

Fiscal Year 2023

ENGINEER'S REPORT

City of Hayward

Landscaping and Lighting Assessment District 96-1

June 2022

Preliminary Report

Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

City of Hayward

City Council

Barbara Halliday, Mayor

Angela Andrews, Council Member

Sara Lamnin, Council Member

Elisa Márquez, Council Member

Mark Salinas, Council Member

Aisha Wahab, Council Member

Francisco Zermeño, Council Member

Clerk of the Council

Miriam Lens

City Manager

Kelly McAdoo

City Attorney

Michael Lawson

Engineer of Work

SCI Consulting Group

Table of Contents

Introduction 1

- Overview..... 1
- Background..... 1
- Method of Apportionment..... 4
- Zone Classification..... 5
- Assessment Roll..... 6
- Estimate of Costs..... 6
- Legislative Analysis..... 7
- Inflation Factor Allowance Overview 7
- Noticing, Public Comment, and Public Hearing..... 8

Plans and Specifications 9

- Introduction..... 9
- Description of District..... 9
- Description of Improvements 9
- Zone 1 (Huntwood Ave.& Panjon St.)..... 11
- Zone 2 (Harder Rd. & Mocine Ave.) 14
- Zone 3 (Prominence) 17
- Zone 4 (Stratford Village) 21
- Zone 5 (Soto Rd. & Plum Tree St.)..... 25
- Zone 6 (Peppertree Park) 28
- Zone 7 (Twin Bridges) 31
- Zone 8 (Capitola Street)..... 34
- Zone 9 (Orchard Ave.) 37
- Zone 10 (Eden Shores Residential)..... 40
- Zone 11 (Stonebrae Country Club)..... 43
- Zone 12 (Spindrift - Eden Shore East)..... 47
- Zone 13 (Cannery Place)..... 51
- Zone 14 (La Vista) 54
- Zone 15 (Cadence)..... 57
- Zone 16 (Blackstone) 59
- Zone 17 (Parkside Heights)..... 62
- Zone 18 (SoHay) 65

Assessment 69

Vicinity Map..... 71

Assessment Diagram 72

List of Tables

Table 1- Description Of Benefit Zones	2
Table 2- Assessment Amounts By Benefit Zone	3
Table 3: Estimated Cash Balance Changes Per Benefit Zone.....	4

Introduction

Overview

Each fiscal year an Engineer's Report (the "Report") is prepared and presented to the City of Hayward City Council (the "Council") describing the City's Landscaping and Lighting Assessment District No. 96-1 (the "District"). The Report details changes to the District or improvements, an estimate of the costs of the maintenance, operations, and servicing of the improvements, and the proposed budget and assessments for that fiscal year.

Through a professional service agreement with SCI Consulting Group (the "Consultant"), the City of Hayward (the "City") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year ("FY") 2023 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2023. In such case, the levy information will be submitted to the Alameda County Auditor/Controller and included as assessments on the property tax roll for the various services provided in FY 2023.

Background

In November 1996, the voters of California adopted Proposition 218 (the "Right to Vote on Taxes Act"), which has been codified as Articles XIII C and XIII D of the California Constitution. The 1972 Act permits the creation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). If, in any year, the proposed annual assessments for the District exceed the maximum assessments previously approved in a Proposition 218 proceeding (or grandfathered under Proposition 218), such an assessment would be considered a new or increased assessment and be confirmed through a mailed property owner protest ballot proceeding before that new or increased assessment could be imposed.

The District originally contained six benefit zones when initially formed in 1996, however, now totals eighteen benefit zones which are presented in this Report. This Report and the information contained herein reflect the proposed budget for each of the various services provided by the District and the rates and assessments applicable to those, as required by Proposition 218.

Table 1- Description Of Benefit Zones

TABLE 1: DESCRIPTION OF BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels/SFE
1	Huntwood Ave. and Panjon St.	1990	Residential	30
2	Harder Rd. and Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. and Plum Tree St.	1995	Residential	38
6	Pepper Tree Park	1982	Industrial	11
7	Twin Bridges	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores	2003	Residential	534
11	Stonebrae	2006, 2018, 2020	Residential	644
12	Eden Shores East (Spindrift)	2007, 2016	Residential	379
13	Cannery Place	2008	Residential	599
14	La Vista	2016	Residential	179
15	Cadence	2017	Residential	206
16	Blackstone	2016	Residential	157
17	Parkside Heights	2019	Residential	97
18	SoHay	2019	Residential	433
Total Assessed Parcels:				4,167

The following table summarizes the FY 2023 assessment rates per benefit zone.

Table 2- Assessment Amounts By Benefit Zone

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	CPI Adj ⁽⁵⁾	FY 2023 Max Base Assessment	FY 2023 Rate	FY 2022 Assessment	Change from last year ⁽⁷⁾		
1	Huntwood Ave. and Panjon St.	30	No	295.83	214.00	208.66	Incr	5.34	3%
2	Harder Rd. and Mocine Ave.	85	No	193.39	122.86	122.86	None	-	0%
3	Prominence	155	Yes	1,062.12	951.66	923.95	Incr	27.71	3%
4	Stratford Village	174	No	180.00	116.16	116.16	None	-	0%
5	Soto Rd. and Plum Tree St.	38	No	258.67	255.17	255.17	None	-	0%
6	Pepper Tree Park	11	No	2.61	2.61	2.61	None	-	0%
7	Twin Bridges	348	Yes	1,110.94	591.70	591.70	None	-	0%
8	Capitola St.	24	Yes	794.54	186.56	186.56	None	-	0%
9	Orchard Ave.	74	Yes	212.14	34.19	34.19	None	-	0%
10	Eden Shores	534	Yes	1,265.04	287.32	278.94	Incr	8.38	3%
11a	Stonebrae (Developed)	617	Yes	1,794.28	340.44	330.52	Incr	9.92	3%
11b	Stonebrae (Undeveloped)	27	Yes	538.28	180.43	175.18	Incr	5.25	3%
12a	Eden Shores - East	261	Yes	237.76	92.70	90.00	Incr	2.70	3%
12b	Eden Shores East (Spindrift)	118	Yes	232.80	92.70	90.00	Incr	2.70	3%
13	Cannery Place	599	Yes	1,349.22	371.82	361.00	Incr	10.82	3%
14	La Vista	179	Yes	704.16	704.16	683.65	Incr	20.51	3%
15	Cadence	206	Yes	682.86	N/A	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	487.00	482.00	467.96	Incr	14.04	3%
16b	Blackstone (Zone B)	24	Yes	511.34	506.08	491.34	Incr	14.74	3%
17	Parkside Heights	97	Yes	564.86	528.69	528.69	None	-	0%
18a	SoHay Zone A (Developed)	192	Yes	430.82	400.00	50.00	Incr	350.00	700%
18b	SoHay Zone A (Undeveloped)	69	Yes	129.25	120.00	15.00	Incr	105.00	700%
18c	SoHay Zone B (Developed)	79	Yes	409.28	380.00	47.50	Incr	332.50	700%
18d	SoHay Zone B (Undeveloped)	93	Yes	122.78	114.00	14.25	Incr	99.75	700%

The following table summarizes the revenue, expenditures, and account balance by benefit zone.

Table 3: Estimated Cash Balance Changes Per Benefit Zone

TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE						
Zone	Name/Location	Est FY 2022 Ending Cash Balance	FY 2023 Revenue	FY 2023 Expenditures	Change	Est FY 2023 Ending Cash Balance
1	Huntwood Ave. and Panjon St.	26,611	6,511	11,654	(5,143)	21,468
2	Harder Rd. and Mocine Ave.	30,930	10,666	10,329	337	31,266
3	Prominence	352,748	149,635	211,817	(62,183)	290,565
4	Stratford Village	111,859	20,898	31,169	(10,271)	101,588
5	Soto Rd. and Plum Tree St.	25,974	9,832	14,213	(4,381)	21,593
6	Pepper Tree Park	91,452	13,188	14,639	(1,451)	90,001
7	Twin Bridges	670,388	206,211	206,743	(532)	669,857
8	Capitola St.	60,639	4,801	11,653	(6,852)	53,788
9	Orchard Ave.	9,218	2,512	2,904	(392)	8,826
10	Eden Shores	480,187	153,121	185,303	(32,182)	448,005
11	Stonebrae	404,441	216,657	264,040	(47,383)	357,059
12	Eden Shores East (Spindrift)	18,924	34,686	36,655	(1,969)	16,955
13	Cannery Place	644,448	221,234	202,656	18,578	663,026
14	La Vista	222,017	126,045	145,888	(19,843)	202,174
15	Cadence	-	-	-	-	-
16	Blackstone	157,203	75,067	80,790	(5,723)	151,480
17	Parkside Heights	84,200	54,211	51,715	2,496	86,697
18	SoHay	133,083	137,349	92,840	44,509	177,591
Cash Balance:		3,524,323	1,442,622	1,575,007	(132,384)	3,391,938

Self-Maintained.

Method of Apportionment

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping and street lighting improvements.

Section 22573 of the Landscaping and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

Proposition 218 also requires that maintenance assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Because assessments are levied based on benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIID of the California Constitution provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements, and rights-of-ways.

Zone Classification

Each benefit zone is unique and distinguishable from other benefit zones located within the District. Each benefit zone is evaluated to determine which improvements are of a specific and direct benefit to the parcels in that benefit zone. Once the improvements have been identified, a method of spreading those costs to the benefiting parcels was developed.

