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



Special Meeting of the **DUBLIN CITY COUNCIL**

Saturday, February 5, 2022

**Location: Regional Meeting Room
Civic Center
100 Civic Plaza
Dublin, CA 94568**

**Notice is hereby given that a Special Meeting of the City of Dublin City Council will be held on
Saturday, February 5, 2022, at 9:00 AM.**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENT**
- 3. WELCOME AND REVIEW OF STRATEGIC PLAN STRATEGIES AND OBJECTIVES FROM 2020-2022**
- 4. DISCUSSION OF OPERATING AND CAPITAL BUDGETS**
 - Presentation and discussion of operating budget
 - Review and discussion of capital projects
- 5. DISCUSS STRATEGIC PLAN STRATEGIES AND OBJECTIVES FOR 2022-2024**
[Staff Memo](#)
- 6. ADJOURNMENT**

Upcoming City Council Schedule: Regular City Council Meeting, February 15, 2022

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), 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.

AFFIDAVIT OF NOTICING AND POSTING:

I, Marsha Moore, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center and that the City of Dublin City Councilmembers and the Media were provided notice on February 3, 2022.

ATTEST:

Marsha Moore, MMC, City Clerk



CITY MANAGER'S OFFICE MEMORANDUM

DATE: February 5, 2022
TO: City Council
CC: Linda Smith, City Manager
Colleen Tribby, Assistant City Manager
FROM: Hazel Wetherford, Economic Development Director
SUBJECT: Downtown Dublin Update

This Memorandum provides an overview of recent Economic Development activities including the key accomplishments under the Downtown Preferred Vision (DPV). Despite the impact of COVID-19, there have been several achievements that have been made to move the DPV forward. This memo will share the progress that has been taken and the path forward.

Past City Council Actions

On October 15, 2019, the City Council adopted Resolution No. 107-19 which approved a Memorandum of Understanding (MOU) between the City and American Realty Advisors (ARA), the primary property owner of the Dublin Place shopping center.

On November 5, 2019, the City Council approved the Downtown Dublin Preferred Vision and its three main principles (sitting of the town square, a new street grid network, and the downtown character).

On December 3, 2019, the City Council adopted Resolution No. 126-19 which amended the General Plan and Downtown Dublin Specific Plan to allow an increase in the allowable commercial floor area ratio in the Transit Oriented and Retail Districts, combined new residential dwelling unit allocation into one pool for all three districts, and amended the parking standards for the Village Parkway and Transit Oriented Districts.

On July 21, 2020, the City Council adopted Resolution No. 79-20 which amended the Downtown Dublin Specific Plan to create a new street grid in the Retail District, site a town square, combine the remaining allocation of new non-residential square footage from the Transit Oriented and Retail Districts into one pool, allow lodging in the Retail District, and amended the design guidelines for the Core Area of the Retail District.

On November 17, 2020, the City Council adopted Resolution No. 121-20 which adopted the Downtown Dublin Streetscape Plan and amended the citywide Streetscape Plan.

On April 6, 2021, the City Council adopted Resolution No. 26-21 which approved a First Amendment to the MOU with ARA, providing a 12-month term extension.



CITY MANAGER'S OFFICE MEMORANDUM

City Council Strategic Plan Objectives

In addition to the City Council actions, Staff has been diligently working on the City Council's Strategic Plan Objectives to implement the City's adopted preferred vision for Downtown Dublin. Below is a summary organized by topic.

Town Square

As mentioned above, the City has entered into a MOU with the primary property owner of the Dublin Place shopping center, ARA. This MOU established a partnership between the City and ARA in our mutual goals of developing the DPV. Due to the COVID-19 pandemic and the significant impact to owners of retail properties, priorities were shifted and substantial delays in negotiations occurred. Due to this reason, the City and ARA agreed to extend the MOU for an additional 12-month period.

Since April 2021, the property owner has refocused their priorities and significant strides have been made in support of the DPV. First, ARA issued a Request for Proposal for a joint venture opportunity with the goal of redeveloping the Dublin Place shopping center. As ARA went through the RFP vetting process, they hired the firm Hines, which is one of the largest privately held real estate investors and managers in the world. It's worthy to note that Hines owns the Dublin Corporate Center along Tasajarra Road and I-580, and the City has an established relationship with them.

Shortly after hiring Hines, ARA submitted a new purchase offer to Burlington to acquire the remaining two parcels needed for Phase I of the DPV which includes the creation of the town square and a mixed-use development project bordering the town square. Burlington responded with interest and joined a meeting with City staff and ARA's development team. At this meeting Burlington expressed a need to better understand what their options are in the market, and internally discuss whether they want to sell and/or relocate.

