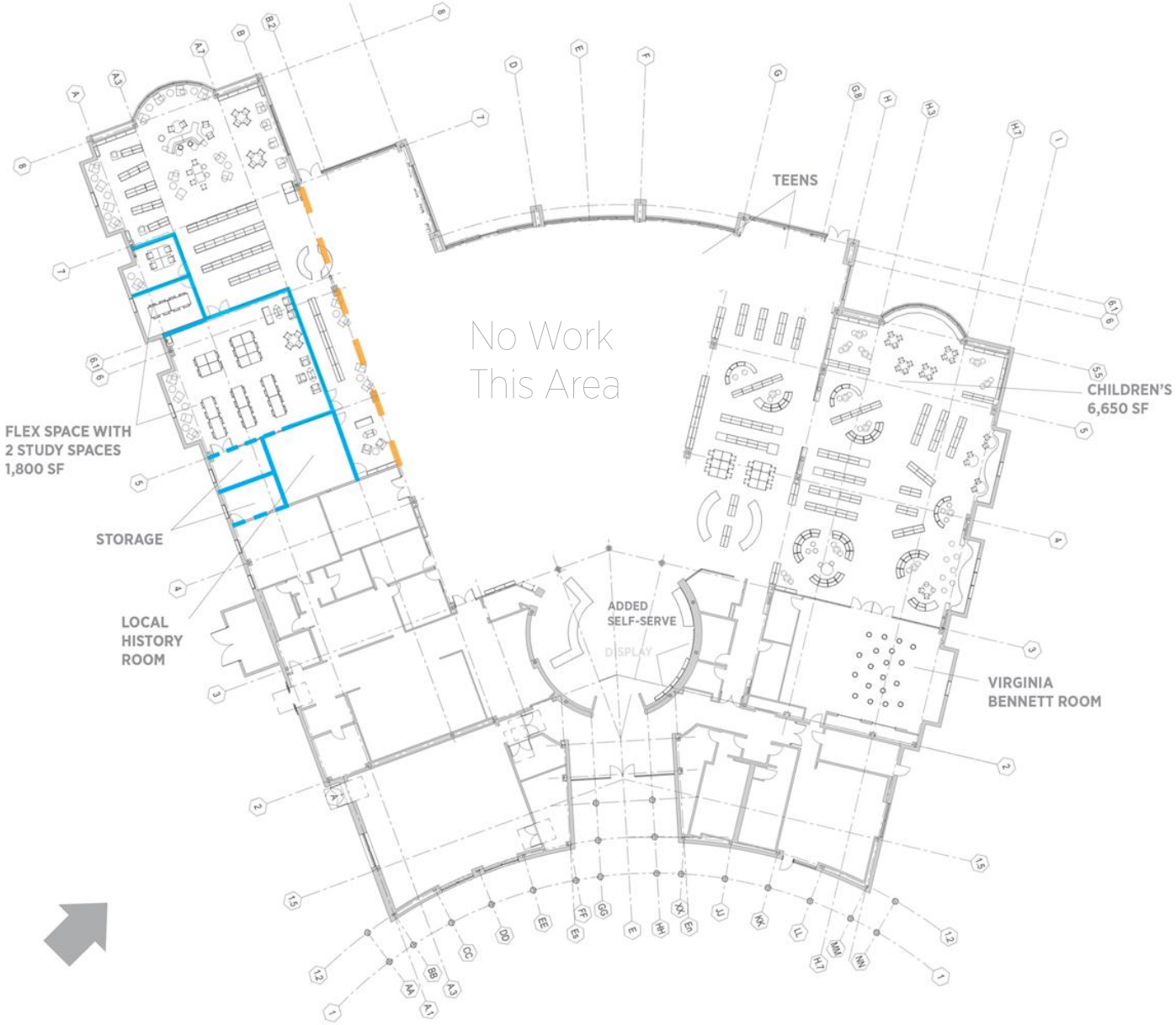
- CHILDREN'S
- READING
- GROUP STUDY / FLEX
- ADULT BOOKS
- REFERENCE

Developed Concept

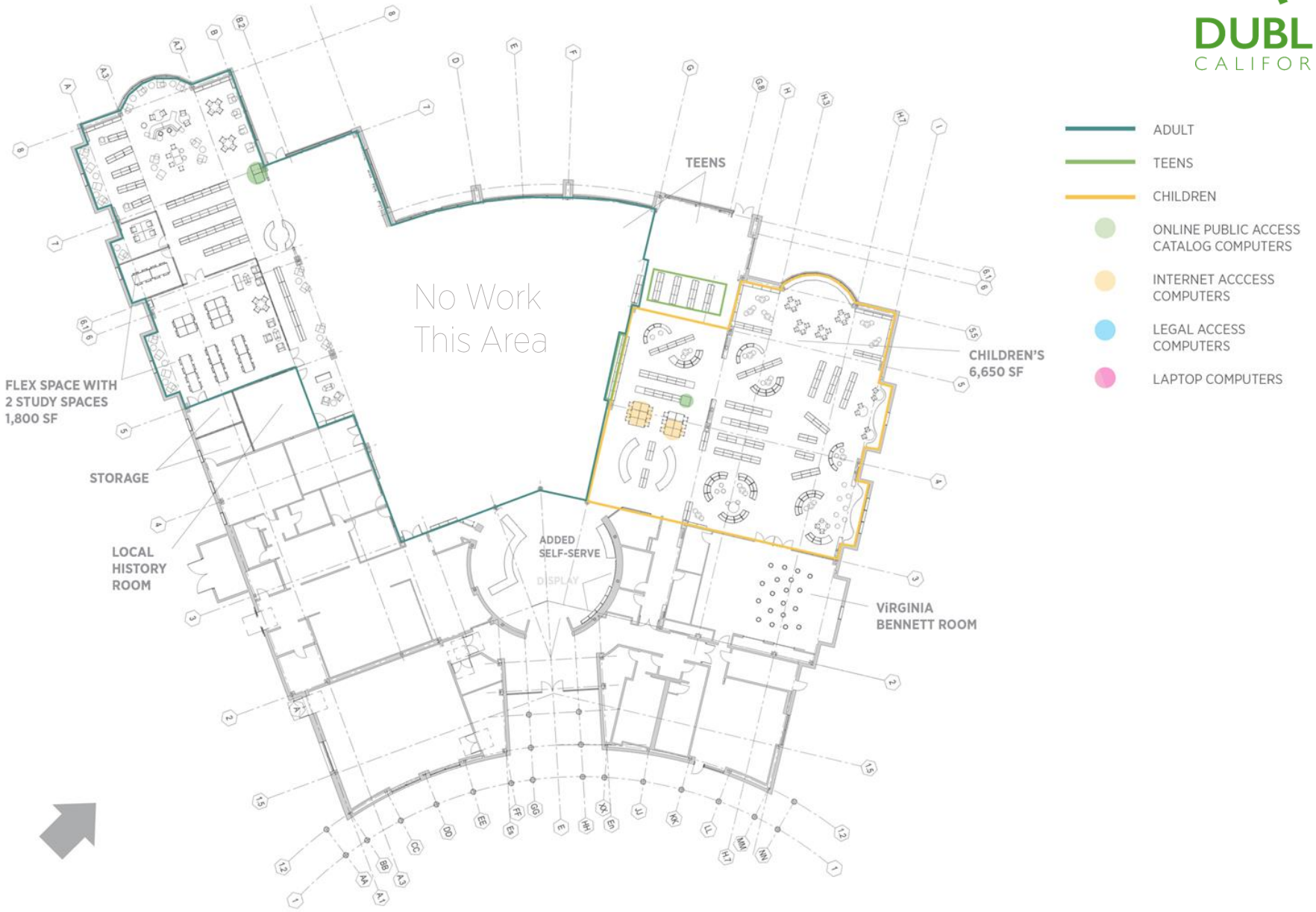


CHILDREN'S
READING
GROUP STUDY / FLEX
ADULT BOOKS
REFERENCE

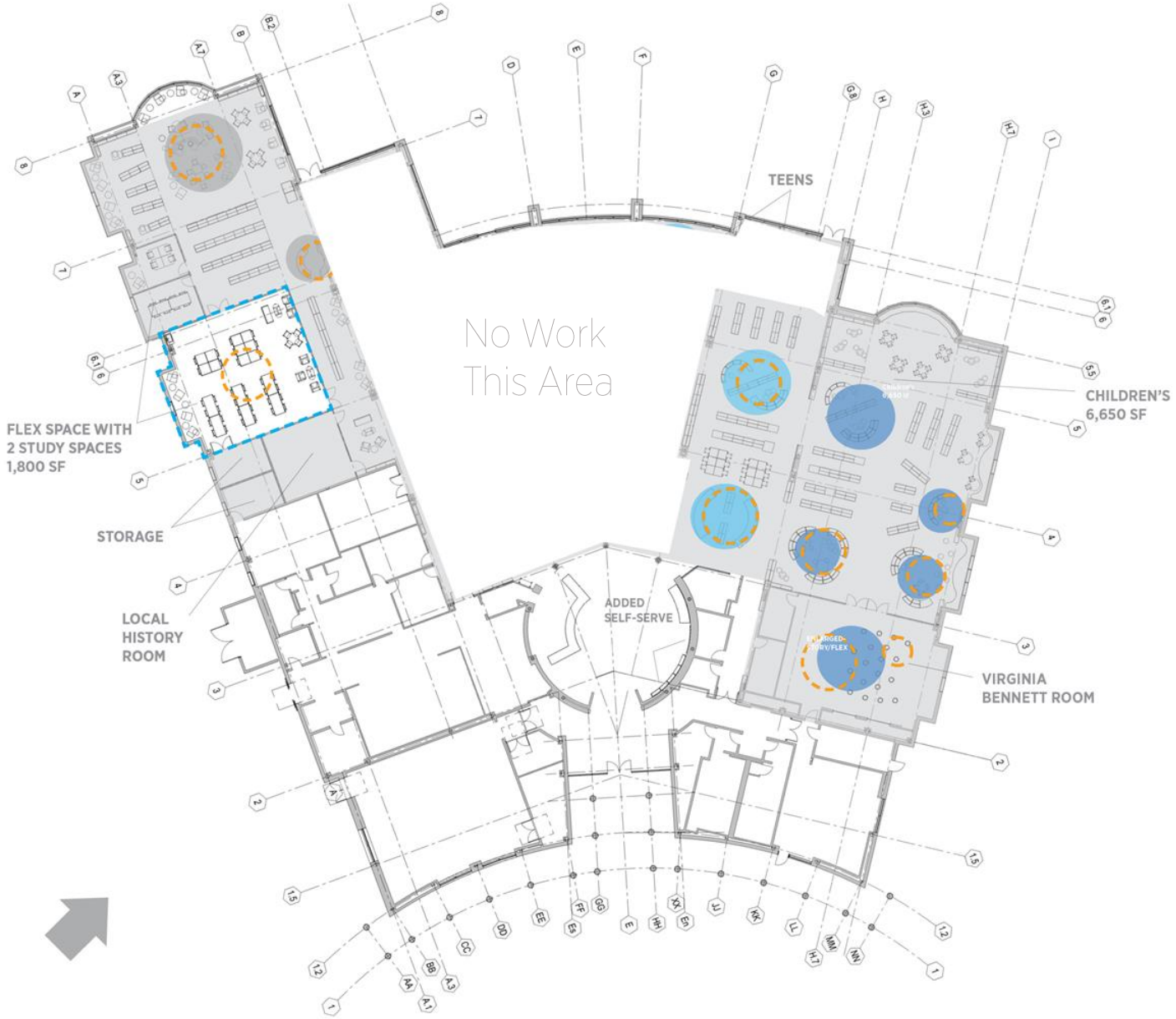
Developed Concept



Developed Concept



Developed Concept



NEUTRAL ACCENT CARPET

SEMI-NEUTRAL ACCENT CARPET

COLORED ACCENT CARPET

ACCENT LIGHTING

RESILIENT FLOORING

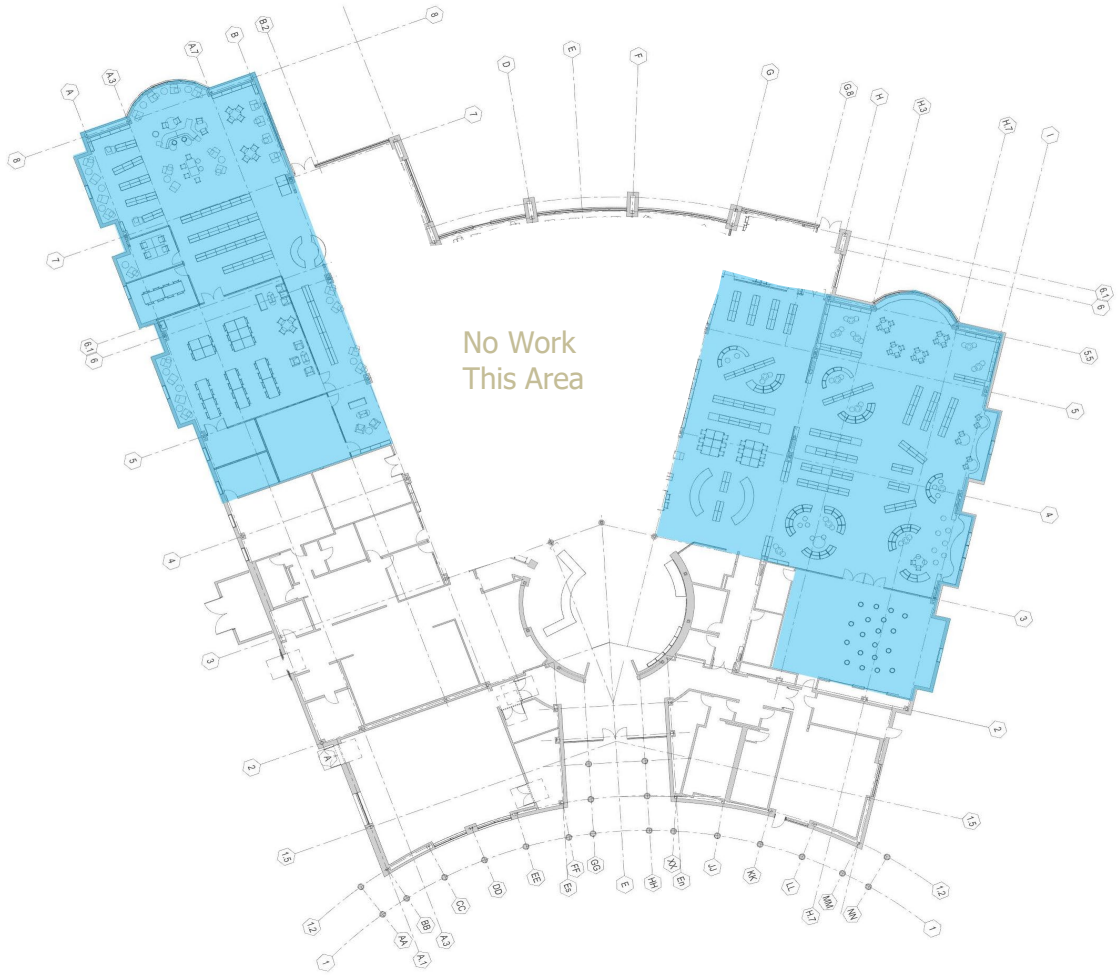
Library Tenant Improvements Concept Plan