As certain subdivisions develop throughout the City of Hayward, they may be annexed into an existing zone or there may be a new zone formed. Each new subdivision is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision and then a determination is made whether to annex them into an existing zone or whether to form a new zone. The parcels, which benefit from the improvements, are identified and a benefit assessment spread methodology is developed to spread the costs of the improvements to the benefiting parcels.

Details of the various zones in the District, their corresponding number of parcels in each benefit zone, and the method of apportioning the costs of the improvements are in the zone description section.

Assessment Roll

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City's Landscaping & Lighting Assessment District No. 96-1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which by reference is hereby made a part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed assessment amount for FY 2023 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

Estimate of Costs

The 1972 Act provides that the total cost of construction, operation, maintenance and servicing of the public landscaping, street lighting, open space facilities, parks, trails, etc. can be recovered by the District. Incidental expenses including administration of the district, engineering fees, legal fees and all other costs associated with the construction, operation, maintenance, and servicing of the district can also be included.

The 1972 Act requires that a special fund be set up for the revenues and expenditures for the District. Funds raised by the assessments shall be used only for the purposes as stated herein. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year.

The estimated FY 2023 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown on the operation, maintenance, and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

Legislative Analysis

Proposition 218 Compliance¹

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIIC and XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if an increase in the assessment was anticipated in the assessment formula (for example, to reflect the CPI or an assessment cap) then the City would be following the provisions of Proposition 218 if the assessments did not exceed the assessment formula.

All the assessments proposed within the FY 2023 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIID, Section 4 vote requirements do not apply to these proceedings.

Inflation Factor Allowance Overview

No Allowance - Five of the eighteen benefit zones (1, 2, 4, 5, 6) do not have an inflation factor allowance within their respective assessment formula to increase their Maximum Base Assessment.

Allowance - Thirteen of eighteen benefit zones (3, 7-18) have an inflation factor allowance within their respective assessment formula to increase their Maximum Base Assessment Rate annually based upon the change in the prior year's CPI. Their inflation factor is described below.

Benefit zones 3, 7-13, 17-18 apply the February CPI-U for the San Francisco-Oakland-Hayward, CA MSA² inflation factor. The CPI-U increase from February 2021 to February 2022 was 5.19%; therefore; a 5.19% increase was applied to the FY 2023 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

¹ http://www.lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html

² <https://data.bls.gov/cgi-bin/surveymost> (Feb 2021 to Feb 2022)

Benefit zones 12 annexation, 14-16 apply the December CPI-U for the San Francisco-Oakland-Hayward, CA MSA³ inflation factor, capped at 3.00% per fiscal year. Any change in the CPI in excess of 3.00% shall be cumulatively reserved as the “Unused CPI” and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The CPI-U increase from December 2020 to December 2021 was 4.24%; therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by 3.00%.

Noticing, Public Comment, and Public Hearing

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2023 assessment rate and to alert them to three public meetings where they could provide input (June 15, June 21, July 5), and 3) published a legal notice in the East Bay Times on June 24, 2022.

On July 5, 2022, the City is proposing to hold a public hearing to provide an opportunity for any interested person to be heard. After the public hearing, the Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor’s roll will be prepared and filed with the Alameda County Auditor’s Office to be included on the FY 2023 tax roll. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

³ <https://data.bls.gov/cgi-bin/surveymost> (Dec 2020 to Dec 2021)

Plans and Specifications

Introduction

As required by the Landscaping and Lighting Act of 1972, the annual Engineer's Report includes: (1) a listing of the proposed assessment amount for each assessable lot or parcel; (2) a description of the improvements to be operated, maintained, and serviced; and (3) an estimated budget.

Description of District

The territory within the District consists of all lots and APNs of land that receive special benefits from the landscape and lighting improvements funded by the District assessments. The boundaries of the District are comprised of eighteen benefit Zones. APNs within the District are identified and grouped into one of the eighteen designated Zones based on the special benefits properties receive from the District improvements and the authorized Maximum Base Assessments established. The eighteen Zones within the District and the benefits associated with the properties therein are described in more detail in the following pages of this Report. In addition, the individual zone diagrams (maps) are presented in the Assessment Diagram Section of the Report and provide a visual representation of the District showing the boundaries of each benefit zone.

Description of Improvements

The facilities which have been constructed within the District and those which may be subsequently constructed, will be operated, maintained, and serviced as generally described as follows:

The improvements consist of the construction, operation, maintenance, rehabilitation, and servicing of landscaping, street lighting, open space facilities, parks, trails, and appurtenant (pertaining to something that attaches) facilities including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and facilities as described below:

Landscaping Facilities

Landscaping facilities consist of, but are not limited to operation, maintenance and servicing of landscaping, irrigation, planting, shrubbery, ground cover, trees, pathways, hardscapes, decorative masonry and concrete walls, fountains, bus shelters, entry gate structures, graffiti removal, fences, and other appurtenant facilities required to provide landscaping within the public rights-of-way and easements within the boundaries of the Assessment District.

Street Lighting Facilities

Street lighting facilities consist of, but are not limited to operation, maintenance and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Open Space Facilities

Open space facilities consist of, but are not limited to operation, maintenance and servicing of drainage areas, creeks, ponds, etc. including the removal of trash and debris, sediment, natural and planted vegetation and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Park/Trail Facilities

Park/Trail facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation systems, pedestrian access, asphalt bike pathways, parkways, and the removal of trash and debris, rodent control, used for the support of recreational programs and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment Districts.

Maintenance

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste; the cleaning, sandblasting, and painting of street lights and other improvements to remove graffiti.

Zone 1 (Huntwood Ave.& Panjon St.)

Tract No. 06041
Formed: November 13, 1990
Resolution Number: 90-256

FY 2023

Maximum Base Assessment Rate: **\$295.83**
Assessment Amount per Parcel: **\$214.00**
Number of Parcels: **30**
Assessment Income: **\$6,420.00**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1990**.
- **Is at the maximum**, unchanged from the previous year at **\$295.83** per parcel.
- Includes an annual inflation increase: **No**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$208.66 to **\$214.00**.
- The total annual assessment income will equal **\$6,420.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
- **Surface maintenance of the street side:** Including a 600-foot masonry wall along Huntwood Ave. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$5,000** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 1 - Huntwood Ave. and Panjon St.
Fund 266, Project 3740
Established 1990, 30 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount	295.83	295.83	295.83	295.83
b. Annual Per Parcel Assessment	202.58	202.58	208.66	214.00
c. <u># of Parcels</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>
d. Total Amount Assessed for the District:	6,077	6,077	6,260	6,420
Income				
a. Annual Assessment Revenue	6,077	6,077	6,260	6,420
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(103)	(103)	(106)	(109)
c. Adjustment for Delinquencies	441	-	-	-
d. <u>Other</u>	<u>608</u>	<u>400</u>	<u>200</u>	<u>200</u>
e. Total Revenue:	7,023	6,374	6,353	6,511
Services				
a. Utilities: Water	332	369	405	700
b. Utilities: PGE	223	238	263	325
c. Landscape Maintenance	1,620	1,620	1,620	2,400
d. One-Time Project/Maintenance	-	-	-	5,000
e. Property Owner Noticing	25	20	25	75
f. Annual Reporting	1,100	553	1,550	1,032
g. <u>City Administration</u>	<u>2,060</u>	<u>2,000</u>	<u>2,060</u>	<u>2,122</u>
h. Total Expenditures:	5,360	4,800	5,923	11,654
Account Balance				
a. Beginning Account Balance	22,944	24,607	26,181	26,611
b. <u>Net Change (Revenue - Expenditures)</u>	<u>1,663</u>	<u>1,574</u>	<u>430</u>	<u>(5,143)</u>
c. Ending Account Balance:	24,607	26,181	26,611	21,468

Zone 2 (Harder Rd. & Mocine Ave.)

Tract No. 6042
Formed: July 25, 1991
Resolution Number: 91-137
FY 2023

Maximum Base Assessment Rate: **\$193.39**
Assessment Amount per Parcel: **\$122.86**
Number of Parcels: **85**
Assessment Income: **\$10,443.10**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1991**.
- **Is at the maximum**, unchanged from the previous year at **\$193.39** per parcel.
- Includes an annual inflation increase: **No**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **remain the same** from the previous year at **\$122.86**.
- The total annual assessment income will equal **\$10,443.10**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement.
- **Surface maintenance of the street side:** Including maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Ave., and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Surface maintenance of wall:** Includes maintenance of an 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 2 - Harder Rd. & Mocine Ave.
Fund 267, Project 3741
Established 1991, 85 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
a. Maximum Base Assessment Amount	193.39	193.39	193.39	193.39
b. Annual Per Parcel Assessment	122.86	122.86	122.86	122.86
c. # of Parcels	85	85	85	85
d. Total Amount Assessed for the District:	10,443	10,443	10,443	10,443
Income				
a. Annual Assessment Revenue	10,443	10,443	10,443	10,443
b. Minus County Tax Collection Fee (1.7%)	(178)	(178)	(178)	(178)
c. Adjustment for Delinquencies	(34)	-	-	-
d. Other	635	500	400	400
e. Total Revenue:	10,867	10,766	10,666	10,666
Services				
a. Utilities: Water	330	910	1,814	2,000
b. Utilities: PGE	116	120	129	160
c. Landscape Maintenance	1,620	1,620	1,620	2,400
d. One-Time Project/Maintenance	-	5,000	-	2,500
e. Property Owner Noticing	71	56	115	115
f. Annual Reporting	1,100	553	1,550	1,032
g. City Administration	2,060	2,000	2,060	2,122
h. Total Expenditures:	5,297	10,259	7,288	10,329
Account Balance				
a. Beginning Account Balance	21,476	27,046	27,552	30,930
b. Net Change (Revenue - Expenditures)	5,570	507	3,378	337
c. Ending Account Balance:	27,046	27,552	30,930	31,266

