

Fiscal Year 2026

ENGINEER'S REPORT

City of Hayward

Landscaping and Lighting Assessment District 96-1

June 2026

Preliminary Report

Engineer of Work:



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

City of Hayward

City Council

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Todd Rullman

City Attorney

Michael Lawson

Engineer of Work

SCI Consulting Group

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Introduction

Overview

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

Through a professional service agreement with SCI Consulting Group (the "Consultant"), the City of Hayward (the "City") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year ("FY") 2026 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2026. In such case, the levy information will be submitted to the Alameda County Auditor/Controller and included as assessments on the property tax roll for the various services provided in FY 2026.

Background

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

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

Table 1 - Description Of Benefit Zones

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

Self-Maintained.

The following table summarizes the FY 2026 assessment rates per benefit zone.

Table 2 - Assessment Amounts By Benefit Zone

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	CPI Adj	FY 2026 Max Base Assessment	FY 2026 Rate	FY 2025 Assessment	Change from last year		
1	Huntwood Ave. and Panjon St.	30	No	295.83	247.73	235.94	Incr	11.80	5%
2	Harder Rd. and Mocine Ave.	85	No	193.39	139.52	135.45	Incr	4.07	3%
3	Prominence	155	Yes	11,175.66	1,101.36	1,069.29	Incr	32.07	3%
4	Stratford Village	174	No	180.00	133.27	126.93	Incr	6.34	5%
5	Soto Rd. and Plum Tree St.	38	No	258.67	258.67	258.67	None	-	0%
6	Pepper Tree Park	11	No	2.61	2.61	2.61	None	-	0%
7	Twin Bridges	348	Yes	1,229.68	698.08	664.83	Incr	33.25	5%
8	Capitola St.	24	Yes	879.48	215.97	205.68	Incr	10.29	5%
9	Orchard Ave.	74	Yes	234.82	40.34	38.41	Incr	1.93	5%
10	Eden Shores	534	Yes	1,400.28	365.16	344.49	Incr	20.67	6%
11a	Stonebrae (Developed)	617	Yes	1,986.08	449.00	408.18	Incr	40.82	10%
11b	Stonebrae (Undeveloped)	27	Yes	595.82	237.97	216.34	Incr	21.63	10%
12a	Eden Shores - East	261	Yes	263.16	110.41	104.16	Incr	6.25	6%
12b	Eden Shores East (Spindrift)	118	Yes	254.40	110.41	104.16	Incr	6.25	6%
13	Cannery Place	599	Yes	1,493.46	442.84	417.78	Incr	25.06	6%
14	La Vista	179	Yes	769.46	704.16	683.65	Incr	20.51	3%
15	Cadence	206	Yes	746.18	N/A	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	532.16	516.66	516.66	None	-	0%
16b	Blackstone (Zone B)	24	Yes	558.76	542.48	542.48	None	-	0%
17	Parkside Heights	97	Yes	476.88	600.37	582.88	Incr	17.49	3%
18a	SoHay Zone A (Developed)	192	Yes	453.04	300.00	300.00	None	-	0%
18b	SoHay Zone A (Undeveloped)	69	Yes	476.88	90.00	90.00	None	-	0%
18c	SoHay Zone B (Developed)	79	Yes	453.04	285.00	285.00	None	-	0%
18d	SoHay Zone B (Undeveloped)	93	Yes	135.91	85.50	85.50	None	-	0%

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

Table 3 - Estimated Cash Balance Changes Per Benefit Zone

TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE						
Zone	Name/Location	Est FY 2025 Ending Cash Balance	FY 2026 Revenue	FY 2026 Expenditures	Change	Est FY 2026 Ending Cash Balance
1	Huntwood Ave. and Panjon St.	12,914	8,019	11,967	(3,948)	8,965
2	Harder Rd. and Mocine Ave.	18,828	12,761	17,483	(4,721)	14,107
3	Prominence	232,193	182,472	259,991	(77,519)	154,674
4	Stratford Village	76,107	26,244	34,644	(8,399)	67,708
5	Soto Rd. and Plum Tree St.	22,787	10,618	11,788	(1,170)	21,617
6	Pepper Tree Park	106,030	13,188	12,330	857	106,887
7	Twin Bridges	431,137	241,801	245,864	(4,063)	427,073
8	Capitola St.	43,639	5,495	10,261	(4,766)	38,873
9	Orchard Ave.	9,881	2,974	4,593	(1,619)	8,262
10	Eden Shores	122,571	194,483	237,603	(43,120)	79,450
11	Stonebrae	349,058	284,837	302,317	(17,480)	331,578
12	Eden Shores East (Spindrft)	66,609	41,283	28,195	13,088	79,697
13	Cannery Place	701,454	263,254	370,074	(106,820)	594,634
14	La Vista	241,083	126,045	162,185	(36,141)	204,943
15	Cadence	-	-	-	-	-
16	Blackstone	201,185	80,471	86,388	(5,917)	195,268
17	Parkside Heights	192,557	60,246	54,251	5,995	198,551
18	SoHay	298,093	125,156	105,948	19,208	317,301
Cash Balance:		3,126,125	1,679,345	1,955,881	(276,536)	2,849,589
Self-Maintained.						