February 20, 2024



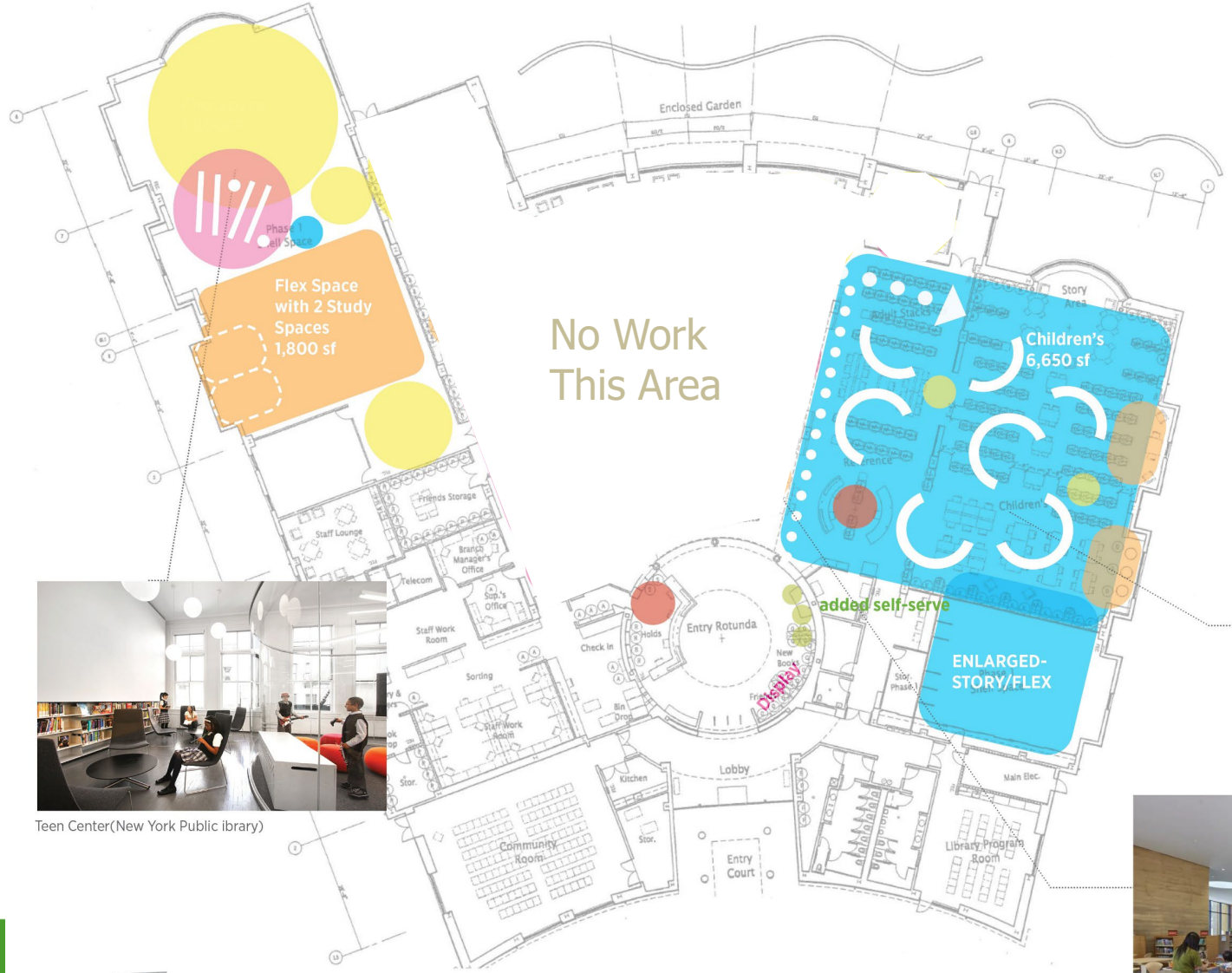
DUBLIN
CALIFORNIA

Library Tenant Improvement Survey Results & Concept

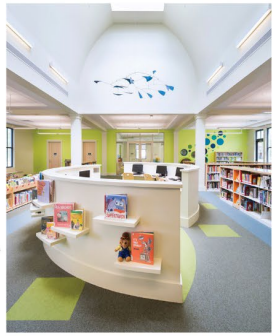


- Expanding Children's area, 6,650 square feet.
- Add 2 new small group study rooms.
- Add a large flex space.
- Remodel existing shell space for Adult collection expansion.
- Partial replacement and added collection shelving.
- Addition of storage space for programs.

Library Tenant Improvement Preferred Concept



Teen Center(New York Public ibrary)



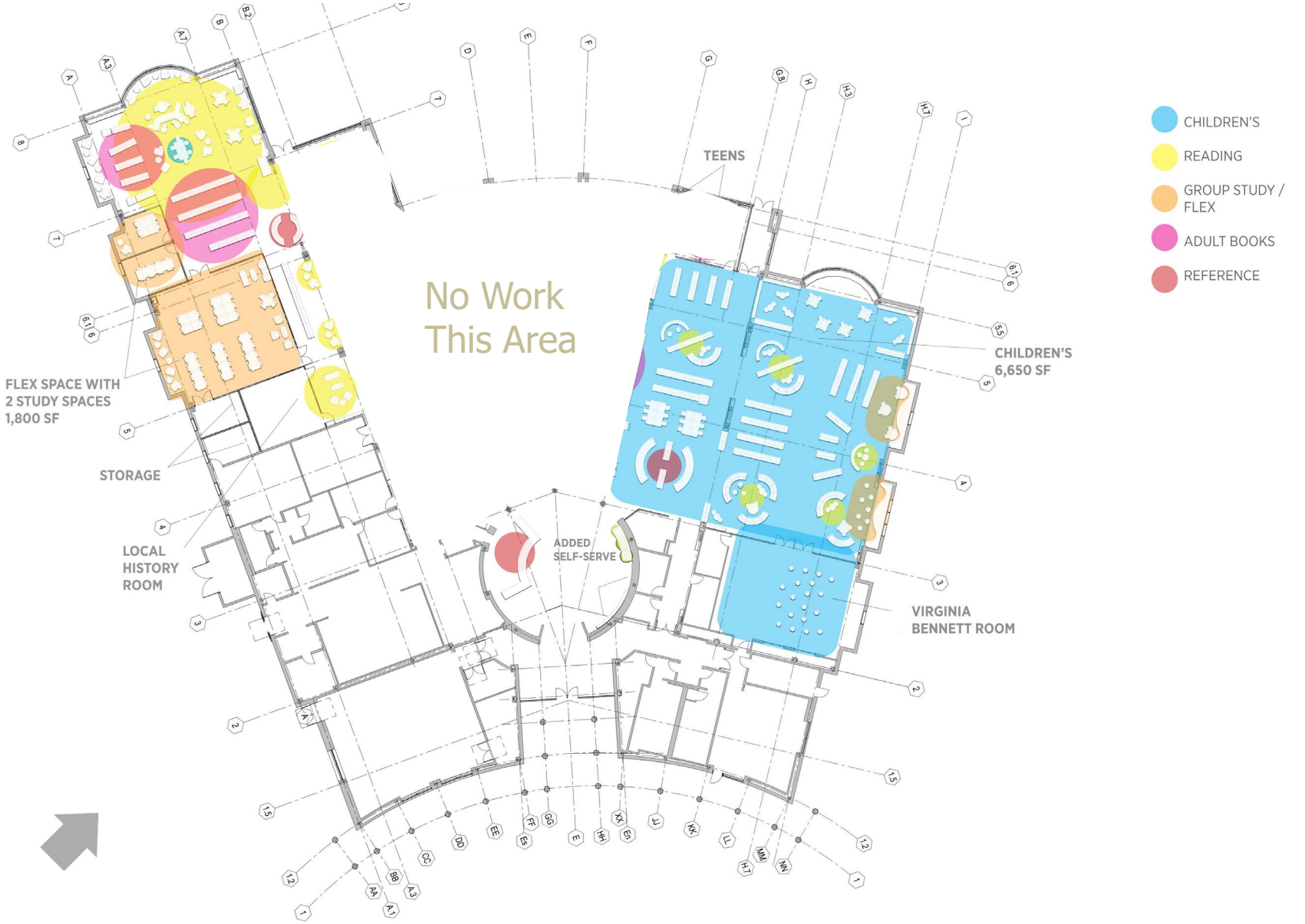
Childrens Stacks (Tiverton Library)



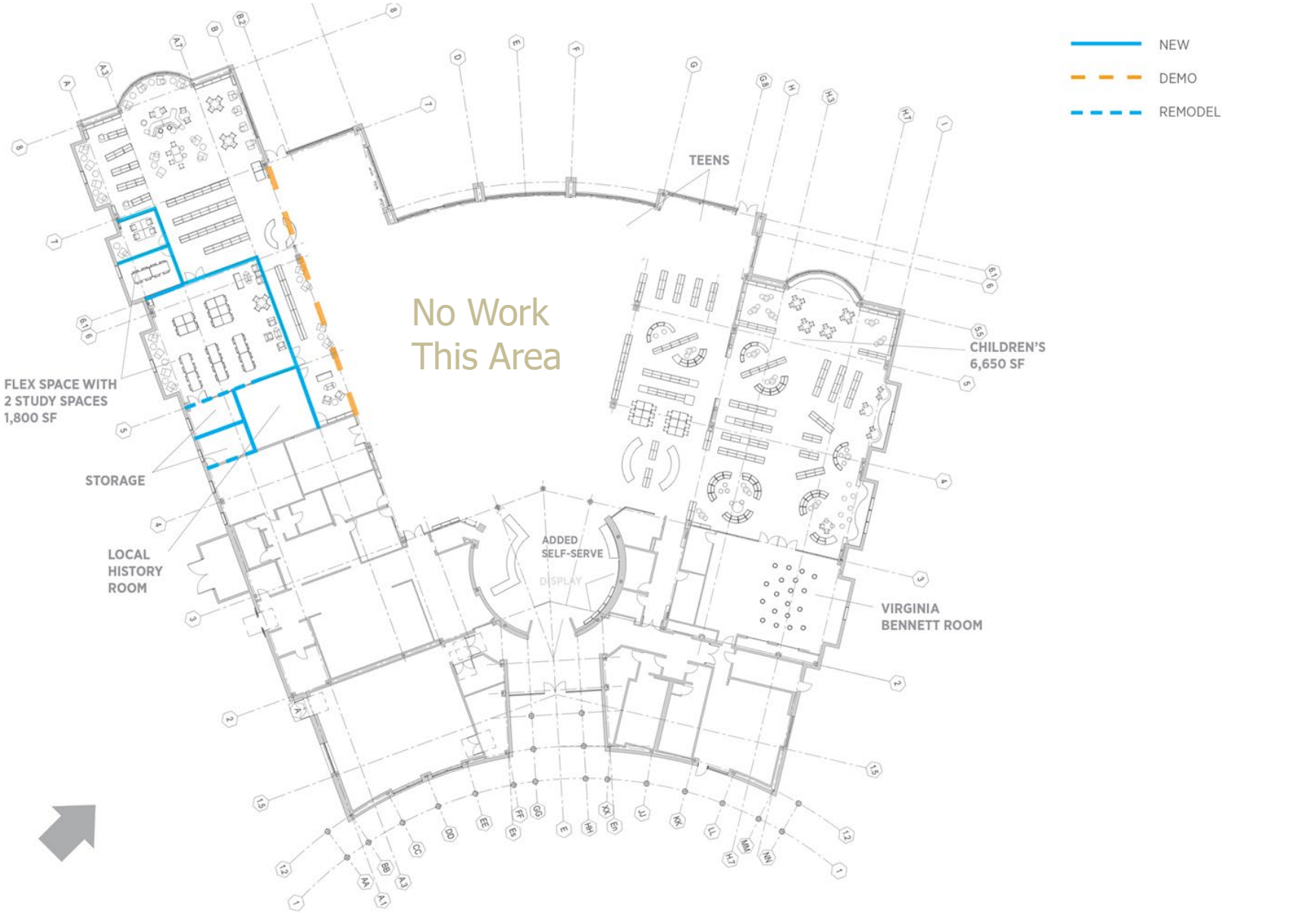
space that flows(Atherton Library)

- CHILDREN'S
- READING
- GROUP STUDY / FLEX
- ADULT BOOKS
- REFERENCE

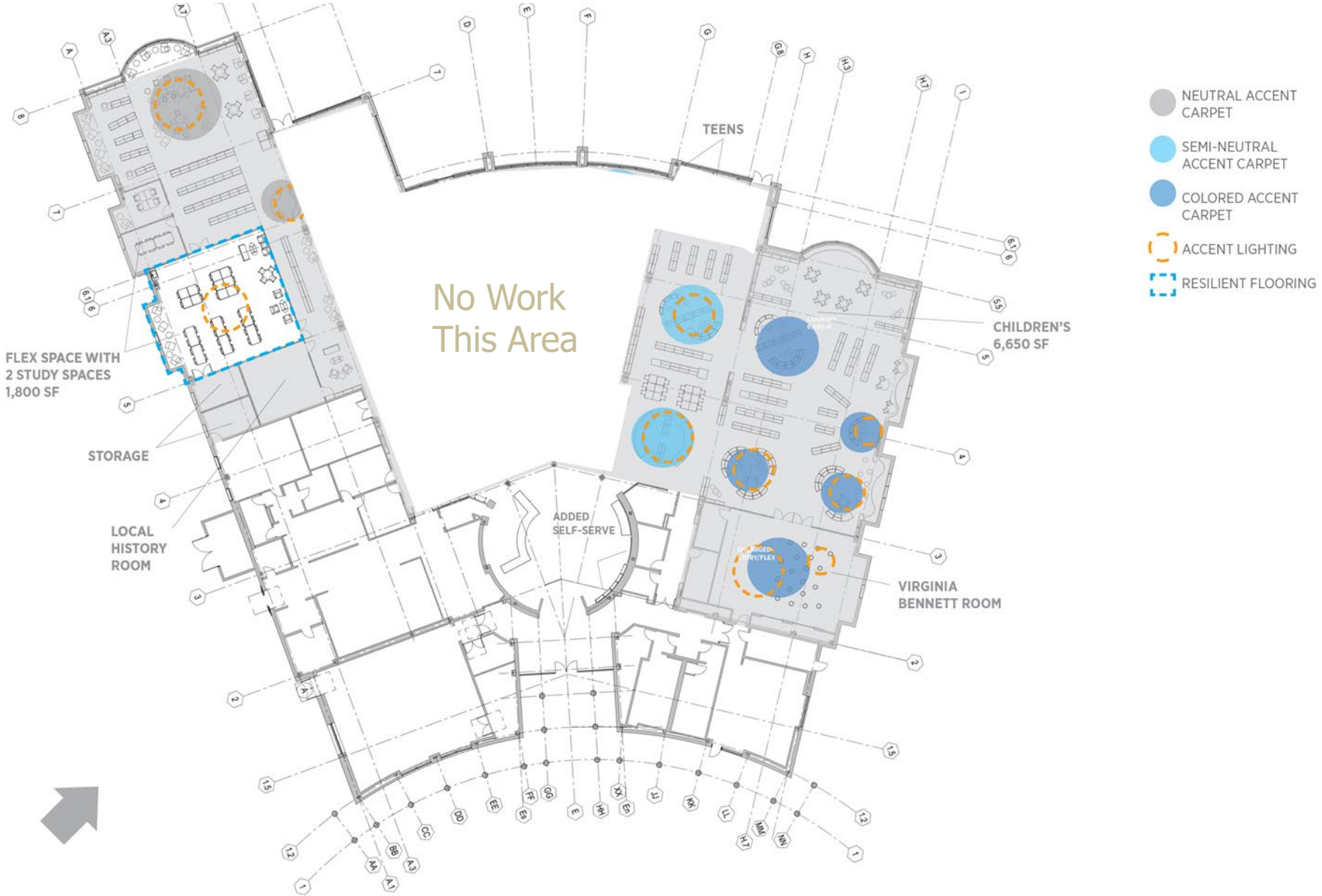
Library Tenant Improvement Concept



Library Tenant Improvement Concept



Library Tenant Improvement Concept



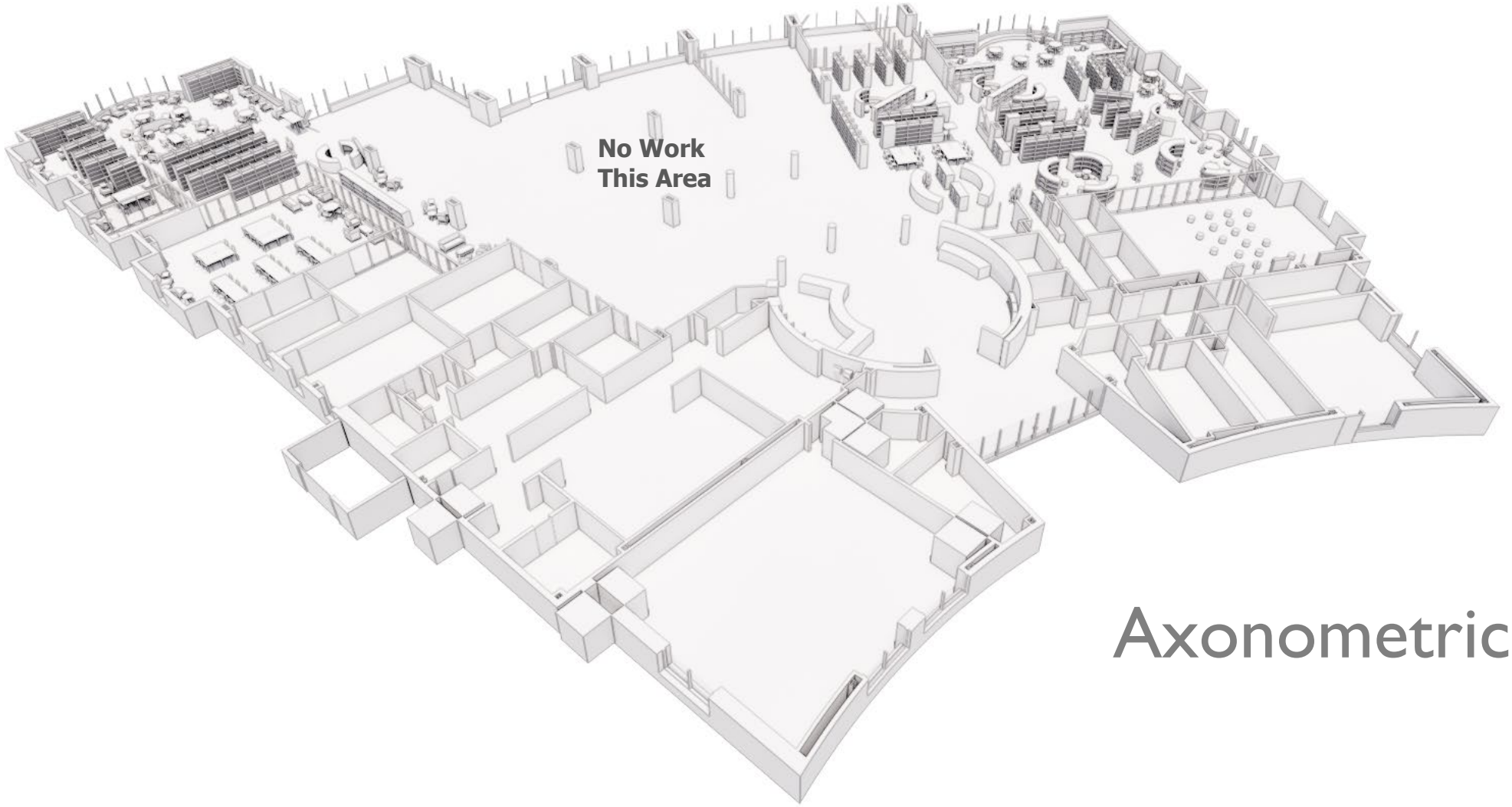
Library Tenant Improvement Concept



Expanded Area with Flex Space

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Library Tenant Improvement Concept



Axonometric View

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Staff Recommendation

- Receive the Presentation and Provide Direction.