Zone 3 (Prominence)

Tract No. 4007
 Formed: June 23, 1992
 Resolution Number: 92-174

FY 2023

Maximum Base Assessment Rate: **\$1,062.12**
 Assessment Amount per Parcel: **\$951.66**
 Number of Parcels: **155**
 Assessment Income: **\$147,507.30**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1992**.
- **Increased** from the previous year from \$1,009.72 to **\$1,062.12** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from **\$923.95** to **\$951.66**.
- The total annual assessment income will equal **\$147,507.30**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Include approximately one mile of landscaped frontage along Hayward Blvd. and Fairview Ave., with significant slope areas along the street;
- **Surface maintenance of the sound wall** (street side): of a mile-long masonry wall along Hayward Blvd. and Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance of several open space areas:** many are maintained within the tract; however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
- **One-time projects:** A budget of **\$47,738** is included for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Notes:

- In FY 2004, a group of property owners within Zone 3 formed a Landscape Committee.
- In FY 2006, a Proposition 218 Election was held to increase the base assessment amount from \$328.82 to \$1,023.56 per parcel for the first three years to fund the cost of a comprehensive landscape plan (capital plan). The \$694.74 increase was made up of two parts. One, an increase of \$365.70 per year for maintenance; and two, an increase of \$329.04 per year for capital. The three-year capital plan included 1) Bus Stop and Open Area Across Street on Fox Hollow Drive; 2) Open Area South of 28525 Fox Hollow Drive; 3) Hayward Blvd., Fairview Drive, and Barn Rock Drive.
- In FY 2009, the rate returned to \$694.52 per year, which may be increased each year by inflation

Landscape and Lighting District Zone 3 - Prominence
Fund 268, Project 3742
Established 1992, 155 Parcels

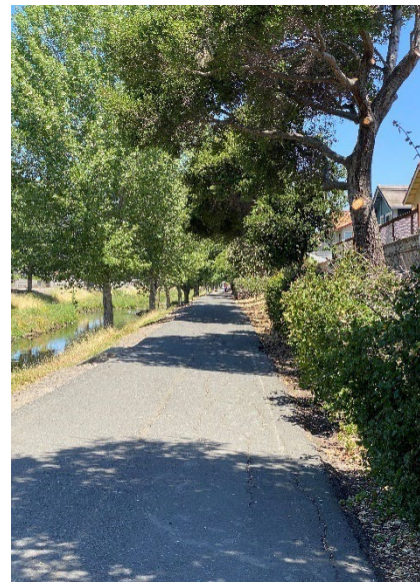
	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount	966.01	994.12	1,062.12	1,062.12
b. Annual Per Parcel Assessment	883.97	909.69	923.95	951.66
c. <u># of Parcels</u>	<u>155</u>	<u>155</u>	<u>155</u>	<u>155</u>
d. Total Amount Assessed for the District:	137,015	141,002	143,212	147,507
Income				
a. Annual Assessment Revenue	137,015	141,002	143,212	147,507
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,329)	(2,397)	(2,435)	(2,508)
c. Adjustment for Delinquencies	(707)	-	-	0
d. <u>Other</u>	<u>6,631</u>	<u>5,000</u>	<u>4,500</u>	<u>4,635</u>
e. Total Revenue:	140,610	143,605	145,278	149,635
Services				
a. Utilities: Water	25,296	20,572	19,440	30,000
b. Utilities: PGE	1,491	1,493	1,812	2,000
c. Landscape Maintenance	37,200	47,990	59,700	60,000
d. One-Time Project/Maintenance	9,766	15,417	20,000	47,738
e. Planting	-	7,000	5,788	5,962
f. Tree Maintenance/Replacement	-	7,500	10,000	10,300
g. Mulch Replacement	-	-	-	-
h. Bus Stop Area	-	-	-	40,000
i. Irrigation/V-Ditch Filter	-	-	-	10,000
j. Property Owner Noticing	129	99	100	175
k. Annual Reporting	1,239	635	1,817	1,187
l. <u>City Administration</u>	<u>4,120</u>	<u>4,200</u>	<u>4,326</u>	<u>4,456</u>
m. Total Expenditures:	79,241	104,906	122,983	211,817
Account Balance				
a. Beginning Account Balance	230,385	291,754	330,453	352,748
b. <u>Net Change (Revenue - Expenditures)</u>	<u>61,369</u>	<u>38,699</u>	<u>22,295</u>	<u>(62,183)</u>
c. Ending Account Balance:	291,754	330,453	352,748	290,565

Zone 4 (Stratford Village)

Tract Nos. 6472, 6560, 6682 & 6683
 Formed: May 23, 1995
 Resolution Number: 95-96
 Annexed Tract No. 6682: January 23, 1996

FY 2023

Maximum Base Assessment Rate: **\$180.00**
 Assessment Amount per Parcel: **\$116.16**
 Number of Parcels: **174**
 Assessment Income: **\$20,211.84**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1995**.
- **Is at the maximum**, unchanged from the previous year at **\$180.00** per parcel.
- Includes an annual inflation increase: **No**
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **remain the same** from the previous year at **\$116.16**.
- The total annual assessment income will equal **\$20,211.84**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment rate.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Include approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
- **Median landscaping:** Includes approximately 2,100 square feet along Stratford Rd. and Ruus Lane;
- **Landscaping:** Includes approximately 7,500 square feet along Pacheco Way;
- **Landscaping, irrigation, and appurtenances:** on the median island on Ruus Lane;
- **Surface maintenance** of the street side of a masonry wall along Pacheco Way and along the southern and eastern property boundaries. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Asphalt bike pathway:** Includes approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Ave., and bike path striping on pathway;
- **Chain link fencing:** Includes approximately 50 linear feet of 4-foot-high black vinyl clad fencing at two locations between Ward Creek and the asphalt pathway;

- **Gate:** Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- **Bridge:** Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- **Pedestrian access:** Between Rosecliff Lane and Ward Creek Pathway.
- **One-time maintenance:** A budget of **\$15,000** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 4 - Stratford Village
Fund 269, Project 3743
Established 1995, 174 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount	180.00	180.00	180.00	180.00
b. Annual Per Parcel Assessment	116.16	116.16	116.16	116.16
c. <u># of Parcels</u>	<u>174</u>	<u>174</u>	<u>174</u>	<u>174</u>
d. Total Amount Assessed for the District:	20,212	20,212	20,212	20,212
Income				
a. Annual Assessment Revenue	20,212	20,212	20,212	20,212
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(344)	(344)	(344)	(344)
c. Adjustment for Delinquencies	106	-	-	0
d. <u>Other</u>	<u>2,605</u>	<u>2,683</u>	<u>1,000</u>	<u>1,030</u>
e. Total Revenue:	22,579	22,551	20,868	20,898
Services				
a. Utilities: Water	2,554	2,840	9,035	3,100
b. Utilities: PGE	1,005	1,083	1,205	1,300
c. Landscape Maintenance	6,415	-	6,415	8,500
d. One-Time Project/Maintenance	-	3,720	10,000	15,000
e. Irrigation Repair	-	-	-	-
f. Graffiti Abatement	-	-	-	-
g. Repair Asphalt Path	-	-	-	-
h. Property Owner Noticing	73	113	115	115
i. Annual Reporting	1,100	553	1,550	1,032
j. <u>City Administration</u>	<u>2,060</u>	<u>2,000</u>	<u>2,060</u>	<u>2,122</u>
k. Total Expenditures:	13,207	10,309	30,380	31,169
Account Balance				
a. Beginning Account Balance	99,756	109,128	121,371	111,859
b. <u>Net Change (Revenue - Expenditures)</u>	<u>9,372</u>	<u>12,242</u>	<u>(9,512)</u>	<u>(10,271)</u>
c. Ending Account Balance:	109,128	121,371	111,859	101,588

Zone 5 (Soto Rd. & Plum Tree St.)

