

## **Valor Crossing Creating Positive Impact for Veterans & Others in City of Dublin**

*Decade-2010-2019*

**Is the project/program still going? If the project/program has ended, what went well and what could have been improved?**

Located in downtown Dublin, Valor Crossing, a 66-unit 100% affordable housing development focused on veterans that was created through a public-private-nonprofit partnership among the City of Dublin, Bay West (a private housing developer) and Eden Housing (a not-for-profit housing developer). Valor Crossing helped the Dublin City Council to achieve two key strategic initiatives:

1. Provide housing to homeless veterans and their families.
2. Develop a mixed-use development in the transit-oriented district to bring more residents downtown.

Opened in May 2017, Valor Crossing is an affordable residential project located within walking distance of mass transit, bus lines and the many shops and restaurants of downtown Dublin. Today, Valor Crossing is home to over 170 residents comprised of veterans, families with children, seniors and people with disabilities.

This development project was made possible because the City leveraged its Community Benefit Program, a unique and replicable economic development tool, to negotiate with Bay West to acquire a 1.37-acre site from their master mixed-use development project.



Through the City's Community Benefit Program, the City was able to acquire the parcel and donate the land to Eden Housing for the development of a 100% affordable housing project that would support Veterans. With the land donation secured, Eden Housing was then able to leverage the support from the City and obtain financing for the \$33.5 million dollar project from various federal, state, county, local and private sources.

The project received a U.S. Conference of Mayors "City Livability Award" in 2018 and an "Award of Merit" in the Economic Development Collaboration category from CALED in 2019.



***Explain, in detail, how the project/program has had an impact on employment, expansion of local tax base & diversification of the area's economy? (500 Words Max)***

Valor Crossing is part of the City's revitalization efforts in downtown Dublin. Located in the City's transit-oriented district (TOD) in the downtown, the project has enhanced the City's tax base, brought more residents downtown and it has also enhanced the overall quality of life for veterans and their families in our community through the project's proximity to mass transit, job centers and retail shopping, all within walking distance.

The project has helped provide housing to veterans and their families who were homeless, and through Eden's case management services, has helped them re-enter the workforce and a number of Valor Crossing residents are now employed because they have stable housing.

As an urban infill project, Valor Crossing has been part of the redevelopment of downtown Dublin. Designed and entitled as part of a master development that includes the market-rate component across the street, this development transformed a previously vacant lot – formerly a vacant car dealership – into a vibrant community that better connects and enlivens downtown Dublin.

Aster, the market-rate development adjacent to Valor Crossing, provides 314 market-rate apartments and 17,000 square feet of ground floor commercial space, enriching the community environment and providing additional retail services within walking distance for the residents.

***If the project/program has not ended, please explain what phase it is in and what will come next.***

Valor Crossing opened in 2017.

***What advice would you give other communities who want to replicate this project/program?***

The City of Dublin's Development Pool and Community Benefit programs are valuable economic development tools to encourage downtown revitalization. Without these unique programs, the Valor Crossing project would not have been feasible since they were used to garner the critical land donation from Bay West to provide Eden Housing with the land for the site of Valor Crossing.

The Community Benefit Program requires developers to pay a fee or make an improvement in exchange for allowing a development to exceed its base floor area ratio or to build residential units in the Downtown Dublin Specific Plan area. The City negotiated with Bay West, a for-profit developer, to acquire a 1.37-acre site from their master development project because the 1.37-acre parcel was bisected by an arterial street from the rest of the development and it lent itself well for a separate housing project.

The City allowed the developer to make a contribution of land to satisfy the City's Community Benefit Program (utilized by Eden Housing for the development of the 100% affordable veterans housing project) as well as received funding to carry out public improvements and infrastructure investments that made the project cost-effective.

***Please list any social media usernames and website addresses so that other members can connect with you.***

[Valor-Crossing-Eden-cut-sheet.pdf](#)

LinkedIn Profile: <https://www.linkedin.com/in/city-of-dublin-san-francisco-bay-area-6b186884>

Twitter handle: [@DublinPIO](#)