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Village Parkway Reconstruction – Conceptual Plan and Additional Improvement Items
Prepared by: Laurie Sucgang, City Engineer

EXECUTIVE SUMMARY:

The City Council will consider approval of the conceptual plan for the Village Parkway Reconstruction Project as well as additional improvement items to include as part of the design and construction of the project.

STAFF RECOMMENDATION:

Receive the presentation and approve the conceptual plan for the Village Parkway Reconstruction Project including the additional improvement item related to the wall replacement.

FINANCIAL IMPACT:

As approved in the 2022-2027 Capital Improvement Program (CIP), the total budget for the Village Parkway Reconstruction Project (CIP No. ST0323) is $18 million. However, construction of the project is now estimated to range between $24 to $40 million, with total project costs between $30.0 and $50.0 million.

Existing funding sources include General Fund Reserves ($10.0 million), State Gas Tax ($400,000), and the Measure BB Local Streets Fund ($450,000). In October 2023, the City Council approved a grant application for funding from the State Transportation Improvement Program (STIP) in the amount of $9,150,000 to assist in closing the funding gap (Resolution No. 109-23). STIP funding for construction is anticipated to be available in Fiscal Year 2027-28.

This brings the total identified funding sources to $20 million. Additional funding will be required before the project can be bid for construction.

DESCRIPTION:

Village Parkway was built and widened in the 1960's and reconstructed in the early 1990's. In recent years, Village Parkway has experienced significant pavement distress and settlement, resulting in an uneven pavement surface, uplifted sidewalks, and damaged curb, gutter, and median improvements. In 2020, the City Council established a future Capital Improvement Program (CIP) project and a General Fund Assigned Reserve to begin accumulating funding for the extensive work required on the road. Reconstruction of Village Parkway presents an opportunity to reimagine the streetscape, upgrade it to meet the current and future needs of its users, accommodate all modes of travel, and incorporate complete streets improvements.

The 2022-2027 CIP includes the Village Parkway Reconstruction project (CIP No. ST0323) for the planning, design, and construction to replace the existing pavement and streetscape elements from Amador Valley Boulevard to the northern City limits and transform the segment into a pedestrian- and bike-friendly roadway. In fall 2022, Staff and consultants began the planning and preliminary engineering phase of the project, which includes developing a conceptual plan, meeting with various stakeholders, gathering traffic, pavement, and soil data, and seeking grant funding.

Stakeholder Engagement

Staff presented the project to the Alameda Countywide Bicycle and Pedestrian Advisory Committee (BPAC) on July 21, 2022, September 2, 2023, and November 2, 2023. Other stakeholder meetings were held with Dublin High School, Livermore Amador Valley Transit Authority (LAVTA), Dublin-San Ramon Services District (DSRSD), PG&E, the Community Development Department, and the Alameda County Fire Department. Feedback from all stakeholders was considered and changes were incorporated into the conceptual plan. A summary of key stakeholder input is provided below.

- Improve the rideability of the pavement.
- Improve the narrow sidewalks and potential tripping hazards caused by tree roots uplifting sidewalks.
- Consider that this route is 75% of LAVTA's ridership. Improve bus interaction with students and bikes at the bus stop adjacent to Dublin High School.
- Support for separation of bikes from vehicular traffic and improving pedestrian circulation near Dublin High School.
- Improve corner sight distance at intersections where shrubs and walls are located.
- Consider Fire Department requirements for ladder access to future buildings and Zoning Code requirements for setbacks from the property line in the commercial zone/Downtown Dublin Specific Plan area.
- Provide breaks in bike buffer islands for access to fire hydrants.
- Consider improvements to the pedestrian crossing at the intersection of Village Parkway and Brighton Drive.
- Evaluate the safety lighting along the corridor and improve where necessary, including pedestrian-level lighting.
- Consider wayfinding signage to key destinations, such as Civic Center, Dublin Library, and

the BART stations.
- Ensure that roots from new trees will not interfere with existing sewer line.
- Look for opportunities to partner with DSRSD on their proposed water line replacement project.

Feedback from stakeholders also included encouraging the project to pursue a Class IV bikeway and enhanced improvements for pedestrians and mass transit. By incorporating bikeway, sidewalk, and mass transit improvements that benefit pedestrians, bicyclists, and transit users, the project will comply with the Metropolitan Transportation Commission's (MTC) Complete Streets Policy (MTC Resolution No. 4493), as well as the Dublin Complete Streets Policy (Resolution No. 199-12). The conceptual plan includes protected bike lanes, bus turnouts, pedestrian-friendly sidewalks, and other complete streets elements such as median and buffer islands, high-visibility crosswalks, and Americans with Disabilities Act (ADA) upgrades.

Additionally, by complying with MTC's Complete Streets Policy, the project is better suited to compete for several funding programs, such as the State Transportation Improvement Program (STIP), and the project will be consistent with the Alameda County Transportation Commission (ACTC) All Ages and Abilities Policy for the Countywide Bikeways Network to address equity, improve connectivity, improve safety, connect activity centers, and close gaps and barriers in the network (ACTC Resolution No. 22-108).

The Dublin Bicycle and Pedestrian Plan includes a recommended project to study Village Parkway between Amador Valley Boulevard and the northern city limit to determine whether a Class I bikeway (multi-use path) or a Class IV bikeway (separated bike lane, protected bike lane) is appropriate and feasible. The Plan also identifies Village Parkway as a High Injury Street for both pedestrians and bicycles. The proposed conceptual plan is consistent with the goals of the Plan to enhance safety, increase walking and biking, improve connectivity, and to enhance accessibility.

In October 2023, Staff submitted a grant application for $9,150,000 from the State Transportation Improvement Program (STIP). The STIP is a multi-year capital improvement program of transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources administered by the California Transportation Commission (CTC), including Senate Bill 1. STIP funding for construction is anticipated to be available in Fiscal Year 2027-28.

<u>Project Objectives and Concept Plan</u>
Based on the CIP project description, feedback from stakeholders, and guidance provided from the Dublin Bicycle and Pedestrian Plan, Downtown Dublin Specific Plan, Downtown Dublin Streetscape Plan, and Streetscape Master Plan, a conceptual plan was developed to meet the following project objectives:

- Improve the pavement.
- Improve safety for all users.
- Improve school access.
- Support the Downtown Dublin Specific Plan.

The proposed conceptual plan includes the following major elements, which are depicted in the figures that follow.

- New pavement, with two vehicle lanes in each direction.
- Wider sidewalks on both sides.
- High-visibility crosswalks.
- ADA accessibility upgrades.
- Class IV Bike Lanes (i.e. separated bike lanes that provide vertical separation from motorists on roadways).
- A landscaped median and buffer islands for the Class IV Bike Lanes.
- Protected intersections.
- Enhanced transit facilities.
- Removal of trees that conflict with the existing overhead utility lines.
- Replacement of overgrown and aged-out trees and shrubs with low-water use vegetation and replacement of the associated irrigation system.

Figure 1: Proposed Concept Plan - Typical Cross-Section

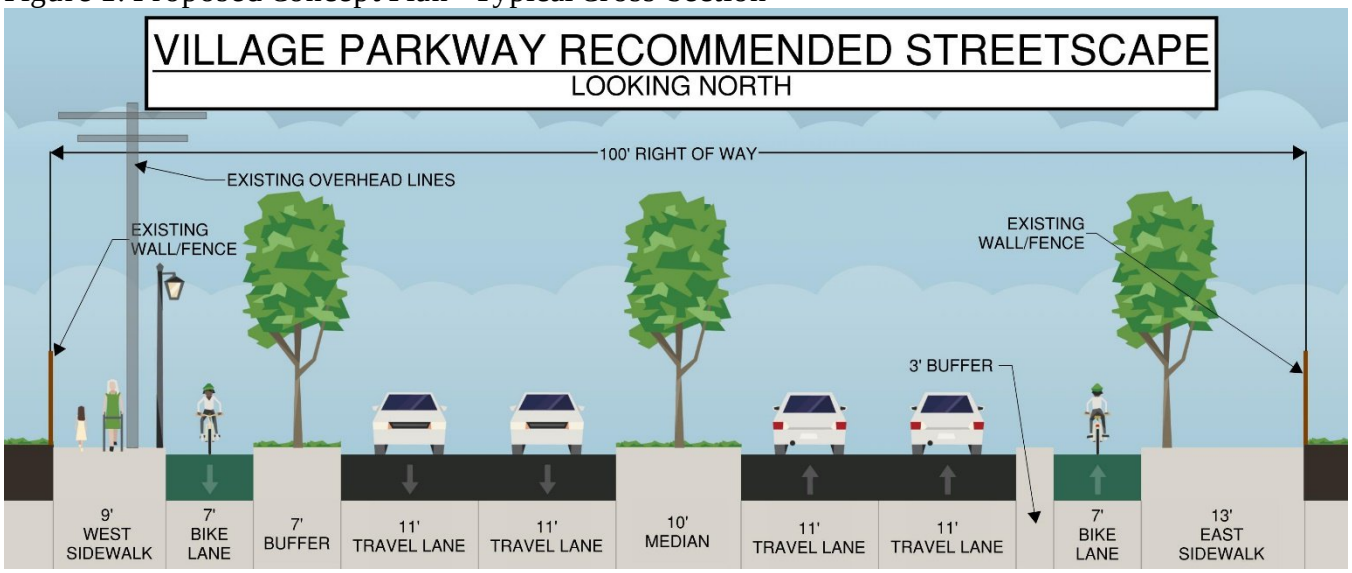


Figure 2: Proposed Concept Plan - Rendering of Cross-Section



Figure 3: Proposed Concept Plan – Typical Plan View of Intersection

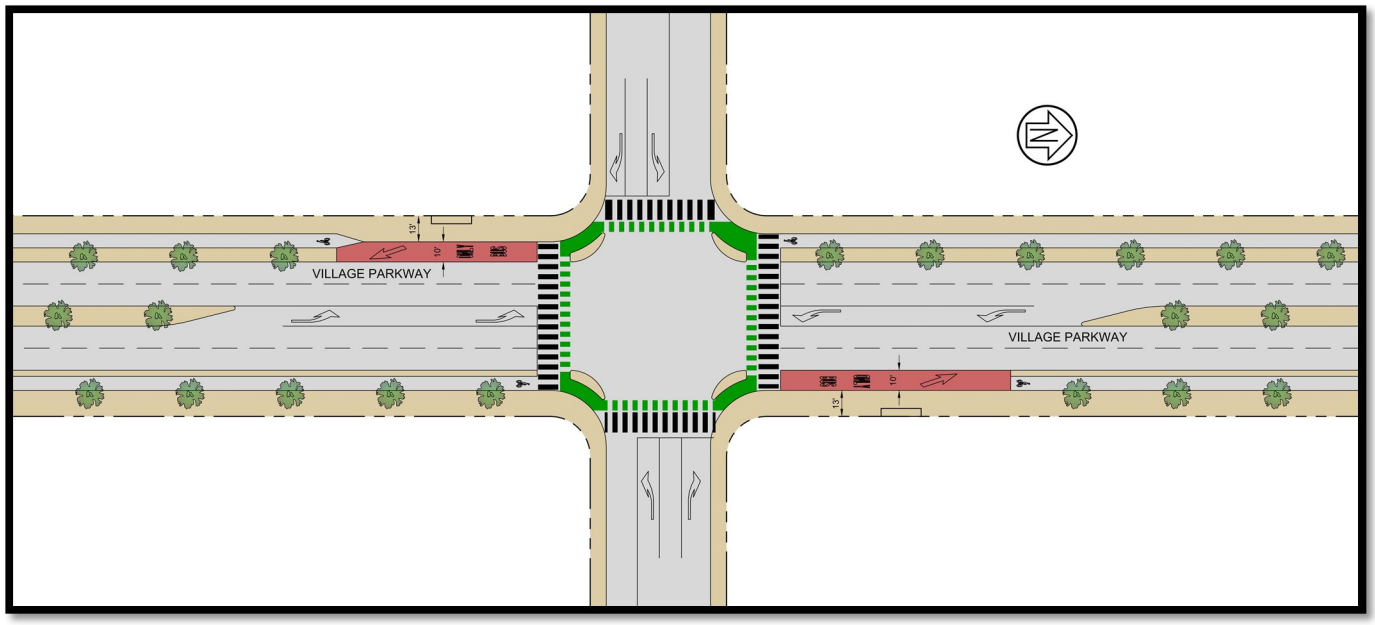
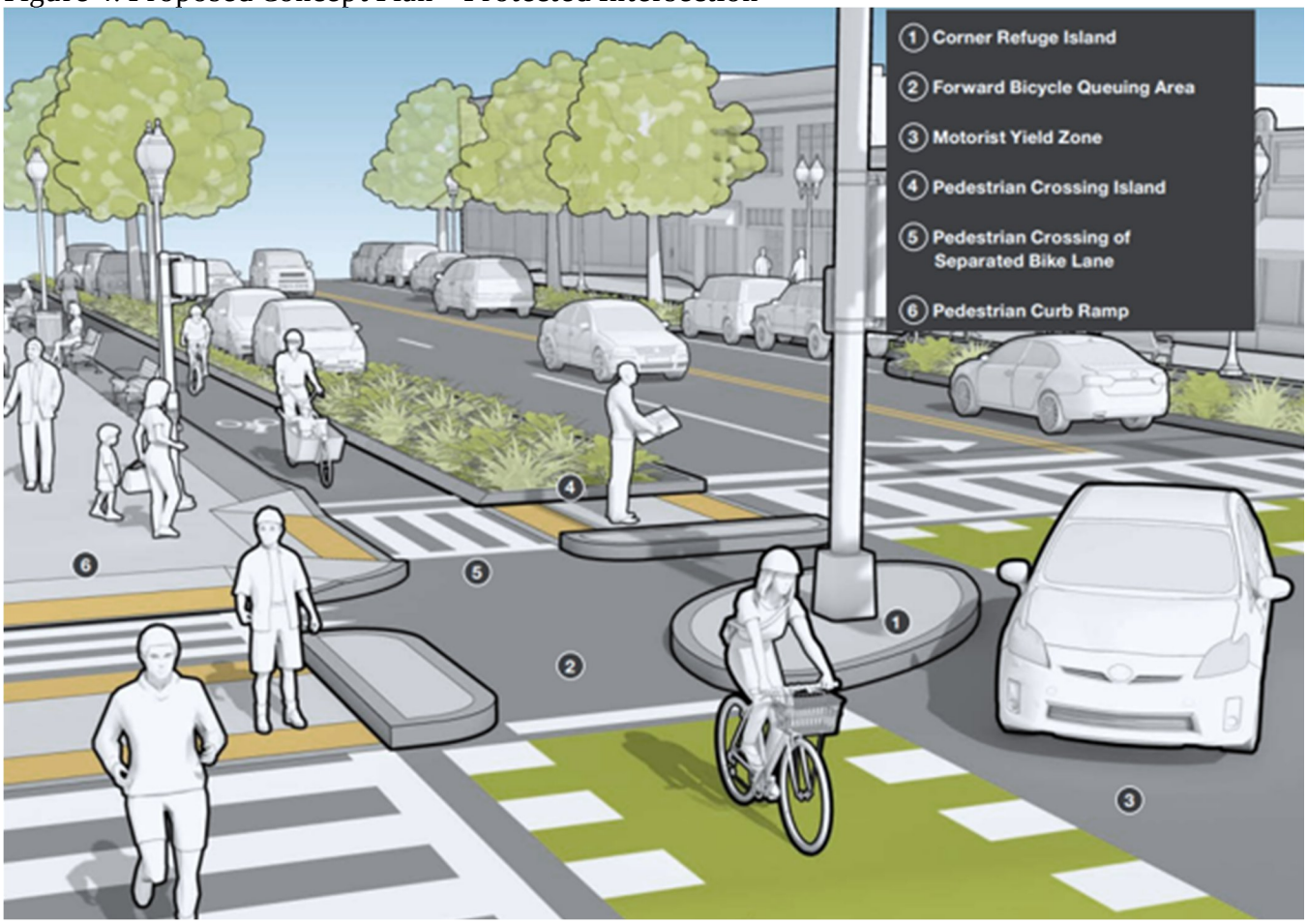


