



CITY OF HAYWARD
CONSOLIDATED LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT No. 96-1

PRELIMINARY ENGINEER'S REPORT

FISCAL YEAR 2020

MAY 2019

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972
AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:
SCIConsultingGroup
4745 MANGELS BLVD.
FAIRFIELD, CALIFORNIA 94534
PHONE 707.430.4300
FAX 707.426.4319
WWW.SCI-CG.COM

CITY OF HAYWARD

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SCI Consulting Group

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INTRODUCTION

OVERVIEW

In 1996 there were six (6) separate Landscaping & Lighting Assessment Districts throughout the City of Hayward. On May 7, 1996, Landscaping & Lighting Assessment District No. 96-1 ("Assessment District" or "District") was formed which consolidated each of the assessment districts and designated them as six (6) separate zones of benefit. From FY 1998 through FY 2017, Benefit Zones No. 7 through No. 16 were annexed to Landscaping & Lighting Assessment District No. 96-1. Each zone of benefit has a separate budget pertaining to its respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared proportionately among the zones.

To ensure the proper flow of funds for the ongoing operation, maintenance, and servicing of improvements that were constructed as a condition of development within various subdivisions, the City Council, through the Landscaping and Lighting Act of 1972 (1972 Act), formed the City of Hayward Landscaping and Lighting Assessment District No. 96-1. The 1972 Act also 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). Therefore, because there are varying degrees of benefit within the various subdivisions, the City Council established sixteen (16) benefit zones.

BENEFIT ZONES ASSESSMENT OVERVIEW

The following table summarizes the number of parcels per benefit zone, as described throughout this report.

TABLE 1- DESCRIPTION OF EXISTING BENEFIT ZONES

TABLE 1: DESCRIPTION OF EXISTING BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
Current Assessments - Year Formed and Number of Parcels Per Zone				
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. & 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- Residential	2003	Residential	534
11a	Stonebrae Country Club - Developed	2006	Residential	550
11b	Stonebrae Country Club - Future Development	2006	Residential	84
12a	Eden Shores East	2007	Residential	261
12b	Eden Shores - Spindrift - Developed	2016	Residential	54
12c	Eden Shores - Spindrift - Future Dvelopment	2016	Residential	64
13	Cannery Place	2008	Residential	599
14a	La Vista - Developed	2016	Residential	118
14b	La Vista - Future Development	2016	Residential	61
16a	Blackstone - Developed	2016	Residential	157
Total Assessed Parcels:				3,421
For Reference ONLY				
15	Cadence	2017	Residential	206
Total Assessed Parcels:				206

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 the increase in assessment was anticipated in the assessment formula (e.g., to reflect the CPI or an assessment cap) then the City would be in compliance with the provisions of Proposition 218 if assessments did not exceed the assessment formula. The FY 2020 assessments proposed within the Engineer's Report are equal to or less than the maximum base assessment amount authorized; therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

Automatic CPI Increase

Five of the sixteen benefit zones did not include an inflation factor when the zones were originally established (1, 2, 4, 5, 6), however, eleven of the zones (3, 7-16) have an allowance within their respective assessment formulas to increase their Maximum Base Assessment amount based upon the change in the prior year's CPI.

The CPI for benefit zones (3, 7-13) which is used for this calculation is the **CPI-U for the San Francisco-Oakland-Hayward MSA for February**², as published by the Bureau of Labor and Statistics on a bi-monthly basis (CPI-U). For those benefit zones with CPI Index adjustments, the CPI-U increase from **February 2018 to February 2019** was **3.53%**, therefore the maximum base assessment amounts have been increased by **3.53%** for FY 2020.

The CPI for benefit zones (12 annexation, 14-16) which is used for this calculation is the **CPI-U for the San Francisco-Oakland-Hayward MSA for December**³, as published by the Bureau of Labor and Statistics on a bi-monthly basis (CPI-U) and is 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 3.00%. For those benefit zones with CPI Index adjustments, the CPI-U increase from **December 2017 to December 2018** was **4.49%**. Future CPI increases in the maximum base assessment amount **do not** require the noticing and balloting of property owners per the requirements of Proposition 218.

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

² <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm>(Feb 2018 to Feb 2019)

³ https://data.bls.gov/timeseries/CUURS49BSA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true(Dec 2017 to Dec 2018)

PLANS & 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.

MAXIMUM BASE ASSESSMENT VERSUS ANNUAL CHARGE

Table 2 on the following page summarizes assessment information by zone. The table describes assessments by zone, number of parcels, Maximum Base Assessment amount, if there is an annual CPI adjustment, and difference between the FY 2019 vs FY 2020 assessment. *Fourteen* of the sixteen benefit zones are proposed to be levied *below* their Maximum Base Assessment amount (1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16), while *two* benefit zones are proposed to be levied *at their maximum* base assessment amount (6 and 16).

TABLE 2- ASSESSMENT AMOUNTS PER BENEFIT ZONE

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	FY 2020 Max Base Assessment (MBA)	MBA Incl CPI	FY 2019 Assessment	FY 2020 Assessment	Chg from last year		
Year Over Year Assessment Comparison									
1	Huntwood Ave. & Panjon St.	30	\$295.83	No	\$192.94	\$202.58	Increase	\$10	5%
2	Harder Rd. & Mocine Ave.	85	\$193.39	No	\$122.86	\$122.86	None	\$0	0%
3	Prominence	155	\$933.07	Yes	\$853.83	\$883.97	Increase	\$30	4%
4	Stratford Village	174	\$180.00	No	\$116.16	\$116.16	None	\$0	0%
5	Soto Rd. & Plum Tree St.	38	\$258.67	No	\$212.49	\$254.99	Increase	\$42	20%
6 ^(1,2)	Pepper Tree Park	11	\$11.00	No	\$2.61	\$2.61	None	None	N/A
7	Twin Bridges	348	\$975.95	Yes	\$591.70	\$591.70	None	\$0	0%
8	Capitola St.	24	\$673.74	Yes	\$157.50	\$181.13	Increase	\$24	15%
9	Orchard Ave.	74	\$179.90	Yes	\$31.06	\$34.19	Increase	\$3	10%
10	Eden Shores- Residential	534	\$1,072.71	Yes	\$221.38	\$265.66	Increase	\$44	20%
11a	Stonebrae Country Club (Developed)	550	\$1,631.91	Yes	\$210.55	\$273.72	Increase	\$63	30%
11b	Stonebrae Country Club (future development)	84	\$1,631.91	Yes	\$111.51	\$145.07	Increase	\$34	30%
12a ⁽⁴⁾	Eden Shores East	261	\$201.61	Yes	\$112.00	\$95.00	Decrease	(\$17)	-15%
12b ⁽⁴⁾	Spindrift (Developed)	54	\$213.06	Yes	\$112.00	\$95.00	Decrease	(\$17)	-15%
12c ⁽⁴⁾	Spindrift (Future Development)	64	\$213.06	Yes	\$33.60	\$28.50	Decrease	(\$5)	-15%
13	Cannery Place	599	\$620.14	Yes	\$361.00	\$361.00	None	\$0	0%
14a ⁽⁴⁾	La Vista (Developed)	118	\$644.41	Yes	\$15.00	\$525.00	Increase	\$510	3500%
14b ⁽⁴⁾	La Vista (Future Developed)	61.00	\$644.41	Yes	\$4.50	\$157.50	Increase	\$153	3500%
16a ⁽⁴⁾	Blackstone (Zone A)	133	\$445.66	Yes	\$200.00	\$445.66	Increase	\$246	223%
16c ⁽⁴⁾	Blackstone (Zone B)	24	\$467.94	Yes	\$210.00	\$467.94	Increase	\$258	223%
Self Maintained Benefit Zone - For Reference ONLY									
15 ⁽³⁾	Cadence	206	\$628.86	Yes	N/A	N/A	N/A	N/A	N/A

- Notes: ⁽¹⁾ Shaded items reflect Fiscal Year 2020 assessment amounts levied at the base maximum assessment amounts.
⁽²⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.
⁽³⁾ Zone 15 was presented to the City Council separately as a new zone, which maintains their own benefits.
⁽⁴⁾ All zones with a CPI update use the SF/OAK/HAY Feb CPI date except for zones 12, 14, 16, whose CPI month is DEC.

Public Comment:

In order to receive public comment, City staff 1) mailed a notice to property owners to let them know of the community input meeting and two Council dates; 2) held a community input meeting on April 11, 3) conducted an online survey to measure maintenance satisfaction; and 4) will be publishing a legal notice in the East Bay Times on May 17, 2019.

The City of Hayward is proposing to hold a public hearing on June 4, 2019, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City 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 County Auditor's office to be included on the FY 2020 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.

DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward, 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 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 Avenue & Panjon Street)

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

FY 2020

Assessment Amount per Parcel: \$202.58
Number of Parcels: 30
Annual Revenue: \$6,077



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in 1990.
 - 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.

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 will increase from \$192.94 to \$202.58 (5%).
- The total annual assessment income will equal \$6,077.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** Includes an 8-foot-wide landscaped strip along Huntwood Avenue within a landscape easement; and
2. **Surface maintenance of the street side:** Includes a 600-foot masonry wall along Huntwood Avenue. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
3. **One-time maintenance:** A budget of \$3,000 is included for irrigation repair and bark chip replenishment.

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

City of Hayward
Landscape and Lighting District Zone 1 - Huntwood Avenue & Panjon Street
Fund 266, Project 3740
Established 1990, 30 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount</i>	296	296	296	296	296
b. Annual Per Parcel Assessment	266	175	184	193	203
c. <u># of Parcels</u>	30	30	30	30	30
d. Total Amount Assessed for the District:	7,969	5,250	5,513	5,788	6,077
Income					
a. Annual Assessment Revenue	7,969	5,250	5,513	5,788	6,077
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(135)	(135)	(94)	(98)	(103)
c. Adjustment for Delinquencies	(118)	358	133	-	-
d. <u>Other</u>	-	289	120	200	200
e. Total Revenue:	7,716	5,762	5,672	5,890	6,174
Services					
a. Utilities: Water	777	231	232	300	309
b. Utilities: PGE	244	233	236	250	258
c. Landscape Maintenance	1,620	1,620	1,620	1,620	1,669
d. One-Time Project/Maintenance	-	-	1,876	500	3,000
e. Property Owner Noticing	41	86	38	65	67
f. Annual Reporting	560	534	893	1,479	1,150
g. <u>City Administration</u>	1,719	2,060	2,081	2,000	2,060
h. Total Expenditures:	4,960	4,764	6,976	6,214	8,512
Account Balance					
a. Beginning Account Balance	19,723	22,479	23,477	22,173	21,849
b. <u>Net Change (Revenue - Expenditures)</u>	2,756	998	(1,304)	(324)	(2,338)
c. Ending Account Balance:	22,479	23,477	22,173	21,849	19,511

Zone 2 (Harder Road & Mocine Avenue)

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

FY 2020

Assessment Amount per Parcel: \$122.86

Number of Parcels: 85

Annual Revenue: \$10,443



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in 1991.
 - 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.

2. **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 will remain the same at \$122.86.
- The total annual assessment income will equal \$10,443.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** Includes the area between the sidewalk and wall along Harder Road and Mocine Avenue within a landscape easement;
2. **Surface maintenance of the street side:** Includes maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Avenue, and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
3. **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.
4. **One-time maintenance:** A budget of \$5,000 is included for trimming of trees and plant material, and bark chip replenishment.

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

City of Hayward
Landscape and Lighting District Zone 2 - Harder Road & Mocine Avenue
Fund 267, Project 3741
Established 1991, 85 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. Maximum Base Assessment Amount	193	193	193	193	193
b. Annual Per Parcel Assessment	93	154	154	123	123
c. # of Parcels	85	85	85	85	85
d. Total Amount Assessed for the District:	7,912	13,054	13,054	10,443	10,443
Income					
a. Annual Assessment Revenue	7,912	13,054	13,054	10,443	10,443
b. Minus County Tax Collection Fee (1.7%)	(135)	(222)	(222)	(178)	(178)
c. Adjustment for Delinquencies	143	42	11	-	-
d. Other	-	102	52	100	80
e. Total Revenue:	7,921	12,976	12,895	10,366	10,346
Services					
a. Utilities: Water	4,851	2,008	287	300	2,200
b. Utilities: PGE	126	127	127	135	139
c. Landscape Maintenance	1,620	1,620	1,620	1,620	3,400
d. One-Time Project/Maintenance	-	-	2,654	500	5,000
e. Property Owner Noticing	116	157	83	100	103
f. Annual Reporting	560	534	893	1,479	1,150
g. City Administration	1,499	2,060	2,081	2,000	2,060
h. Total Expenditures:	8,773	6,506	7,745	6,134	14,052
Account Balance					
a. Beginning Account Balance	5,316	4,463	10,933	16,083	20,315
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(853)</u>	<u>6,470</u>	<u>5,150</u>	<u>4,232</u>	<u>(3,706)</u>
c. Ending Account Balance:	4,463	10,933	16,083	20,315	16,608

Zone 3 (Prominence - Hayward Boulevard & Fairview Avenue)

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

FY 2020

Assessment Amount per Parcel: \$883.97
Number of Parcels: 155
Annual Revenue: \$137,015



FY 2020 Assessment and Income

- | |
|--|
| <p>1. Maximum Base Assessment (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none">• Originally set when the zone was created in 1992.• Increased from the previous year from \$933.07 to \$966.01 per parcel by CPI.• Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).• 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. |
|--|

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The Prominence Landscape Committee has requested that the City increase the assessment annually by the CPI percentage increase.

The per parcel charge will increase, from \$853.83 to \$883.97 (3.53%).

- The total annual assessment income will equal \$137,015.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** Include approximately one mile of landscaped frontage along Hayward Boulevard and Fairview Avenue, with significant slope areas along the street;
2. **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
3. **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.
4. **One-time maintenance:** A budget of \$50,000 for projects to be determined.

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

Note: As part of the roadway modifications for the Stonebrae Development, the landscaped corner of Benefit Zone No. 3 at Hayward Blvd. and Fairview Blvd. was substantially reduced in

size and modified. Concurrently, it was determined that the modified corner would provide a greater benefit for the residents of the Stonebrae Development than for the residents of Benefit Zone No. 3. This corner is a visually vital part of the Stonebrae entrance while the only benefit it provides the residents of Benefit Zone No. 3 is as a general streetscape improvement not normally seen by the residents. By mutual agreement of the Stonebrae developer and the members of the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and was assessed to the Stonebrae LLAD Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the ongoing costs for the maintenance of this area.

History of Changes to Annual Assessment Amounts

- This zone was established in 1992 and the **maximum base assessment amount was set at \$328.82** per parcel without an escalation clause allowing for an annual increase based upon the prior year's change in the CPI.
- In FY 2004, a group of property owners formed a Landscape Committee for the purpose of addressing the substandard landscaping conditions that had arisen in Benefit Zone No. 3. The Landscape Committee developed a comprehensive landscape plan and presented the plan to City staff and property owners within Benefit Zone No. 3. After receiving City and property owner support, the Landscape Committee proposed to increase assessments to fund the construction of additional landscape improvements and to increase the level of maintenance for the existing and proposed landscaping within Benefit Zone No. 3.
- In FY 2006 the City conducted a mailed ballot election to determine if there was sufficient support to increase assessments. The assessment increase was approved by a majority of the property owners who voted. Therefore, in FY 2006 the annual assessment amount per parcel was increased **from \$328.82 to \$1,023.56** per parcel (\$694.52/yr. for maintenance and \$329.04/yr. for capital improvements.) The maximum base assessment amount for the capital improvement portion was charged **for three (3) years only**, from FY 2006 thru 2008.
- Starting in FY 2009, the maximum base assessment amount for the maintenance component was set at **\$694.52** and is increased annually based upon the prior year's change in the CPI for the San Francisco-Oakland-San Jose Area.

History of Capital Improvements

FY 2006: Bus Stop and Open Area across the Street on Fox Hollow Drive

- In the Bus Stop Area weeds were removed and the soil was amended and prepared for new plantings. Improvements in drainage were made. The existing sprinkler system was repaired and/or upgraded as necessary. Grass was planted in flat locations. Trees were replaced as needed. Bunch grasses and shrubs were planted on the slopes.