In addition to hiring Hines, ARA issued an RFP for an architectural design firm and that process led them to hiring Gensler, a global design and architecture firm, to assist with the master planning of the site. It's noteworthy to mention that Gensler was the firm Zeiss hired for their Innovation Campus along Dublin Blvd. ARA, Hines and Gensler embarked on a benchmarking assessment which means they went across the country touring the best-in-class mixed-use development sites as part of their research in preparation for developing their master plan.

Lastly, as the property owner works towards acquiring the remaining two parcels from Burlington, then the City will begin discussions on the mechanism to provide development certainty to ARA in the form of a Development Agreement or something similar.

Street Grid Network

With the prior action taken by City Council, the street grid network is now embedded in the Downtown Dublin Specific Plan. Staff has been working with the City's consultant, Urban Field Studio along with their subconsultants to evaluate the right-of-way acquisition which requires the study of current city intersections and streets. There is some cross over with the City's Citywide Traffic Model project that is



CITY MANAGER'S OFFICE MEMORANDUM

currently underway which informed Staff that further analysis needed to be done at critical intersections by taking physical traffic counts.

Those new traffic counts have been collected and the traffic forecasts have been adjusted accordingly. The traffic consultant is now working on revising the traffic analysis at those intersections based on the forecasts. In addition to the traffic analysis, progress has been made on the street cross section designs.

Lastly, Staff was able to kick-off the parking analysis with CHS Engineering in late January.

Downtown Opportunity Sites

Staff continues to work in tandem with property owners and brokers to market the opportunity sites in the Downtown. Examples include the repurposing of the former Hooter's parcel, the Eden Housing affordable housing project along Regional St., the re-tenanting of the former OSH site with H Mart, the BRIDGE affordable housing project on the vacant BART parcel along Golden Gate Dr., and the re-tenanting of the former Fitness 2000 with ACE Hardware. Staff continues to work with the key stakeholders for those properties that are either for sale or are vacant such as the former McNamara's site along San Ramon Rd., the current Video Only building along Dublin Blvd., the vacant Willow Tree site, the vacant Coach's Grille site, and the vacant parcel along Regional St. just to name a few.

Covenants, Conditions & Restrictions (CC&Rs)

Staff worked with the City's retail consultant and the City Attorney's Office on a revised draft of a CC&Rs document that was then routed to the primary property owners of the Dublin Plaza Center shopping center (home to Ranch 99, Fitness 19, Daiso, Ashley Furniture, etc.). Staff had several discussions with the primary property owners, which expressed that they would like to hold off on any amendments until they have developed a plan on how best to develop their sites. As for the Dublin Place shopping center, ARA has asked to hold off until they acquire the remaining two parcels.

Downtown Building & Site Improvements

Staff continues to work with property owners and developers on projects that are submitted to the City. Some examples of recent projects include

- Rebranding and new signage to the Dublin Place shopping center
- Streetscape improvements to St. Patrick Way as well as the exterior design of the co-working space (AvalonBay)
- Affordable housing project by BRIDGE Housing
- Affordable housing project by Eden Housing

Lastly, Staff was able to negotiate with the property owner of the vacant Hooter's parcel to design and install the new Downtown Gateway sign prior to its anticipated delivery date, providing a key marker as one of the entrances of Downtown.