Figure 4: Proposed Concept Plan – Protected Intersection



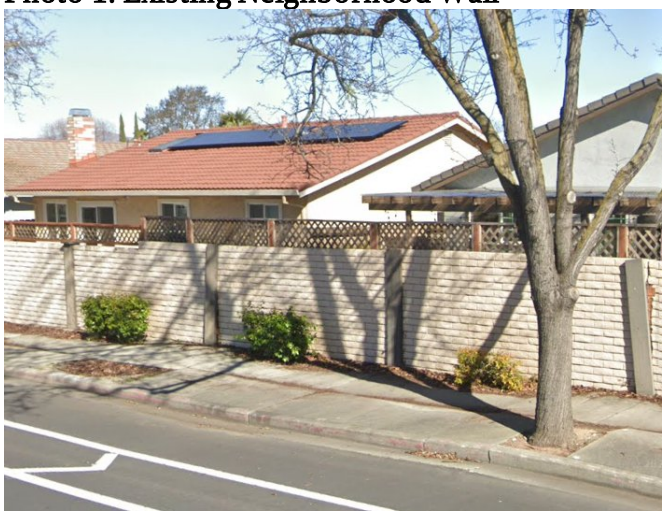
Additional Improvement Items – Walls and Overhead Utilities

In addition to the pavement, pedestrian, bicycle, and complete streets improvements, Staff evaluated two other potential improvements to enhance the overall streetscape: the replacement or modification of bordering concrete walls and the undergrounding of overhead utilities.

Concrete Walls

Staff evaluated the repair, modification, or replacement of existing residential, rear yard, precast concrete walls that border a significant portion of the project, on both the east and west sides of Village Parkway (shown in Photo 1). Work on these walls will require extensive outreach and coordination with each property owner, as well as a potential need to acquire easements or rights-of-entry from each owner.

Photo 1: Existing Neighborhood Wall

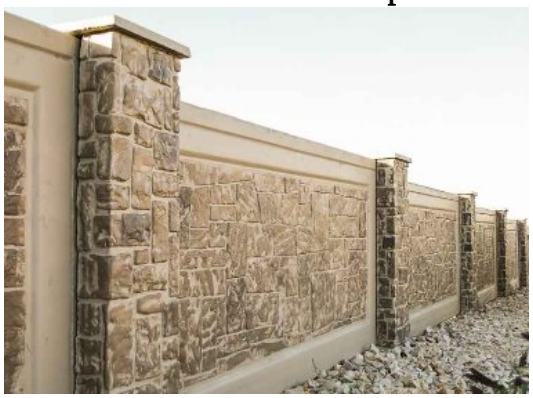


Options considered by Staff include installing a decorative top on the existing wall ($1.7 million), replacing the wall with a pre-cast concrete wall ($2 million), and adding "green screen" vegetation along the wall in addition to making repairs ($3.7 million). Staff recommends a full replacement of the existing wall with a pre-cast, eight-foot concrete wall, as shown in Photos 2 and 3 below. This option has fewer unknowns and less risk when working with existing walls with varying degrees of age, condition, and need for repair or reinforcement.

Photo 2: Pre-Cast Wall Example



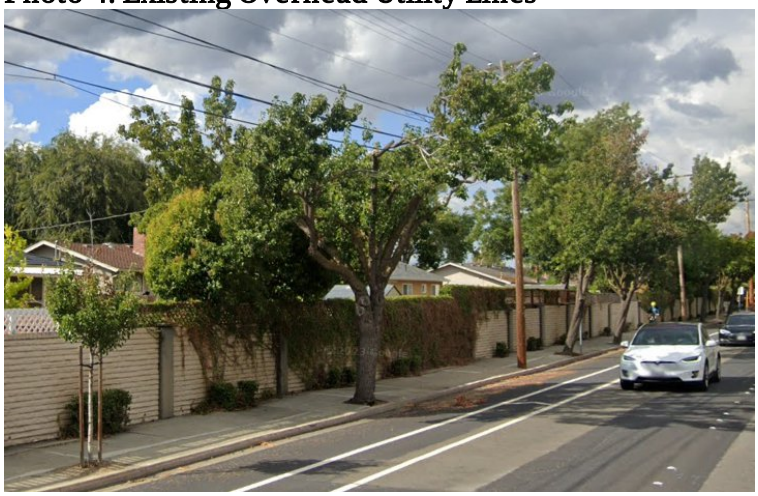
Photo 3: Pre-Cast Wall Example



Overhead Utilities

Another potential additional improvement item Staff evaluated is removal of existing overhead utility lines. Running along and above the west side of the roadway, these lines provide electricity and communications services to the adjacent neighborhoods. Many of the existing street tree canopies conflict with these utility lines, as shown in Photo 4.

Photo 4: Existing Overhead Utility Lines



Staff evaluated relocating the existing overhead utility lines into underground conduits. The undergrounding work must occur in advance of the construction of the new pavement and sidewalks, and would require significant coordination with PG&E, AT&T, Comcast, and adjacent property owners. There would be new utility poles installed on side streets and elsewhere to bring the underground utilities back up to maintain service to homes and buildings that retain overhead utility services. There would also need to be new aboveground utility cabinets for transformers and certain telecommunications equipment. This work would likely take between 12 and 18 months in advance of any construction on the roadway.

The estimated cost to relocate utility lines underground ranges from $9 to $12 million. Design, engineering, Staff, and other soft costs could equate to 25% of the construction cost, for a total estimated undergrounding cost up to $15 million. Because of the significant cost of this work and

the complications related to the overall project, Staff does not recommend including it as part of the Village Parkway Reconstruction.

Next Steps
Based on City Council direction, Staff will finalize the project scope of work and begin the design and environmental assessment phase. The revised project budget and scope will be included in the City's upcoming CIP update to adopted before July 1, 2024. Construction is anticipated to begin in 2027.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) CIP No. ST0323
2) Conceptual Plan

Number **ST0323** **VILLAGE PARKWAY RECONSTRUCTION** Program **GENERAL**

PROJECT DESCRIPTION

This project provides for the planning, design, and construction of the replacement of the existing streetscape elements on Village Parkway between Amador Valley Boulevard and the northern city limit (approximately 6,000 linear feet). The project will transform the segment of Village Parkway between Amador Valley Boulevard and Kimball Avenue to a pedestrian and bicycle friendly roadway, which will incorporate complete streets elements such as median islands, bulbouts, decorative or high visibility crosswalks, and street furniture. The work may include the reconstruction of the median island; reconstruction of the roadway base immediately adjacent to the median island; reconstruction necessary for sidewalks improvements, ADA upgrades to curb ramps, curb, and gutter, necessary utility work; landscaping; stormwater improvements; and new pavement for the roadway.

The first item of work, which began in Fall 2022, consists of preliminary level planning and environmental assessment and the evaluation of potential outside funding sources to provide for the current funding shortfall.

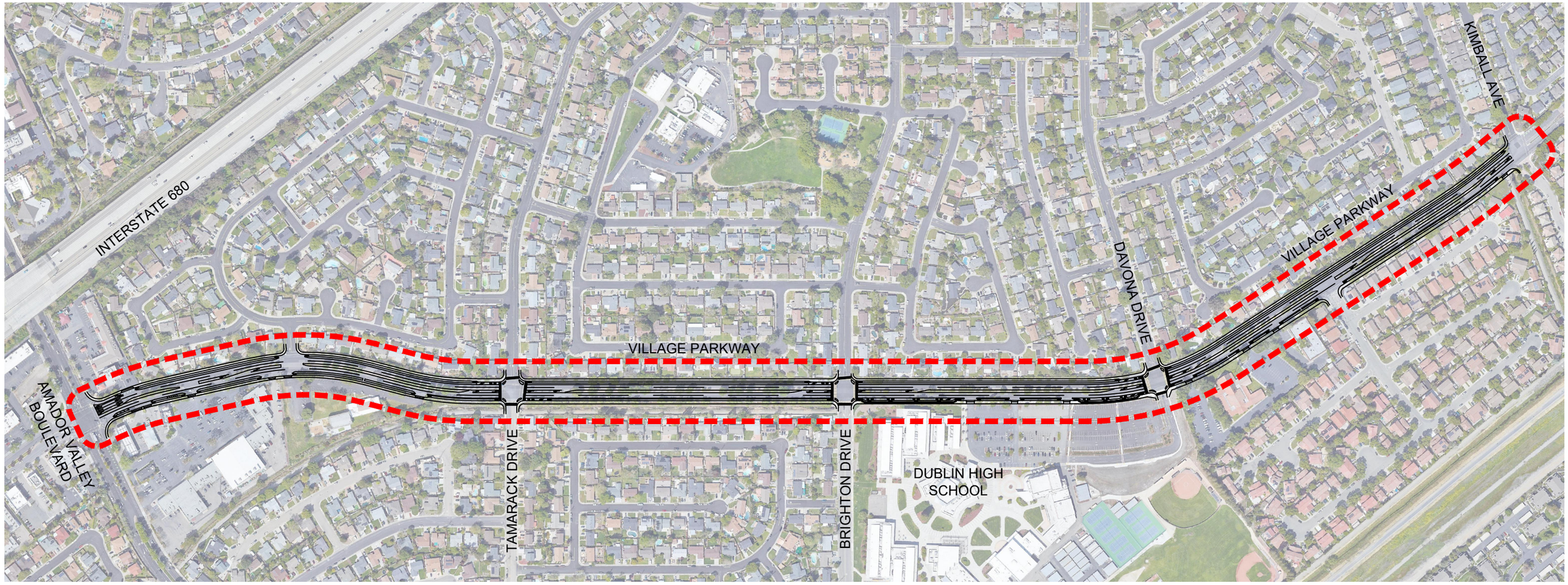
ANNUAL OPERATING IMPACT: TBD

MANAGING DEPARTMENT: Public Works

			2022-2027 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
9100	Salaries & Benefits		$45,032		$49,920	$64,480	$89,440		$248,872
9200	Contract Services		$254,968	$250,000	$1,000,080	$1,000,000	$510,560		$3,015,608
9400	Improvements					$10,000,000	$5,000,000		$15,000,000
9500	Miscellaneous					$85,520			$85,520
TOTAL			**$300,000**	**$250,000**	**$1,050,000**	**$11,150,000**	**$5,600,000**		**$18,350,000**

FUNDING SOURCE		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
1101	General Fund Designation		$300,000	$250,000	$1,000,000	$8,450,000			$10,000,000
2201	State Gas Tax				$50,000	$250,000	$100,000		$400,000
2214	Measure BB Sales Tax - Local Streets Fund					$250,000	$200,000		$450,000
9998	Unidentified					$2,200,000	$5,300,000		$7,500,000
TOTAL			**$300,000**	**$250,000**	**$1,050,000**	**$11,150,000**	**$5,600,000**		**$18,350,000**

ANNUAL OPERATING IMPACT									



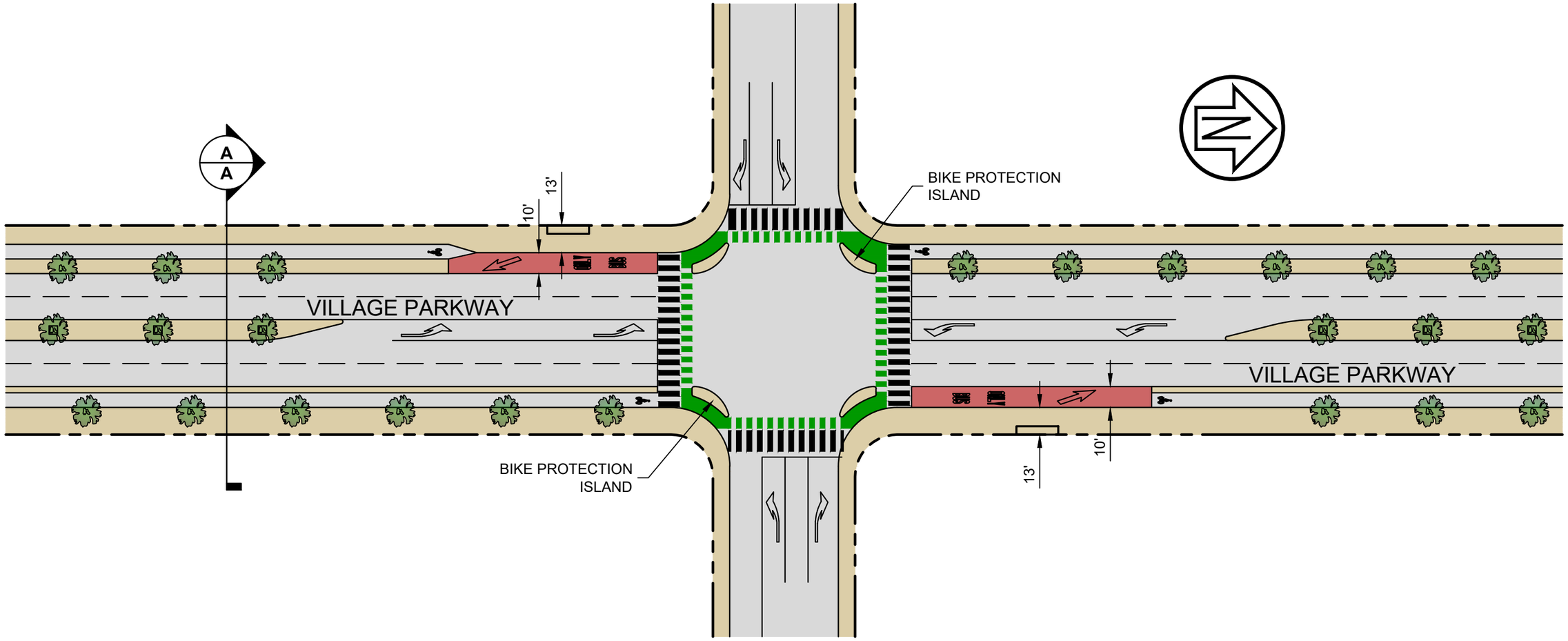
VILLAGE PARKWAY COMPLETE STREETS

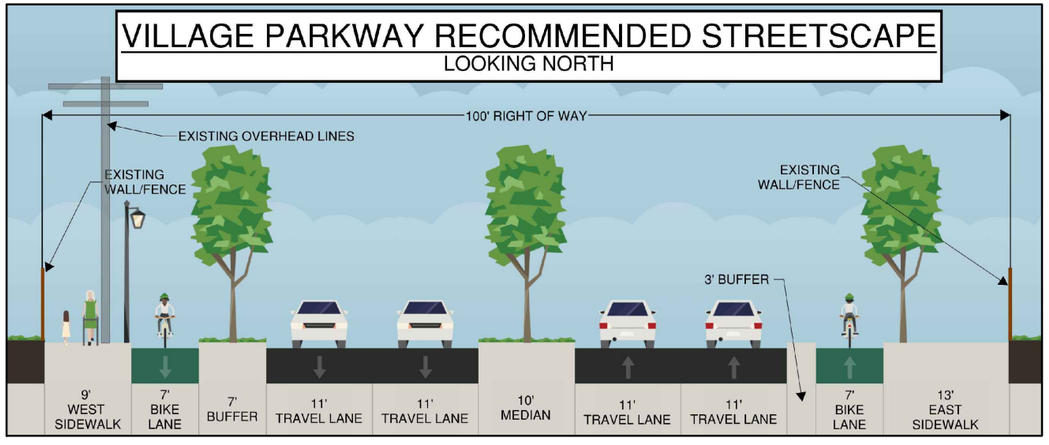
OVERALL SITE PLAN

DATE: 02/07/24 SCALE: 1" = 400'

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9650
fax: 415.883.9635
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SECTION A-A