- In the Open Area across from the Bus Stop, weeds were removed and the soil was amended and prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Low maintenance plants of various colors were used.

FY 2007: Open Area South of 28525 Fox Hollow Drive

- In the Open Area, weeds were removed, and the soil was prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2008: Hayward Blvd., Fairview Drive & Barn Rock Drive

- In FY 2008, the Landscape Committee decided to spread the last phase of the capital replacements over two years in order to coordinate the Prominence improvements with planned work by the Stonebrae Development. During FY 2008 along Barn Rock Drive and Hayward Blvd, weeds were removed, and the soil was prepared for new plantings. The existing sprinkler system was upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2009: Hayward Blvd., Fairview Drive & Barn Rock Drive

- In FY 2009 along Fairview Drive, weeds and dead trees and foliage were removed. The soil was amended and prepared for new trees and plants. Trees, bushes and ground cover were planted to fill in the bare areas around the perimeter of the development on both the flat and sloped areas. Deer resistant, drought tolerant, low maintenance plants of various colors was used. The existing sprinkler system was repaired and/or upgraded as necessary. In addition, large trees were planted along Fairview Drive to visually screen Prominence homeowners from Stonebrae homes. This work was funded by the Stonebrae Development.

FY 2011 - FY 2013: Irrigation Controller Upgrade Project

- Between FY 2011 through FY 2013, the existing sprinkler system was upgraded to provide a more water efficient/conservative system, which is intended to cut back on water waste and reduce the costs for annual maintenance.

FY 2013: Landscape Upgrade Projects

- In FY 2013, the following improvements were completed: 1) mulch placement; 2) bunch grass removal and replants, and sprinkler repair along Fox Hollow; and 3) cleanup, enhance irrigation and plants above the V-ditch along Hayward Blvd. as part of multi-year capital improvement project.

FY 2014: Landscape Upgrade Projects

- In FY 2014, the following improvements were completed: 1) entrance sign painting, 2) clean cobblestone drainage borders, 3) paint bus stop, 4) annual replanting, major mulching, and modify drip sprinkler lines.

FY 2015: Landscape Upgrade Projects

- In FY 2015, the following improvements were completed: 1) entrance sign painting, 2) cleaning cobblestone drainage borders, 3) Irrigation controller upgrades, 4) annual replanting, major mulching, tree removal, graffiti abatement and modify drip sprinkler lines.

FY 2016: Landscape Upgrade Projects

- In FY 2016, the following improvements were completed: 1) Irrigation controller upgrades, 2) irrigation retrofitting, and 3) annual replanting.

FY 2017: Landscape Upgrade Projects

- In FY 2017, the following improvements were completed: 1) install 3 dog stations, 2) irrigation retrofitting and repairs, 3) annual replanting, 4) Drainage for V-ditch on Hayward Blvd, and 5) Paint backflow cages and controller boxes.

FY 2018: Landscape Upgrade Projects

- In FY 2018, replaced mulch, planted 94 plants along Hayward Blvd, and trimmed trees.

FY 2019: One-Time Projects

- In FY 2019, the following improvements were completed: 1) spring and fall plantings. 2) upgraded irrigation above the V ditch and at the bus stop. 3) mulch replenishment. 4) tree health evaluation.

FY 2020: One-Time Projects

- In FY 2020, the following improvements are planned: 1) Tree trimming and fertilizer. 2) Other items to be identified.

City of Hayward
Landscape and Lighting District Zone 3 - Hayward Boulevard & Fairview Avenue
Fund 268, Project 3742
Established 1992, 155 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount</i>	846	871	901	933	966
b. Annual Per Parcel Assessment	797	797	824	854	884
c. <u># of Parcels</u>	155	155	155	155	155
d. Total Amount Assessed for the District:	123,544	123,544	127,745	132,344	137,015
Income					
a. Annual Assessment Revenue	123,544	123,544	127,745	132,344	137,015
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,100)	(2,100)	(2,172)	(2,250)	(2,329)
c. Adjustment for Delinquencies	1,111	(908)	(106)	-	-
d. <u>Other</u>	-	2,456	989	1,200	1,236
e. Total Revenue:	122,555	122,992	126,456	131,294	135,922
Services					
a. Utilities: Water	24,557	17,452	30,557	26,000	26,780
b. Utilities: PGE	1,563	1,511	1,544	1,600	1,648
c. Landscape Maintenance	44,640	44,640	40,920	44,640	45,979
d. One-Time Project/Maintenance	30,190	26,006	35,533	40,000	50,000
e. Spring and Fall Planting	-	-	-	7,000	7,000
f. Tree Evaluation and Trimming	-	-	-	5,000	10,000
g. Mulch Replacement	-	-	-	18,585	-
h. Irrigation Upgrade and Repair	-	-	-	10,000	10,000
i. Property Owner Noticing	212	249	137	150	155
j. Annual Reporting	1,120	1,067	1,237	1,665	1,290
k. <u>City Administration</u>	3,696	5,640	5,202	4,000	4,120
l. Total Expenditures:	105,978	96,565	115,130	158,640	156,972
Account Balance					
a. Beginning Account Balance	163,505	180,082	206,509	217,835	190,489
b. <u>Net Change (Revenue - Expenditures)</u>	16,577	26,427	11,326	(27,346)	(21,050)
c. Ending Account Balance:	180,082	206,509	217,835	190,489	169,439

Zone 4 (Stratford Village - Pacheco Way, Stratford Road, Ruus Lane, Ward Creek)

Tract Nos. 6472, 6560, 6682 & 6683

Formed: May 23, 1995

Resolution Number: 95-96

Annexed Tract No. 6682: January 23, 1996

FY 2020

Assessment Amount per Parcel: \$116.16

Number of Parcels: 174

Annual Revenue: \$20,212



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in 1995.
 - 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.

2. **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 will remain the same at \$116.16.
- The total annual assessment income will equal \$20,212.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** Include approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
2. **Median landscaping:** Includes approximately 2,100 square feet along Stratford Road and Ruus Lane;
3. **Landscaping:** Includes approximately 7,500 square feet along Pacheco Way;
4. **Landscaping, irrigation and appurtenances:** on the median island on Ruus Lane;
5. **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;
6. **Asphalt bike pathway:** Includes approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Avenue, and bike path striping on pathway;
7. **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;

8. **Gate:** Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
9. **Bridge:** Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
10. **Pedestrian access:** between Rosecliff Lane and Ward Creek Pathway.
11. **One-time maintenance:** A budget of \$3,000 is included for tree trimming.

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

Note: FY 2019 included a large water leak which was not discovered until the City received the bi-monthly water bill.

City of Hayward
Landscape and Lighting District Zone 4 - Stratford Village - Pacheco Wy., Stratford Rd., Russ Ln., & Ward Crk.
Fund 269, Project 3743
Established 1995, 174 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. Maximum Base Assessment Amount	180	180	180	180	180
b. Annual Per Parcel Assessment	121	145	145	116	116
c. # of Parcels	174	174	174	174	174
d. Total Amount Assessed for the District:	21,054	25,265	25,265	20,212	20,212
Income					
a. Annual Assessment Revenue	21,054	25,265	25,265	20,212	20,212
b. Minus County Tax Collection Fee (1.7%)	(358)	(430)	(430)	(344)	(344)
c. Adjustment for Delinquencies	521	151	(196)	-	-
d. Other	-	1,158	529	550	567
e. Total Revenue:	21,217	26,144	25,168	20,418	20,435
Services					
a. Utilities: Water	2,488	2,786	4,357	15,500	4,000
b. Utilities: PGE	1,072	1,031	1,205	1,200	1,236
c. Landscape Maintenance	6,415	6,415	6,415	6,415	6,608
d. One-Time Project/Maintenance	-	315	3,523	500	3,000
e. Irrigation Repair	-	-	-	500	3,000
f. Graffiti Abatement	-	-	-	500	500
g. Property Owner Noticing	239	212	84	100	103
h. Annual Reporting	1,120	1,067	1,159	1,479	1,150
i. City Administration	2,158	3,312	3,344	2,000	2,060
j. Total Expenditures:	13,493	15,138	20,087	28,194	21,657
Account Balance					
a. Beginning Account Balance	77,947	85,672	96,678	101,759	93,983
b. Net Change (Revenue - Expenditures)	7,724	11,006	5,081	(7,776)	(1,222)
c. Ending Account Balance:	85,672	96,678	101,759	93,983	92,761

Zone 5 (Soto Road & Plum Tree Street)
Tract Nos. 6641 & 6754
Formed: May 23, 1995
Resolution Number: 95-97
Annexed Tract No. 6754: October 17, 1995

FY 2020

Assessment Amount per Parcel: \$255.17
Number of Parcels: 38
Annual Revenue: \$9,696



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in 1995.
 - 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.

2. **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.
- Increased the per parcel rate from the previous year from \$212.64 to \$255.17 (20%).
- The total annual assessment income will equal \$9,696.
- 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 amount.

FY 2020 Services

1. **Landscaping:** within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
2. **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.
3. **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
4. **The curb return areas:** at the intersection of Soto Road and Plum Tree Street.
5. **One-time maintenance:** A budget of \$1,500 is included for bark chip replenishment.

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

City of Hayward
Landscape and Lighting District Zone 5 - Plum Tree Street - Soto Road
Fund 272, Project 3744
Established 1995, 38 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. Maximum Base Assessment Amount:	259	259	259	259	259
b. Annual Per Parcel Assessment:	199	199	205	213	255
c. # of Parcels	38	38	38	38	38
d. Total Amount Assessed for the District:	7,543	38	7,799	8,080	9,696
Income					
a. Annual Assessment Revenue	7,543	7,543	7,799	8,080	9,696
b. Minus County Tax Collection Fee (1.7%)	(128)	(128)	(133)	(137)	(165)
c. Adjustment for Delinquencies	12	2	(203)		-
d. Other	-	110	40	45	45
e. Total Revenue:	7,427	7,527	7,504	7,988	9,577
Services					
a. Utilities: Water	854	832	2,885	3,300	3,399
b. Utilities: PGE	244	234	236	250	258
c. Landscape Maintenance	1,620	1,620	1,620	1,620	1,669
d. One-Time Project/Maintenance	-	2,448	1,374	500	1,500
e. Irrigation	-	-	-	-	1,500
f. Property Owner Noticing	52	96	44	70	72
g. Annual Reporting	560	534	580	741	600
h. City Administration	1,499	1,638	1,638	1,500	1,545
i. Total Expenditures:	4,829	7,402	8,377	7,981	10,542
Account Balance					
a. Beginning Account Balance:	6,298	8,896	9,021	8,148	8,155
b. Net Change (Revenue - Expenditures)	2,598	125	(873)	7	(966)
c. Ending Account Balance:	8,896	9,021	8,148	8,155	7,189

Zone 6 (Peppertree Park)
Tract Nos. 4420 & 3337 (Lot 2)
Formed: May 11, 1982
Resolution Number: 82-160

FY 2020

Assessment Amount per Parcel: \$2.61 per linear foot
Number of Parcels: 11
Annual Revenue: \$13,034



FY 2020 Assessment and Income

- | |
|--|
| <p>1. Maximum Base Assessment (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none">• Originally set when the zone was created in 1982.• 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. |
|--|

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The per linear foot charge will remain the same at \$2.61.
- The total annual assessment income will equal \$13,034.
- 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 amount.

FY 2020 Services

1. **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
2. **Landscaping:** in the fountain area; and
3. **Various:** the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
4. **One-time maintenance:** A budget of \$15,000 is included to repair the stamped concrete section of the roadway.

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

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	3	3	3	3	3
b. Annual Per Parcel Assessment:	3	3	3	3	3
c. # of Parcels	11	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994	4,994
Total Amount Assessed for the District	13,034	13,034	13,034	13,034	13,034
Income					
a. Annual Assessment Revenue	13,034	13,034	13,034	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)	(222)
c. Adjustment for Delinquencies	3	64	3	-	-
d. <u>Other</u>	-	797	323	450	375
e. Total Revenue:	12,816	13,674	13,139	13,263	13,188
Services					
a. Utilities: Water	873	1,136	1,838	3,200	3,296
b. Utilities: PGE	139	120	110	120	124
c. Landscape Maintenance	4,000	4,000	4,000	4,000	4,120
d. One-Time Project/Maintenance	4,306	4,150	2,322	2,000	15,000
e. Property Owner Noticing	15	61	21	55	57
f. Annual Reporting	560	534	893	1,479	1,150
g. <u>City Administration</u>	2,000	2,000	2,000	2,000	2,060
h. Total Expenditures:	11,893	12,001	11,184	12,854	25,806
Account Balance					
a. Beginning Account Balance:	61,774	62,696	64,369	66,324	66,733
b. <u>Net Change (Revenue - Expenditures)</u>	923	1,673	1,955	409	(12,618)
c. Ending Account Balance:	62,696	64,369	66,324	66,733	54,114

Zone 7 (Twin Bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

Tract Nos. 7015

Formed: July 28, 1998

Resolution Number: 98-153

FY 2020

Assessment Amount per Parcel: \$591.70

Number of Parcels: 348

Annual Revenue: \$205,912



FY 2020 Assessment and Income

1. **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 \$975.95 to \$1,010.40 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).
 - 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.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will remain the same at \$591.70.
- The total annual assessment income will equal \$205,912.
- 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 amount.

FY 2020 Services

1. **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City.
2. **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.;
3. **Medians:** Includes medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
4. **Bus shelters;**
5. **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);
6. **Specialty street lighting;** and
7. **One-time maintenance:** A budget of \$10,000 for tree trimming.

In FY 2019, the following improvements were completed: 1) Installed a weather-based irrigation controller to monitor and adjust water. The controller was identified in response to a large water leak that occurred this year. 2) Trimmed trees along both main entrances.

City of Hayward
Landscape and Lighting District Zone 7 - (Twin Bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)
Fund 274, Project 3746
Established 1998, 348 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	884	911	942	976	1,010
b. Annual Per Parcel Assessment:	564	564	564	592	592
c. <u># of Parcels</u>	348	348	348	348	348
d. Total Amount Assessed for the District	196,105	196,105	196,105	205,911.60	205,912
Income					
a. Annual Assessment Revenue	196,105	196,884	196,105	205,912	205,912
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,334)	(3,347)	(3,334)	(3,500)	(3,500)
c. Adjustment for Delinquencies	(3,877)	(1,983)	(1,623)	-	-
d. <u>Other</u>	-	5,330	2,331	3,000	4,000
Total Revenue:	188,894	196,884	193,479	205,411	206,411
Services					
a. Utilities: Water	14,540	20,125	44,373	65,000	47,000
b. Utilities: PGE	2,157	1,522	2,432	2,600	2,678
c. Landscape Maintenance	29,796	29,875	27,313	29,796	30,690
d. Park Maintenance - HARD	73,771	44,800	44,800	46,144	47,528
e. Tree Trimming/Replacement	-	-	-	10,000	10,000
f. Street Light Maintenance	-	-	-	1,000	1,030
g. Graffiti Abatement	-	-	-	1,000	1,030
h. Weatherbased Irrigation Ctrlr	-	-	-	18,000	-
i. One-Time Project/Maintenance	15,138	22,940	80,230	-	10,000
j. Property Owner Noticing	476	500	290	300	309
k. Annual Reporting	1,750	1,668	1,537	1,665	1,290
l. <u>City Administration</u>	3,696	5,150	5,202	4,000	4,120
m. Total Expenditures:	141,324	126,580	206,177	179,505	155,675
Account Balance					
a. Beginning Account Balance:	334,960	382,530	452,834	440,137	466,043
b. <u>Net Change (Revenue - Expenditures)</u>	47,570	70,304	(12,697)	25,906	50,736
c. Ending Account Balance:	382,530	452,834	440,137	466,043	516,779

Zone 8 (Capitola Street)
Tract Nos. 7033
Formed: March 2, 1999
Resolution Number: 99-030

FY 2020

Assessment Amount per Parcel: \$181.13
Number of Parcels: 24
Annual Revenue: \$4,347



FY 2020 Assessment and Income

- 1. 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 \$698.00 to \$722.64 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).
 - 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.