Downtown Signage

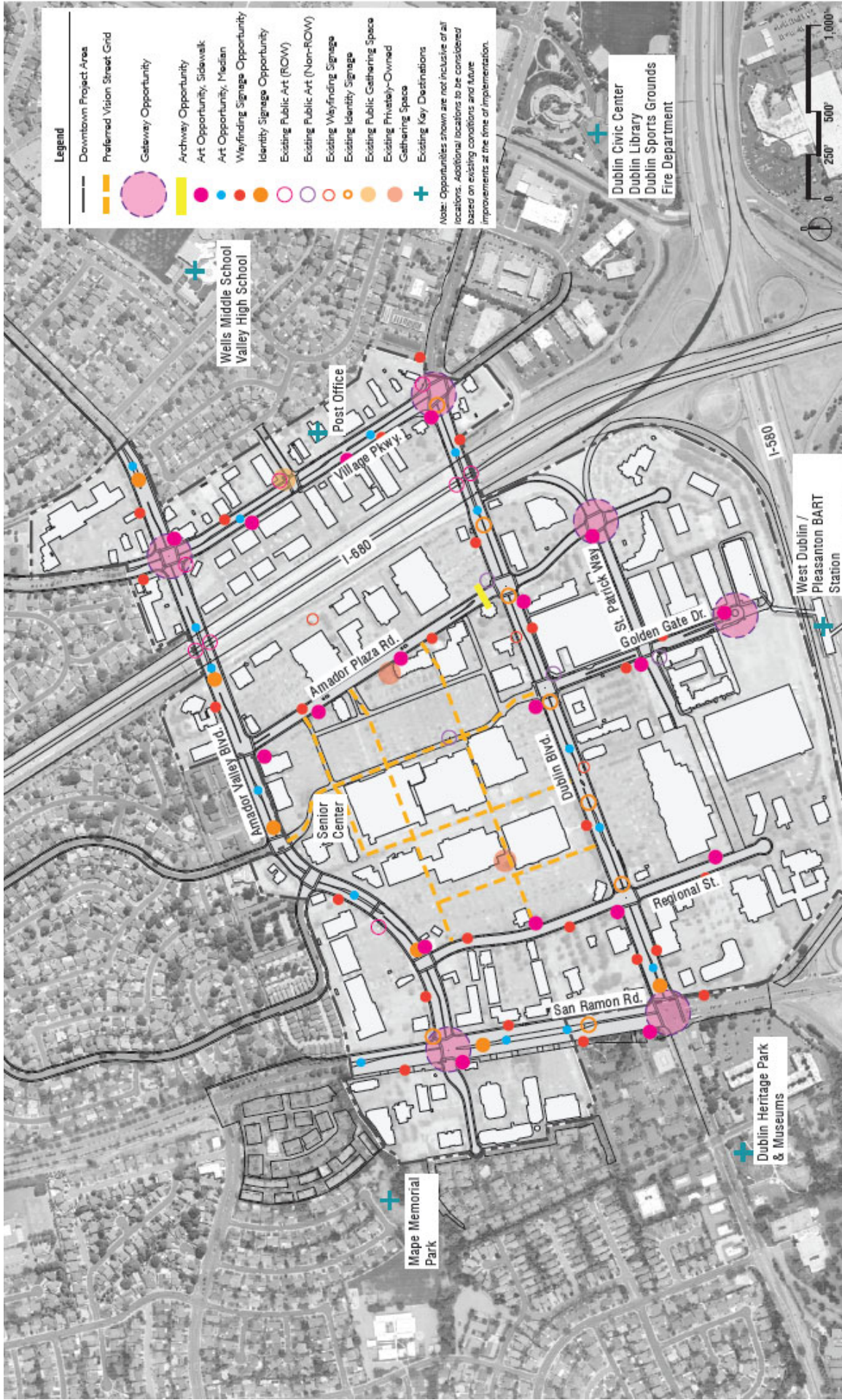
With the contribution from Trumark in the amount of \$600,000 towards the use of Downtown Signage,



CITY MANAGER'S OFFICE MEMORANDUM

Staff is seeking input from the City Council on signage opportunities. Staff has included a map from the Downtown Streetscape Plan that identifies locations for public art to help guide the City Council's discussion on how to invest the money and ideal locations.

Downtown Signage Map





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DATE: February 5, 2022

TO: City Council

CC: Linda Smith, City Manager
Colleen Tribby, Assistant City Manager

FROM: Jeff Baker, Community Development Director
Kristie Wheeler, Assistant Community Development Director

SUBJECT: Overview of City's Affordable Housing Programs

This memo provides an overview of the City's affordable housing programs.

Housing Affordability

Housing is typically defined as affordable when a household pays no more than 30% of its gross income on housing expenses but can vary from jurisdiction to jurisdiction. Every year, the California Department of Housing and Community Development (HCD) issues annual area median income (AMI) and corresponding income limits that are used to calculate the maximum affordable rental and sales prices for affordable housing units. Table 1 illustrates the City's 2021 income limits for the very-low-, low-, and moderate-income categories.

Table 1: 2021 Income Limits for Alameda County

Income Category	% of Area Median Income (AMI)	Household Size						
		1	2	3	4	5	6	7
Very Low	50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$ 84,950
Low	80%	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950
Moderate	120%	\$105,500	\$120,550	\$136,650	\$150,700	\$162,750	\$174,800	\$186,850

Source: California Department of Housing and Community Development, 2021

These income limits are used to calculate the amount of rent a household in each income category can afford. Table 2 illustrates the amount of rent a household in each income category can afford.



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Table 2: 2021 Rent Limits for Alameda County

Number of Bedrooms	Number of Persons in Household	Maximum Allowable Rents by Income Category		
		Very-Low- (<50% AMI)	Low- (<80% AMI)	Moderate- (<120% AMI)
Studio	1-2	\$1,199	\$1,919	\$2,638
1	1-2	\$1,370	\$2,193	\$3,014
2	2-3	\$1,541	\$2,466	\$3,391
3	3-4	\$1,713	\$2,740	\$3,768
4	4-5	\$1,850	\$2,960	\$4,069

Source: City of Dublin, Housing Division, 2021

The City's housing programs focus on creating and preserving rental and ownership housing opportunities that are affordable to all income categories. These programs are managed by the City's Housing Division within the Community Development Department. The programs and policies discussed below are ways the City creates and preserves affordable housing.