VILLAGE PARKWAY COMPLETE STREETS

TYPICAL INTERSECTION

DATE: 02/07/24 SCALE: 1" = 50'

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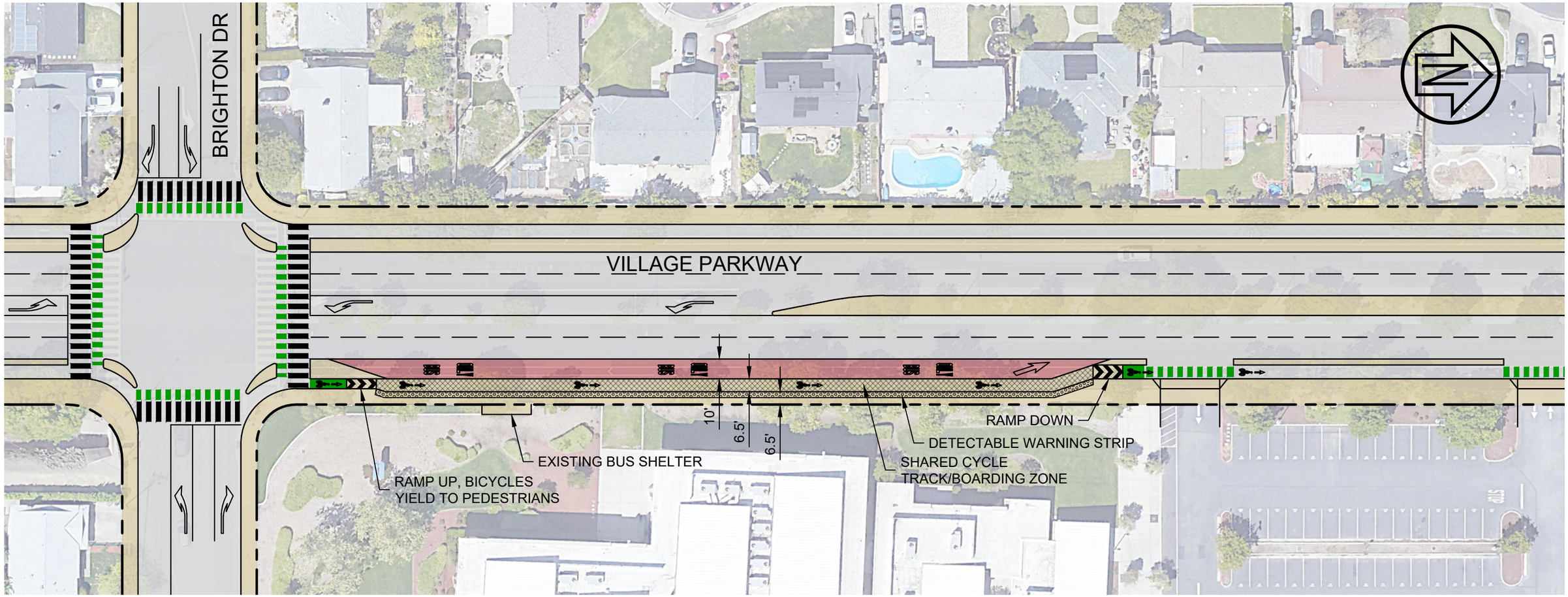
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VILLAGE PARKWAY COMPLETE STREETS

DUBLIN HIGH SCHOOL BUS STOP

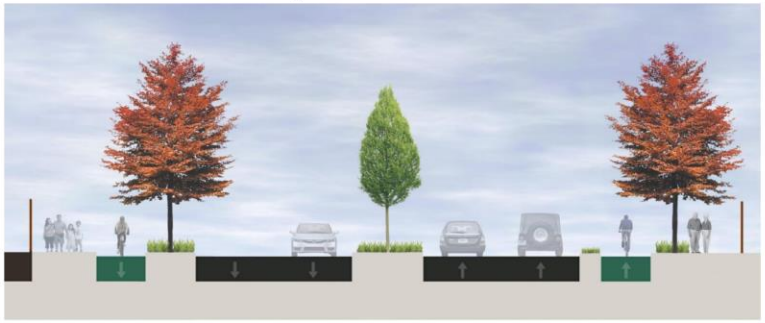
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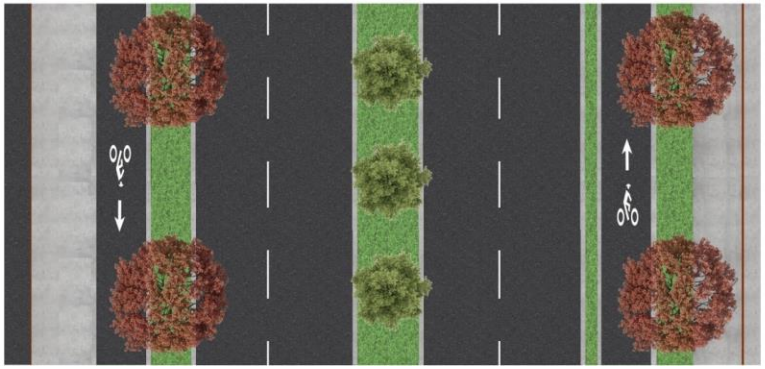
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Proposed Streetscape







Streetscape Amenities



Monument Sign at Dougherty Road



Trash Receptacles



High Visibility Crosswalk



Median & Pedestrian Lighting

VILLAGE PARKWAY RECONSTRUCTION

AND COMPLETE STREETS

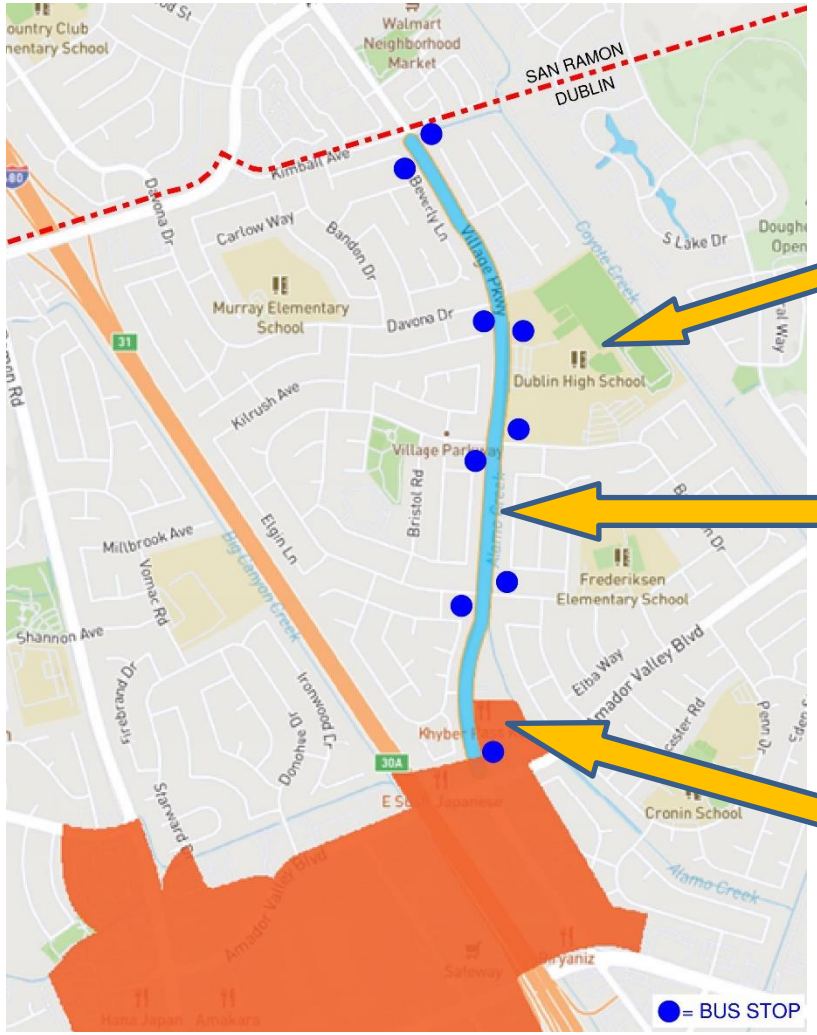


DUBLIN
CALIFORNIA

Project Background



Study Area

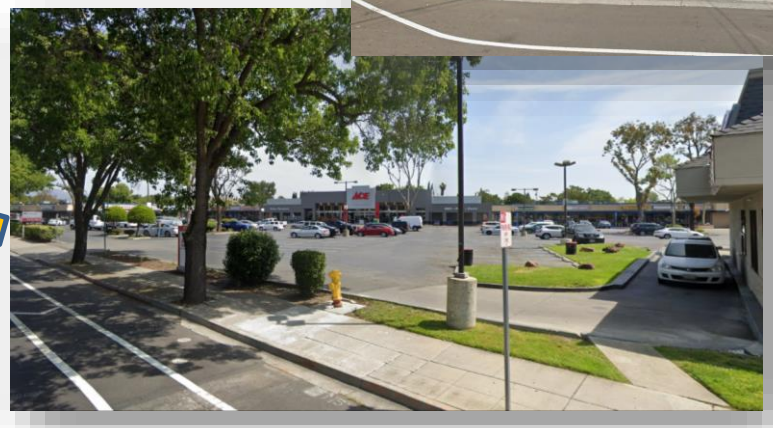




Dublin High School



Zone 7 Channel



Village Square Shopping Center

Existing Conditions

Pavement Distress



Tree Conflicts



Bike/Ped Safety



Wall Condition



Bus Stops



Stakeholder Outreach

Dublin Unified School District

DUBLIN CALIFORNIA

ALAMEDA COUNTY PREVENTION FIRE EMS RESCUE FIRE DEPARTMENT

Dublin San Ramon Services District

Water, wastewater, recycled water

Bicycle and Pedestrian Advisory Committee (BPAC)

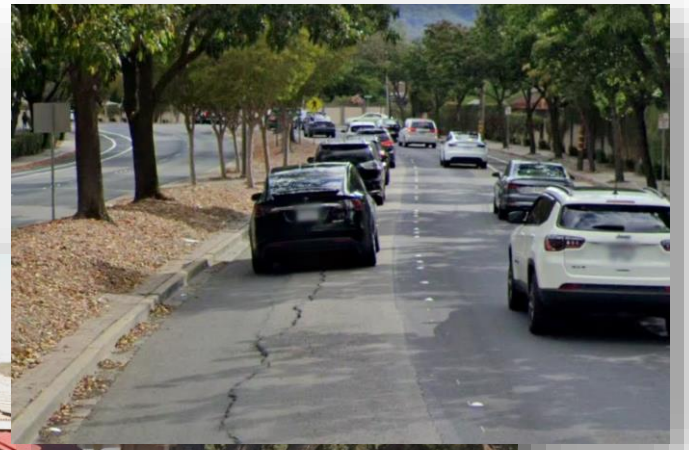
ALAMEDA County Transportation Commission

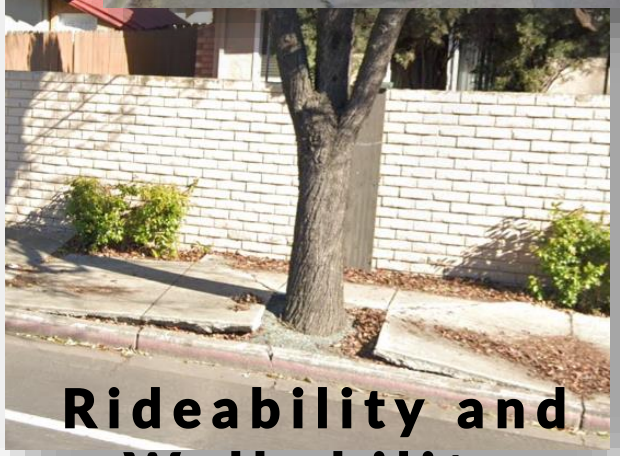
TRI-VALLEY WHEELS

PG&E

Project Objectives

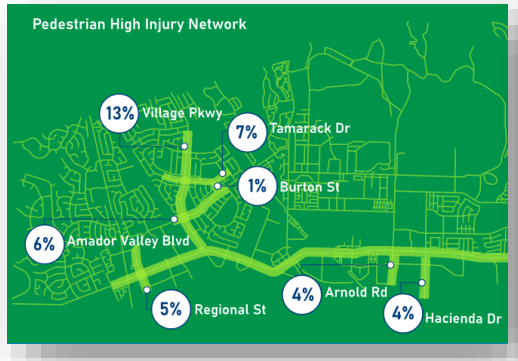
1-Improve Pavement

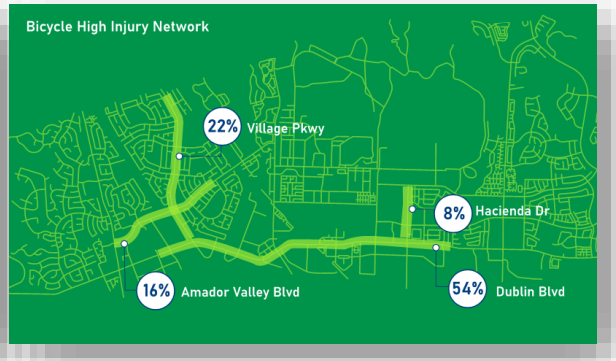




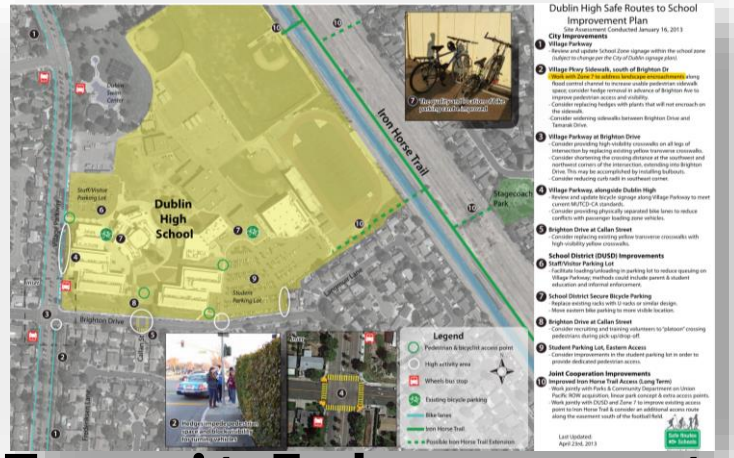
Rideability and Walkability

2-Improve Safety for All Users



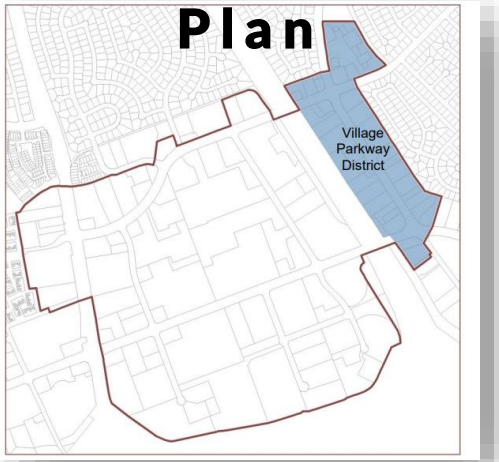


3-Improve School Access



Transit Enhancements

4-Support Downtown Specific Plan



DUBLIN CALIFORNIA

Complete Streets

Complete Streets Elements:

- Wider sidewalks & ADA Upgrades
- High-visibility crosswalks
- Class IV Bike Lanes (separated, vertical buffer)
- Landscaped Medians and Buffer Islands
- Protected intersections
- Enhanced Transit Facilities

