



# DublinPatch

## GOVERNMENT

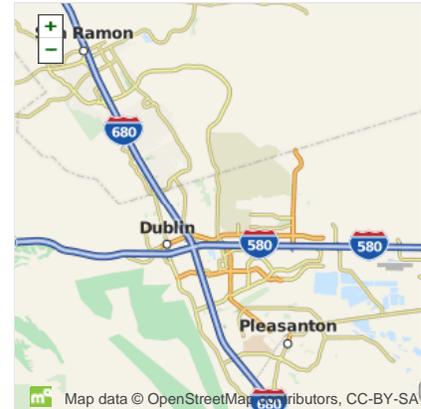
### Arroyo Vista Nets Millions in State Bonds

Financing allows developer to build senior, family housing at same time.

By **Charles Nguyen** 10:23am

Dublin's long-running Arroyo Vista project got more good news Tuesday, when councilmembers approved a deal between the state and developer that sends \$35 million in bonds to the senior- and family-oriented project.

Eden Housing Inc. plans to build the 180-unit multifamily complex, of which 50 units will be for seniors and 130 for families, at 6700 Dougherty Road and will receive \$35 million in tax-exempt bonds from California Municipal Finance Authority. City Manager Joni Pattillo said the financing was structured in a way that allows the developer to work on the senior and family areas of the project concurrently.



Kathy Schmidt, associate director of development at Eden Housing, Inc., said that flexibility will be crucial in beginning construction by next summer.

"We have not financed senior housing and family facilities at once but saw this as a great opportunity with the financing available to move forward," Schmidt said.

At the Dec. 8 city council meeting, a unanimous vote merged the city's housing authority with the Housing Authority of the County of Alameda and advanced the Arroyo Vista project, which Pattillo said has suffered fits and starts since its inception years ago.

"This project has been, 'go, no go, stop'," Pattillo said at Tuesday's meeting. "To be here tonight is the best holiday present."

The entire project will include amenities and facilities that will benefit the entire community, according to Councilmember Kasie Hildenbrand.

"This is one more step and there aren't many more to take which makes this so exciting," she said. "The community center is just one of the many things Arroyo Vista will bring."

Also at Tuesday's meeting, councilmembers approved movement on two transit-related projects.

One vote approved the creation of a \$13.5-million project to improve Dougherty Road. The improvements would stretch from Sierra Lane to the North City limit and include six travel lanes, a raised median and wider bicycle lanes. City staff predicted the initial environmental study and design phase to take about two years, after which construction would begin.

Another vote approved locations around Dublin for digital speed-reading signs that councilmembers said they hoped would slow motorists in dangerous areas. The signs will be at Amador Valley Boulevard, east of Brighton Drive; Antone Way, east of Grafton Drive; Central Parkway, east of Aspen Street; Dublin Boulevard, west of Brigadoon Way; and Vomac Road, north of Millbrook Avenue.

The sites were chosen through a comprehensive process of community feedback and staff evaluation, according to Jaimee Bourgeois, senior civil engineer. Some locations were obvious choices for the digital signs such as Amador Valley Boulevard, where the speed limit east of Brighton Drive on the two-lane roadway was increased to 30 miles-per-hour earlier this year.

Councilmembers also moved on environment-related projects yesterday. In what councilmember Kevin Hart called a "no-brainer," the council authorized staff to start collecting bids for an energy consultant that would audit city facilities.

The vote set aside \$40,000 for the consulting firm, which Mayor Tim Sbranti predicted would conduct an audit to bring "huge savings, especially for our schools." Last year, Dublin spent \$676,649 on energy for city operations and an audit could produce 10- to 20-percent savings, according to city staff.

Councilmembers also provided direction to the city's budding Sustainable Neighborhood Development Strategy, which city staff said would bring a wider perspective to green development. Hildenbrand said she appreciated the strategy's emphasis on sustainable site-planning instead of home-by-home green improvements, and Sbranti echoed the sentiment.

"This isn't about reinventing the wheel by synthesizing what's been worked on already like the bike trail master plan and green building ordinance," said Sbranti.

The look, feel and location of next year's Dublin Farmer's Market also took shape yesterday, after councilmembers voted to approach Pacific Coast Farmers Market Association to host the events. The farmer's market season is slated to begin May and run through October every Thursday evening at Emerald Glen Park. Each week is planned to have a theme such as "Healthy Dublin," "Family Night" and "Community Night."

"We've had a lot of feedback from citizens and everyone wants the farmer's market near them," said Councilmember Don Biddle. "This is the most central location we could find that pleased the most people. It's a great event and we want residents to show up and support it."

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