Method of Apportionment

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

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

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all

assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

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

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

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

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

Zone Classification

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

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

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

Assessment Roll

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

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed assessment amount for FY 2026 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

Estimate of Costs

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

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

The estimated FY 2026 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown of the operation, maintenance, and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

Legislative Analysis

Proposition 218 Compliance¹

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

All the assessments proposed within the FY 2026 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIID, Section 4 vote requirements do not apply to these proceedings.

Inflation Factor Allowance Overview

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

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

Benefit zones 3, 7-13, 17-18 apply the February CPI-U for the San Francisco-Oakland-Hayward, CA MSA² inflation factor. The CPI-U increase from February 2024 to February 2025 was 2.89%; therefore, a 2.89% increase was applied to the FY 2026 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

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

² <https://data.bls.gov/cgi-bin/surveymost> (Feb 2024 to Feb 2025)

Benefit zones 12 annexation, 14-16 apply the December CPI-U for the San Francisco-Oakland-Hayward, CA MSA³ inflation factor, capped at 3.00% per fiscal year. Any change in the CPI in excess of 3.00% shall be cumulatively reserved as the “Unused CPI” and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The CPI-U increase from December 2023 to December 2024 was 2.38% and the unused CPI from previous years is 3.15%; therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by 3.00%.

Noticing, Public Comment, and Public Hearing

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2026 assessment rate and to alert them to three public meetings where they could provide input (May 28, June 3, June 24), and published a legal notice in the East Bay Times on or before June 13, 2025.

On June 24, 2025, the City is proposing to hold a public hearing to provide an opportunity for any interested person to be heard. After the public hearing, the Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor’s roll will be prepared and filed with the Alameda County Auditor’s Office to be included on the FY 2026 tax roll. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

³ <https://data.bls.gov/timeseries/CUURS49BSA0>

Plans and Specifications

Introduction

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

Description of District

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

Description of Improvements

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

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

Landscaping Facilities

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

Street Lighting Facilities

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

Open Space Facilities

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

Park/Trail Facilities

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

Maintenance

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

Zone 1 (Huntwood Ave.& Panjon St.)

Tract No. 06041
 Formed: November 13, 1990
 Resolution Number: 90-256
FY 2026

Maximum Base Assessment Rate: **\$295.83**
 Assessment Amount per Parcel: **\$247.73**
 Number of Parcels: **30**
 Assessment Income: **\$7,432**



FY 2026 Maximum Base Assessment

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

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

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$235.94 to **\$247.73**.
- The total annual assessment income will equal **\$7,432**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
- **Surface maintenance of the street side:** Including a 600-foot masonry wall along Huntwood Ave. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$3,500** is allocated for additional maintenance, as required.

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount	295.83	295.83	295.83	295.83
b. Annual Per Parcel Assessment	214.00	224.70	235.94	247.73
c. <u># of Parcels</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>
d. Total Amount Assessed for the District:	6,420	6,741	7,078	7,432
Income				
a. Annual Assessment Revenue	6,433	6,754	7,078	7,432
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(109)	(115)	(120)	(126)
c. <u>Other</u>	<u>251</u>	<u>713</u>	<u>713</u>	<u>713</u>
d. Total Revenue:	6,574	7,353	7,671	8,019
Services				
a. Utilities: Water	419	452	847	949
b. Utilities: PGE	266	458	390	429
c. Landscape Maintenance	2,111	3,996	4,120	4,244
d. One-Time Project/Maintenance	4,309	5,137	3,500	3,500
e. Property Owner Noticing	2		3	3
f. Annual Reporting	480	1,141	509	524
g. <u>City Administration</u>	<u>2,122</u>	<u>2,269</u>	<u>2,251</u>	<u>2,319</u>
h. Total Expenditures:	9,708	13,453	11,620	11,967
Account Balance				
a. Beginning Account Balance	26,096	22,963	16,863	12,914
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(3,134)</u>	<u>(6,100)</u>	<u>(3,949)</u>	<u>(3,948)</u>
c. Ending Account Balance:	22,963	16,863	12,914	8,965

Zone 2 (Harder Rd. & Mocine Ave.)