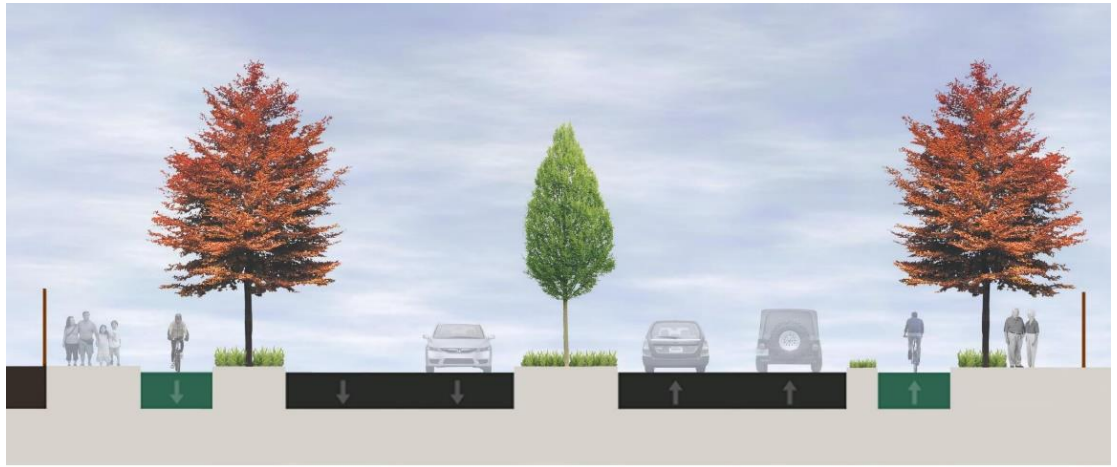


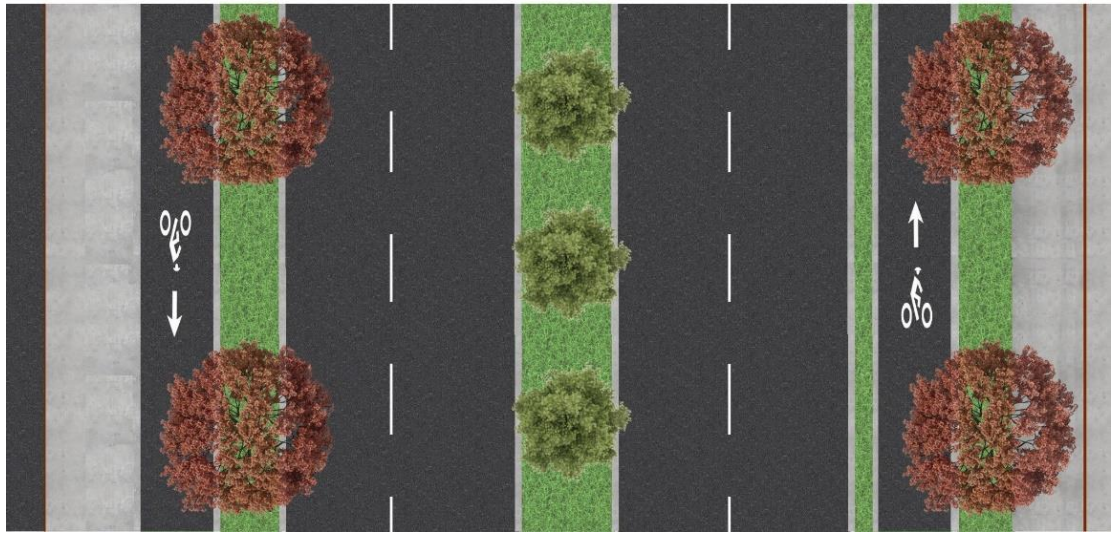
Consistency with:

- MTC's Complete Streets Policy (Resolution No. 4493)
- Alameda CTC All Ages and Abilities Policy for Countywide Bikeways Network (Resolution No. 22-108)
- Dublin's Complete Streets Policy (Resolution No. 199-12)

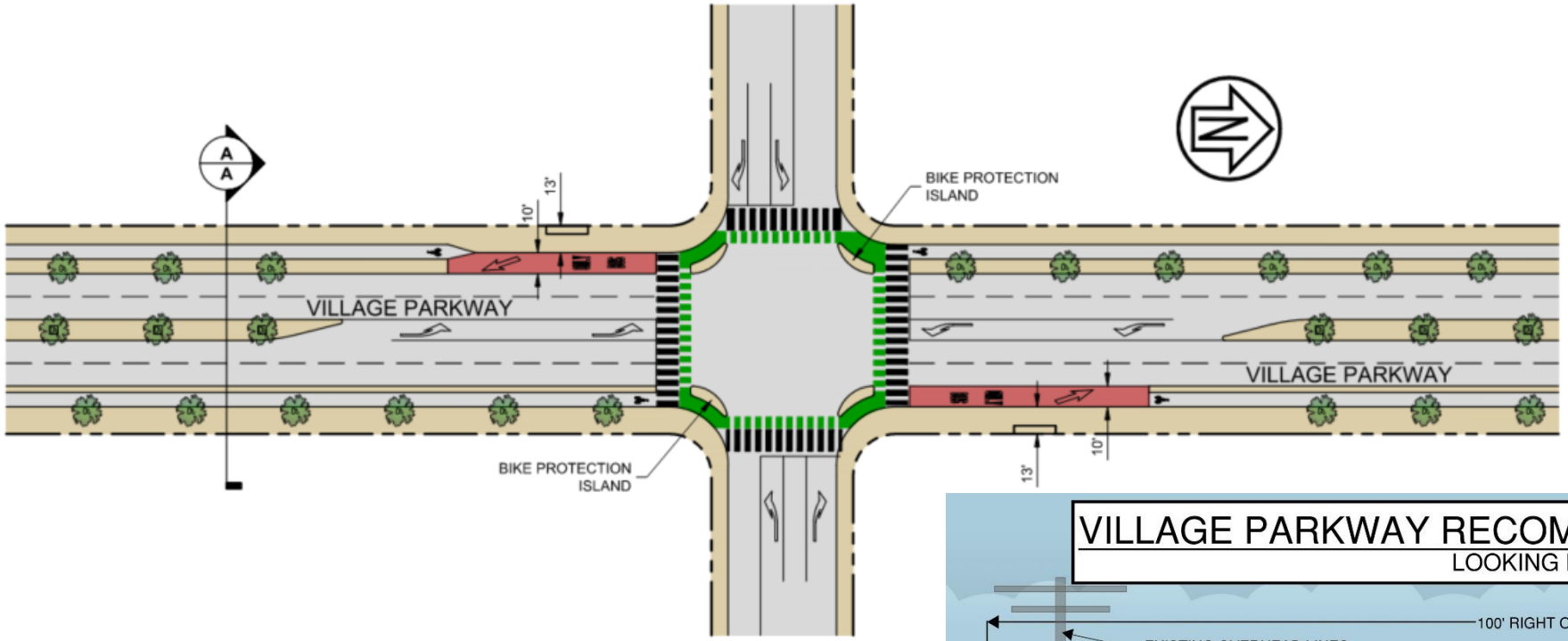
Proposed Streetscape

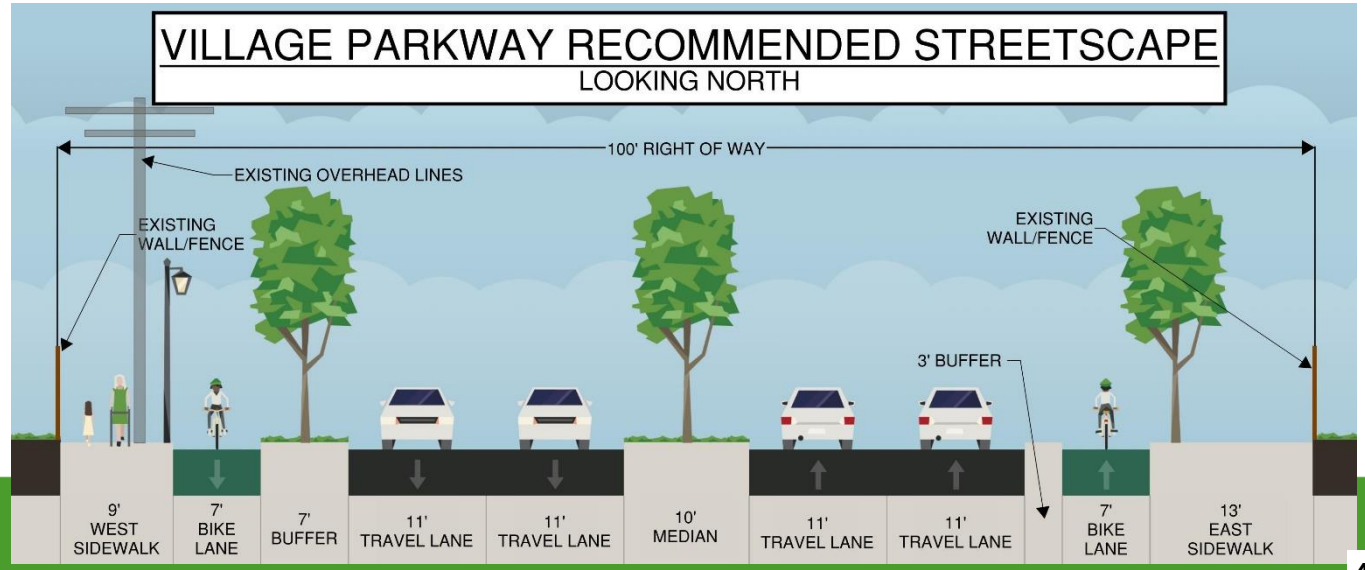




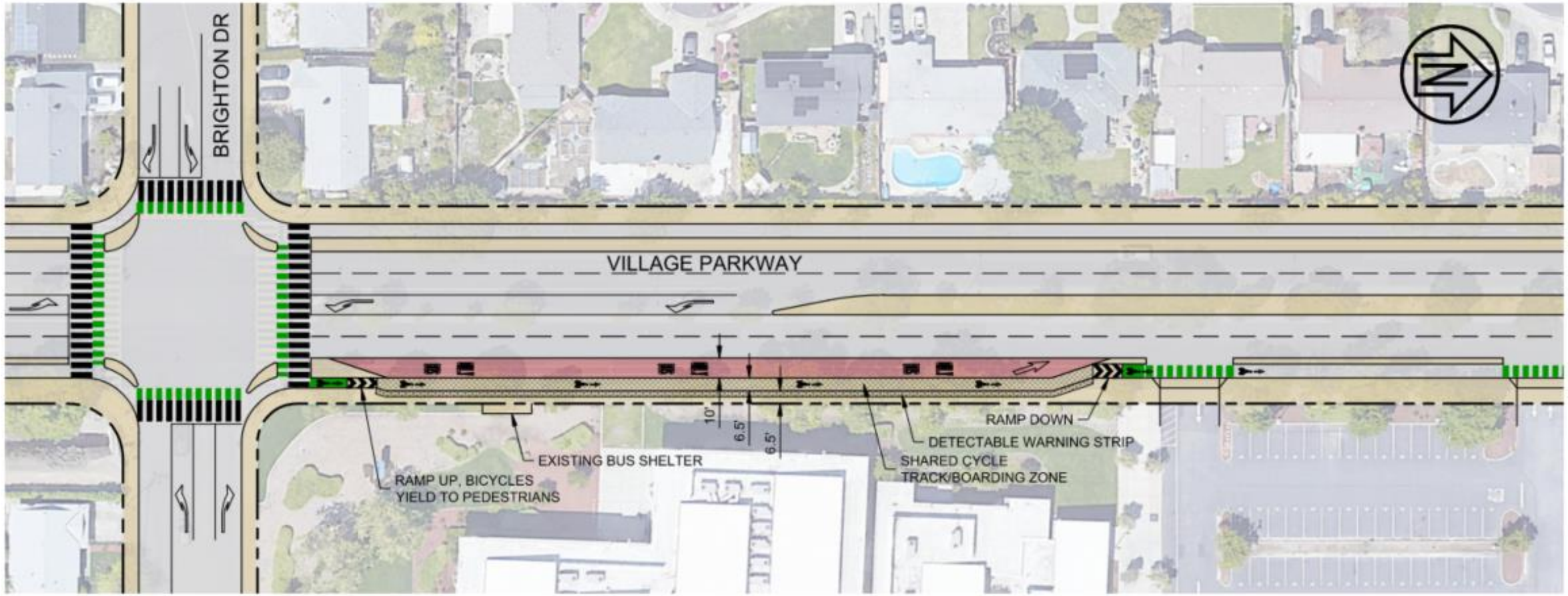


Proposed Streetscape





Proposed Bus Stop at High School



Streetscape Amenities



Monument Sign at Dougherty Road



Trash Receptacles



High Visibility Crosswalk



Median & Pedestrian Lighting

Additional Improvement Items



Existing Wall





Pre-cast Wall Examples -
Full Replacement 8’ Height ($2.0M)

Undergrounding Overhead Utilities

- Cost Estimate: $9.0M - $12.0M
- Add'l 25% Design, Eng, etc.
- TOTAL = $15M
- Add'l 12-18 months
- Coordination:
  - PG&E
  - AT&T
  - Comcast

Will require new riser poles on side streets and adjacent properties

Aboveground transformers, cabinets, etc.



Preliminary Costs

Recommended Improvements	Estimated Cost
Pavement Rehab w/ Complete Streets Elements	$24,000,000
Wall Replacement - *Recommended*	$2,000,000
TOTAL	$26,000,000

Recommended Streetscape

- Full Depth Reclamation
- Class IV Bike lanes
- Replacement of Sidewalks
- New landscaping & street lighting

Estimated Project Cost: $24,000,000

Assumptions

- Construction costs based on 2024 values
- Contingency varies from 10%-30%
- Includes both hard and soft costs

Funding

Fund Source	Amount
General Fund Reserves	$10,000,000
State Gas Tax	$400,000
Measure BB-Local Streets	$450,000
STIP	$9,150,000
TOTAL	$20,000,000
Funding Gap	$6,000,000

Next Steps

- Finalize Concept Plan
- Propose Budget/Funding in CIP
- Begin Env Phase - CEQA Assessment, NEPA
- Begin Design Phase
- Construction Anticipated in 2027

Staff Recommendation

- Approve Concept Plan
- Include Wall Replacement

Agenda Item 8.3

STAFF REPORT

CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Fiscal Year 2023-24 2nd Quarter Financial Review
Prepared by: Jay Baksa, Director of Finance

EXECUTIVE SUMMARY:

The City Council will receive a financial report through the second quarter of Fiscal Year 2023-24 and consider amendments via a budget change.

STAFF RECOMMENDATION:

Receive the report and approve the budget change.

FINANCIAL IMPACT:

Approval of the budget change will result in a net increase to the General Fund revenue budget of $5,845,640 and an increase in the General Fund expenditure budget of $356,431, including a $3,000 transfer out to the Capital Improvement Program, resulting in a net increase in General Fund reserves of $5,489,209. The City is projected to be in an operating surplus position of $19,493,964 in Fiscal Year 2023-24, before the use. Total General Fund reserves are projected at $215,152,400 by June 30, 2024.

This report also contains various budget changes in other funds requiring City Council approval.

DESCRIPTION:

The purpose of this report is to update the City Council on the status of the Fiscal Year 2023-24 General Fund Amended Budget and projected reserves. As a reminder, the Amended Budget includes budget changes approved since July 1, as well as carryover budgets from the prior year. The budget change (Attachment 4) lists all new amendments needing approval in the General Fund as well as in other funds.

General Fund Summary (Attachment 1)
General Fund revenues are projected to come in $5,845,640 higher than the Amended Budget, accounting for higher sales tax, interest received, and intergovernmental revenue. On the expenditure side, Staff is recommending an increase of $353,431 in operating expenditures and $3,000 in transfers out to the CIP.

Table 1 summarizes the proposed changes to revenues and expenditures, followed by a discussion of the changes.

Table 1: Revenue and Expenditure Changes

Category	Amount
Revenues	
Sales Tax	$2,995,900
Interest Earnings	2,990,000
Intergovernmental	115,000
Development	(328,242)
Transfers In	72,982
Total Revenues	**$5,845,640**
Expenditures	
Services and Supplies	204,000
Contracted Services	71,723
Capital Outlay	77,708
Transfers Out	3,000
Total Expenditures	**$356,431**
General Fund Impact	**$5,489,209**

Revenues

Sales Tax Revenue – increase of $2,995,900
The City continues to experience strong sales tax revenue in Fiscal Year 2023-24 due to a thriving economy. In addition, a change was made by the state in how certain auto sales are reported, resulting in the reallocation of $2.5 million in auto sales tax to Dublin in Fiscal Year 2023-24. Should sales levels remain the same, the City can expect this amount of additional revenue on an annual basis.

Interest – increase of $2,990,000
The projected increase in interest earnings is due primarily to the Federal Reserve increasing interest rates multiple times since the time the Fiscal Year 2023-24 budget was adopted. In addition to higher rates, the increase is also due to the timing of capital project payments, resulting in a higher-than-projected cash balance in the General Fund.

Mandated Costs Reimbursement – Increase of $115,000
The City annually submits claims to the state for reimbursement of the costs associated with complying with certain state mandates. Reimbursement of these costs is dependent on both the State approving the claim and allocating funds for the cost recovery program. As the receipt of reimbursement revenue is highly unpredictable, Staff budgets very conservatively and adjusts based on revenue received.

Developer Deposits – Decrease of $328,242
Due to a shift in the timing of various development projects, revenues are expected to decrease $328,242 from the budget, partially offset by a decrease of $252,494 in related expenditures.

Transfers In – increase of $72,982
The increase accounts for Staff transferring money from the Measure D Fund into the General Fund to cover eligible staff costs incurred in the prior year. Such costs, when applicable, are now budgeted directly in the Measure D Fund on an ongoing basis.

Expenditures

Services and Supplies – increase of $204,000
Services and Supplies are increasing based on the following:

- Staff is requesting an increase of $150,000 for repairs and maintenance costs at The Wave, including replacement of the boiler as well as funds for unforeseen repairs before the facility opens for the summer season.
- Insurance premiums for the City's liability policy were higher than anticipated this year, trending with overall increases throughout the state. This increase is partially offset by lower costs in ongoing insurance claims, resulting in a net increase of $54,000.