Inclusionary Zoning Ordinance

The City's Inclusionary Zoning Ordinance (IZO) was adopted in 2002 and serves to enhance the public welfare and assure that further housing development contributes to the attainment of the City's Housing Element goals by increasing the production of residential units that are affordable to very-low-, low- and moderate-income households. In addition, the IZO assures that the limited remaining developable land in the City is utilized in a manner consistent with the City's housing policies and needs.

The Inclusionary Zoning Regulations are summarized as follows:

- All new residential development projects with 20 units or more must construct 12.5% of the total number of units within the development as affordable deed restricted units.
- The affordability level of the required number of deed restricted units must include:
 - Rental developments: 30% very low, 20% low and 50% moderate-income units
 - Ownership developments: 40% low and 60% moderate-income units.
- An Affordable Housing Agreement must be recorded on the property title prior to issuing a building permit.
- Payment of a fee in-lieu of constructing up to 40% of the required inclusionary units is an option available to developers and is paid at the time of building permit. The current in-lieu fee rate is \$217,696 per required affordable unit and is adjusted annually based on the larger of the increases in either the U.S. Department of Housing and Urban Development (HUD) Fair Market Rent Limits for the Oakland- Fremont Metropolitan Area, or the change in the Bay



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Area Urban Consumer Price Index (CPI). In-lieu fees are collected in the City's Affordable Housing Fund.

For comparison purposes, Staff reviewed the affordable housing and in-lieu fee requirements for the Tri-Valley cities and found that they vary widely. Table 3 provides a comparison of the inclusionary requirements and in-lieu fees for the five cities.

Table 3: Tri-Valley Inclusionary Comparison

	Dublin	Danville	Livermore	Pleasanton	San Ramon
% of total project	12.5%	8-19 units or < 7 units/acre: 10% 20+ units or >7 units/acre: 15%	15% except: 10% in Downtown SP 20% in Isabel Neighborhood SP	Single-family: 20% Multi-family: 15%	Single-family: 10% Multi-family: 15% (including attached ownership)
In-lieu fee	May pay in-lieu fee for up to 40% of requirement (\$217,696/unit)	<13 units/acre may pay in-lieu fee with Council approval (No set fee)	<11 units: Rental exempt from in-lieu fee For-sale subject to in-lieu fee 11+ units subject to must-build requirement (\$29.23/total sq. ft. within overall project)	May pay in-lieu fee: Single-family detached (\$47,762/unit within overall project) Multi-family (\$46,732/unit within overall project)	<10 units may pay in-lieu-fee (\$12.50/total sq. ft.) 10+ single-family units may pay in-lieu fee. (\$15.00/total sq. ft. within overall project)

Affordable Housing Inventory

As of January 31, 2022, there are 1,414 affordable units in Dublin reserved for households earning less than 120% AMI. Figures 1 shows the number of each type of affordable unit and Figure 2 shows the distribution of units by income category.

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Figure 1: Affordable Housing Inventory