Tract Nos. 6641 & 6754
 Formed: May 23, 1995
 Resolution Number: 95-97
 Annexed Tract No. 6754: October 17, 1995

FY 2023

Maximum Base Assessment Rate: **\$258.67**
 Assessment Amount per Parcel: **\$255.17**
 Number of Parcels: **38**
 Assessment Income: **\$9,696.46**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1995**.
- **Is at the maximum**, unchanged from the previous year at **\$258.67** per parcel.
- Includes an annual inflation increase : **No**
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **remain the same** from the previous year at **\$255.17**.
- The total annual assessment income will equal **\$9,696.46**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping:** within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
- **Landscaping and appurtenances:** within the 5.5-foot-wide planter strip between the sidewalk and the curb return areas across the frontage of Tract 6641; located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
- **Surface maintenance of the masonry wall** (street side): of a masonry wall along Soto Road. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **The curb return areas:** at the intersection of Soto Road and Plum Tree Street.
- **One-time maintenance:** A budget of **\$5,000** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 5 - Plum Tree St. - Soto Road
Fund 272, Project 3744
Established 1995, 38 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	258.67	258.67	258.67	258.67
b. Annual Per Parcel Assessment:	255.17	255.17	255.17	255.17
c. <u># of Parcels</u>	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>
d. Total Amount Assessed for the District:	9,696	9,696	9,696	9,696
Income				
a. Annual Assessment Revenue	10,255	9,696	9,696	9,696
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(174)	(165)	(165)	(165)
c. Adjustment for Delinquencies	-	-	-	-
d. <u>Other</u>	<u>347</u>	<u>300</u>	<u>300</u>	<u>300</u>
e. Total Revenue:	10,428	9,832	9,832	9,832
Services				
a. Utilities: Water	158	176	190	800
b. Utilities: PGE	224	228	263	300
c. Landscape Maintenance	1,620	1,620	1,620	2,400
d. Irrigation Repair	-	-	-	3,000
e. One-Time Project/Maintenance	-	-	-	5,000
f. Property Owner Noticing	32	25	30	75
g. Annual Reporting	551	276	825	516
h. <u>City Administration</u>	<u>1,545</u>	<u>2,000</u>	<u>2,060</u>	<u>2,122</u>
i. Total Expenditures:	4,130	4,325	4,988	14,213
Account Balance				
a. Beginning Account Balance:	9,326	15,624	21,131	25,974
b. <u>Net Change (Revenue - Expenditures)</u>	<u>6,298</u>	<u>5,507</u>	<u>4,844</u>	<u>(4,381)</u>
c. Ending Account Balance:	15,624	21,131	25,974	21,593

Zone 6 (Peppertree Park)

Tract Nos. 4420 & 3337 (Lot 2)

Formed: May 11, 1982

Resolution Number: 82-160

FY 2023

Maximum Base Assessment Rate: **\$2.61** per linear foot

Assessment Amount per Parcel: **\$2.61** per linear foot

Number of Parcels: **11**

Assessment Income: **\$13,034.34**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1982**.
- **Is at the maximum**, unchanged from the previous year at **\$2.61** per linear foot.
- Includes an annual inflation increase : **No**
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per linear foot charge **will remain the same** from the previous year at **\$2.61**.
- The total annual assessment income will equal **\$13,034.34**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is at the Maximum Base Assessment.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
- **Landscaping:** in the fountain area; and
- **Various:** the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- **One-time maintenance:** A budget of **\$5,000** is allocated for additional maintenance, as required.

Landscape and Lighting District Zone 6 - Peppertree Business Park
Fund 273, Project 3730
Established 1982, 11 Parcels

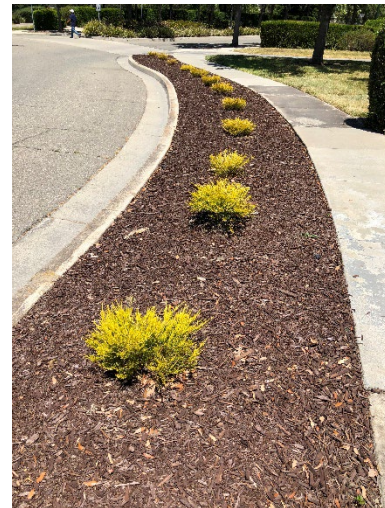
	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
a. Maximum Base Assessment Amount:	2.61	2.61	2.61	2.61
b. Annual Per Parcel Assessment:	2.61	2.61	2.61	2.61
c. # of Parcels	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994
Total Amount Assessed for the District	13,034	13,034	13,034	13,034
Income				
a. Annual Assessment Revenue	13,034	13,034	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)
c. Adjustment for Delinquencies	3	-	-	0
d. <u>Other</u>	1,930	375	375	375
e. Total Revenue:	14,746	13,188	13,188	13,188
Services				
a. Utilities: Water	1,757	1,770	1,750	2,060
b. Utilities: PGE	109	111	120	160
c. Landscape Maintenance	1,989	-	4,200	4,200
d. One-Time Project/Maintenance	-	-	-	5,000
e. Property Owner Noticing	9	5	8	65
f. Annual Reporting	1,100	553	1,550	1,032
g. <u>City Administration</u>	2,060	2,000	2,060	2,122
h. Total Expenditures:	7,024	4,439	9,688	14,639
Account Balance				
a. Beginning Account Balance:	71,482	79,204	87,952	91,452
b. <u>Net Change (Revenue - Expenditures)</u>	7,722	8,749	3,500	(1,451)
c. Ending Account Balance:	79,204	87,952	91,452	90,001

Zone 7 (Twin Bridges)

Tract Nos. 7015
 Formed: July 28, 1998
 Resolution Number: 98-153

FY 2023

Maximum Base Assessment Rate: **\$1,110.94**
 Assessment Amount per Parcel: **\$591.70**
 Number of Parcels: **348**
 Assessment Income: **\$205,911.60**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1998**.
- Increased from the previous year from \$1,056.12 to **\$1,110.94** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge **will remain the same** from the previous year at **\$591.70**.
- The total annual assessment income will equal **\$205,911.60**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services for this assessment zone include:

- **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City;
- **Landscaping:** Includes: planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway;
- **Medians:** Includes medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
- **Bus shelters;**
- **Walls and fences** that face Mission Blvd., Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
- **Specialty street lighting;** and
- **One-time maintenance:** A budget of **\$20,000** is allocated for additional maintenance, as required.

Landscape and Lighting District Zone 7 - Twin Bridges
Fund 274, Project 3746
Established 1998, 348 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 <i>Estimated</i>	FY 2023 <i>Proposed</i>
Assessment				
a. Maximum Base Assessment Amount:	1,010.40	1,039.80	1,110.94	1,110.94
b. Annual Per Parcel Assessment:	591.70	591.70	591.70	591.70
c. <u># of Parcels</u>	<u>348</u>	<u>348</u>	<u>348</u>	<u>348</u>
d. Total Amount Assessed for the District	205,912	205,912	205,912	205,912
Income				
a. Annual Assessment Revenue	205,912	205,912	205,912	205,912
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,500)	(3,500)	(3,500)	(3,500)
c. Adjustment for Delinquencies	(2,867)	-	-	-
d. <u>Other</u>	<u>13,321</u>	<u>5,000</u>	<u>3,500</u>	<u>3,800</u>
Total Revenue:	212,865	207,411	205,911	206,211
Services				
a. Utilities: Water	38,523	68,536	49,200	65,000
b. Utilities: PGE	1,985	2,198	2,138	3,000
c. Landscape Maintenance	27,313	27,313	31,037	45,000
d. Park Maintenance - HARD	46,144	47,528	47,528	51,000
e. One-Time Project/Maintenance	1,179	-	-	20,000
f. Tree Maintenance/Replacement	-	21,880	4,250	16,750
g. Street Light Maintenance	-	-	-	-
h. Graffiti Abatement	-	-	-	-
i. Weather based Irrigation Ctrlr	-	-	-	-
j. Irrigation Repair	-	-	-	-
k. Fence Repair	-	-	-	-
l. Flags	710	-	-	-
m. LED Street Light Project	-	-	-	-
n. Property Owner Noticing	290	222	225	350
o. Annual Reporting	1,239	636	1,817	1,187
p. <u>City Administration</u>	<u>4,120</u>	<u>4,200</u>	<u>4,326</u>	<u>4,456</u>
q. Total Expenditures:	121,503	172,513	140,521	206,743
Account Balance				
a. Beginning Account Balance:	478,738	570,100	604,998	670,388
b. <u>Net Change (Revenue - Expenditures)</u>	<u>91,362</u>	<u>34,898</u>	<u>65,390</u>	<u>(532)</u>
c. Ending Account Balance:	570,100	604,998	670,388	669,857

Zone 8 (Capitola Street)

Tract Nos. 7033
Formed: March 2, 1999
Resolution Number: 99-030

FY 2023

Maximum Base Assessment Rate: **\$794.54**
Assessment Amount per Parcel: **\$186.56**
Number of Parcels: **24**
Assessment Income: **\$4,477.53**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1999**.
- Increased from the previous year from \$755.34 to **\$794.54** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 5.19% for the period February 2021 to February 2022).

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge **will remain the same** from the previous year at **\$186.56**.
- The total annual assessment income will equal **\$4,477.53**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would require the noticing and balloting of property owners per the requirements of Proposition 218.

FY 2023 Services

Services for this assessment zone include:

- **Landscaping:** a 10-foot-wide landscaped area, between the wall and the Hesperian Blvd. frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
- **Surface maintenance:** of the 8-foot-high decorative concrete wall along the tract's Hesperian Blvd. frontage. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **One-time maintenance:** A budget of **\$6,000** is allocated for additional maintenance as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 8 - Capitola St.
Fund 275, Project 3748
Established 1999, 24 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	722.64	743.67	794.54	794.54
b. Annual Per Parcel Assessment:	181.13	181.13	186.56	186.56
c. <u># of Parcels</u>	24	24	24	24
d. Total Amount Assessed for the District:	4,347	4,347	4,477	4,477
Income				
a. Annual Assessment Revenue	4,348	4,347	4,477	4,477
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(74)	(74)	(76)	(76)
c. Adjustment for Delinquencies	-	-	-	-
d. <u>Other</u>	1,400	400	400	400
e. Total Revenue:	5,674	4,673	4,801	4,801
Services				
a. Utilities: Water	328	365	403	450
b. Utilities: PGE	-	-	-	-
c. Landscape Maintenance	-	-	-	2,500
d. One-Time Project/Maintenance	-	-	-	6,000
e. Irrigation Repair	-	-	-	-
f. Property Owner Noticing	20	16	20	65
g. Annual Reporting	551	276	825	516
h. <u>City Administration</u>	2,060	2,000	2,060	2,122
i. Total Expenditures:	2,959	2,657	3,308	11,653
Account Balance				
a. Beginning Account Balance:	54,415	57,130	59,146	60,639
b. <u>Net Change (Revenue - Expenditures)</u>	2,715	2,016	1,493	(6,852)
c. Ending Account Balance:	57,130	59,146	60,639	53,788

Zone 9 (Orchard Ave.)