2. **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 will increase, from \$157.50 to \$181.13 (15%).
- The total annual assessment income will equal \$4,347
- 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 amount.

FY 2020 Services

1. **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.
2. **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
3. **One-time maintenance:** A budget of \$2,000 for additional maintenance as required.

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

City of Hayward
Landscape and Lighting District Zone 8 - Capitola Street
Fund 275, Project 3748
Established 1999, 24 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	632	652	674	698	723
b. Annual Per Parcel Assessment:	250	150	150	158	181
c. <u># of Parcels</u>	24	24	24	24	24
d. Total Amount Assessed for the District:	6,000	3,600	3,600	3,780	4,347
Income					
a. Annual Assessment Revenue	6,000	3,600	3,600	3,780	4,347
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(102)	(61)	(61)	(64)	(74)
c. Adjustment for Delinquencies	149	8	23	-	-
d. <u>Other</u>	-	112	-	-	-
e. Total Revenue:	6,047	3,659	3,562	3,716	4,273
Services					
a. Utilities: Water	1,216	189	229	340	350
b. Utilities: PGE	-	-	-	-	-
c. Landscape Maintenance	2,212	976	1,588	2,000	2,060
d. One-Time Project/Maintenance	-	0	-	500	2,000
e. Property Owner Noticing	33	64	33	70	72
f. Annual Reporting	560	534	580	741	600
g. <u>City Administration</u>	2,112	2,000	2,020	2,000	2,060
Total Expenditures:	6,133	3,763	4,450	5,651	7,142
Account Balance					
a. Beginning Account Balance:	52,526	52,440	52,336	51,448	49,513
b. <u>Net Change (Revenue - Expenditures)</u>	(86)	(104)	(888)	(1,935)	(2,869)
c. Ending Account Balance:	52,440	52,336	51,448	49,513	46,644

Zone 9 (Orchard Avenue)
Tract Nos. 7063
Formed: April 25, 2000
Resolution Number: 00-050

FY 2020

Assessment Amount per Parcel: \$34.19
Number of Parcels: 74
Annual Revenue: \$2,530



FY 2020 Assessment and Income

- | |
|--|
| <p>1. Maximum Base Assessment (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none">• Originally set when the zone was created in 2000.• Increased from the previous year from \$186.37 to \$192.95 per parcel by CPI.• Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).• 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. |
|--|

2. **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 will increase from \$31.08 to \$34.19 (10%).
- The total annual assessment income will equal \$2,530.
- 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 amount.

FY 2020 Services

1. **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.
5. **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.

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

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	169	174	180	186	193
b. Annual Per Parcel Assessment:	10	20	30	31	34
c. <u># of Parcels</u>	74	74	74	74	74
d. Total Amount Assessed for the District	740	1,480	2,220	2,300	2,530
Income					
a. Annual Assessment Revenue	740	1,480	2,220	2,300	2,530
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(13)	(25)	(38)	(39)	(43)
c. Adjustment for Delinquencies	742	2	2	-	-
d. <u>Other</u>	-	81	30	40	30
e. Total Revenue:	1,469	1,538	2,214	2,301	2,517
Services					
a. One-Time Project/Maintenance	-	-	-	-	500
b. Graffiti Abatement	-	-	-	500	500
c. Property Owner Noticing	101	143	73	100	103
d. Annual Reporting	560	534	580	741	600
e. <u>City Administration</u>	1,280	1,458	1,200	1,200	1,236
f. Total Expenditures:	1,941	2,135	1,853	2,541	2,939
Account Balance					
a. Beginning Account Balance:	7,188	6,717	6,120	6,481	6,241
b. <u>Net Change (Revenue - Expenditures)</u>	(472)	(597)	361	(240)	(422)
c. Ending Account Balance:	6,717	6,120	6,481	6,241	5,819

Zone 10 (Eden Shores Residential)

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

FY 2020

Assessment Amount per Parcel: \$265.66

Number of Parcels: 534

Annual Revenue: \$141,862



FY 2020 Assessment and Income

1. **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 \$1,072.71 to \$1,111.33 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).
 - 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.

2. **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.
- Increased the per parcel rate from the previous year from \$221.38 to \$265.66 (20%).
- The total annual assessment income will equal \$141,862.
- 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 amount.

FY 2020 Services

The Eden Shores Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of this authorized expense thru the benefit district zone budget. The City manages the park maintenance contract, which is under a Memorandum of Understanding with the Hayward Area Recreation District.

1. **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;
2. **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
3. **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.
4. **One-time maintenance:** A budget of \$25,000 is allocated for planting to be identified.

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

In FY 2019, the following improvements were completed: 1) Resurfaced three tennis courts and increased the fence height between courts two and three.

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

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	1,007	1,037	1,073	1,111	1,111
b. Annual Per Parcel Assessment:	356	175	193	221	266
c. <u># of Parcels</u>	534	534	534	534	534
d. Total Amount Assessed for the District:	190,211	93,450	102,795	118,217	141,862
Income					
a. Annual Assessment Revenue	190,211	93,450	102,795	118,217	141,862
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,234)	(1,589)	(1,748)	(2,010)	(2,412)
c. Adjustment for Delinquencies	1,566	1,815	798	-	-
d. <u>Other</u>	-	9,338	3,937	3,000	2,500
e. Total Revenue:	188,543	103,014	105,782	119,207	141,951
Services					
a. Utilities: Water	12,965	20,050	29,877	40,000	32,000
b. Utilities: PGE	394	363	353	375	386
c. Landscape Maintenance - ES HOA	26,880	26,880	27,000	31,000	31,930
d. Park Maintenance - HARD	106,588	71,200	71,200	73,336	75,536
e. Graffiti Abatement	-	-	-	500	515
f. One-Time Project/Maintenance	6,033	28,121	56,817	140,000	25,000
g. Property Owner Noticing	730	551	230	250	258
h. Annual Reporting	1,925	1,835	1,621	1,665	1,290
i. <u>City Administration</u>	4,165	5,150	5,202	4,000	4,120
j. Total Expenditures:	159,680	154,150	192,300	291,126	171,035
Account Balance					
a. Beginning Account Balance:	740,828	769,691	718,555	632,038	460,119
b. <u>Net Change (Revenue - Expenditures)</u>	<u>28,863</u>	<u>(51,136)</u>	<u>(86,517)</u>	<u>(171,919)</u>	<u>(29,084)</u>
c. Ending Account Balance:	769,691	718,555	632,038	460,119	431,035

Zone 11 (Stonebrae Country Club)

Tract Nos. 5354, 8356

Formed: July 18, 2006

Resolution Number: 06-096

FY 2020

Assessment Amount per Parcel (Developed): \$273.72

7Assessment Amount per Parcel (Future Development): \$145.07

Number of Parcels: 634

Annual Revenue: \$161,059



FY 2020 Assessment and Income

1. **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 \$1,576.26 to \$1,631.91 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).
 - 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.

2. **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.
- Increased the per parcel rate from the previous year from \$210.55 to \$273.72 (30%).
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. 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 2016.
- The total annual assessment income will equal \$161,059.
- 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 amount.

FY 2020 Services

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

1. **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Drive, and the access road to the City water tank;
2. **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Drive;

3. **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;
4. **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;
5. **Club Drive and Carden Lane:** this maintenance includes electrical costs, and replacement of the improvements if needed;
6. **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.

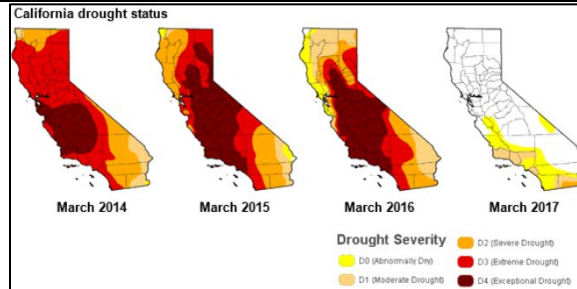
Note: As part of the roadway modifications for the Stonebrae Development, the landscaped corner at Hayward Blvd. and Fairview Blvd., previously located in benefit Zone No. 3, was substantially reduced in size and modified. The modified corner provides a benefit for the residents of the Stonebrae Development and is visually a vital part of the entrance to the development. By agreement of the Stonebrae developer and the City and following consultation with the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and annexed into the Stonebrae Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the future ongoing costs for the maintenance of this area.

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 will be **634**, 16 less than what was approved with the 2002 Vesting Tentative Map. The current development phase consists of **537** single-family parcels (increased from 516 in FY 2019). The future development phases will consist of the remaining **97** single-family parcels (decreased from 118 in FY 2019).

For FY 2019, the following information is provided:

In FY 2019, there was a large water increase. The HOA provided the following information regarding water usage over the past several years.

	FY 2016	FY 2017	FY 2018	FY 2019 Est
Water Usage	\$52,233	\$14,911	\$90,086	\$130,000



In 2016 water usage was limited to two days per week due to drought restrictions. In addition, the meter at 27 Stonebrae was broken and recorded no usage for the year.

In 2017 water usage was limited to two days per week due to drought restrictions. In addition, the meter at 27 Stonebrae was broken and recorded no usage for five months.

In 2018 drought restrictions were no longer in effect and water usage increased. Some fescue grass and turf were replaced with lower water demand plant material; however, watering was increased to ensure good rooting. Going forward, after the plant establishment period, overall water to the area will be decreased.

Fiscal year 2019 saw a large water leak. In order to better monitor and manage water usage, weather-based irrigation controls will be installed in 2020 and 2021.

In FY 2019, the following improvements were completed: 1) Replenished mulch. 2) Completed Country Club Drive drainage mitigation. 3) Installed a french drain installation along four areas on Fairview Avenue. 4) Completed Fairview Avenue decomposed granite pathway renovation. 5) Began Tree Fertilizer Program, which will continue annually.

City of Hayward
Landscape and Lighting District Zone 11 - Stonebrae Country Club
Fund 279, Project 3731
Established 2006, 634 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. Developed Parcels					
b. <i>Maximum Base Assessment Amount:</i>	1,428	1,471	1,573	1,575	1,632
c. <i>Annual Per Parcel Assessment:</i>	379	156	168	211	274
d. <i># of Parcels</i>	429	429	448	516	537
e. Total Amount Assessed:	162,771	66,907	75,460	108,644	146,988
f.					
g. Future Development Parcels					
h. <i>Maximum Base Assessment Amount:</i>	1,428	1,471	1,573	1,575	1,632
i. <i>Annual Per Parcel Assessment</i>	201	83	89	112	145
J. <i># of Parcels</i>	147	147	128	118	84
k. Total Amount Assessed:	29,561	12,142	11,419	13,158	12,186
l.					
m. Total Amount Assessed for the District:	192,332	79,049	86,878	121,802	159,174
Income					
a. Annual Assessment Revenue	192,332	79,049	86,878	121,802	159,174
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,270)	(1,344)	(1,477)	(2,071)	(2,706)
c. <i>Adjustment for Delinquencies</i>	(541)	6,190	2,843	-	-
d. <i>Other</i>	-	8,169	3,493	3,600	2,900
e. Total Revenue:	188,521	92,064	91,737	123,331	159,368
Services					
a. Utilities: Water	52,233	14,911	90,086	130,000	110,000
b. Utilities: PGE	7,396	8,018	8,703	8,800	9,064
c. Landscape Maintenance	35,652	35,652	35,652	35,652	35,652
d. Plant Replacement	3,509	-	283	-	2,000
e. Flower Bed Planting	6,128	6,326	4,136	5,000	5,150
f. Irrigation Repair/Replacement	2,236	855	-	1,500	1,545
g. Drainage	-	-	1,681	-	-
h. Welcome Sign	-	-	6,992	-	-
i. Vehicle Damage	-	-	3,975	-	-
J. Tree Trimming	1,430	9,555	9,109	-	10,000
k. Tree Fertilizer	-	-	-	6,400	6,592
l. Gopher Control	-	3,937	762	4,000	4,120
m. Grass Conversion Project	-	-	-	-	-
n. Mulch	27,257	-	-	10,000	10,300
o. One-Time Project/Maintenance	-	-	-	35,000	-
p. Weather Based Irrigation System	-	-	-	-	20,000
q. Street Light Maintenance	2,496	18,186	7,374	2,000	2,500
r. Property Owner Noticing	762	682	410	425	500
s. Annual Reporting	1,925	1,835	1,621	1,665	1,150
t. <i>City Administration</i>	1,939	3,058	3,089	3,181	3,277
u. Total Expenditures:	142,962	103,015	173,872	243,623	221,850
Account Balance					
a. Beginning Account Balance:	596,970	642,530	631,579	549,444	429,152
b. <i>Net Change (Revenue - Expenditures)</i>	45,559	(10,951)	(82,135)	(120,292)	(62,482)
c. Ending Account Balance:	642,530	631,579	549,444	429,152	366,670

Zone 12 (Eden Shore East - Alden E. Oliver Sports Park & Spindrift Annexation)

Tract Nos. 7489, 7708 & 8148

Formed: May 15, 2007

Annexed Tract No. 8148: June 21, 2016

Resolution Number: 07-031 & 16-065

FY 2020

Assessment Amount per Parcel (Developed): \$95.00

Assessment Amount per Parcel (Future Development): \$28.50

Number of Parcels: 379

Annual Revenue: \$32,547



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

On May 24, 2016⁴, the City Council approved the Notice of Intent to Levy Assessments and set the Public Hearing for receipt of ballots for June 21, 2016 for the annexation of the Spindrift at Eden Shores project into existing Zone 12 of LLAD 96-1. The City Council approved the assessments for the annexation of Zone 12 at their June 21, 2016⁵ meeting. A total of 118 new lots are scheduled to be created and added to existing Zone 12 (Phase I, which was previously approved, created 66 new lots, while Phase II (project pending) is scheduled to approve 52 additional lots.) The new additions to Zone 12 will be assessed in a manner like the existing 261 lots in Zone 12 once developed, which currently pay for the maintenance of improvements at the Alden E. Oliver Sports Park.

⁴ <http://hayward.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=2030>

⁵ <http://hayward.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=2153>

FY 2020 Assessment and Income

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

- Originally set when the zone was created in 2007.
- **Eden Shores East:** Increased from the previous year from \$208.87 to \$216.24 per parcel by CPI.
- Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA, (3.56% for the period December 2017 to December 2018).
- **Spindrift Annexation:** Increased from the previous year from \$206.85 to \$213.06 per parcel by CPI.

Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA, (4.49% for the period February 2018 to February 2019). As the maximum annual CPI adjustment can not to exceed 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 3.00%. For FY 2020, 1.49% will be cumulatively reserved).

- 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.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be decreased based on the City's analysis of the financial stability of the zone.
- Decreased the per parcel rate for *developed* properties from the previous year from \$112.00 to \$95.00 (15%).
- Decreased the per parcel rate for *future development* from the previous year from \$33.60 to \$28.50 (15%).
- The total annual assessment income will equal \$32,547.
- 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 amount.

FY 2020 Services

1. **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 cost 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.