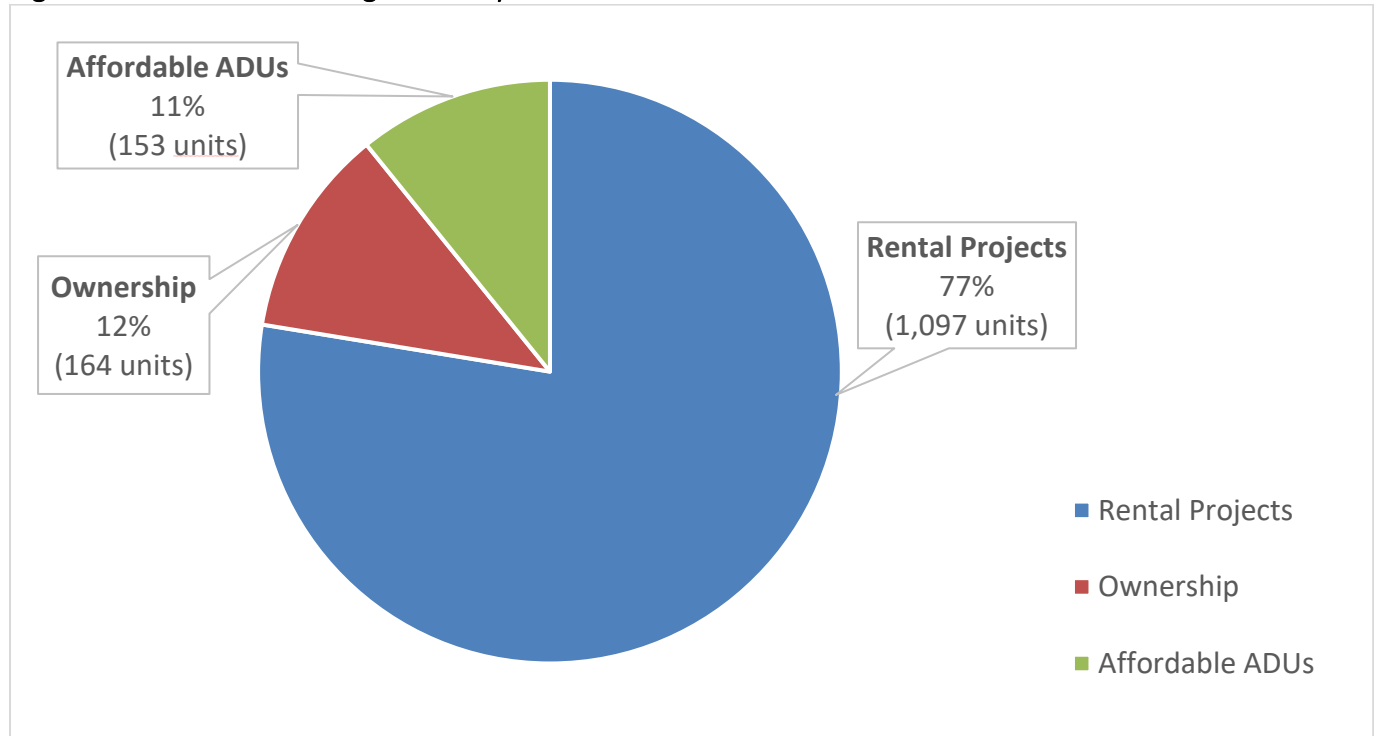
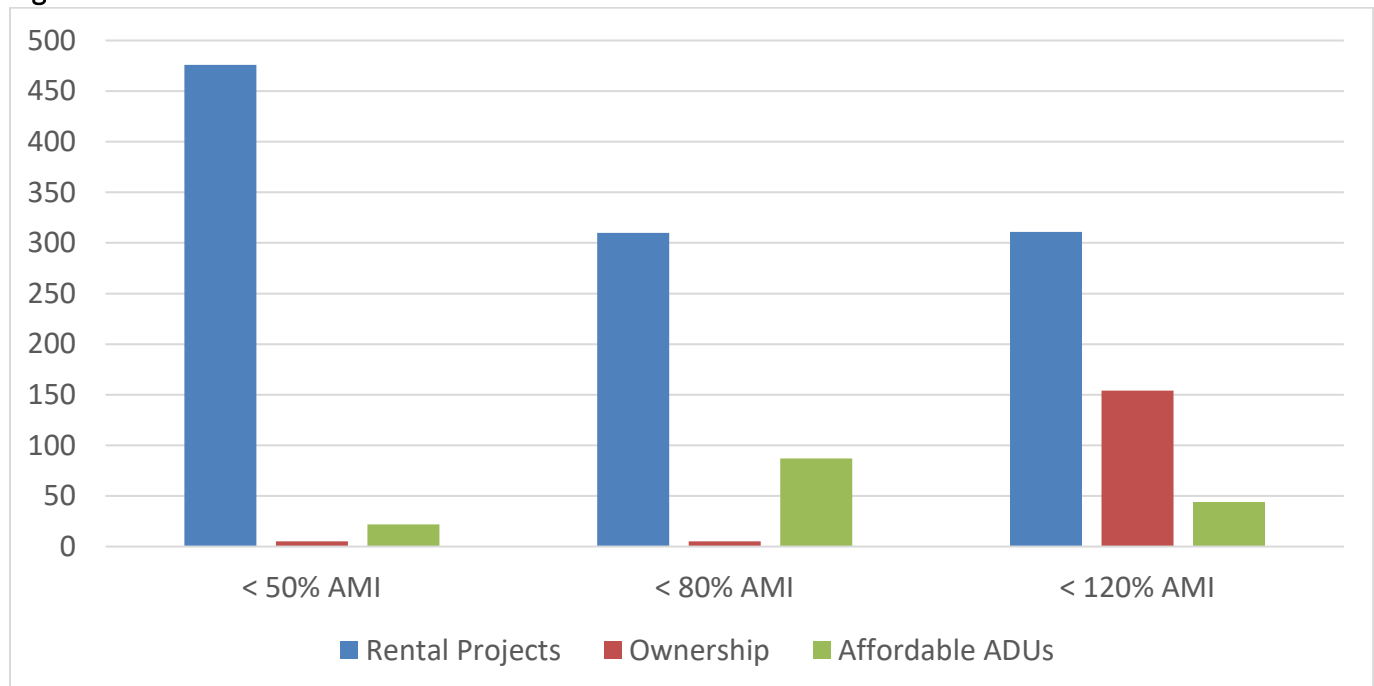