Contract Services – increase of $71,723
Contract Services costs are increasing based on the following:

- The City's contract with the Alameda County Sheriff's Department requires an increase of $91,323 due to the addition of a Crime Tech position.
- Based on prior year expenditures and due to increased usage of parks and recreation programs and facilities, Staff is estimating the need for an additional $104,000 for payment processing fees.
- Due to the need for repairs to the Shannon Center parking lot, Public Works is requesting an additional $135,000 for pavement repair, inspections, and testing services. Staff will be seeking reimbursement of these costs via an insurance claim, based on damage done from a vehicle fire that occurred in the parking lot.
- Additional Community Development Block Grant funding was awarded to Dublin after the budget adoption. Staff recommends allocating this to the Legal Assistance for Seniors program, which is currently being funded by a combination of the American Rescue Plan Act (ARPA) Fund ($3,689) and General Fund ($6,106). Accordingly, both current funding sources will be reduced.
- As discussed above, development contract costs are decreasing by $252,494, resulting in an estimated $328,242 decrease in revenue.

Capital Outlay – increase of $77,708
Capital Outlay costs are increasing based on the following:

- The purchase of a dedicated vehicle for the Dublin Police Services Behavioral Health Unit at a cost of $25,708. The Unit will utilize an all-electric Chevrolet Bolt.
- Additional equipment (total of $52,000) needed for the Dublin Arts Center that was not previously included in the CIP, including masking curtains, a gallery wall system, and a mat to protect the dance room floor.

General Fund Reserves and Transfers Out
The budget adjustment includes a $3,000 transfer out to the Iron Horse Nature Park and Open Space CIP (PK0422) to account for a donation received for the Adopt-a-Bench Program. This money will be moved into the CIP project to be spent on a new bench located on the Iron Horse Trail.

After incorporating all adjustments, Staff is projecting an operating surplus of $19.5 million for Fiscal Year 2023-24. Transfers out total $51.2 million, $33.9 million of which is funded by Committed/Assigned reserves. In addition, $2.0 million is budgeted as a contribution to the Internal Service Funds and $1.0 million to retirement liabilities.

After accounting for the use of reserves on capital projects, total reserves are projected to decrease by $34.6 million from the prior year, as illustrated in Table 2 below. A list of changes to specific reserves is provided as Attachment 2 (General Fund Reserves Summary). A detailed list of transfers out of the General Fund is provided as Attachment 3 (General Fund Transfers Out).

Table 2: General Fund Summary

	FY 2022-23 Actual	FY 2023-24 Adopted	New FY 2023-24 Amended
Total Reserves, Beginning of Year	**$223,857,504**	**$249,736,608**	**$249,736,608**
Revenues	124,787,119	115,891,861	121,684,519
Expenditures	(88,523,802)	(99,573,224)	(102,190,555)
Net Operating Budget Impact	**$36,263,317**	**$16,318,637**	**$19,493,964**
Transfers In	109,014	56,600	129,582
Unrealized Gains/Losses	(3,053,407)		
Transfers Out/Contributions to Other Funds	(7,439,821)	(20,929,893)	(54,207,754)
Total Reserves, End of Year	**$249,736,608**	**$245,181,952**	**$215,152,400**
Change from Prior Year			**($34,584,208)**

Other Funds
Staff requests the City Council's approval to amend the budget for the following:

- Affordable Housing Fund – Appropriate $160,000 to fund up to four additional first-time home buyer loans. The City has already issued four loans this fiscal year, and the program

continues to receive a high level of interest.

- Community Development Block Grant Fund / ARPA Fund – Appropriate $9,795 to account for additional CDBG grant funding awarded to Dublin after the budget adoption, as discussed above.
- East Dublin 1999-1 Assessment District Fund – Appropriate $90,000 to bring the budget in line with prior year actuals.
- Measure D Fund – Appropriate $100,000 in total; $40,000 increase to the agreement with HF&H who is working with the City on multiple refuse-related projects; $15,000 for compost procurement/spreading for the carbon sequestration pilot project; and $45,000 for compost purchasing to meet the City's SB 1383 procurement requirements.
- Local Recycling Grants – Appropriate $14,191 in grant funds which will be used on the storm drain trash capture program and to purchase three-stream waste cans.
- Asset Forfeiture Fund – Appropriate $118,433 for the initial cost of office equipment for the drone first responder program, as well as other police services equipment.
- Energy Improvement Bonds Fund – Increase the CIP budget for the Citywide Energy Improvements Project (GI0121) by $33,459 to purchase a dedicated HVAC unit for the data closet at the Senior Center, to avoid server issues that can occur during hot weather.

STRATEGIC PLAN INITIATIVE:

None

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) General Fund Summary Q2 FY 2023-24
2) General Fund Reserves Summary Q2 FY 2023-24
3) General Fund Transfers Out Q2 FY 2023-24
4) Budget Change Q2 FY 2023-24

GENERAL FUND SUMMARY - Q2 FY 23-24

	Actual 2022-23	Adopted 2023-24	Amended 2023-24	Q2 Adjustment	New Amended 2023-24
Revenues					
Property Tax	$59,056,139	59,896,000	59,896,000		59,896,000
Sales Tax	28,902,065	27,000,000	27,000,000	2,995,900	29,995,900
Sales Tax Reimbursements	(321,750)	(375,000)	(375,000)		(375,000)
Development Revenue	8,588,005	7,172,669	7,172,669	(328,242)	6,844,427
Transient Occupancy Tax	1,533,093	1,500,000	1,500,000		1,500,000
Other Taxes	7,196,591	6,780,500	6,780,500		6,780,500
Licenses & Permits	323,098	223,577	223,577		223,577
Fines & Penalties	80,117	50,000	50,000		50,000
Interest Earnings	5,363,445	2,510,000	2,510,000	2,990,000	5,500,000
Rentals and Leases	2,193,822	1,648,021	1,648,021		1,648,021
Intergovernmental	352,165	290,000	290,000	115,000	405,000
Charges for Services	8,648,315	7,389,682	7,389,682		7,389,682
Other Revenue	2,872,013	1,806,412	1,826,412		1,826,412
Subtotal Revenues - Operating	**$124,787,119**	**$115,891,861**	**$115,911,861**	**$5,772,658**	**$121,684,519**
Transfers In	$109,014	$56,600	$56,600	$72,982	$129,582
Unrealized Gains/Losses/Adjustments	(3,053,407)				-
Total Revenues	**$121,842,727**	**$115,948,461**	**$115,968,461**	**$5,845,640**	**$121,814,101**
Expenditures					
Salaries & Wages	$12,725,756	$14,150,396	$14,150,396		$14,150,396
Benefits	4,781,703	5,386,283	5,386,283		5,386,283
Services & Supplies	4,543,179	6,238,992	6,363,061	204,000	6,567,061
Internal Service Fund Charges	4,932,571	5,443,747	5,443,747		5,443,747
Utilities	2,997,652	3,898,997	3,898,997		3,898,997
Contracted Services	57,001,245	62,778,423	64,759,840	71,723	64,831,563
Capital Outlay	194,558	120,625	279,040	77,708	356,748
Debt Service Payment	1,333,050	1,331,850	1,331,850		1,331,850
Contingency & Miscellaneous	14,088	223,910	223,910		223,910
Subtotal Expenditures - Operating	**$88,523,802**	**$99,573,224**	**$101,837,124**	**$353,431**	**$102,190,555**
Operating Impact (REV-EXP)	**$36,263,317**	**$16,318,637**	**$14,074,737**	**$5,419,227**	**$19,493,964**
Transfer Outs & Contributions to Other Funds					
Transfers Out (CIPs) - Com./Assig. Reserve	937,641	7,195,281	33,935,110		33,935,110
Transfers Out (CIPs) - Undesignated	1,018,802	10,734,612	17,269,644	3,000	17,272,644
Contribution to OPEB/PERS	3,460,000	1,000,000	1,000,000		1,000,000
Contribution to ISF & Other	2,023,378	2,000,000	2,000,000		2,000,000
Subtotal - Transfers Out & Contributions	**$7,439,821**	**$20,929,893**	**$54,204,754**	**$3,000**	**$54,207,754**
Total Expenditures	**$95,963,623**	**$120,503,117**	**$156,041,878**	**$356,431**	**$156,398,309**
GF Impact (Include CIP & Transfers)	**$25,879,104**	**($4,554,656)**	**($40,073,417)**	**$5,489,209**	**($34,584,208)**
TOTAL GENERAL FUND BALANCE	**$249,736,608**	**$245,181,952**	**$209,663,191**		**$215,152,400**

Contracted Services Detail	Actual 2022-23	Adopted 2023-24	Amended 2023-24	Q2 Adjustment	New Amended 2023-24
Police Services	$23,229,695	$24,835,923	$24,835,923	$91,323	$24,927,246
Fire Services	15,223,132	16,313,430	16,313,430		16,313,430
Maintenance Services (MCE)	7,149,032	7,925,056	7,931,896		7,931,896
Development (CDD and PW)	3,360,003	3,606,108	4,147,841	(252,494)	3,895,347
Other Contracted Services	8,039,383	10,097,906	11,530,750	232,894	11,763,644
Total Contracted Services	**$57,001,245**	**$62,778,423**	**$64,759,840**	**$71,723**	**$64,831,563**

FISCAL YEAR 2023-24 GENERAL FUND RESERVES

RESERVE DESCRIPTION	Actual 2022-23	Increase 2023-24	Decrease 2023-24	Net Change 2023-24	Projected 2023-24
Non-Spendable	$4,859				$4,859
Prepaid Expenses	**4,859**				**4,859**
Restricted	$4,324,132				$4,324,132
Cemetery Endowment	**60,000**				**60,000**
Developer Contribution - Downtown	**1,490,000**				**1,490,000**
Developer Contr - Heritage Park	**19,000**				**19,000**
Developer Contr - Nature Park	**60,000**				**60,000**
Section 115 Trust - Pension	**1,945,132**				**1,945,132**
Heritage Park Maintenance	**750,000**				**750,000**
Committed	$76,016,420		($9,603,178)	($9,603,178)	$66,413,241
Advance to Public Facility Fee	**10,747,169**				**10,747,169**
Downtown Public Improvement	**22,139,587**		(389,587)	(389,587)	**21,750,000**
Economic Stability	**8,000,000**				**8,000,000**
Emergency Communications	**532,113**				**532,113**
Fire Svcs Pension/OPEB	**2,211,094**				**2,211,094**
Innovations & New Opportunity	**894,498**				**894,498**
One-Time Initiative - Capital	**1,918,620**		(1,419,112)	(1,419,112)	**499,508**
One-Time Initiative - Operating	**503,860**				**503,860**
Public Safety Reserve	**4,600,000**				**4,600,000**
Specific Committed Reserves					
Cemetery Expansion (CIP)					
Contribution to Public Facility Fee	**6,000,000**				**6,000,000**
Cultural Arts Center (CIP)	**7,139,197**		(6,964,197)	(6,964,197)	**175,000**
Don Biddle Park (CIP)	**675,193**		(675,193)	(675,193)	
Fallon Sports Park III Contingency	**100,000**		(100,000)	(100,000)	
Lease Revenue Bond Payoff	**7,000,000**				**7,000,000**
Maintenance Facility (CIP)	**55,089**		(55,089)	(55,089)	
Utility Undergrounding (CIP)	**3,500,000**				**3,500,000**
Assigned	$125,043,297		($33,074,758)	($33,074,758)	$91,968,539
Accrued Leave	**1,301,506**				**1,301,506**
Catastrophic Loss	**17,714,064**				**17,714,064**
CIP Carryovers	**6,535,032**		(6,535,032)	(6,535,032)	
Fiscally Responsible Adjustment	**325,000**				**325,000**
Municipal Regional Permit	**1,869,152**		(1,849,064)	(1,849,064)	**20,088**
Non-Streets CIP Commitments	**3,276,777**		(464,277)	(464,277)	**2,812,500**
Operating Carryovers	**2,014,571**		(2,014,571)	(2,014,571)	
Parks and Streets Contingency	**201,270**				**201,270**
Pension & OPEB	**18,000,000**				**18,000,000**
Relocate Parks Dept	**500,000**				**500,000**
Service Continuity	**3,150,000**				**3,150,000**
Dublin Blvd Extension Advance	**42,500,000**		(20,000,000)	(20,000,000)	**22,500,000**
Specific Assigned Reserves	**0**				
ARPA Revenue Replacement	**990,187**				**990,187**
Climate Action Plan	**2,823,760**		(32,484)	(32,484)	**2,791,275**
Contribution to ISF	**1,500,000**				**1,500,000**
Façade Improvement Grants	**429,972**				**429,972**
Library Tenant Improvement	**1,000,000**				**1,000,000**
HVAC Replace. & Civic Ctr Improv. (CIP)	**3,010,829**		(1,728,152)	(1,728,152)	**1,282,677**
Pavement Management	**2,000,000**				**2,000,000**
Public Safety Complex (CIP)	**1,022**		(1,022)	(1,022)	
Village Pkwy Pavement Reconstruction	**15,900,156**		(450,156)	(450,156)	**15,450,000**
Unassigned	$44,347,900	$42,677,937	($34,584,208)	$8,093,729	$52,441,629
Unassigned-Unrealized Gains	**(14,061,701)**				**(14,061,701)**
Unassigned (Available)	**58,409,602**				**66,503,330**
TOTAL RESERVES	**$249,736,608**	**$42,677,937**	**($77,262,145)**	**($34,584,208)**	**$215,152,400**

GENERAL FUND TRANSFERS OUT - Q2 FY 2023-24

Project Description	Adopted 2023-24	Amended 2023-24	Q2 Adjustment	New Amended 2023-24
Committed/Assigned				
Police Services Building		$ 1,022		$ 1,022
IT Infrastructure Improvement		4,277		4,277
Cultural Arts Center		6,964,197		6,964,197
Civic Center Rehabilitation	687,840	1,728,152		1,728,152
EV Charging Stations		32,484		32,484
Maintenance Yard Facility		55,089		55,089
Don Biddle Community Park		675,193		675,193
Fallon Sports Park Phase 3		100,000		100,000
Green Stormwater Infrastructure		1,845,428		1,845,428
Dublin Blvd Extension	6,257,441	20,000,000		20,000,000
City Entrance Monument Signs		200,000		200,000
Village Parkway Reconstruction	250,000	450,156		450,156
Citywide Signal Com. Upgrade		1,419,112		1,419,112
Dublin Irrigation System Upgrades		460,000		460,000
Subtotal - Committed/Assigned	**$ 7,195,281**	**$ 33,935,110**	**$ -**	**$ 33,935,110**
Undesignated				
Citywide Energy Improvements		$ 769,908		$ 769,908
Dublin Standard Plans Update		87,634		87,634
Marquee Signs	495,000	495,000		495,000
Resiliency and Disaster Preparednes		1,065,433		1,065,433
Financial System Replacement		939,205		939,205
Municipal Fiber		140,000		140,000
Audio Visual System Upgrade	314,000	463,175		463,175
Library Tenant Improvements	1,000,000	1,000,000		1,000,000
Situational Awareness Camera		585,000		585,000
Alamo Creek & Asmnt Dist Fence Replacement		440,115		440,115
Parks Playground Replacement	1,109,560	1,109,560		1,109,560
Downtown Dublin Town Square Park	4,680	106,885		106,885
Kolb Park Renovation	450,000	450,000		450,000
Restrooms Replacement		999,720		999,720
Iron Horse Nature Park & Open Space	50,000	50,000	$ 3,000	53,000
Imagine Playground at Dublin Sports		48,233		48,233
Citywide Storm Drain Improvements	30,000	30,000		30,000
Dublin Blvd Extension	7,167,382	7,290,382		7,290,382
San Ramon Road Landscape Renovation		238,660		238,660
Downtown Dublin Street Grid Network	8,990	205,326		205,326
City Entrance Monument Signs		285,000		285,000
San Ramon Road Trail Improvements		7,996		7,996
Citywide Bicycle & Pedestrian Impro	105,000	462,412		462,412
Subtotal - Undesignated*	**$ 10,734,612**	**$ 17,269,644**	**$ 3,000**	**$ 17,272,644**
Subtotal Transfers Out to CIPs	**$ 17,929,893**	**$ 51,204,754**	**$ 3,000**	**$ 51,207,754**
Other Contributions/Transfers Out				
Contribution to Pension	$ 1,000,000	$ 1,000,000		$ 1,000,000
Transfer Out to ISF/Other	2,000,000	2,000,000		2,000,000
**Subtotal - Other Contributions/Transfer Out to (	**$ 3,000,000**	**$ 3,000,000**	**$ -**	**$ 3,000,000**
Total - General Fund Transfers Out	**$ 20,929,893**	**$ 54,204,754**	**$ 3,000**	**$ 54,207,754**