City of Hayward
Landscape and Lighting District Zone 12 - Eden Shores East - Sports Park
Fund 278, Project 3732
Established 2007, 2016; 379 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb					
a. <i>Maximum Base Assessment Amount:</i>	189	195	202	209	210
b. Annual Per Parcel Assessment:	189	195	112	112	95
c. <i># of Parcels</i>	261	261	261	261	261
d. Total Amount Assessed:	49,397	50,890	29,232	29,232	24,795
Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec					
e. Developed Parcels					
f. <i>Maximum Base Assessment (Developed)</i>	N/A	N/A	201	207	213
g. Annual Per Parcel Assessment	N/A	N/A	112	112	95
h. <i># of Parcels</i>	N/A	N/A	25	54	54
g. Total Amount Assessed:	N/A	N/A	2,800	6,048	5,130
h. Future Development Parcels					
i. <i>Maximum Base Assessment (Undeveloped)</i>	N/A	N/A	201	207	213
j. Annual Per Parcel Assessment	N/A	N/A	34	34	29
k. <i># of Parcels</i>	N/A	N/A	93	64	64
l. Total Amount Assessed:	N/A	N/A	3,125	2,150	1,824
m. Total Amount Assessed for the District:	49,397	50,890	35,157	37,430	31,749
Income					
a. Annual Assessment Revenue	49,397	50,890	35,157	37,430	31,749
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(840)	(865)	(598)	(636)	(540)
c. Adjustment for Delinquencies	191	6,652	1,042	-	-
d. Other	-	155	90	150	150
e. Total Revenue:	48,748	56,832	35,691	36,944	31,359
Services					
a. Park Maintenance - HARD	41,000	31,000	31,000	31,930	32,888
b. Property Owner Noticing	361	391	272	268	350
c. Annual Reporting	1,260	1,201	1,225	1,479	1,150
d. City Administration	1,280	2,206	2,228	1,200	1,236
e. Total Expenditures:	43,901	34,798	34,725	34,877	35,624
Account Balance					
a. Beginning Account Balance:	(6,434)	(1,586)	20,447	21,414	23,481
b. <i>Net Change (Revenue - Expenditures)</i>	4,848	22,034	966	2,067	(4,265)
c. Ending Account Balance:	(1,586)	20,447	21,414	23,481	19,216

Zone 13 (Cannery Place)
Tract Nos. 7613, 7625, 7748 & 7749
Formed: June 17, 2008
Resolution Number: 08-0901

FY 2020

Assessment Amount per Parcel: \$361.00
582 Condominium Style Units, 16 Duets, and **One** Commercial Retail Parcel
Annual Revenue: \$261,239



FY 2020 Assessment and Income

1. **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 \$1,185.29 to \$1,227.13 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA (3.53% for the period February 2018 to February 2019).
 - 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.

2. **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 rate will remain the same at \$361.00.
- The total annual assessment income will equal \$216,239.
- 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 amount.

FY 2020 Services

1. **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;
2. **Landscaping and irrigation:** Includes park strips and parkway within the development;
3. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
4. **Maintenance:** of street trees;
5. **Maintenance:** of paved walkways;
6. **One-time maintenance:** A budget of \$2,000 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.

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

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. Maximum Base Assessment Amount:	1,074	1,106	1,144	1,184	1,220
b. Annual Per Parcel Assessment:	361	361	361	361	361
c. # of Parcels	599	599	599	599	599
d. Total Amount Assessed for the District:	216,239	216,239	216,239	216,239	216,239
Income					
a. Annual Assessment Revenue	216,239	216,239	216,239	216,239	216,239
b. Minus County Tax Collection Fee (1.7%)	(3,676)	(3,676)	(3,676)	(3,676)	(3,676)
c. Adjustment for Delinquencies	(1,992)	3,092	2,287	-	-
d. Other	-	4,013	1,706	2,000	2,100
e. Total Revenue:	210,571	219,668	216,556	214,563	214,663
Services					
a. Utilities: Water	59,773	70,422	84,800	88,000	90,640
b. Utilities: PGE	2,468	3,992	7,344	7,400	7,622
c. Landscape Maintenance	42,036	42,572	43,569	73,440	75,643
d. Street Light Maintenance	-	-	3,918	1,000	1,030
e. Graffiti Abatement	531	-	-	1,000	1,030
f. Tree Timming	-	-	10,593	12,000	5,000
g. Weather Based Irrigation Controller	17,982	-	-	-	-
h. One Time Project/Maintenance	18,076	12,066	-	12,000	2,000
i. Property Owner Noticing	819	827	492	520	536
k. Annual Reporting	1,750	1,668	1,517	1,479	1,150
l. City Administration	3,699	5,271	7,866	4,000	4,120
m. Total Expenditures:	147,134	136,818	160,099	200,839	188,771
Account Balance					
a. Beginning Account Balance:	219,417	282,854	365,704	422,161	435,885
b. Net Change (Revenue - Expenditures)	63,437	82,850	56,457	13,724	25,892
c. Ending Account Balance:	282,854	365,704	422,161	435,885	461,777

Zone 14 (La Vista)
Tract Nos. 7620
Formed: June 14, 2016
Resolution Number: 16-044

FY 2020

Assessment Amount per Developed Parcel: \$525.00
Assessment Amount per Future Development Parcel: \$157.50
Number of Parcels: 179
Annual Revenue: \$71,558



The La Vista Development will be constructed in three phases. Currently, the first phase is under construction and the City is expected to assume full maintenance responsibility in December 2019. The vacant lots can be assessed at 30% of the maximum base assessment.

FY 2020 Assessment and Income

- | |
|---|
| <p>1. Maximum Base Assessment (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none">• Originally set when the zone was created in 2016.• Increased from the previous year from \$625.64 to \$644.41 per parcel by CPI.• Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA, (4.49% for the period February 2018 to February 2019). As the maximum annual CPI adjustment can not to exceed 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 3.00%. For FY 2020, 1.49% will be cumulatively reserved).• 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. |
|---|

2. **Assessment Rate (annual charge per parcel) and Income**

- In FY 2020, the City anticipates accepting the maintenance responsibility in January 2020.
- The annual assessment rate is recommended to be increased based on the City's analysis of the financial stability of the zone and the acceptance of the landscape maintenance in January 2020.
- Increased the per parcel Developed rate from the previous year from \$15.00 to \$525.00 (3400%).
- Increased the per parcel Future Development rate from the previous year of \$4.50 to \$157.50 (3400%)
- The total annual assessment income will equal \$71,558.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** of the public right of ways of Tennyson Road, Vista Grande Drive, Cantera Drive, Mountain View Drive, Fortuna Way and Alquire Parkway, 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;
2. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
3. **Maintenance:** of street trees;

4. **Maintenance:** of bioswales and Fitera Tree Filters;
5. **Maintenance:** of street lighting;
6. **Maintenance:** of private paved trails east of Alquire Parkways;

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

	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment				
a. Developed Parcels				
b. <i>Maximum Base Assessment Amount:</i>	590	607	626	644
c. Annual Per Parcel Assessment:	N/A	N/A	15	525
d. <u># of Parcels</u>	N/A	N/A	52	118
e. Total Amount Assessed:	N/A	N/A	780	61,950
f.				
g. Future Development Parcels				
h. <i>Maximum Base Assessment Amount:</i>	590	607	626	644
i. Annual Per Parcel Assessment:	177	15	5	158
j. <u># of Parcels</u>	179	179	127	61
k. Total Amount Assessed:	31,669	2,685	572	9,608
l.				
m. Total Amount Assessed for the District:	31,669	2,685	1,352	71,558
Income				
a. Annual Assessment Revenue	31,669	2,685	1,352	71,558
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(538)	(46)	(23)	(1,216)
c. Adjustment for Delinquencies	-	2	-	-
d. Other	298	163	200	-
e. Total Revenue:	31,428	2,804	1,529	70,341
Services				
a. Utilities: Water	N/A	-	-	8,000
b. Utilities: PGE	N/A	-	-	4,000
c. Landscape Maintenance	N/A	-	-	30,000
d. Firebreak Landscape Area	N/A	-	-	8,000
e. Tree Maintenance	N/A	-	-	1,000
f. Street Light Maintenance	N/A	-	-	1,000
g. Graffiti Abatement	N/A	-	-	1,000
h. One-Time Capital Project/Maintenance	N/A	-	-	1,000
i. Property Owner Noticing	N/A	38	50	120
j. Annual Reporting	N/A	626	645	1,150
k. City Administration	N/A	1,000	1,480	2,500
l. Total Expenditures:	N/A	1,664	2,175	57,770
Account Balance				
a. Beginning Account Balance:	-	31,428	33,214	32,568
b. <u>Net Change (Revenue - Expenditures)</u>	<u>31,428</u>	<u>1,140</u>	<u>(646)</u>	<u>12,571</u>
c. Ending Account Balance:	31,428	32,568	32,568	45,139

Zone 15 (Cadence)
Tract No. 8032
Formed: January 17, 2017
Resolution Number: 17-001

FY 2020

Assessment Amount per Parcel: \$N/A
Number of Parcels: 206
Annual Revenue: N/A

No Photo Available

This zone was established in 2017 and is self-maintained. The assessment district was created to ensure that adequate funding is available for the maintenance of the Park should the property owner not meet the maintenance standards, or if the property is sold, and the City must assume maintenance of the park. Thus, each of the 206 parcels will be assessed at **\$0.00** per parcel.

Background

The City Council approved a master plan, including a General Plan Amendment and Rezone, for the South Hayward BART station area in March of 2009, and approved a subsequent amendment, including rephrasing of the master plan, in 2011. A Precise Plan was approved for the master development by the Planning Commission in 2012. Also, an Owner Participation Agreement (OPA) and several other agreements were executed between the City of Hayward, Eden Housing, and the original project developers in 2012. Section 5.17 of that OPA requires that a Park Maintenance District, or new zone to the City's Landscape Lighting and Assessment District, be formed prior to issuance of a certificate of occupancy for the Amcal Housing (market rate) development. Staff expects a certificate of occupancy to be requested with final inspections in February of next year. The City approved the park improvement plans on September 25, 2014. The park construction was completed February 2017.

The Cadence Property, developed by Amcal Housing (Amcal) and subject to an Owner Participation Agreement (OPA), consists of a 206-unit rental complex (constructed on the property owned by Amcal) and a public park (constructed on adjacent property owned by the City). The Conditions of Approval for the South Hayward BART TOD Project (Planned Development District No. PL-2008-0547 PD) have been modified by the City in response to proposed project revisions, including but not limited to technical revisions made in response to the proposed rephrasing and minor modification of the South Hayward BART TOD Project issued on June 8, 2011, and pursuant to Resolution No. 11-140 adopted on July 26, 2011.

The Conditions of Approval required the construction of specified park improvements on the adjacent City owned parcel and the adoption of a landscape lighting and assessment district, or park maintenance district, to pay for the maintenance of the park. The formation of Benefit Zone No. 15 of the District is proposed to provide funding for the maintenance and improvements to the public

park serving the development, in compliance with the Conditions of Approval and in satisfaction of Section 5.17 of the OPA. As indicated on pages 6-7 of the attached Engineer's Report, improvements include all work associated to maintain improvements, landscaping, irrigation and lighting in the Public Park.

FY 2020 Assessment and Income

1. **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 \$607.06 to \$625.28 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA, (4.96% for December 2017 to December 2018). As the maximum annual CPI adjustment can not to exceed 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 3.00%. For FY 2020, 1.96% will be cumulatively reserved).
 - 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.

Zone 16 (Blackstone at Cannery Place)

Tract Nos. 7894

Formed: May 17, 2016

Resolution Number: 16-044

FY 2020

Assessment Amount per Parcel, Zone A: \$445.68

Assessment Amount per Parcel, Zone B: \$467.94

Number of Parcels: 157

Annual Revenue: \$70,506



The City anticipates a

FY 2020 Assessment and Income

- 1. Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in 2003.
 - Zone A: Increased from the previous year from \$432.68 to \$445.68 per parcel by CPI.
 - Zone B: Increased from the previous year from \$454.31 to \$467.94 per parcel by CPI.
 - Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-San Jose MSA, with a maximum annual CPI adjustment not to

exceed 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 3.00% (3.00% for the period December 2017 to December 2018, 1.49% will be cumulatively reserved).

- 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.

2. Assessment Rate (annual charge per parcel) and Income

- In FY 2020, the City anticipates funding a full twelve months of maintenance and capital reserve contribution.
- The annual assessment rate is recommended to be increased based on the City's analysis of the financial stability of the zone and the acceptance of the landscape maintenance and capital reserve contribution for a full twelve months.
- Increased the per parcel rate (Zone A) from the previous year from \$200.00 to \$445.68 (223%).
- Increased the per parcel rate (Zone B) from the previous year from \$210.00 to \$467.94 (223%).
- The total annual assessment income will equal \$70,506.
- 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 amount.

FY 2020 Services

1. **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
2. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
3. **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.
4. **Maintenance:** of street trees;
5. **Maintenance:** of street lights;
6. **Maintenance:** of paved walkways and cobblestone pathways.
7. **One-time maintenance:** A budget of \$1,000 is allocated for additional maintenance as required.

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

	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment				
a. Developed Parcels: Zone A				
b. <i>Maximum Base Assessment Amount:</i>	408	420	433	446
c. Annual Per Parcel Assessment:	N/A	315	200	446
d. <u># of Parcels</u>	N/A	54	130	133
e. Total Amount Assessed:	N/A	17,010	26,000	59,275
f.				
g. Future Development Parcels: Zone A				
h. <i>Maximum Base Assessment Amount:</i>	122	126	130	-
i. Annual Per Parcel Assessment:	122	95	60	-
j. <u># of Parcels</u>	133	79	3	-
k. Total Amount Assessed:	16,274	7,505	180	-
l.				
m. Developed Parcels: Zone B				
n. <i>Maximum Base Assessment Amount:</i>	428	441	454	468
o. Annual Per Parcel Assessment:	N/A	N/A	210	468
p. <u># of Parcels</u>	N/A	N/A	24	24
q. Total Amount Assessed:	N/A	N/A	5,040	11,231
r.				
s. Future Development Parcels: Zone B				
t. <i>Maximum Base Assessment Amount:</i>	128	132	136	-
u. Annual Per Parcel Assessment:	128	100	63	-
v. <u># of Parcels</u>	24	24	-	-
w. Total Amount Assessed:	3,084	2,394	-	-
x.				
y. Total Amount Assessed for the District:	19,357	26,909	31,220	70,506
Income				
a. Annual Assessment Revenue	19,357	26,909	52,685	70,506
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(329)	(457)	(896)	(1,199)
c. Adjustment for Delinquencies	(1,641)	-	-	-
d. <u>Other</u>	85	-	250	150
e. Total Revenue:	17,473	26,452	52,040	69,457
Services				
a. Utilities: Water	-	-	3,000	24,000
b. Utilities: PGE	-	-	700	1,500
c. Landscape Maintenance	-	-	4,000	48,000
d. One-Time Project/Maintenance	-	-	-	1,000
e. Graffiti Abatement	-	-	500	515
f. Property Owner Noticing	-	500	100	105
g. Annual Reporting	-	1,038	1,479	1,150
h. <u>City Administration</u>	-	2,000	3,000	3,090
i. Total Expenditures:	-	3,538	12,779	79,360
Account Balance				
a. Beginning Account Balance	-	17,473	43,033	82,294
b. <u>Net Change (Revenue - Expenditures)</u>	<u>17,473</u>	<u>22,914</u>	<u>39,261</u>	<u>(9,903)</u>
c. Ending Account Balance:	17,473	43,033	82,294	72,391

FISCAL YEAR 2020 ESTIMATE OF COST

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 2020 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, refer to the budget in each of the zone descriptions.

TABLE 3: REVENUE AND EXPENDITURE PER BENEFIT ZONE

TABLE 3: ESTIMATED FUND BALANCE CHANGES FOR FY 2020						
Zone	Name/Location	Est Beg Fund Balance FY 20	FY 2020 Est Revenue	FY 2020 Est Expenditure	Change	Est End Fund Balance FY 20
1	Huntwood Ave. & Panjon St.	21,849.08	6,174.08	8,512.05	(2,337.97)	19,511.11
2	Harder Rd. & Mocine Ave.	20,314.90	10,345.57	14,052.05	(3,706.48)	16,608.42
3	Prominence	190,488.81	135,922.12	156,971.70	(21,049.58)	169,439.23
4	Stratford Village	93,982.92	20,434.74	21,656.78	(1,222.04)	92,760.88
5	Soto Rd. & Plum Tree St.	8,154.95	9,576.62	10,542.20	(965.58)	7,189.37
6	Pepper Tree Park	66,732.76	13,187.76	25,806.25	(12,618.49)	54,114.26
7	Twin Bridges	466,043.10	206,411.10	155,675.20	50,735.90	516,779.01
8	Capitola St.	49,512.74	4,273.10	7,142.30	(2,869.20)	46,643.54
9	Orchard Ave.	6,240.82	2,516.90	2,939.00	(422.10)	5,818.72
10	Eden Shores - Residential	460,119.23	141,950.78	171,034.83	(29,084.05)	431,035.18
11	Stonebrae Country Club	429,152.04	159,367.57	221,849.75	(62,482.18)	366,669.86
12	Eden Shores - Sports Park	23,480.65	31,359.27	35,623.90	(4,264.63)	19,216.02
13	Cannery Place	435,884.53	214,662.94	188,770.80	25,892.14	461,776.66
14	La Vista	32,567.55	70,341.02	57,770.00	12,571.02	45,138.57
16	Blackstone	82,293.56	69,457.40	79,360.00	(9,902.60)	72,390.96
District Total:		2,386,817.64	1,095,980.97	1,157,706.81	(61,725.84)	2,325,091.80

METHOD OF ASSESSMENT APPORTIONMENT

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 on the basis of 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 located in the zone description section.