Figure 2: Income Distribution





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The City's inclusionary housing program is designed to provide a balance of housing types to satisfy the housing needs of the community. As shown in Figure 1, rental units comprise the largest portion of the City's affordable housing stock. Most of these units are available to very-low-income households, while ownership units are predominantly available to moderate-income households. Affordable housing for lower income households requires significant subsidies and there are more funding sources available to produce rental housing in this income category. Additionally, rental units are often better suited for lower income households that may not have the financial resources to produce a down payment, or to pay property taxes, homeowner's association dues, and the cost of ongoing maintenance associated with homeownership.

Rental Units (1,097 units)

There are 1,097 deed restricted affordable rental units in Dublin as noted in Figure 1. Of the 1,097 units, 311 units (28%) are restricted for moderate-income households, 310 units (28%) are restricted for low-income households, and 476 units (44%) are restricted for very-low-income households. There are both 100% affordable rental projects as well as rental projects that include a mix of market rate and affordable units. The 100% affordable rental projects have been built by non-profit developers with a combination of government funding sources, including money allocated from the City's Affordable Housing Fund, and often with the contribution of land. The BMR rental units are managed by a community manager and/or non-profit organization -- the City does not own or manage any units. However, Staff monitors BMR rental units annually to ensure compliance with the community's Affordable Housing Agreement. This includes a review of tenant income certification, rent prices, and waitlist procedures. Refer to Attachment 1 for a list of all the rental communities with BMR rental units, and information about each project including property manager.

Ownership Units (164 units)

As noted in Figure 1, there are 164 deed restricted affordable ownership units, also referred to as below market rate (BMR) units, in Dublin. Of the 164 units, 154 units (94%) are restricted for moderate-income households, five units (3%) are restricted for low-income households, and five units (3%) are restricted for very-low-income households. The sales price for a BMR unit is based on the income limit for the income category of the unit, number of bedrooms, and estimated monthly housing payment, which includes the cost of the mortgage payment (principal and interest), homeowner's association dues, property taxes, utilities, homeowner's insurance, and private mortgage insurance (if applicable). BMR units are deemed affordable if the sales price results in annual housing expenses not exceeding 35% of the maximum income level for low- and moderate-income households, adjusted for household size. Each BMR unit is deed restricted to a specific income category for between 30 and 55 years, depending on the Affordable Housing Agreement. Staff monitors these units annually to ensure they are owner-occupied and compliant with any refinancing or resale requirements. Each new BMR homeowner must attend a Homebuyer Education course at time of purchase.



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Accessory Dwelling Units (153 units)

Pursuant to the IZO, the City Council may approve alternate methods of meeting the inclusionary zoning regulations. In some cases, ownership development projects have satisfied their affordable housing requirement through the production of accessory dwelling units (ADUs) that can be rented to very-low-, low-, or moderate-income households. There are 153 deed restricted ADUs as noted in Figure 1, which are located in Positano, Schaefer Ranch and Tassajara Hills (where additional units are anticipated at project build out). Of the 153 ADUs, 44 units (29%) are restricted for moderate-income households, 87 units (57%) are restricted for low-income households, and 22 units (14%) are restricted for very-low-income households. If the homeowner chooses to rent their deed restricted ADU (not mandated), the tenant's rent and income level are restricted to what is prescribed in the Affordable Housing Agreement for that development. Staff monitors these units annually to ensure compliance with the deed restriction if the unit is rented.

Pipeline Projects (435 units)

In addition to the City's existing affordable housing stock, the Ashton at Dublin Station project, which is currently under construction, will include 22 moderate-income rental units. In Downtown Dublin, there are also two 100% affordable rental projects that recently received Site Development Review Permit approval. The 300-unit Amador Station project will be built in two phases. Phase I of the Amador Station project will include 136 units affordable to households earning an average of no more than 43% AMI (excluding two manager's units), Phase II of Amador Station will include 164 units affordable at a minimum to moderate-income households (excluding two manager's units), and the Regional Street Senior Affordable project will include 113 units affordable to households earning no more than 60% AMI, with 30% of the units affordable to households earning no more than 30% AMI (excluding one manager's unit). Both projects are receiving financial support from the City. The City committed \$7.1 million from the City's Housing Fund and \$2.9 million in Measure A-1 Bond funds to Phase 1 of the Amador Station project, and the City committed \$5 million in Measure A-1 bond funds and facilitated the site acquisition at low cost (valued at \$5 million) for the Regional Street Senior Affordable project.