Tract Nos. 7063
 Formed: April 25, 2000
 Resolution Number: 00-050

FY 2023

Maximum Base Assessment Rate: **\$212.14**
 Assessment Amount per Parcel: **\$34.19**
 Number of Parcels: **74**
 Assessment Income: **\$2,530.06**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2000**.
- Increased from the previous year from \$201.68 to **\$212.14** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **remain the same** from the previous year at **\$34.19**.
- The total annual assessment income will equal **\$2,530.06**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services for this assessment zone include:

- **Surface maintenance:** of the 10-foot-high decorative concrete wall along the railroad and along the south property line abutting Lot 40. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair. To minimize this maintenance work, Boston Ivy is planted and maintained along most of the surface of the wall.
- **One-time maintenance:** A budget of **\$500** is included for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 9 - Orchard Ave.
Fund 276, Project 3749
Established 2000, 74 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
a. Maximum Base Assessment Amount:	192.95	198.57	212.14	212.14
b. Annual Per Parcel Assessment:	34.19	34.19	34.19	34.19
c. <u># of Parcels</u>	74	74	74	74
d. Total Amount Assessed for the District	2,530	2,530	2,530	2,530
Income				
a. Annual Assessment Revenue	2,530	2,530	2,530	2,530
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(43)	(43)	(43)	(43)
c. Adjustment for Delinquencies	2	-	-	0
d. <u>Other</u>	192	25	20	25
e. Total Revenue:	2,681	2,512	2,507	2,512
Services				
a. One-Time Project/Maintenance	-	-	-	500
b. Graffiti Abatement	-	-	-	500
c. Property Owner Noticing	62	48	51	115
d. Annual Reporting	551	276	825	516
e. <u>City Administration</u>	1,236	1,200	1,236	1,273
f. Total Expenditures:	1,849	1,524	2,112	2,904
Account Balance				
a. Beginning Account Balance:	7,003	7,835	8,823	9,218
b. <u>Net Change (Revenue - Expenditures)</u>	832	988	395	(392)
c. Ending Account Balance:	7,835	8,823	9,218	8,826

Zone 10 (Eden Shores Residential)

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

FY 2023

Maximum Base Assessment Rate: **\$1,265.04**

Assessment Amount per Parcel: **\$287.32**

Number of Parcels: **534**

Assessment Income: **\$153,428.88**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2003**.
- Increased from the previous year from \$1,202.63 to **\$1,265.04** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$278.94 to **\$287.32**.
- The total annual assessment income will equal **\$153,428.88**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

The Eden Shores Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of expenses authorized thru the assessment zone budget. The City manages the park maintenance contract, through a Memorandum of Understanding with the Hayward Area Recreation District.

Services for this assessment zone include:

- **Park:** A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
- **Surface maintenance:** of the decorative concrete and masonry walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$20,000** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 10 - Eden Shores
Fund 277, Project 3750
Established 2003, 534 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,111.33	1,184.04	1,265.04	1,265.04
b. Annual Per Parcel Assessment:	265.66	265.66	278.94	287.32
c. <u># of Parcels</u>	<u>534</u>	<u>534</u>	<u>534</u>	<u>534</u>
d. Total Amount Assessed for the District:	141,862	141,862	148,954	153,429
Income				
a. Annual Assessment Revenue	141,862	141,862	148,954	153,429
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,412)	(2,412)	(2,532)	(2,608)
c. Adjustment for Delinquencies	(677)	-	-	-
d. <u>Other</u>	<u>12,149</u>	<u>2,300</u>	<u>1,900</u>	<u>2,300</u>
e. Total Revenue:	150,923	141,751	148,322	153,121
Services				
a. Utilities: Water	29,926	31,378	21,000	34,000
b. Utilities: PGE	332	338	364	400
c. Landscape Maintenance - ES HOA	24,921	30,492	30,600	33,000
d. Park Maintenance - HARD	73,336	75,536	75,536	79,000
e. One-Time Project/Maintenance	28,001	7,065	7,650	20,000
f. Graffiti Abatement	-	717	-	1,000
g. Tree Maintenance/Replacement	-	-	-	8,000
h. Irrigation Repair	-	-	-	4,000
i. Repair Neighborhood Sign Lighting	-	-	-	-
j. Tennis Courts: Resurface, Fence Screening	-	-	-	-
k. Basketball Court: Resurface	-	-	-	-
l. Property Owner Noticing	223	172	220	260
m. Annual Reporting	1,239	635	1,817	1,187
n. <u>City Administration</u>	<u>4,120</u>	<u>4,200</u>	<u>4,326</u>	<u>4,456</u>
o. Total Expenditures:	162,098	150,533	141,513	185,303
Account Balance				
a. Beginning Account Balance:	493,335	482,160	473,378	480,187
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(11,175)</u>	<u>(8,782)</u>	<u>6,809</u>	<u>(32,182)</u>
c. Ending Account Balance:	482,160	473,378	480,187	448,005

Zone 11 (Stonebrae Country Club)

Tract Nos. 5354, 8356
 Formed: July 18, 2006
 Resolution Number: 06-096

FY 2023

Maximum Base Assessment Rate: **\$1,794.28**
 Assessment Amount per Parcel (Developed): **\$340.44**
 Assessment Amount per Parcel (Future Development): **\$180.43**
 Number of Parcels: **644**
 Assessment Income: **\$214,136.76**



Note: Ten new parcels were added in FY 2022. Fifteen parcels of the Stonebrae Country Club development are scheduled for future development. Future development parcels are assessed at 53% of the developed parcel rate.

FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2006**.
- Increased from the previous year from \$1,705.76 to **\$1,794.28** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for **Developed** parcels will **increase** from the previous year from \$330.52 to **\$340.44**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$175.18 to **\$340.44**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. However, since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.
- The total annual assessment income will equal **\$214,136.76**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

The Stonebrae Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of expenses authorized in the benefit district zone budget.

Services for this assessment zone include:

- **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;
- **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Dr.;
- **Wall maintenance:** of decorative walls facing Fairview Ave. and Hayward Blvd. but not including the view fence of the lots along Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and replacement of the improvements if needed;
- **Street and landscape lighting:** along Fairview Ave., Carden Lane, Hayward Blvd.; and along the frontage of the school at the intersection of Hayward Blvd./Stonebrae Country;
- **Club Drive and Carden Lane:** this maintenance includes electrical costs, and replacement of the improvements if needed;
- **One-time maintenance:** The following improvements are planned: 1) Installation of weather-based irrigation controllers to better schedule and monitor water usage. 2) Annual tree fertilization and tree trimming. 3) Annual replenishment of mulch.

Note: The Stonebrae Project is proposed to be developed in multiple phases (Villages A-E). Pursuant to the original 2002 Vesting Tentative Map for Stonebrae, Village C was anticipated to have 71 single-family lots. On July 5, 2017, the Final Map for Village C was recorded, which updated the number of single-family lots to 96. It should be noted that the Stonebrae development was originally approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots increased to **634**. On October 6, 2020, City Council approved a Final Map of Tract 8518, subdividing a 20-acre site into 10 single family lots, increasing the total number of lots to **644**. The current development phase consists of **629** single-family parcels (increased from 617 in FY 2022). The future development phases will consist of the remaining **15** single-family parcels (decreased from 27 in FY 2022).

Landscape and Lighting District Zone 11 - Stonebrae Country Club
Fund 279, Project 3731
Established 2006, 644 Parcels (10 Parcels added in 2021)

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,631.91	1,679.39	1,705.76	1,794.28
Developed Parcels				
b. Annual Per Parcel Assessment:	273.72	314.78	330.52	340.44
c. # of Parcels	537	581	617	629
d. Total Amount Assessed:	146,988	182,887	203,931	214,137
Future Development Parcels - 53%				
e. Annual Per Parcel Assessment	112.00	166.83	175.18	180.43
f. # of Parcels	145	53	27	15
g. Total Amount Assessed:	16,248	8,842	4,730	2,706
h. Total Amount Assessed for the District:	163,235	191,729	208,661	216,843
Income				
a. Annual Assessment Revenue	163,235	191,729	208,661	216,843
b. Minus County Tax Collection Fee (1.7%)	(2,775)	(3,259)	(3,547)	(3,686)
c. Adjustment for Delinquencies	(1,069)	-	-	-
d. Other	11,364	3,500	3,500	3,500
e. Total Revenue:	170,755	191,970	208,613	216,657
Services				
a. Utilities: Water	97,262	87,597	110,000	120,000
b. Utilities: PGE	8,744	9,064	11,936	13,000
c. Landscape Maintenance	43,092	39,134	54,000	55,620
d. Plant Replacement	-	-	-	-
e. Flower Bed Planting	3,765	-	-	-
f. Irrigation Repair/Replacement	3,147	-	-	-
g. Vehicle Damage	-	-	-	-
h. Tree Maintenance/Replacement	-	-	-	-
i. Tree Fertilizer	-	-	-	-
J. Gopher Control	4,241	-	-	-
k. Mulch	8,892	-	-	-
l. One-Time Project/Maintenance	3,251	39,633	70,500	70,500
m. Weather Based Irrigation System	19,312	-	-	-
n. Street Light Maintenance	704	-	-	-
o. Property Owner Noticing	459	393	550	550
p. Annual Reporting	2,303	553	1,750	1,187
q. City Administration	3,277	3,400	3,090	3,183
r. Total Expenditures:	198,449	179,774	251,826	264,040
Account Balance				
a. Beginning Account Balance:	463,151	435,458	447,654	404,441
b. Net Change (Revenue - Expenditures)	(27,694)	12,196	(43,213)	(47,383)
c. Ending Account Balance:	435,458	447,654	404,441	357,059

Zone 12 (Spindrifft - Eden Shore East)

Tract Nos. 7489, 7708 & 8148
 Formed: May 15, 2007
 Annexed Tract No. 8148: June 21, 2016
 Resolution Number: 07-031 & 16-065

FY 2023

Maximum Base Assessment Rate: **\$237.76**
 Assessment Amount per Parcel: **\$92.70**
 Number of Parcels: **379**
 Assessment Income: **\$35,133.30**



Annexation to Zone 12 – Spindrifft at Eden Shores (Tract 8148)

On June 21, 2016, the City Council approved the annexation of the Spindrifft at Eden Shores Project into existing Zone 12 of LLAD 96-1. A total of 118 new lots were created and added to existing Zone 12. The new additions to Zone 12 will be assessed in a manner similar to the existing 261 lots in Zone 12 once developed, which currently pay for the maintenance of improvements at the Alden E. Oliver Sports Park.

FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

Eden Shores East:

- Originally set when the zone was created in **2007**.
- Increased from the previous year from \$226.02 to **\$237.76** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Spindrift Annexation:

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$226.02 to **\$232.80** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.24% for the period December 2020 to December 2021) and the unused CPI carried over from previous fiscal years is 0.41%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for Developed parcels will **increase** from the previous year from \$90.00 to **\$92.70**.
- The total annual assessment income will equal **\$35,133.30**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services for this assessment zone include:

Minor Portion of Sports Park: The City of Hayward has an agreement with the Hayward Area Recreation and Park District (HARD) to maintain the Alden E. Oliver Sports Park which benefits parcels within this benefit zone. The annual assessment pays for a minor portion of the Sports Park maintenance expense and City administrative costs associated with managing the benefit assessment program for this benefit zone. Maintenance of the neighborhood serving features of the Alden E. Oliver Sports Park include picnic tables, basketball courts, barbeque areas, soccer fields, etc. HARD is responsible for capital replacement of the park's capital items.

Landscape and Lighting District Zone 12 - Spindrift (Eden Shores East)
Fund 278, Project 3732
Established 2007, 2016; 379 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb				
a. Maximum Base Assessment Amount:	210.00	222.53	226.02	237.76
Developed Parcels				
b. Annual Per Parcel Assessment:	95.00	90.00	90.00	92.70
c. <u># of Parcels</u>	261	261	261	261
d. Total Amount Assessed:	24,795	23,490	23,490	24,195
Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec				
e. Maximum Base Assessment	213.06	219.45	226.03	232.80
Developed Parcels				
f. Annual Per Parcel Assessment:	95.00	90.00	90.00	92.70
g. <u># of Parcels</u>	54	107	118	118
h. Total Amount Assessed:	5,130	9,630	10,620	10,939
Future Development Parcels: 30%				
i. Annual Per Parcel Assessment:	29	27	-	-
j. <u># of Parcels</u>	64	11	-	-
k. Total Amount Assessed:	1,824	297	-	-
l. Total Amount Assessed for the District:	31,749	33,417	34,110	35,133
Income				
a. Annual Assessment Revenue	31,749	33,417	34,110	35,133
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(540)	(568)	(580)	(597)
c. Adjustment for Delinquencies	811	-	-	-
d. <u>Other</u>	716	150	150	150
e. Total Revenue:	32,736	32,999	33,680	34,686
Services				
a. Contribution to Park Maintenance	31,930	32,888	32,888	34,000
b. Property Owner Noticing	263	236	350	350
c. Annual Reporting	1,793	635	1,617	1,032
d. <u>City Administration</u>	1,236	1,200	1,236	1,273
e. Total Expenditures:	35,222	34,959	36,091	36,655
Account Balance				
a. Beginning Account Balance:	25,781	23,295	21,335	18,924
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(2,486)</u>	<u>(1,960)</u>	<u>(2,411)</u>	<u>(1,969)</u>
c. Ending Account Balance:	23,295	21,335	18,924	16,955

Zone 13 (Cannery Place)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

FY 2023

Maximum Base Assessment Rate: **\$1,349.22**

Assessment Amount per Parcel: **\$371.82**

582 Condominium Style Units, **16** Duets, and **One** Commercial Retail Parcel

Assessment Income: **\$222,720.18**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2008**.
- Increased from the previous year from \$1,282.66 to **\$1,349.22** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge for Developed parcels will **increase** from the previous year from \$361.00 to **\$371.82**.
- The total annual assessment income will equal **\$222,720.18**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services for this assessment zone include:

- **Park Maintenance:** includes approximately five (5) acres of park area encompassing landscaping and irrigation, and playground equipment, and maintenance of a historic water tower within the development;
- **Landscaping and irrigation:** includes park strips and parkway within the development;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance:** of street trees;
- **Maintenance:** of paved walkways;
- **One-time maintenance:** A budget of **\$42,000** is allocated for additional maintenance, as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Landscape and Lighting District Zone 13 - Cannery Place
Fund 281, Project 3733
Established 2008, 599 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,227.00	1,262.84	1,282.66	1,349.23
b. Annual Per Parcel Assessment:	361.00	361.00	361.00	371.82
c. <u># of Parcels</u>	<u>599</u>	<u>599</u>	<u>599</u>	<u>599</u>
d. Total Amount Assessed for the District:	216,239	216,239	216,239	222,720.18
Income				
a. Annual Assessment Revenue	216,239	216,239	216,239	222,720
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,676)	(3,676)	(3,676)	(3,786)
c. Adjustment for Delinquencies	2,318	-	-	-
d. <u>Other</u>	<u>12,351</u>	<u>1,900</u>	<u>2,200</u>	<u>2,300</u>
e. Total Revenue:	227,232	214,463	214,763	221,234
Services				
a. Utilities: Water	63,310	59,688	70,000	70,000
b. Utilities: PGE	6,536	6,361	8,400	9,000
c. Landscape Maintenance	73,140	55,080	73,440	75,643
d. Street Light Maintenance	-	-	-	-
e. Graffiti Abatement	-	-	-	-
f. Tree Maintenance/Replacement	-	-	-	-
g. One Time Project/Maintenance	231	27,005	18,400	42,000
h. Calsense Air Time - Five Year Maint	-	-	3,440	-
i. Property Owner Noticing	499	392	525	525
j. Annual Reporting	2,168	553	1,550	1,032
k. <u>City Administration</u>	<u>4,121</u>	<u>4,200</u>	<u>4,326</u>	<u>4,456</u>
l. Total Expenditures:	150,005	153,279	180,081	202,656
<i>Net Change (Revenue - Expenditures):</i>	<u><i>77,227</i></u>	<u><i>61,184</i></u>	<u><i>34,682</i></u>	<u><i>18,578</i></u>
Account Balance				
a. Beginning Account Balance:	471,356	548,582	609,766	644,448
b. <u><i>Net Change (Revenue - Expenditures)</i></u>	<u>77,227</u>	<u>61,184</u>	<u>34,682</u>	<u>18,578</u>
c. Ending Account Balance:	548,582	609,766	644,448	663,026

Zone 14 (La Vista)

Tract Nos. 7620
 Formed: June 14, 2016
 Resolution Number: 16-044

FY 2023

Maximum Base Assessment Rate: **\$704.16**
 Assessment Amount per Developed Parcel: **\$704.16**
 Number of Parcels: **179**
 Assessment Income: **\$126,044.64**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$683.65 to **\$704.16** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.24% for the period December 2020 to December 2021) and the unused CPI carried over from previous fiscal years is 0.41%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for developed parcels will **increase** from the previous year from \$683.65 to **\$704.16**.
- The total annual assessment income will equal **\$126,044.64**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **at** the Maximum Base Assessment.

FY 2023 Services

Services for this assessment zone include:

- **Landscaping and irrigation:** of the public right of ways of Tennyson Rd., Vista Grande Dr., Cantera Dr., Mountain View Dr., Fortuna Way, and Alquire Pkwy, and firebreak landscaping along the perimeter of the backside of the development. Such landscaping consists of the care for groundcover, shrubs, trees, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Maintenance:** of street trees;
- **Maintenance:** of bioswales and tree filters;
- **Maintenance:** of street lighting;
- **Maintenance:** of private paved trails east of Alquire Parkway.