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. 19-XXX, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on May 14, 2019.

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.

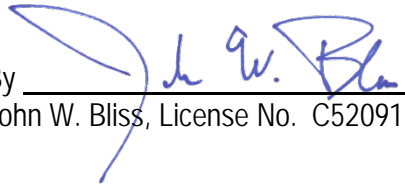
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2020. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2020 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

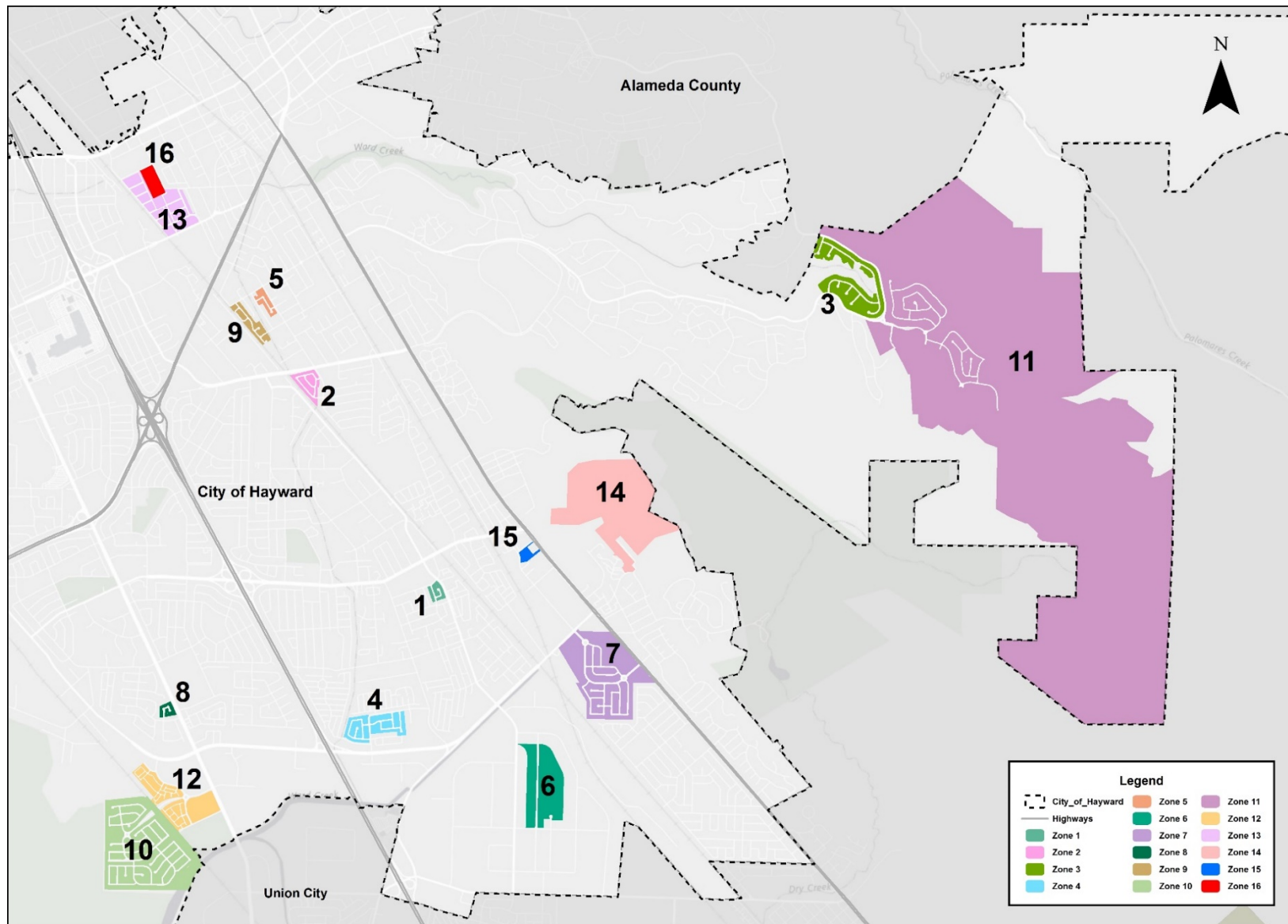
Dated: May 7, 2019



Engineer of Work

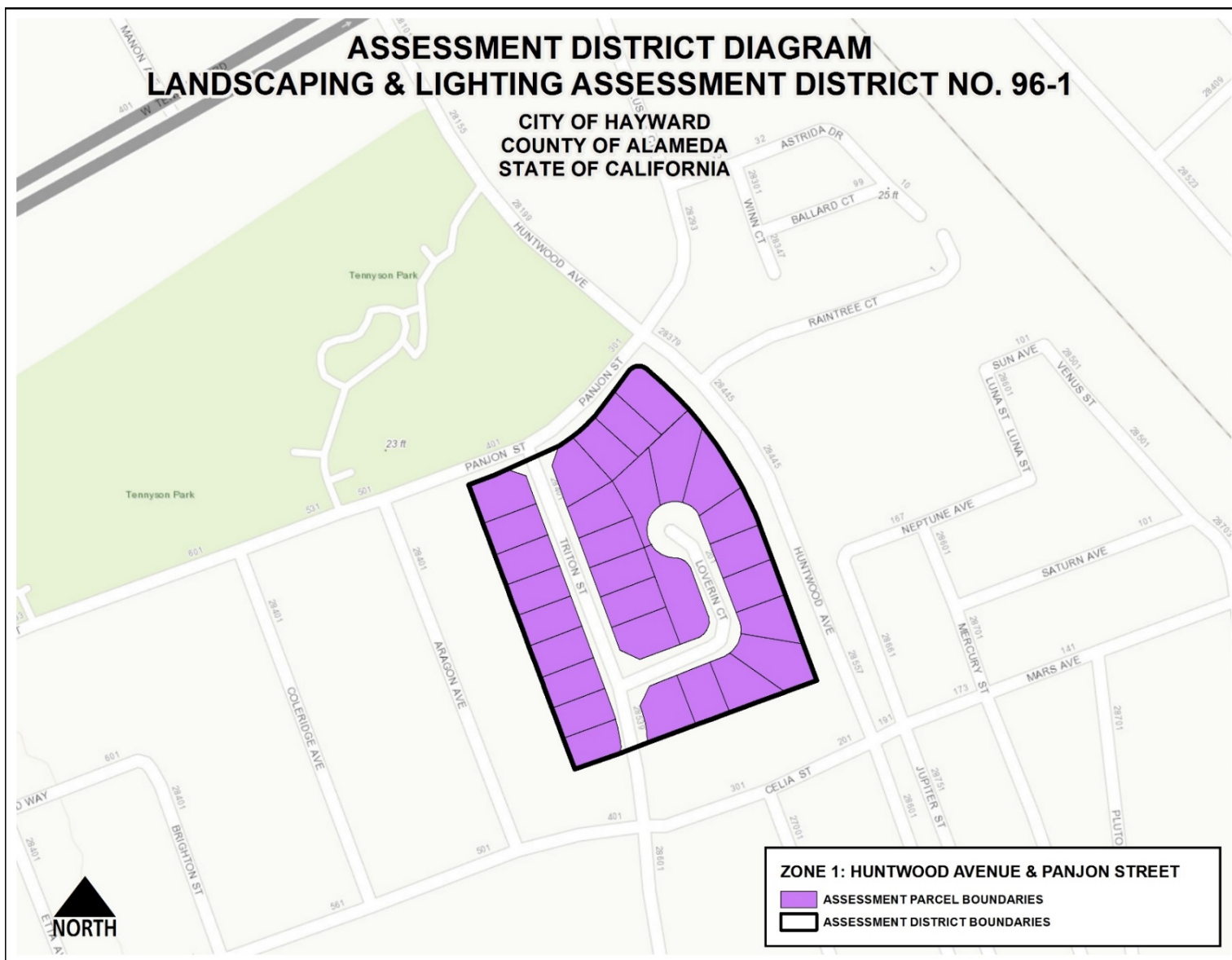
By  _____
John W. Bliss, License No. C52091