Efforts to Facilitate Additional Affordable Housing

Staff is working with the Alameda County Surplus Properties Authority on the acquisition of an approximately one-acre site located on Iron Horse Parkway in the Transit Center for an affordable housing project. This site is the remaining portion of a 2.4-acre site on which the County is going to build a parking garage. In preliminary discussions with Eden Housing, Staff anticipates that the one-acre site can accommodate an approximately 99-unit affordable housing project.

To facilitate the production of ADUs, Staff has created permit-ready ADU prototype plans that provide a cost savings to homeowners interested in building an ADU. In addition, the City prepared an ADU Manual to assist homeowners who are not familiar with the development process. Finally, to further



CITY MANAGER'S OFFICE MEMORANDUM

incentivize ADUs, the City relaxed development standards and waived certain permitting fees for ADUs applied for between January 1, 2022, and December 31, 2026.

First Time Homebuyer Loan Program

The City's First Time Homebuyer Loan Program (FTHLP) provides financial assistance in the form of a deferred loan to moderate-income households. Up to \$160,000 is budgeted in the current fiscal year for new loans. All FTHLP loans have a 30-year deferred payment term with a 3.5% simple interest rate; deferred principal and interest are due in full at time of sale or after 30 years, whichever is earlier. Households may pay off the loan at any time without penalties.

To qualify, applicants must be first time homebuyers or not have owned property in the last three years. Eligible households purchasing a BMR home can apply for a loan up to 15% of the purchase price with a maximum loan amount of \$40,000. Eligible households purchasing a market rate home can apply for a loan up to 10% of the purchase price, with a maximum loan amount of \$40,000.

Since inception in 2006, over \$2.1 million in loans has been awarded to 62 homebuyers. Of the 62 loans, 41 have been paid off, and there was one short sale and one write off, leaving 19 active loans. In the last five years, the City has approved four FTHLP loans, including one in 2017, two in 2019, and one in 2021.

Local Funding Sources for Affordable Housing Development

The development of affordable housing requires a significant amount of government subsidy, which often comes from a combination of local, regional, state, and federal sources. Local and regional sources include the City's Affordable Housing Fund and the Alameda County Measure A-1 Bond Fund. Additionally, affordable housing projects typically rely on a number of federal and state programs such as low-income tax credits, bond money, and money allocated to facilitate development of housing for special needs populations. The following is a brief overview of local and regional funding.

Dublin Affordable Housing Fund

The City's IZO provides developers the option to pay an in-lieu fee for up to 40% of their inclusionary housing requirement. The in-lieu fee was adopted in 2002. At the time, the fee was \$72,176/inclusionary unit and was calculated based on the difference between the cost of constructing a 1,200-square-foot moderate-income home and the market cost of building that home. The fee is adjusted annually based on the CPI and is currently \$217,696/inclusionary unit. In 2005, the City Council also adopted a commercial linkage fee, which currently ranges from \$0.52/square foot for services and accommodations to \$1.53/square foot for office. These fees are collected in the City's Affordable Housing Fund and used to fund the City's affordable housing programs, such as the FTHLP and to award loans to non-profit affordable housing developers to build or preserve affordable housing.



CITY MANAGER'S OFFICE MEMORANDUM

Since the fund was established in 2002, the City has awarded over \$22 million in grants and loans to create new affordable housing. In particular, this fund helped facilitate development of Wicklow Square, Carlow Court and Wexford Way at Emerald Vista, and Valor Crossing. Funds have also been allocated to Phase I of the future Amador Station project as previously discussed in this memo.

The Affordable Housing Fund currently has approximately \$6.1 million available to fund programs after current commitments and operational reserves. It is estimated that the Housing Fund balance could increase to a range of \$11.5 to \$17.5 million over the five years (excluding future allocations from the Housing Fund) resulting from in-lieu fee contributions from future housing developments.

Alameda County Measure A-1 Bond Funds

Alameda County Measure A-1 was passed in November 2016 to fund programs related to homeownership and rental housing. Of the total amount allocated to the Rental Housing Development Fund, the City's Net Base Allocation is \$7,948,319. On January 25, 2022, the Alameda County Board of Supervisors adopted resolutions committing up to \$2.9 million to Phase I of the Amador Station project and \$5,048,319 to the Regional Street Senior Affordable project. Measure A-1 Bond Funds also support County programs, such as AC Boost and Renew AC, as further discussed later in this memo.

Middle-Income Rental Housing

In September 2020, the City Council authorized the City to become an Additional Member of the California Community Housing Agency (CalCHA) joint powers authority for the production, preservation, and protection of middle-income rental housing and authorized the City Manager to enter into Purchase Option Agreements with CalCHA for middle-income rental housing created within City. As a condition, Purchase Option Agreements are limited to no more than four properties totaling no more than 1,000 units during the first five years and the location of properties must be evaluated to ensure they are geographically separated from one another and dispersed throughout the City. Since that time, CalCHA has purchased the Aster project in Downtown Dublin with 313 units and the Fountains at Emerald Park with 324 units.