*CIPs identified to be funded by Undesignated reserves include $6.5 million in budget carryovers from FY 22-23, the amount is identified as Assigned Reserve - CIP Carryover (Attachment 2)

CITY OF DUBLIN
FISCAL YEAR 2023-24
BUDGET CHANGE FORM

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves X Budget Transfer Between Funds _____

From Designated Reserves _____ Other _____

REVENUES		
General Fund		
10010000.42101 (Sales Tax)	$2,995,900	Increase in taxes due to an increase in the autos-transportation sector
10010000.46101 (Interest)	$2,990,000	Increase due to Federal Reserve's multiple increases of interest rate and larger than anticipated cash balance
10010000.47205 (Mandated Costs Reimbursement)	$115,000	Based on year-to-date actual revenue received
10016200.49999 (Transfers In)	$72,982	Reimburse Environmental division personnel cost from Measure D Funds
10098200.48911 (Developer Deposit Zoning)	($328,242)	Based on actual development activity
OPERATING EXPENDITURES		
General Fund		
10010110.64011 (Community Grant)	($6,106)	Additional Community Development Block Grant funding awarded to Dublin after the budget adoption
10011310.61601 (Insurance Premiums)	$54,000	Higher than anticipated premium costs for liability insurance
10013000.64021 - (Contract Services Personnel)	$91,323	Addition of Crime Technician Position
10013100.72105 - (Police Vehicle)	$25,708	Purchase of vehicle dedicated for the Behavioral Health Unit
10017000.64001 (Contract Services General)	$104,000	Payment processing fees for PCS programs and events based on current expenditures
10017000.71101 (Furniture & Fixtures)	$52,000	Dublin Arts Center - Masking curtains, gallery wall system, and mat to protect dance room floor
10016316.64001 (Contract Services General)	$135,000	Pavement repair, inspection, and testing services of Shannon Center parking lot
10016300.61301 (Repairs and Maintenance)	$150,000	Replacement boiler at The Wave and additional funding for other unforeseen items
10098200.65106 (Developer Deposit Professional Services Reimbursement)	($252,494)	Based on actual development activity

FISCAL YEAR 2023-24
BUDGET CHANGE FORM

Budget Change Reference #: _____

Special Revenue Funds		
29018100.66101 (First Time Homeowner Loans)	$160,000	Funding for up to 4 additional loans in the City's First Tme Home Buyers Loan program
29030110.47101 (Federal Grant)	$9,795	Additional Community Development Block Grant funding awarded to Dublin after the budget adoption
29030110.64011 (Community Grant)	$9,795	Additional Community Development Block Grant (CDBG) funding awarded to Dublin after the budget adoption
29070110.64011 (Community Grant)	($3,689)	Additional Community Development Block Grant (CDBG) funding awarded to Dublin after the budget adoption
27056336.63202 (Electric)	$90,000	Electric costs in East Dublin 1999-1 Assessment District
23026200.64001 (Contract Services General)	$100,000	Measure D: Adjustment for HF&H contract $40k; compost procurement/spreading for the carbon sequestration pilot project $15k; compost procurement to meet SB 1383 procurement requirements $45k.
23046200.64001 (Contract Services General)	$1,685	Cal Recycle Used Oil Grant funding for storm drain trash capture program.
23046230.64001 (Contract Services General)	$12,506	SB1383 Grant Adjustment to purchase three-stream waste cans.
21013100.71102 (Machinery & Equipment)	$89,847	Asset Forfeiture Funds for the initial costs of office equipment setup for the Drone First Responder Program and other equipment
21013100.61104 (Operating Supplies)	$28,586	Asset Forfeiture Funds Requesting funds for the initial costs of office equipment setup for the Drone First Responder Program and other equipment
CIPs		
Citywide Energy Improvements (GI0121)		
GI0121.9400.9401 (Improvements Not Building)	$33,459	A dedicated HVAC unit for the IT Closet/Room at the Senior Center to address overheating that has led to degraded equipment function during hot weather.
GI0121.7102 (33009310.49999) - Energy Improvement - Bonds Source /Transfers In	$33,459	
71029310.89101 - Energy Improvement Bonds- Transfers Out	$33,459	
Iron Horse Nature Park & Open Space (PK0422)		
PK0422.9200.9201 (Contract Services)	$3,000	Parks and Community Services Department received a donation for the adoption of a bench at Iron Horse Trail. The money was received by PCS but is being purchased and installed as part of the Iron Horse Nature Park CIP
PK0422.1001 (35009510.49999) - General Fund Funding Source /Transfers In	$3,000	
10019510.89101 - General Fund Transfers Out	$3,000	

As Presented at the City Council Meeting **2/20/2024**

************Finance Use Only************

Posted By: _____ Date: _____

FY 2023-24 2nd Quarter Financial Review

February 20, 2024



DUBLIN
CALIFORNIA

General Fund Midyear Overview

- Net Increase in Reserves from Operations = $5.49 Million
- Operating Surplus Projected at Year-End = $19.49 Million
- Transfers Out/Contributions = $54.20 Million
- Projected Reserve Year-End Balance = $215.15 Million

Revenue Summary

Revenues – Net Increase $5,845,640

- Sales Tax +$2,995,900
- Interest Earnings +$2,990,000
- Intergovernmental Revenue +$115,000
- Development Services -$328,242
- Transfer In +$72,982

Expenditure Summary

Expenditures – Net Increase $356,431

- Services and Supplies +204,000
- Capital Outlay +77,708
- Contract Services Net +$71,723
- Transfer Out +3,000

Transfers Out

- Total GF Transfers Out = $54,207,754
  - Designated Reserves = $33,935,110
  - Unassigned Reserves = $17,269,644
  - Other (Pension/ISF) = $3,000,000
  - Increase = $3,000

Reserves

	FY 2022-23 Actual	FY 2023-24 Adopted	New FY 2023-24 Amended
Total Reserves, Beginning of Year	**$223,857,504**	**$249,736,608**	**$249,736,608**
Revenues	124,787,119	115,891,861	121,684,519
Expenditures	(88,523,802)	(99,573,224)	(102,190,555)
Net Operating Budget Impact	**$36,263,317**	**$15,318,637**	**$19,493,964**
Transfers In	109,014	56,600	129,582
Unrealized Gain/Loss	(3,053,407)		
Transfers Out/Contribution to Other	(7,439,821)	(20,929,893)	(54,207,754)
Total Reserves, End of Year	**$249,736,608**	**$245,181,952**	**$215,152,400**
Change from Prior Year			**($34,584,208)**

Staff Recommendations

- Receive the report
- Approve the budget change

Questions?

Agenda Item 8.4

STAFF REPORT
CITY COUNCIL

DATE: February 20, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Report Regarding City Council and Mayor's Salaries
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will receive a report regarding potential adjustments to City Councilmembers' and Mayor's salaries and provide direction.

STAFF RECOMMENDATION:

Receive the report and provide direction.

FINANCIAL IMPACT:

Should the City Council adopt an increase at the maximum allowed by law, the fiscal impact of a partial year increase (December 2024 – June 2025), including salary-based taxes and contributions, would be an increase of $6,050.94. The additional cost for the full year (12 months) would be $12,101.88. These costs will be included in the upcoming Fiscal Year 2024-25 and 2025-26 budgets.

DESCRIPTION:

Government Code Section 36516 allows a general law city to provide a salary to City Councilmembers and an increase in compensation is allowed by ordinance.

Changes to Government Code Section 36516 became effective January 1, 2024, after the adoption of SB329. The legislation increased the starting amount for salaries approved by ordinance based on population of the city. With a population between 50,000 and 75,000, the City can set salaries by ordinance up to and including $1,600 per month.

The Dublin City Council last adjusted salaries for the Mayor in April 2022 and the City Council in December 2022. The City Council salaries became effective after the November 2022 election. City Councilmembers' salary is currently set at $1,416.82 per month. Dublin Municipal Code Section 2.08.40 provides an additional amount to the Mayor that is the equivalent to half (50%) of the City

Councilmember salary per month. The Mayor's current salary is $2,124.23 per month.

With an adjustment of the councilmember salary to the allowed amount of $1,600 per month, the Mayor's new monthly salary would be $2,400 per month. The total annual increase for the City Councilmembers' and Mayor's salaries would be $12,101.88.

Staff recommends the City Council reset the councilmember salary to be consistent with state law, which will be $1,600 per month, unless the City's population increases beyond 75,000 to put the City in the next population bracket. Staff will prepare an ordinance for introduction at the May 21, 2024, Regular City Council Meeting, followed by the second reading and adoption on June 4, 2024. The change in compensation will not apply until after the November 2024 election.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Senate Bill 329
2) Government Code Section 36516
3) Dublin Municipal Code Section 2.08.020 and 2.08.040

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 329

CHAPTER 27

An act to amend Section 36516 of the Government Code, relating to local government.

[Approved by Governor June 29, 2023. Filed with Secretary of State June 29, 2023.]

LEGISLATIVE COUNSEL'S DIGEST

SB 329, Dodd. Cities: city council members: compensation.

Existing law authorizes a city council to enact an ordinance to provide each member of the city council a salary based upon the population of the city, as specified. Existing law authorizes that amount to be increased by the city council by an amount that does not exceed 5% for each calendar year from the operative date of the last adjustment of the salary that is in effect when the increase is enacted. Existing law provides for the procedures by which a city may enact ordinances.

This bill would increase the maximum amount of salary, based upon the population of the city, that may be approved by an ordinance passed by the city council, as specified. The bill would authorize the salary of council members to be increased beyond the specified maximums to an amount not exceeding the greater of either 5% for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted, or an amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10% for each calendar year. The bill would require the city council to consider the adoption of an ordinance to increase council member compensation in open session during at least 2 regular meetings of the city council.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) The compensation schedule for general law cities has not been adjusted since 1984, meaning that city council compensation has not kept pace with inflation.

(b) Allowing cities to adjust their compensation for inflation since 1984 may help city councils become more diverse because increased compensation can help individuals from across different income levels receive sufficient income from their service to help ensure that they can continue to serve the public and support their families.

SEC. 2. Section 36516 of the Government Code is amended to read:

36516. (a) (1) A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

(2) The salaries approved by ordinance under paragraph (1) shall be as follows:

(A) In cities up to and including 35,000 in population, up to and including nine hundred fifty dollars ($950) per month.

(B) In cities over 35,000 up to and including 50,000 in population, up to and including one thousand two hundred seventy-five dollars ($1,275) per month.

(C) In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars ($1,600) per month.

(D) In cities over 75,000 up to and including 150,000 in population, up to and including one thousand nine hundred dollars ($1,900) per month.

(E) In cities over 150,000 up to and including 250,000 in population, up to and including two thousand five hundred fifty dollars ($2,550) per month.

(F) In cities over 250,000 population, up to and including three thousand two hundred dollars ($3,200) per month.

(3) For the purposes of this subdivision, the population of a city shall be determined by the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance.

(4) The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed the greater of either of the following:

(A) An amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted.

(B) An amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10 percent for each calendar year.

(5) No ordinance shall be enacted or amended to provide automatic future increases in salary.

(b) Notwithstanding subdivision (a), at any municipal election, the question of whether city council members shall receive a salary for services, and the amount of that salary, may be submitted to the electors. If a majority of the electors voting at the election favor it, all of the council members shall receive the salary specified in the election call. The salary of council members may be increased beyond the amount provided in this section or decreased below the amount in the same manner.

(c) Unless specifically authorized by another statute, a city council may not enact an ordinance providing for compensation to city council members in excess of that authorized by the procedures described in subdivisions (a) and (b). For the purposes of this section, compensation includes payment for service by a city council member on a commission, committee, board, authority, or similar body on which the city council member serves. If the other statute that authorizes the compensation does not specify the amount

of compensation, the maximum amount shall be one hundred fifty dollars ($150) per month for each commission, committee, board, authority, or similar body.

(d) Any amounts paid by a city for retirement, health and welfare, and federal social security benefits shall not be included for purposes of determining salary under this section, provided that the same benefits are available and paid by the city for its employees.

(e) Any amounts paid by a city to reimburse a council member for actual and necessary expenses pursuant to Section 36514.5 shall not be included for purposes of determining salary pursuant to this section.

(f) A city council member may waive any or all of the compensation permitted by this section.

(g) (1) For the purposes of this section, a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council.

(2) At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first meeting.

(3) At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.

O

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 36516

36516. (a) (1) A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

(2) The salaries approved by ordinance under paragraph (1) shall be as follows:

(A) In cities up to and including 35,000 in population, up to and including nine hundred fifty dollars ($950) per month.

(B) In cities over 35,000 up to and including 50,000 in population, up to and including one thousand two hundred seventy-five dollars ($1,275) per month.

(C) In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars ($1,600) per month.

(D) In cities over 75,000 up to and including 150,000 in population, up to and including one thousand nine hundred dollars ($1,900) per month.

(E) In cities over 150,000 up to and including 250,000 in population, up to and including two thousand five hundred fifty dollars ($2,550) per month.

(F) In cities over 250,000 population, up to and including three thousand two hundred dollars ($3,200) per month.

(3) For the purposes of this subdivision, the population of a city shall be determined by the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance.

(4) The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed the greater of either of the following:

(A) An amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted.

(B) An amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10 percent for each calendar year.

(5) No ordinance shall be enacted or amended to provide automatic future increases in salary.

(b) Notwithstanding subdivision (a), at any municipal election, the question of whether city council members shall receive a salary for services, and the amount of that salary, may be submitted to the electors. If a majority of the electors voting at the election favor it, all of the council members shall receive the salary specified in the election call. The salary of council members may be increased beyond the amount provided in this section or decreased below the amount in the same manner.

(c) Unless specifically authorized by another statute, a city council may not enact an ordinance providing for compensation to city council members in excess of that authorized by the procedures described in subdivisions (a) and (b). For the purposes of this section, compensation includes payment for service by a city council member on a commission, committee, board, authority, or similar body on which the city council member serves. If the other statute that authorizes the compensation does not specify the amount of compensation, the maximum amount shall be one hundred fifty dollars ($150) per month for each commission, committee, board, authority, or similar body.

(d) Any amounts paid by a city for retirement, health and welfare, and federal social security benefits shall not be included for purposes of determining salary under this section, provided that the same benefits are available and paid by the city for its employees.

(e) Any amounts paid by a city to reimburse a council member for actual and necessary expenses pursuant to Section 36514.5 shall not be included for purposes of determining salary pursuant to this section.

(f) A city council member may waive any or all of the compensation permitted by this section.

(g) (1) For the purposes of this section, a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council.

(2) At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first meeting.

(3) At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.

(Amended by Stats. 2023, Ch. 27, Sec. 2. (SB 329) Effective January 1, 2024.)

2.08.020 Salary for members established.

A. Pursuant to Section 36516 of the Government Code which provides that a city council may enact an ordinance providing that each member of the city council shall receive a salary which shall be determined by a schedule of population for cities, the members of the City Council shall receive a salary of one thousand four hundred sixteen dollars and eighty-two cents ($1,416.82) per month.

B. No Councilmember shall be eligible to receive the increase provided herein until one (1) or more Councilmembers begin a new term of office. (Ord. 4-22 § 1; Ord. 10-20 § 2; Ord. 7-18 § 2; Ord. 10-16 § 2; Ord. 2-12 § 2; Ord. 17-09 § 1 (part): Ord. 5-08 § 2; Ord. 3-06 § 2; Ord. 7-04 § 2; Ord. 7-02 § 2; Ord. 23-99 § 2; Ord. 6-91 § 2; Ord. 1-90 § 2; Ord. 3-89 §§ 2, 3: Ord. 4-88 §§ 2, 3: Ord. 8-87 §§ 3, 4: Ord. 22-85 § 3: Ord. 6, 1982)

2.08.040 Mayor's salary.

The Mayor shall receive a monthly salary equivalent to half (50%) of the City Councilmember salary amount set forth in Section 2.08.020(A), in addition to that which he/she receives as a Councilmember. (Ord. 4-22 § 2; Ord. 17-09 § 1 (part): Ord. 13-92 § 2)

City Council Salaries

February 20, 2024



DUBLIN
CALIFORNIA

California Government Code

- Government Code Section 36516(a)(1)
  - A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

California Government Code

- SB 329 – Effective January 1, 2024 – changed Government Code Section 36516 -
  - (a)(2)(C) – In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars ($1,600) per month.
  - Added the ability to increase the salary beyond the base equal to inflation since January 1, 2024, based upon the California Consumer Price Index (CPI), or an amount equal to 5% for each calendar year since last adjustment.
  - The increase shall not exceed the greater of either of these options and the CPI cannot exceed 10% for each calendar year.

Recommendation

- Discuss and provide direction to Staff regarding adjustments to City Councilmember salaries.