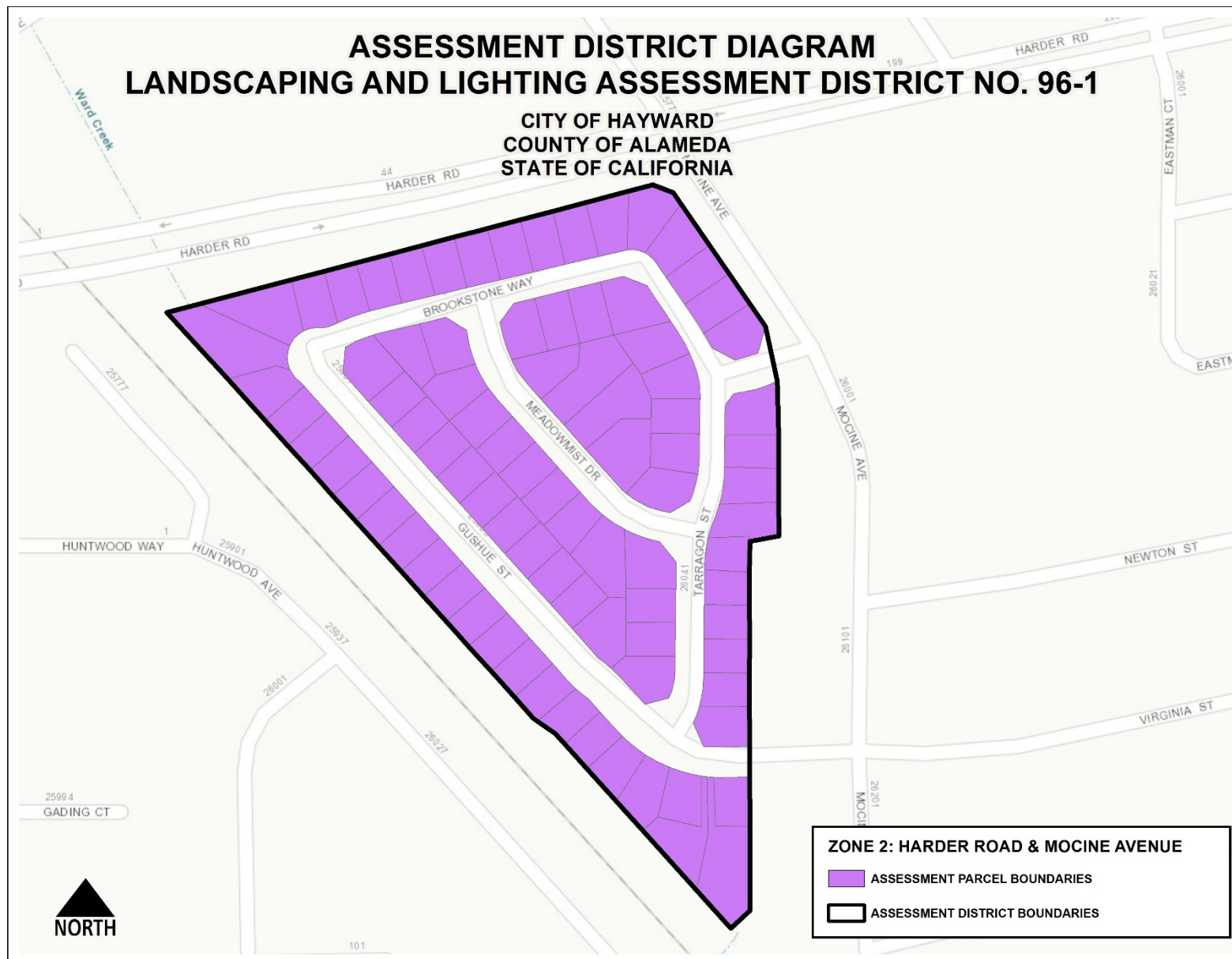
VICINITY MAP

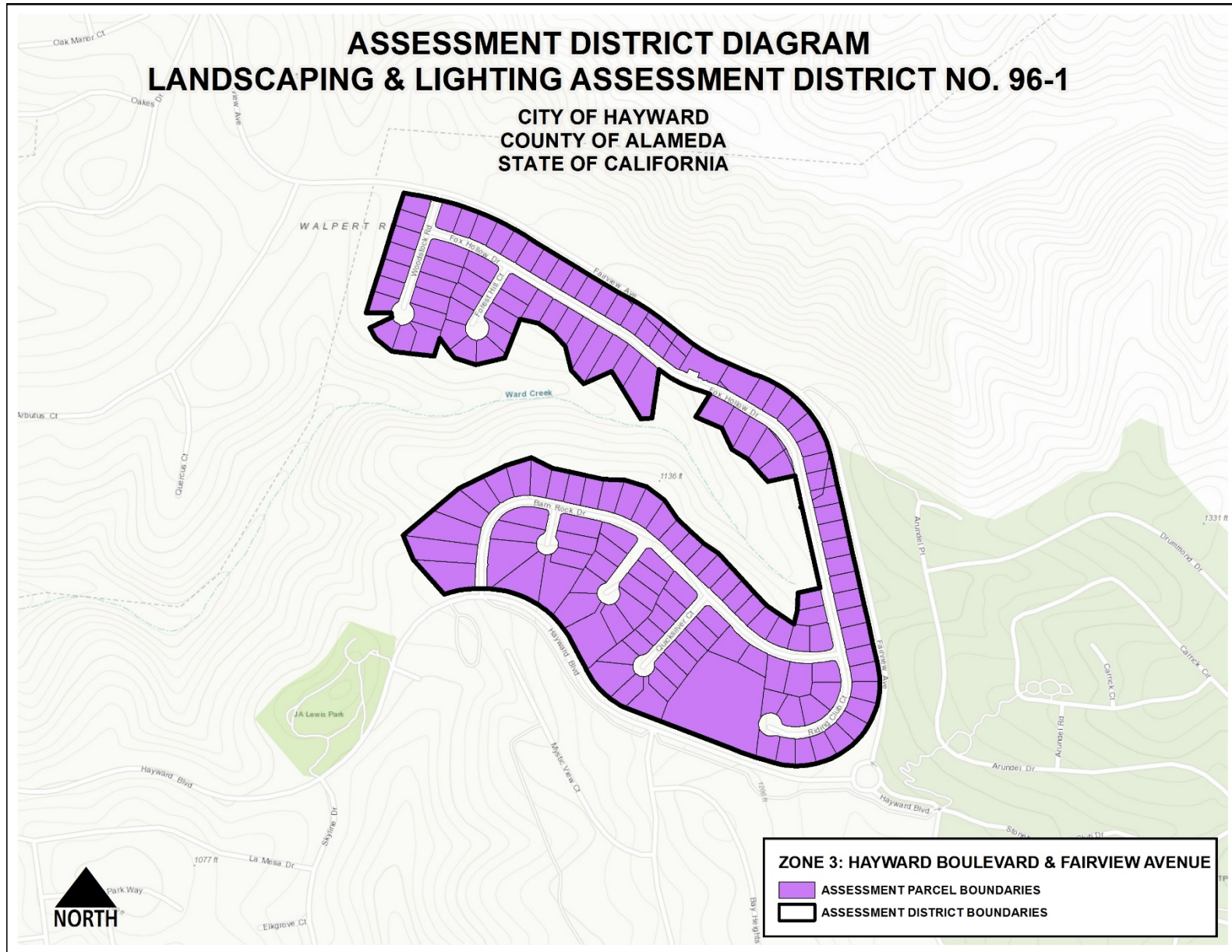


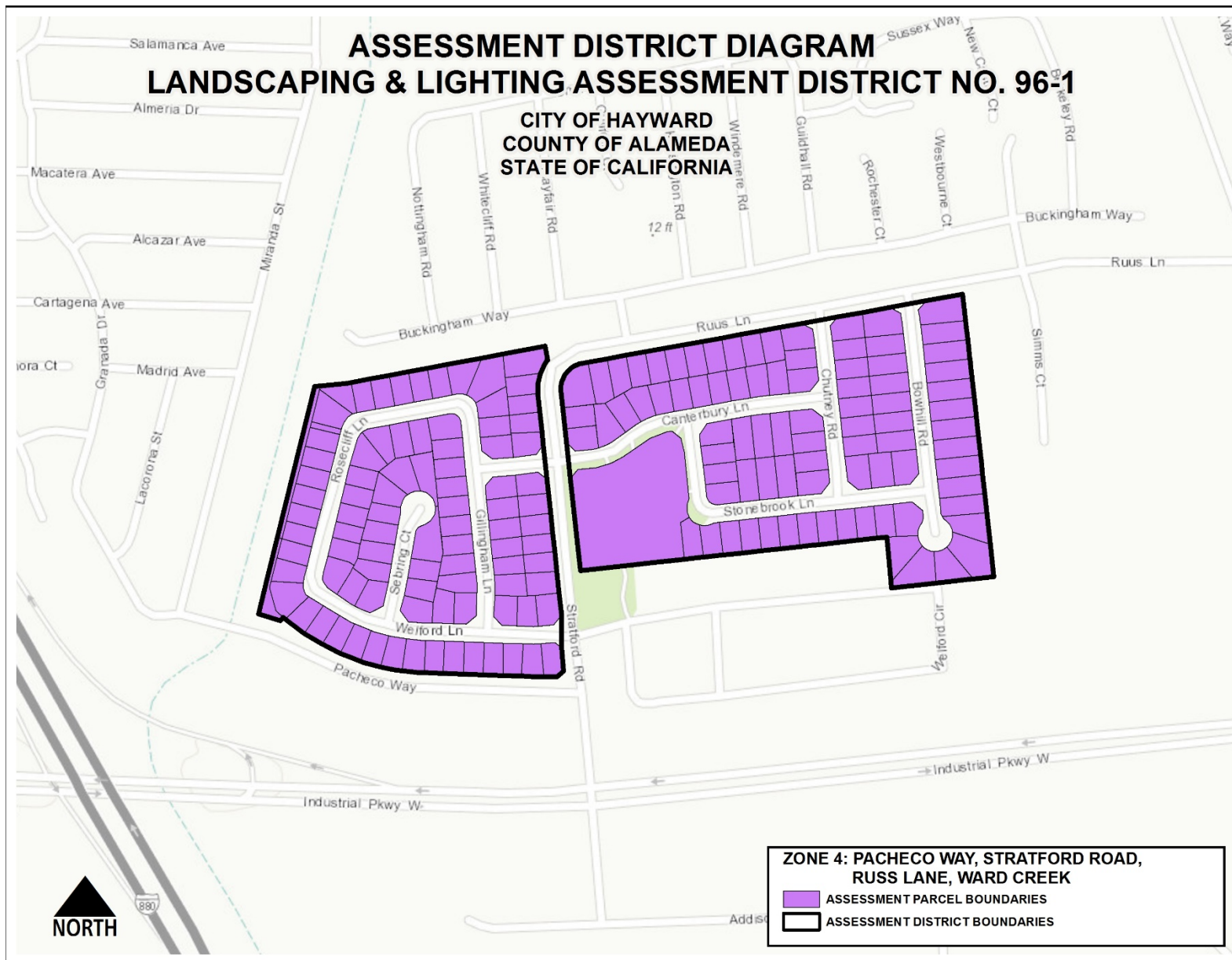
ASSESSMENT DIAGRAM

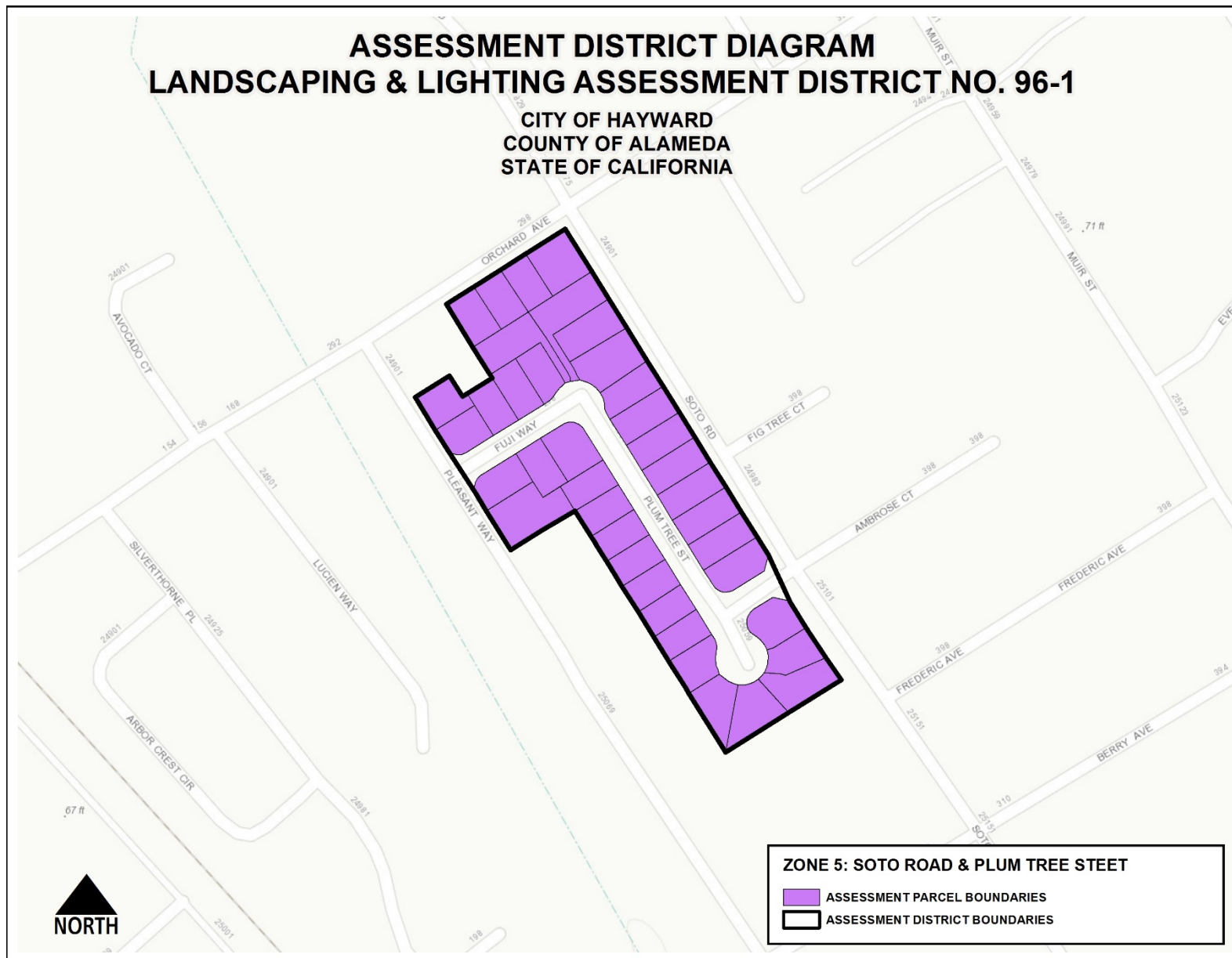
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the sixteen (16) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions of 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.