Landscape and Lighting District Zone 14 - La Vista
Fund 282, Project 3751
Established 2016, 179 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
a. Maximum Base Assessment Amount:	644.00	663.74	683.65	704.16
Developed Parcels				
b. Annual Per Parcel Assessment:	525.00	663.74	683.65	704.16
c. # of Parcels	122	174	179	179
d. Total Amount Assessed:	64,050	115,491	122,373	126,044.64
Future Development Parcels: 30%				
e. Annual Per Parcel Assessment:	158.00	199.20	-	-
f. # of Parcels	57	5	-	-
g. Total Amount Assessed:	9,006	996	-	-
h. Total Amount Assessed for the District:	73,056	116,487	122,373	-
Income				
a. Annual Assessment Revenue	76,507	116,487	122,373	-
b. Minus County Tax Collection Fee (1.7%)	(1,301)	(1,980)	(2,080)	-
c. Adjustment for Delinquencies	-	-	-	-
d. Other	2,058	375	350	350
Total Revenue:	77,264	114,881	120,643	126,045
Services				
a. Utilities: Water	-	-	35,806	60,000
b. Utilities: PGE	529	1,396	1,500	9,000
c. Landscape Maintenance	-	23,040	46,080	48,000
d. Tree Maintenance/Replacement	-	-	-	-
e. Street Light Maintenance	-	-	-	-
f. Graffiti Abatement	-	-	-	-
g. Irrigation Repair	-	-	-	-
h. One-Time Capital Project/Maintenance	-	-	-	23,000
i. Property Owner Noticing	99	116	400	400
j. Consultant/Annual Reporting	2,168	553	1,550	1,032
k. City Administration	2,500	4,200	4,326	4,456
l. Total Expenditures:	5,296	29,305	89,662	145,888
<i>Net Change (Revenue - Expenditures):</i>	<u>71,968</u>	<u>85,576</u>	<u>30,981</u>	<u>(19,843)</u>
Account Balance				
a. Beginning Account Balance:	33,491	105,459	191,036	222,017
b. <i>Net Change (Revenue - Expenditures)</i>	<u>71,968</u>	<u>85,576</u>	<u>30,981</u>	<u>(19,843)</u>
c. Ending Account Balance:	105,459	191,036	222,017	202,174

Zone 15 (Cadence)

Tract No. 8032
 Formed: January 17, 2017
 Resolution Number: 17-001

FY 2023

Maximum Base Assessment Rate: **\$682.86**
 Assessment Amount per Parcel: **\$0.00**
 Number of Parcels: **206**
 Assessment Income: **\$0.00**



This benefit zone is self-maintained by the property owner. If the park is maintained, no assessment amount will be charged.

FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2017**.
- **Increased** from the previous year from \$662.97 to **\$682.86** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.24% for the period December 2020 to December 2021) and the unused CPI carried over from previous fiscal years is 0%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will remain the same at **zero**. AMCAL has entered in contract with Bella Vista Landscape Services, Inc. (CCL # 805462) to maintain the Park in good repair and working order, and in a neat, clean, and orderly condition. AMCAL is responsible for the annual payment of the District Management cost and reimbursement to the City for the Engineer's Report. Thus, each of the 206 parcels will be assessed at \$0.00 per parcel. The Assessment District ensures adequate funding is available for the maintenance of the Park should the Developer default, not meet the maintenance standards, or if the property is sold, and the City assumes maintenance of the park
- The total annual assessment income will equal **zero** pursuant to the Owners Participation Agreement (OPA) for the Cadence Development. Per the OPA, AMCAL Hayward LLC (AMCAL) is responsible for the maintenance Cadence Public Park in perpetuity or for the life of the agreement. As required in Section 8.12 of the OPA, AMCAL submitted their annual Park Maintenance Plan to the City for review and approval.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Services

Services provided to this assessment zone include:

- **Maintenance:** of the Park in good repair and working order; and in a neat, clean, and orderly condition.

Zone 16 (Blackstone)

Tract Nos. 7894
 Formed: May 17, 2016
 Resolution Number: 16-044

FY 2023

Maximum Base Assessment Rate: Zone A: **\$487.00**, Zone B: **\$511.34**
 Assessment Amount per Parcel – Zone A: **\$482.00**, Zone B: **\$506.08**
 Number of Parcels: **157**
 Assessment Income: **\$76,251.77**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2016**.
- Zone A: Increased from the previous year from \$472.82 to **\$487.00** per parcel by CPI.
- Zone B: Increased from the previous year from \$496.46 to **\$511.34** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.24% for the period December 2020 to December 2021) and the unused CPI carried over from previous fiscal years is 0.41%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

- The per parcel rate (Zone A) will **increase** from the previous year from \$467.96 to **\$482.00**.
- The per parcel rate (Zone B) will **increase** from the previous year from \$491.34 to **\$506.08**.
- The total annual assessment income will equal **\$76,251.77**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Park Maintenance:** approximately two (2) acres of park area which includes landscaping and irrigation, exercise equipment, bocce ball courts, faux bridge, storm water basins and all other park amenities.
- **Maintenance:** of street trees, streetlights, paved walkways and cobblestone pathways
- **One-time maintenance:** A budget of **\$22,000** is allocated for additional maintenance, as required.

Landscape and Lighting District Zone 16 - Blackstone
Fund 284, Project 3753
Established 2016, 157 Parcels

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Assessment				
ZONE A (95% of Zone B)				
a. Maximum Base Assessment:	445.68	459.05	472.82	487.00
b. Annual Per Parcel Assessment:	445.68	445.68	467.96	482.00
c. <u># of Parcels</u>	133	133	133	133
d. Total Amount Assessed:	59,275	59,275	62,239	64,106
ZONE B				
e. Maximum Base Assessment:	467.94	481.99	496.46	511.34
f. Annual Per Parcel Assessment:	467.94	467.94	491.34	506.08
g. <u># of Parcels</u>	24	24	24	24
h. Total Amount Assessed:	11,231	11,231	11,792	12,146
i. Total Amount Assessed for the District:	70,506	70,506	74,031	76,252
Income				
a. Annual Assessment Revenue	70,506	70,506	74,031	76,252
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(1,199)	(1,235)	(1,272)	(1,310)
c. Adjustment for Delinquencies	(526)	-	-	-
d. <u>Other</u>	2,098	150	150	125
e. Total Revenue:	70,879	69,421	72,910	75,067
Services				
a. Utilities: Water	13,889	19,645	22,000	25,000
b. Utilities: PGE	1,442	1,494	2,505	3,400
c. Landscape Maintenance	22,000	-	24,000	26,000
d. Graffiti Abatement	-	-	-	-
e. Street Light Maintenance	-	-	-	-
f. Tree Maintenance/Replacement	-	-	-	-
g. One-Time Project/Maintenance	-	-	3,440	22,000
d. Property Owner Noticing	131	102	150	175
h. Annual Reporting	2,168	553	1,550	1,032
i. <u>City Administration</u>	3,090	3,000	3,090	3,183
j. Total Expenditures:	42,720	24,794	56,735	80,790
Account Balance				
a. Beginning Account Balance	68,241	96,400	141,028	157,203
b. <u>Net Change (Revenue - Expenditures)</u>	28,159	44,627	16,175	(5,723)
c. Ending Account Balance:	96,400	141,028	157,203	151,480

Zone 17 (Parkside Heights)

Tract Nos. 8233
 Formed: June 11, 2019
 Resolution Number: 19-128

FY 2023

Maximum Base Assessment Rate: **\$564.86**
 Assessment Amount per Parcel (Developed): **\$528.69**
 Number of Parcels: **97**
 Assessment Income: **\$51,282.93**



FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2019**.
- Increased from the previous year from \$536.99 to **\$564.86** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA 5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for developed parcels will **remain the same** from the previous year at **\$528.69**.
- The total annual assessment income will equal **\$51,282.93**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment.

FY 2023 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** of groundcover, trees, and other landscaped areas along the public trail and undeveloped public open space along Ward Creek.
- **Surface maintenance:** This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Maintenance:** of public trail trees;
- **Maintenance:** of trail signage;
- **Maintenance:** of paved public trail and permeable pavers;

Landscape and Lighting District Zone 17 - Parkside Heights
Fund 290, Project 3754
Established 2019, 97 Parcels

	FY 2020	FY 2021	FY 2022	FY 2023
	Actual	Actual	Estimated	Proposed
Assessment				
a. Maximum Base Assessment Amount:	513.74	528.69	536.99	564.86
b. Developed Parcels				
c. Annual Per Parcel Assessment:	513.74	528.69	528.69	528.69
d. # of Parcels	-	32	97	97
e. Total Amount Assessed for the District:	-	16,918	51,283	51,283
f. Future Development Parcels (30%)				
g. Annual Per Parcel Assessment	154.12	158.61	158.61	169.46
h. # of Parcels	97	65	-	-
i. Total Amount Assessed for the District:	14,950	10,309	-	-
j. Total Amount Assessed	14,950	27,228	51,283	51,283
Income				
a. Annual Assessment Revenue	14,966	27,228	51,283	51,283
b. Minus County Tax Collection Fee (1.7%)	(254)	(463)	(872)	(872)
c. Adjustment for Delinquencies	-	-	-	-
d. Other	229	-	350	3,800
e. Total Revenue:	14,940	26,765	50,761	54,211
Services				
a. Utilities: Water	-	-	-	4,000
b. Utilities: PGE	-	-	-	1,000
c. Landscape Maintenance	-	-	-	37,000
d. One-Time Project Maintenance	-	-	-	5,000
e. Property Owner Noticing	-	43	30	500
f. Annual Reporting	-	553	1,550	1,032
g. City Administration	-	3,000	3,090	3,183
h. Total Expenditures:	-	3,596	4,670	51,715
Account Balance				
a. Beginning Account Balance:	-	14,940	38,109	84,200
b. Net Change (Revenue - Expenditures)	14,940	23,169	46,091	2,496
c. Ending Account Balance:	14,940	38,109	84,200	86,697

Zone 18 (SoHay)

Tract Nos. 8428, 8444, 8445, 8446, 8447

Formed: June 11, 2019

Resolution Number: 19-130

FY 2023

Maximum Base Assessment Rate: Zone A: **\$430.82**, Zone B: **\$409.28**

Assessment Amount per SFE (Developed): Zone A: **\$400.00**, Zone B: **\$380.00**

Assessment Amount per SFE (Undeveloped): Zone A: **\$120.00** Zone B: **\$114.00**

Number of Parcels: **433 SFE**

Assessment Income: **\$139,724.00**



Note: 79 Single Family Equivalent (SFE) of the SoHay development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate. The development is anticipated to be completed by FY 2023. Landscape maintenance of the area is anticipated to be turned over to the City in FY 2023.