In June 2021, the City Council authorized the City to become an Additional Member of the California Statewide Communities Development Authority (CSCDA) for the production, preservation, and protection of middle-income rental housing and approved the form of a Public Benefit Agreement. In addition, the City Manager requested that further guidance be set relating to the overall amount of property tax revenue the City would be willing to forgo. The City Council discussed a maximum of between \$800,000 and \$1 million in City property tax revenues and approved the issuance of revenue bonds by the Authority for the purpose of financing the acquisition of the Waterford Place Apartments with 390 unit.



CITY MANAGER'S OFFICE MEMORANDUM

A total of 1,027 rental units will be preserved as middle-income housing by CalCHA and CSCDA. The conversion of these units to middle-income housing will take place over time as existing tenants are either income qualified for the program at the time their lease is renewed, or as existing tenants vacate the property and are replaced by new tenants that meet the income qualifications for middle-income housing. When fully converted, these projects will provide the community with 342 low-income units, 342 median-income units and 343 moderate-income units dispersed throughout the three projects. The acquisition of these three projects for middle-income housing removes them from the property tax roll. As a result, the City will forgo approximately \$830,641 in property tax revenue.

Home Rehabilitation Program

In December 2020, the City Council approved the Home Rehabilitation Grant Program to assist qualifying low-income households to maintain their homes in a safe, livable condition and to prevent neighborhood blight. There are two types of grants:

- **Rehabilitation Grants:** This program provides grants of up to \$5,000 to eligible homeowners to increase the safety and energy efficiency of their homes, construct accessibility improvements, and/or to rehabilitate and improve electrical, plumbing, roofing, and other similar improvements.
- **Beautification Grants:** This program provides grants of up to \$5,000 to eligible homeowners to improve the exterior appearance of their homes and prevent neighborhood blight such as exterior paint or removal of overgrown vegetation, and other similar improvements.

To date, the City has received one application but has not yet approved any grants.

Additional Housing Resources

The Alameda County Department of Housing and Community Development (HCD) has a number of programs to help low-income households. These programs include: 1) the *Mortgage Credit Certificate Program*, funded by the State of California, which provides income eligible first-time homebuyers with an opportunity to receive a tax credit on the first 20% of their annual mortgage interest payments; 2) *AC Boost*, which provides down payment assistance to income eligible first-time homebuyers using Measure A-1 Bond funds; and 3) *Renew AC*, which helps low-income households with low-interest deferred payment loans for home improvement projects that maintain safe housing, increase accessibility, and ultimately prevent homeowner displacement using Measure A-1 Bond funds.

Federal programs that assist low-income households, include the Housing Choice Voucher Program (commonly referred to as Section 8), which extends rental subsidies to extremely-low- and very-low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). In addition, the City participates in the Alameda County "Urban County" for federal HUD Community Development Block Grant (CDBG) funding.



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Alameda County HCD administers a home repair and improvement programs for the City using CDBG Capital Improvement funds.

Attachments

1. List of Rental Communities with BMR Units

Affordable Rental Projects in Dublin

As of 5/2019

Community Name	Year of Agreement/ Effective Date	Year Restrictions Expire	Total Affordable Units	Total Units	Property Manager
<u>Mixed Income Projects with both Market Rate and Affordable Rental Units:</u>					
Park Sierra*	1999	2029	57	283	Shea Properties
Avana (Archstone) Apartments	2001	2031	2	177	Greystar
Dublin Ranch Pine Grove Senior + Oak Grove Family (Fairway)	2006	2061	535	626	FPI Management
Dublin Station by Windsor (aka Avalon Eclipse - 5300 Iron Horse)	2007	2062	30	305	Windsor Property Management Company
Tralee Village	2011 +	55	16	130	Bell Partners Inc.
Avalon at Dublin Station (5200 Iron Horse)	2013	2068	50	505	AvalonBay Communities, Inc.
Subtotal:			690	2,026	
<u>100% Affordable Rental Unit Projects by Non-Profit Developers with Funding and Land Dedication by the City:</u>					
Wicklow Square	2006	2061	53	54	Eden Housing
Camellia Place	2007	2062	111	112	EAH Housing
Wexford Way	2012	2067	129	130	Eden Housing
Carlow Court	2012	2067	49	50	Eden Housing
Valor Crossing	2016	2071	65	66	Eden Housing
Subtotal:			407	412	
Grand Total			1,097	2,438	

*At Park Sierra, 14 of the affordable units are very low income units required & funded by other sources.