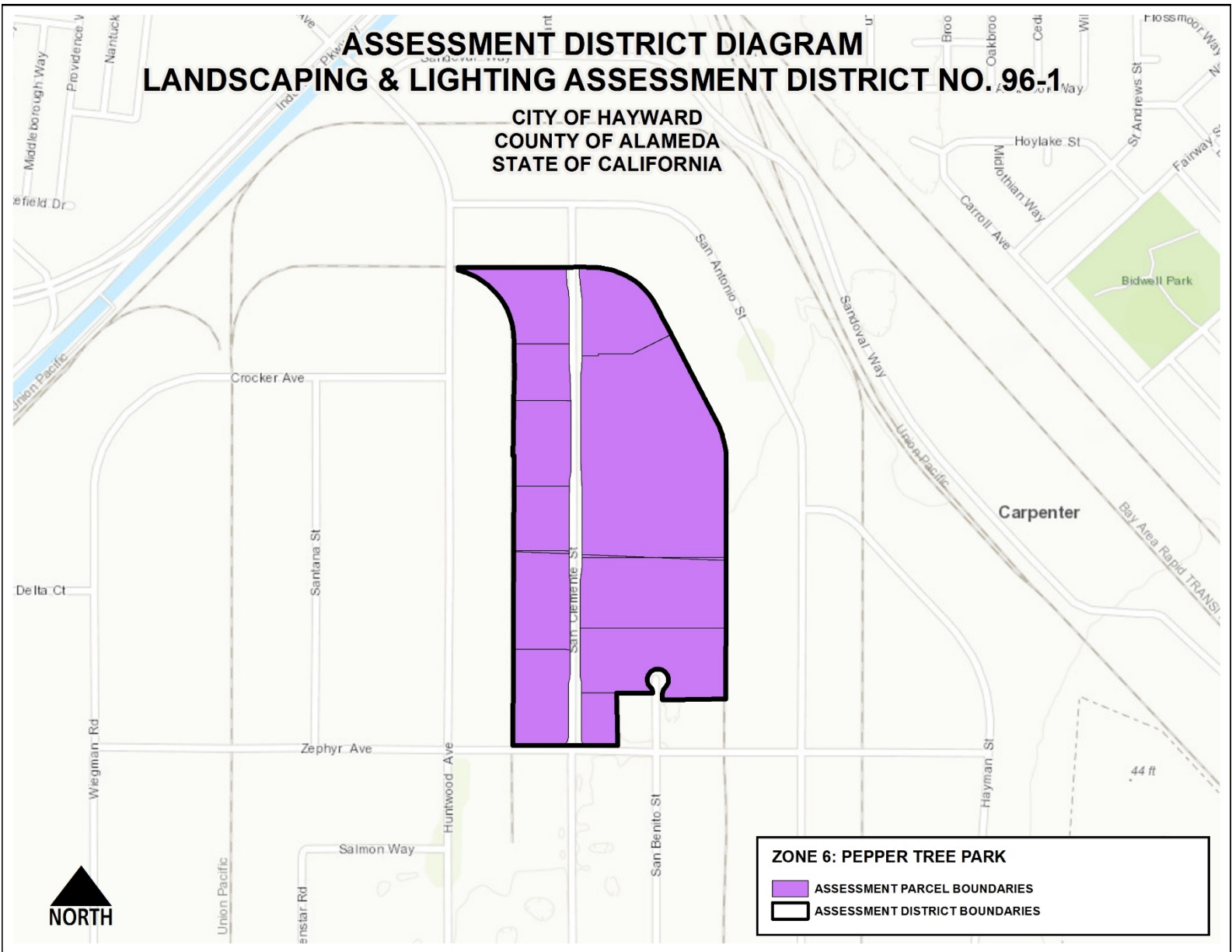


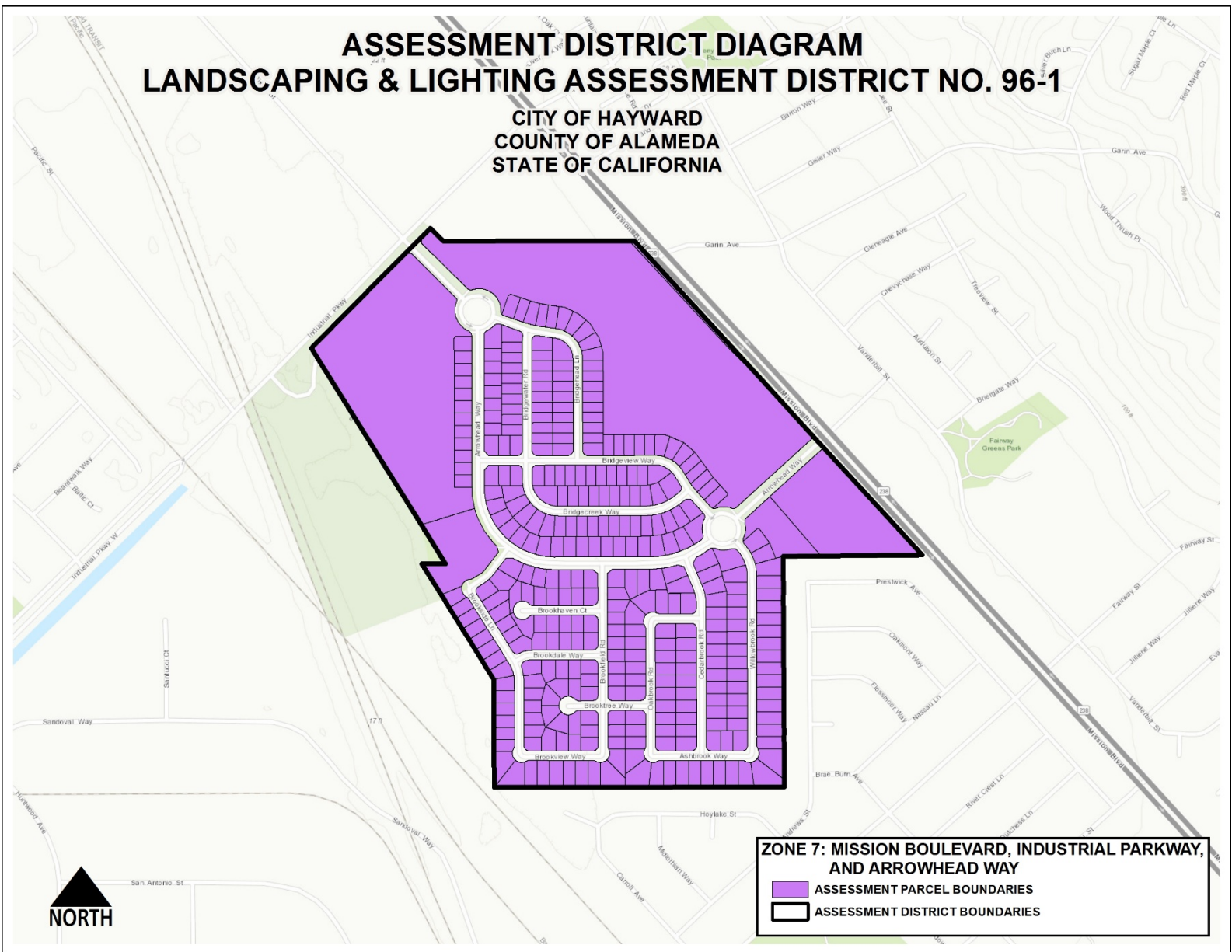


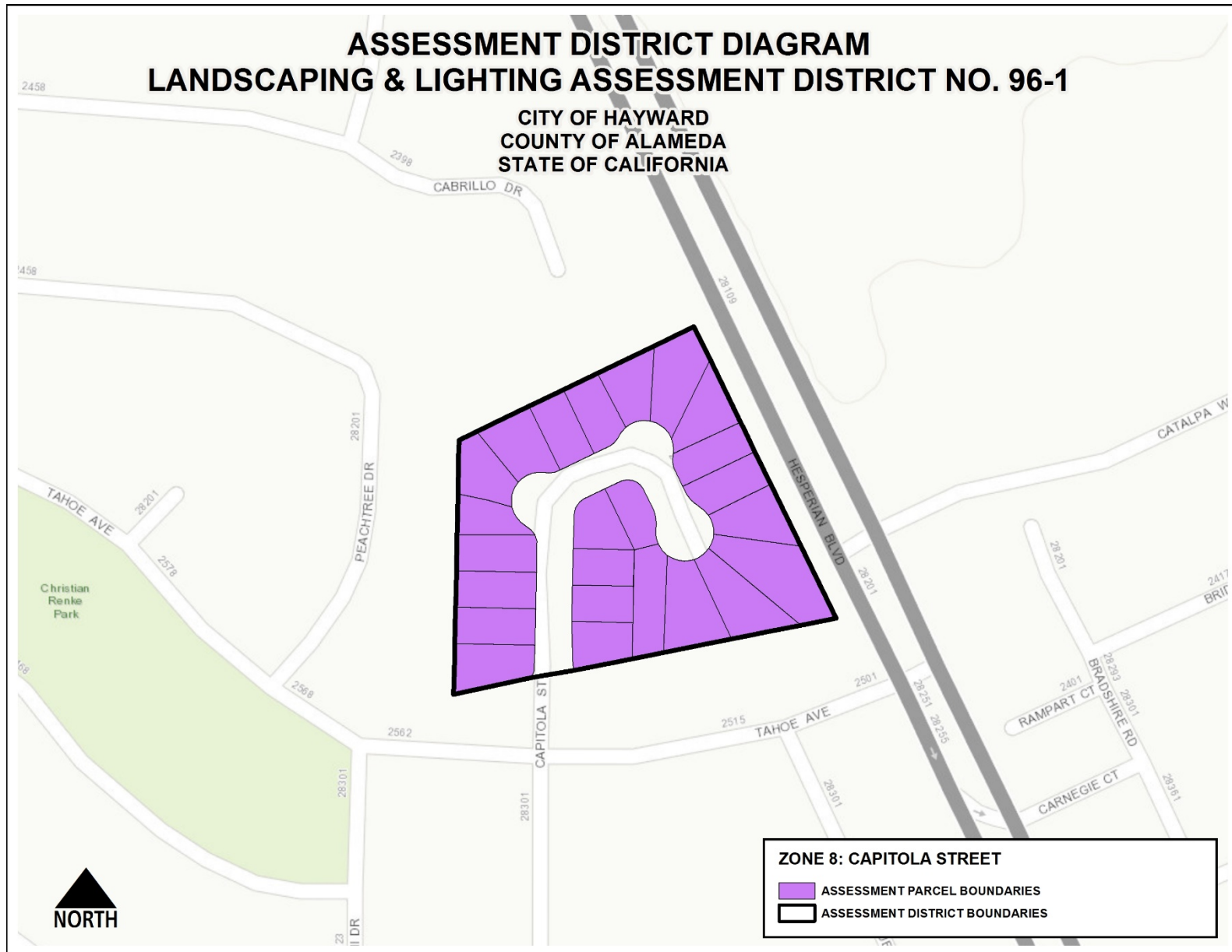


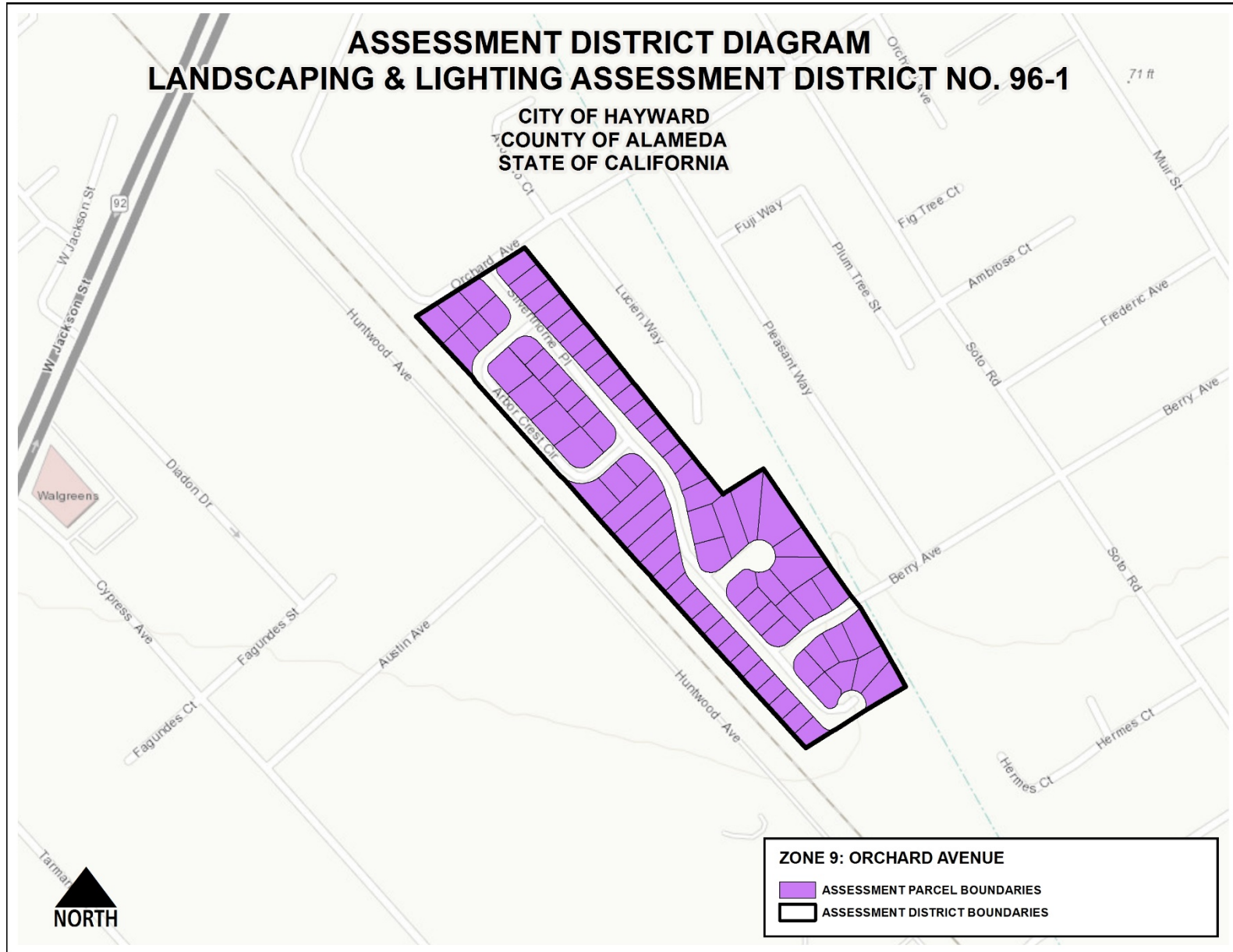


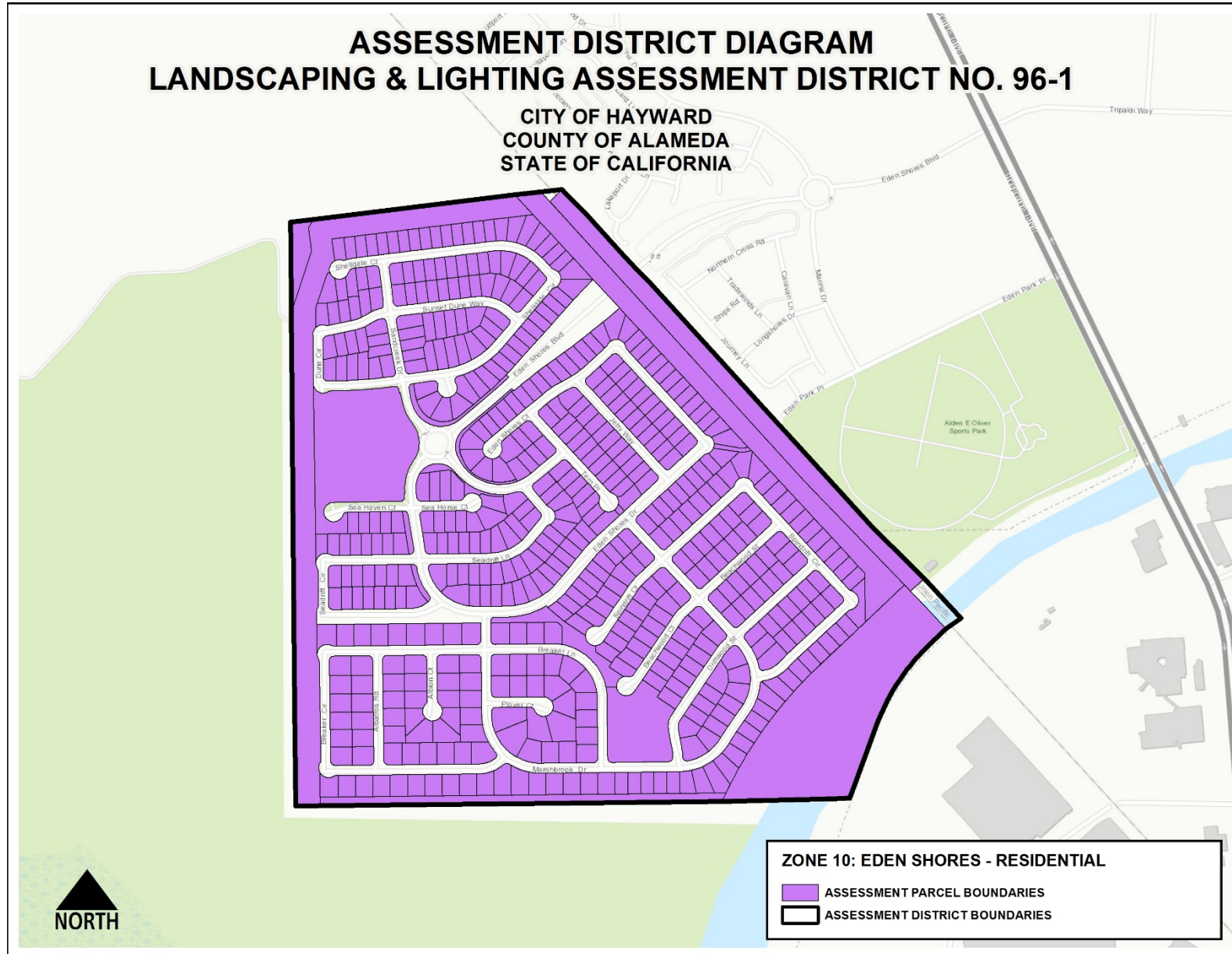


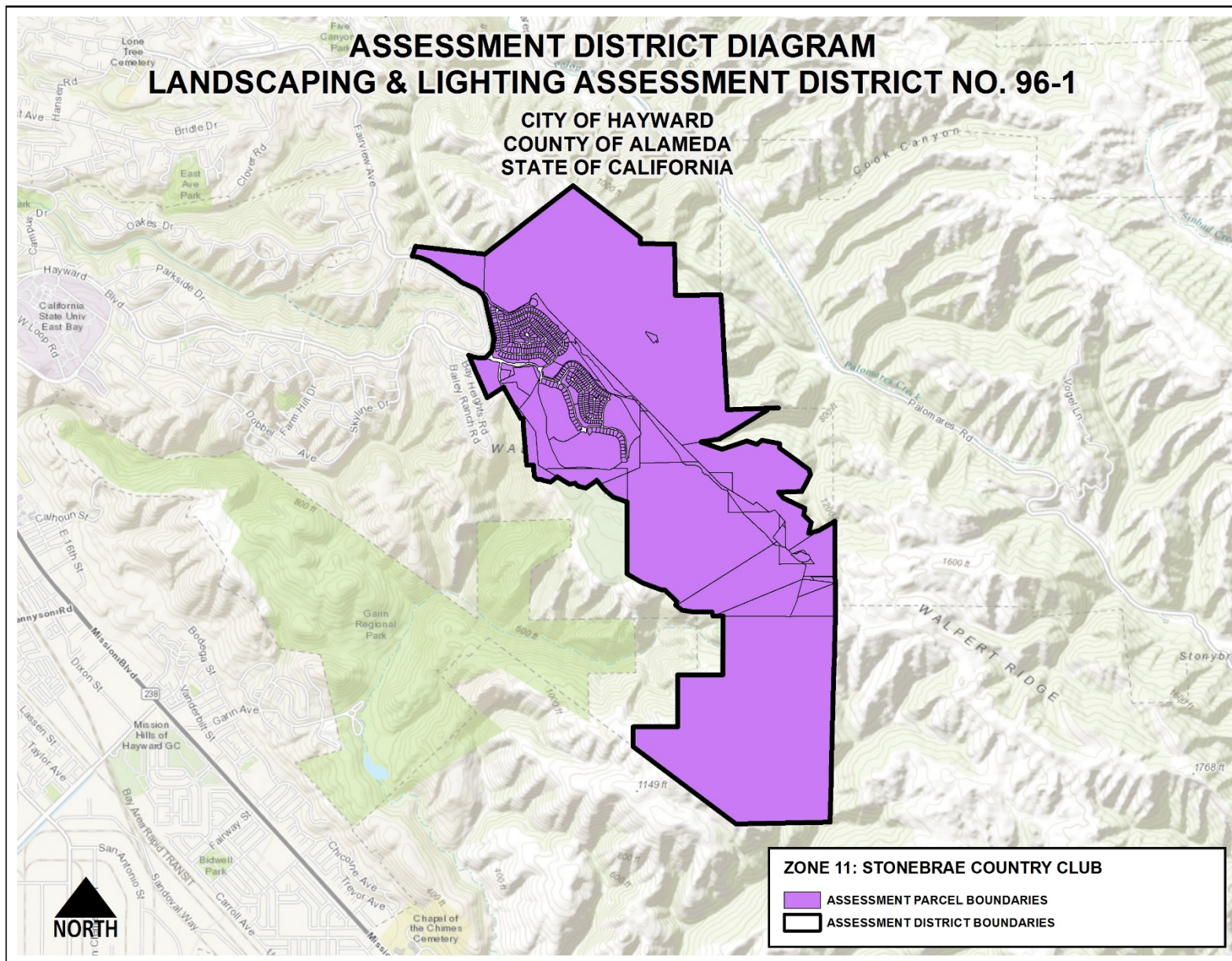


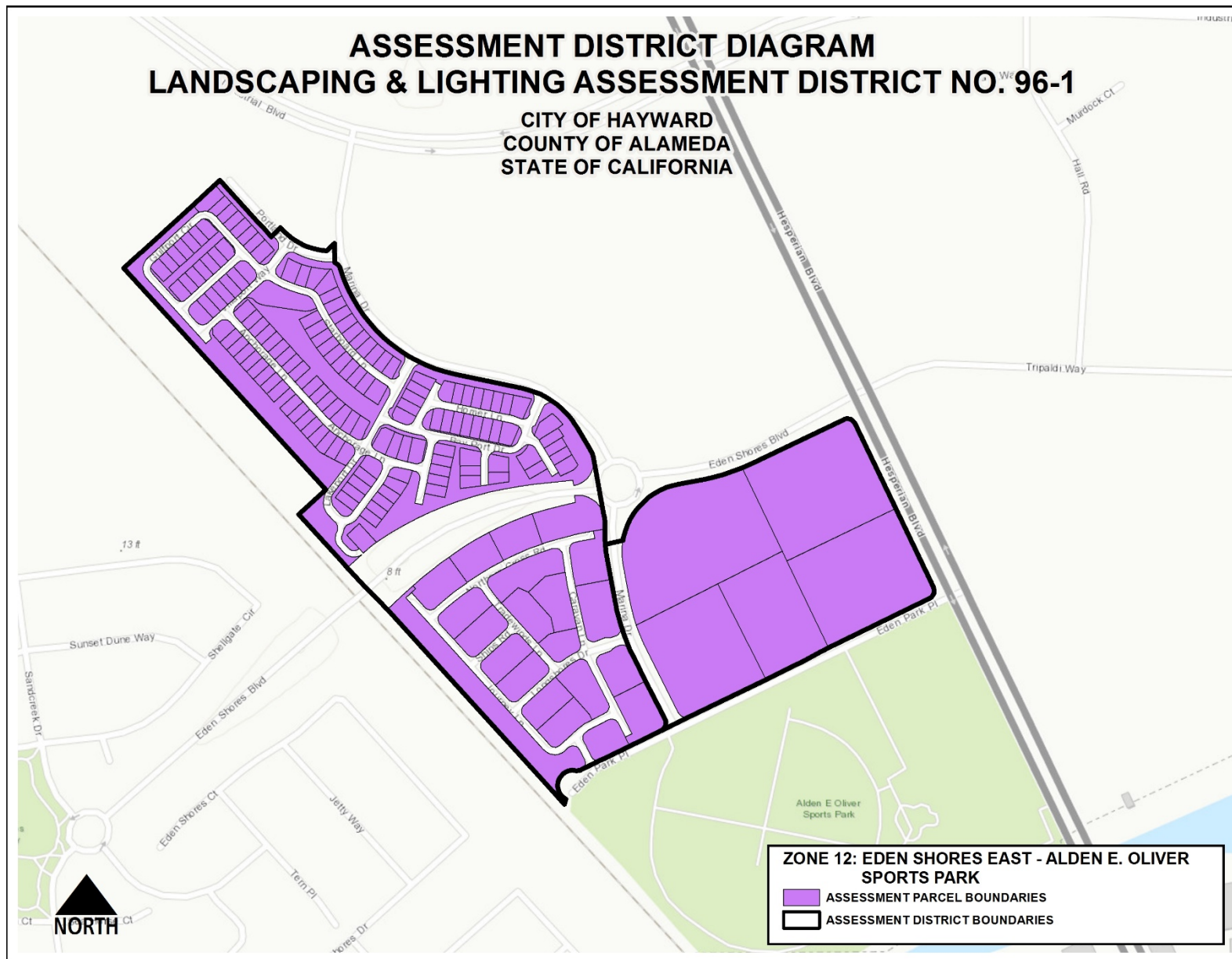


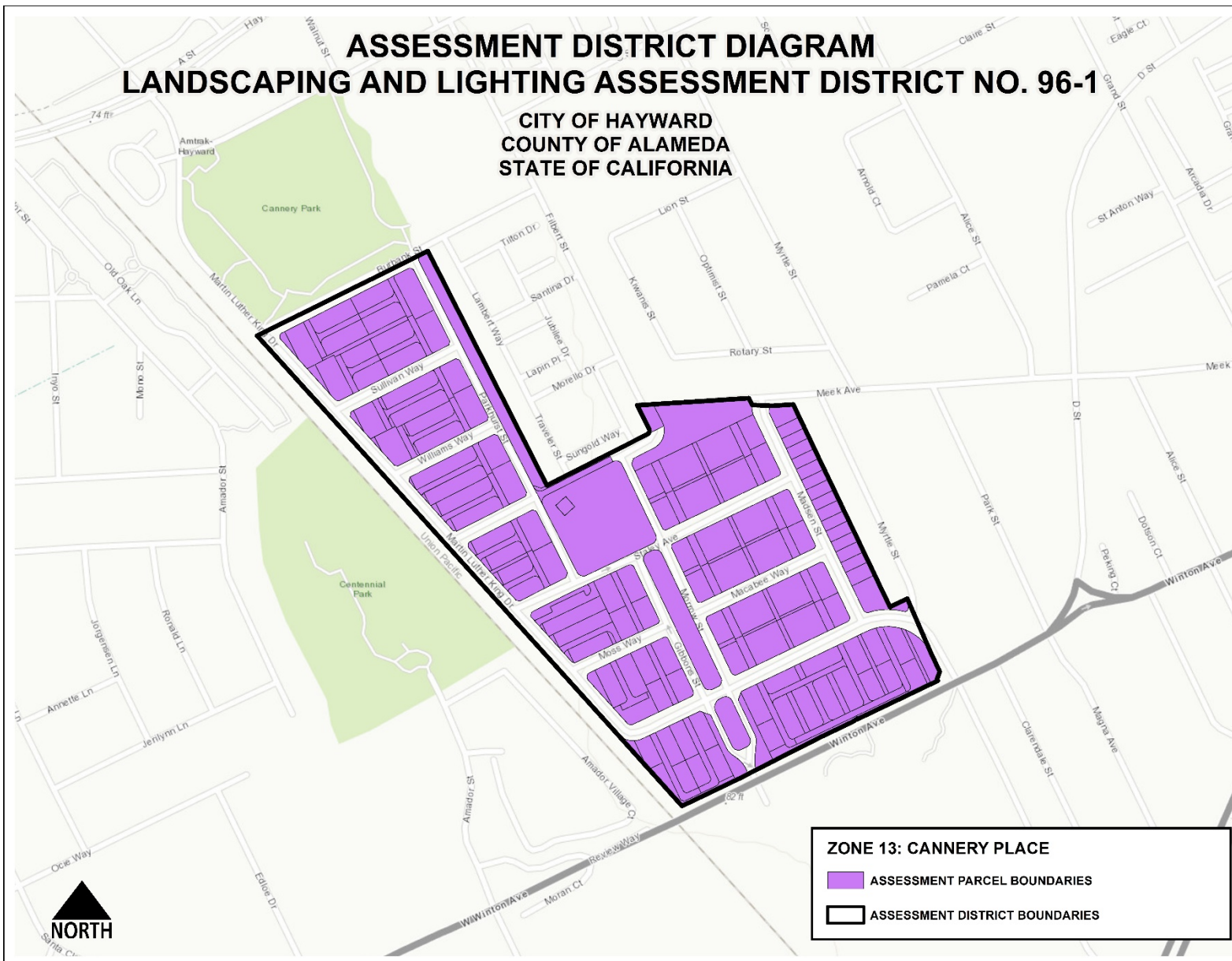