FY 2023 Maximum Base Assessment

Maximum Base Assessment (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2019**.
- Zone A: Increased from the previous year from \$409.57 to **\$430.82** per parcel by CPI.
- Zone B: Increased from the previous year from \$389.09 to **\$409.28** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (5.19% for the period February 2021 to February 2022).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2023 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The rate per SFE (Zone A - Developed) was **increased** from the previous year from \$50.00 to \$400.00.
- The rate per SFE (Zone A - Undeveloped) was **increased** from the previous year from \$15.00 to \$120.00.
- The rate per SFE (Zone B - Developed) was **increased** from the previous year from \$47.50 to \$380.00.
- The rate per SFE (Zone B - Undeveloped) was **increased** from the previous year from \$14.25 to \$114.00.
- The total annual assessment income will equal **\$139,724.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- The assessments are apportioned among all lots and parcels within the Assessment Area based on Single-Family Equivalent (SFE). Townhomes are assigned 1.0 SFE, apartments are assigned 0.43 SFE per apartment unit, and commercial is assigned 0.50 SFE per 0.20 acres.
- The current assessment rate is below the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

FY 2023 Services**Services provided to this assessment zone include:**

- **Landscaping and irrigation:** of park groundcover, trees and other landscaped areas;
- **Surface maintenance:** of the masonry walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Park Maintenance:** approximately two (2) acres of park area which includes landscaping and irrigation, play structures, basketball court, bike racks, fencing and all other park amenities;
- **Maintenance:** of park lighting and signage;
- **Maintenance:** of concrete sidewalks and other paved or concrete surface within the park;

Note:

FY 2023 Special Assessment Rate increase - Zone 18 (SoHay). LLAD 18 acceptance and maintenance is anticipated in FY 2023.

In FY 2022, the LLAD 18 (SoHay) development was still under construction and the maintenance responsibility of the park remained with the developer, so the Zone was assessed at a rate significantly lower (\$50.00) than the maximum rate (\$409.57). Now, a year later, the development is projected to be completed in FY 2023 and the City anticipates accepting the full responsibility and cost of maintaining LLAD 18. As a result, staff is recommending an increase in the assessment rate to \$400.00. The annual O&M and capital cost estimate is provided on the following page.

Landscape and Lighting District Zone 18 - SoHay
Fund 291, Project 3755
Established 2019, 433 SFE (Incl 2 Commercial parcels and 1 apt complex)

	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimate	FY 2023 Proposed
Assessment				
Zone A				
Maximum Base Assessment Amount:	391.84	403.24	409.57	430.82
a. Developed Parcels				
b. Annual Assessment per SFE	391.84	403.24	50.00	400.00
c. # of SFE	-	75	192	261
d. Total Amount Assessed:	-	30,243	9,600	104,384
e. Future Development Parcels: 30%				
f. Annual Assessment per SFE	117.55	120.97	15.00	120.00
g. # of SFE	261	186	69	-
h. Total Amount Assessed:	30,676	22,501	1,035	-
Zone B (95% of Zone A)				
Maximum Base Assessment Amount: Zone B	372.25	383.08	389.09	409.28
k. Developed Parcels:				
l. Annual Assessment per SFE	372.24	383.08	47.50	380.00
m. # of SFE	-	-	79	93
n. Total Amount Assessed:	-	-	3,752	35,340
o. Future Development Parcels: 30%				
p. Annual Assessment per SFE	111.67	114.92	14.25	114.00
q. # of SFE	172	172	93	79
r. Total Amount Assessed:	19,208	22,501	1,035	-
s. Total Amount Assessed for the District:	49,884	75,245	15,422	139,724
Income				
a. Annual Assessment Revenue	49,778	75,245	15,422	139,724
b. Minus County Tax Collection Fee (1.7%)	(728)	(1,279)	(262)	(2,375)
c. Adjustment for Delinquencies	-	-	-	-
d. Other	728	50	-	-
Total Revenue:	49,778	74,015	15,160	137,349
Services				
a. Utilities: Water	-	-	-	20,600
b. Utilities: PGE	-	-	-	2,060
c. Landscape Maintenance	-	-	-	65,000
d. Graffiti Abatement	-	-	-	1,000
e. Tree Trimming	-	-	-	1,000
f. Property Owner Noticing	-	68	500	500
g. Annual Reporting	-	553	1,550	1,032
h. City Administration	-	1,600	1,600	1,648
i. Total Expenditures:	-	2,221	3,650	92,840
Account Balance				
a. Beginning Account Balance:	-	49,778	121,572	133,083
b. <u>Net Change (Revenue - Expenditures)</u>	49,778	71,794	11,510	44,509
c. Ending Account Balance:	49,778	121,572	133,083	177,591

Assessment

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), and in accordance with the Resolution of Intention, being Resolution **No. 22-XXX**, preliminarily approving the Engineer’s Report, as adopted by the City Council of the City of Hayward, on **June 21, 2022**.

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District, and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment District, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within Assessment District, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

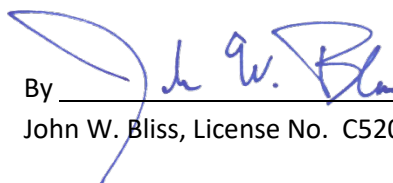
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the FY 2023. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda County Recorder Office.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the FY 2023 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

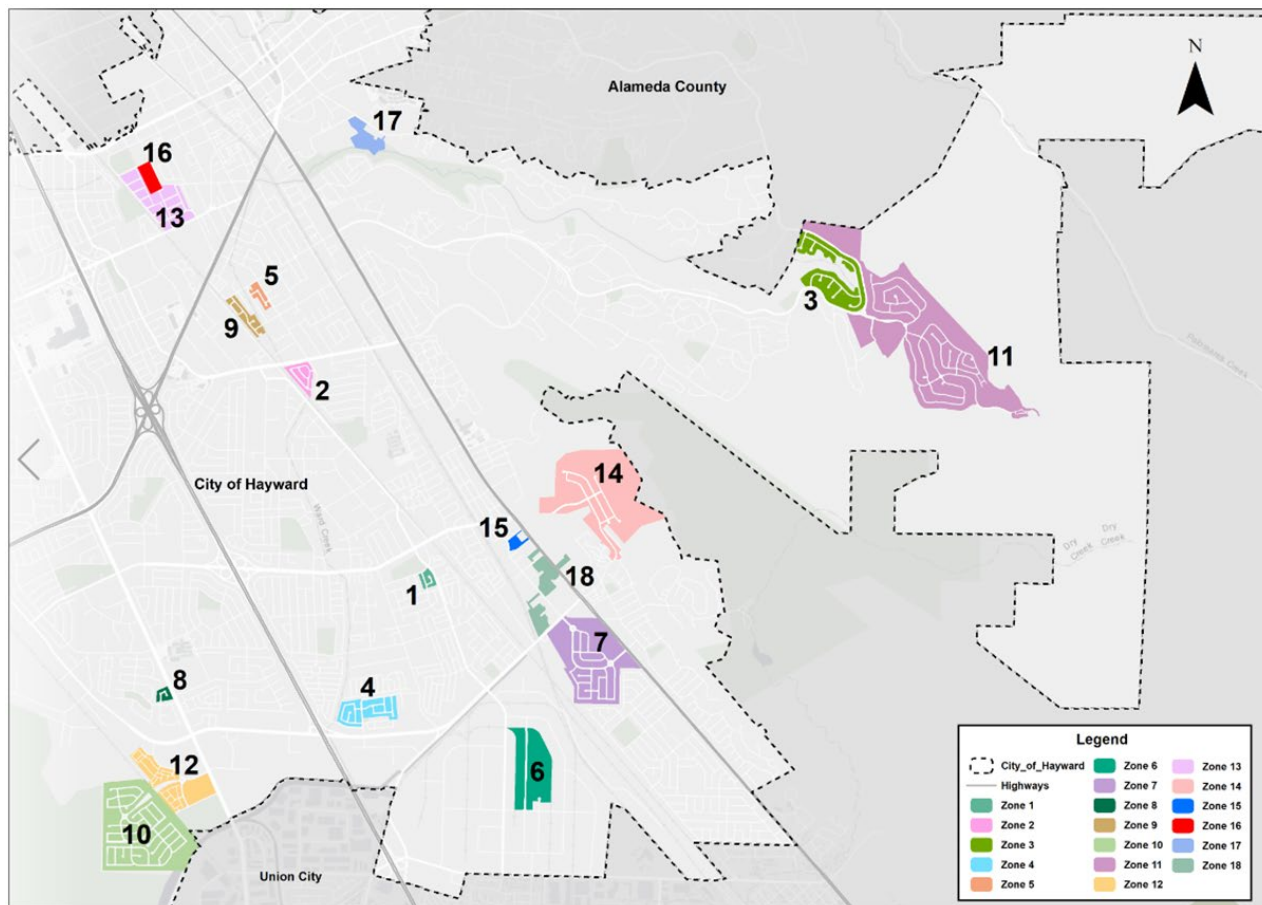
Dated: June 10, 2022



Engineer of Work

By  _____
John W. Bliss, License No. C52091

Vicinity Map



Assessment Diagram

The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the eighteen (18) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda, for the year when this report was prepared, and are incorporated by reference herein and made part of this report.