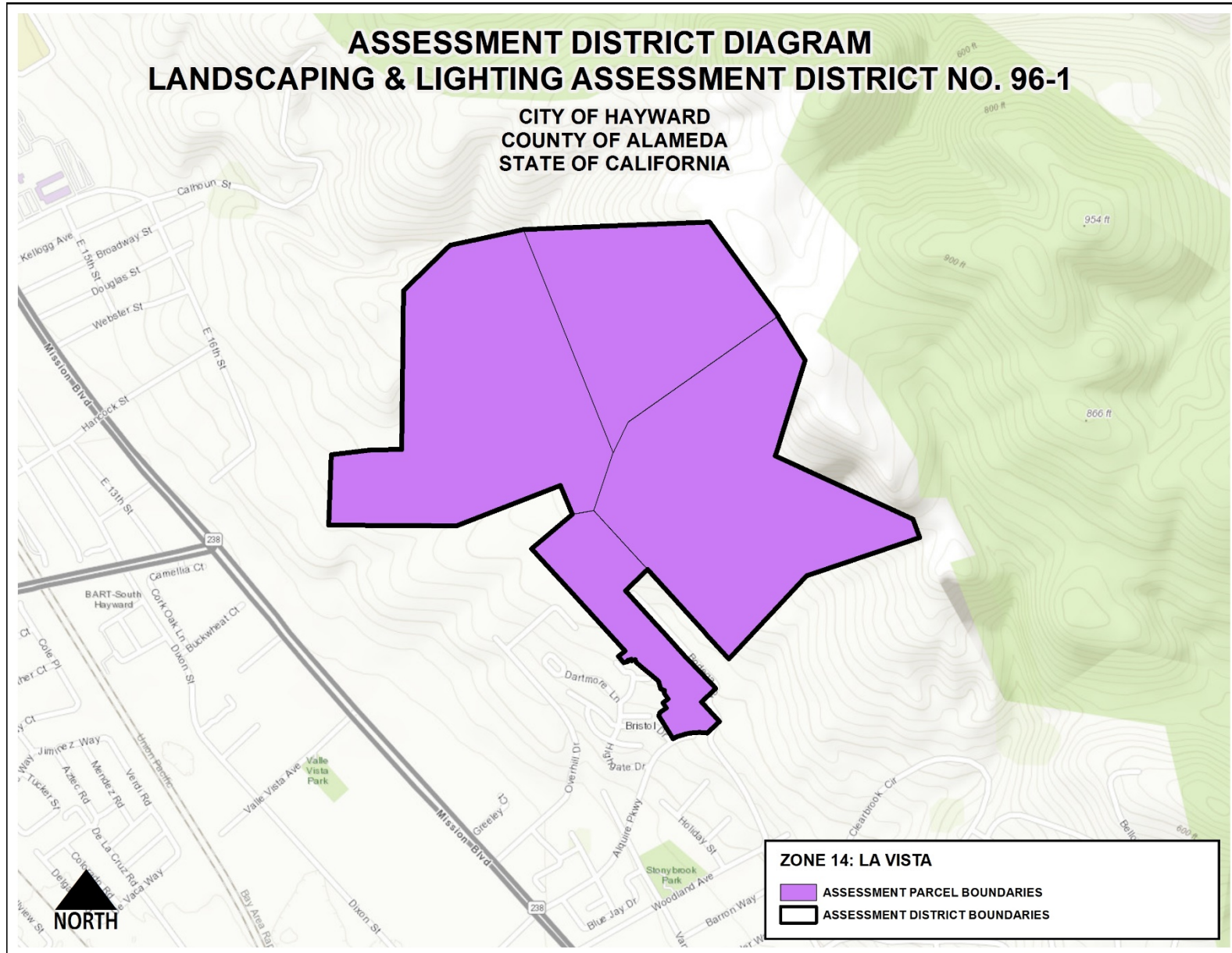


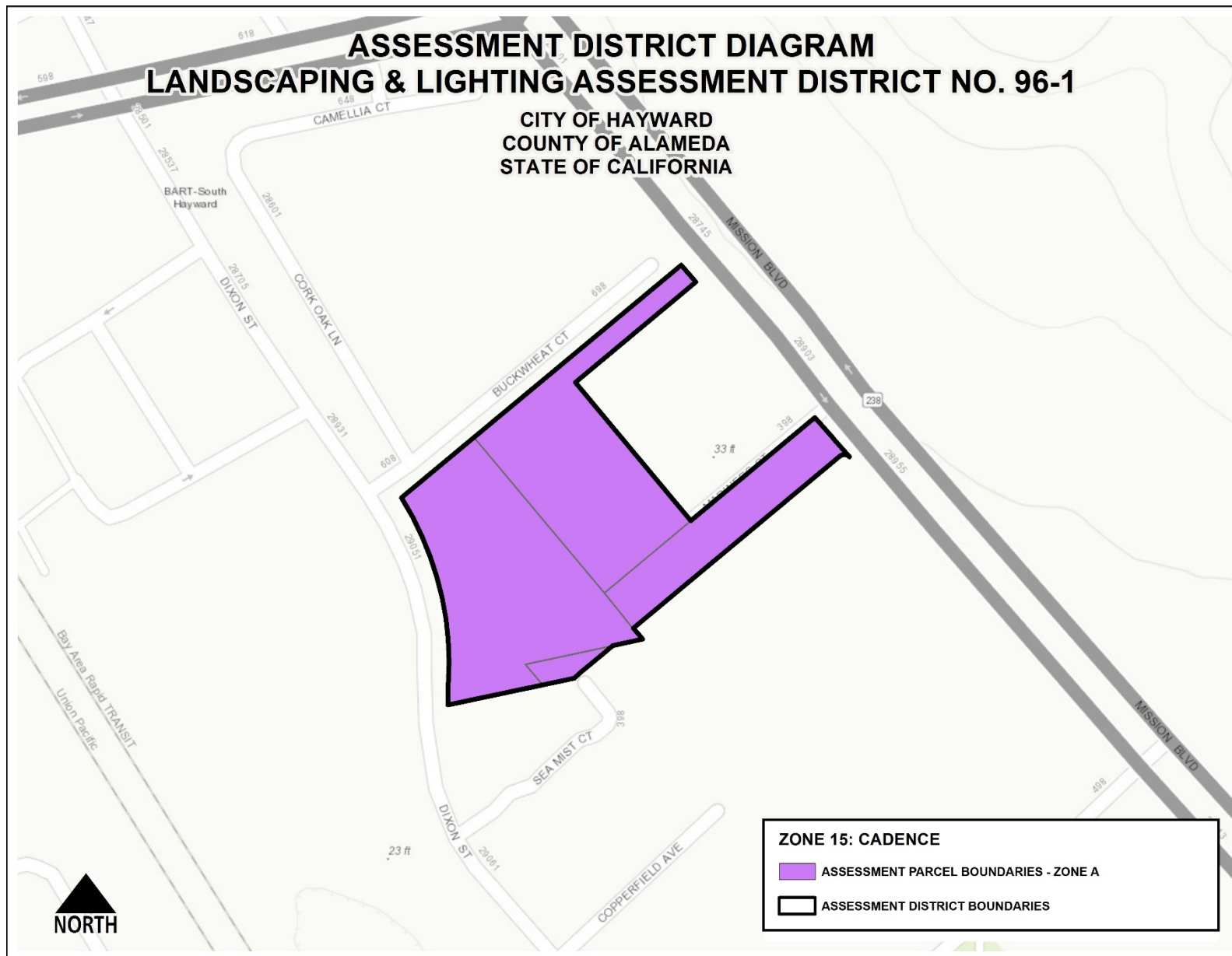


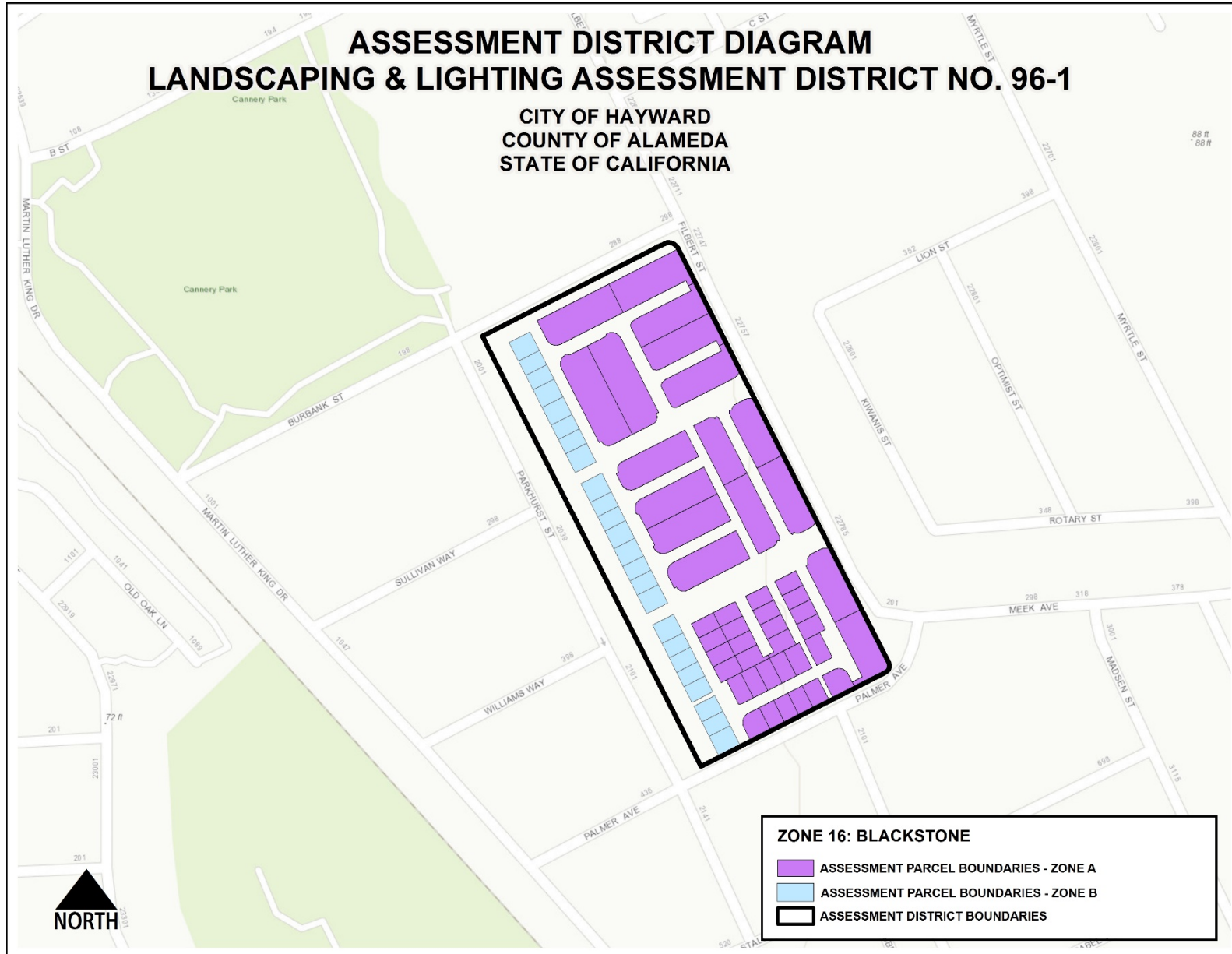












ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City of Hayward'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 amount of assessments for FY 2020 apportioned to each lot or parcel.