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

FY 2026

Maximum Base Assessment Rate: **\$193.39**

Assessment Amount per Parcel: **\$139.52**

Number of Parcels: **85**

Assessment Income: **\$11,859**



FY 2026 Maximum Base Assessment

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

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

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$135.45 to **\$139.52**.
- The total annual assessment income will equal **\$11,859**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement.
- **Surface maintenance of the street side:** Including maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Ave., and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Surface maintenance of wall:** Includes maintenance of an 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$3,000** 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 2 - Harder Rd. & Mocine Ave.
 Fund 267, Project 3741
 Established 1991, 85 Parcels

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount	193.39	193.39	193.39	193.39
b. Annual Per Parcel Assessment	122.86	129.00	135.45	139.52
c. # of Parcels	85	85	85	85
d. Total Amount Assessed for the District:	10,443	10,965	11,514	11,859
Income				
a. Annual Assessment Revenue	10,528	10,884	11,514	11,859
b. Minus County Tax Collection Fee (1.7%)	(178)	(186)	(196)	(202)
c. Other	297	1,041	1,072	1,104
d. Total Revenue:	10,647	11,739	12,390	12,761
Services				
a. Utilities: Water	1,264	1,565	2,662	2,981
b. Utilities: PGE	121	339	149	164
c. Landscape Maintenance	3,000	7,044	8,240	8,487
d. One-Time Project/Maintenance	-	9,980	3,000	3,000
e. Property Owner Noticing	7		7	7
f. Annual Reporting	480	1,179	509	524
g. City Administration	2,122	2,269	2,251	2,319
h. Total Expenditures:	6,993	22,376	16,818	17,483
Account Balance				
a. Beginning Account Balance	30,239	33,893	23,256	18,828
b. Net Change (Revenue - Expenditures)	3,654	(10,637)	(4,428)	(4,721)
c. Ending Account Balance:	33,893	23,256	18,828	14,107

Zone 3 (Prominence)

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

FY 2026

Maximum Base Assessment Rate: **\$1,175.66**
 Assessment Amount per Parcel: **\$1,101.36**
 Number of Parcels: **155**
 Assessment Income: **\$170,711**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **1992**.
- **Increased** from the previous year from \$1,144.88 to **\$1,175.66** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from **\$1,069.29** to **\$1,101.36**.
- The total annual assessment income will equal **\$170,711**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Include approximately one mile of landscaped frontage along Hayward Blvd. and Fairview Ave., with significant slope areas along the street;
- **Surface maintenance of the sound wall** (street side): of a mile-long masonry wall along Hayward Blvd. and Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance of several open space areas:** many are maintained within the tract; however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
- **One-time projects:** A budget of **\$85,490** is included for additional maintenance, as required.
- After multiple community meetings and engagement, the Prominence bus shelter will be replaced during mid- or late-2025. The City is still awaiting responses to the Request

for Proposal that was released in Spring 2025. This replacement does not contribute to increased assessment rates.

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

Notes:

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

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

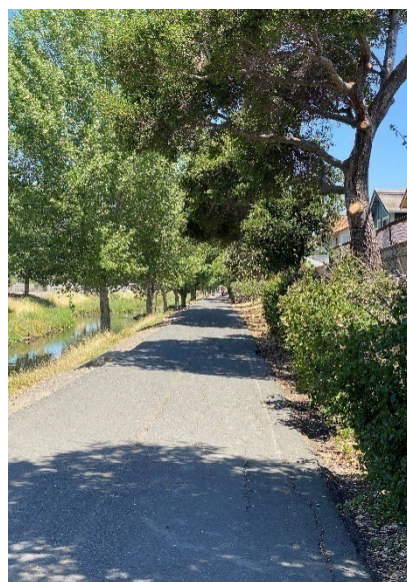
	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount	1,062.12	1,118.42	1,144.88	1,175.66
b. Annual Per Parcel Assessment	951.66	1,008.76	1,069.29	1,101.36
c. # of Parcels	155	155	155	155
d. Total Amount Assessed for the District:	147,507	156,358	165,739	170,711
Income				
a. Annual Assessment Revenue	143,732	158,448	165,739	170,711
b. Minus County Tax Collection Fee (1.7%)	(2,508)	(2,658)	(2,818)	(2,902)
c. Other	8,913	13,821	14,235	14,662
d. Total Revenue:	150,138	169,611	177,157	182,472
Services				
a. Utilities: Water	28,805	21,414	36,256	40,607
b. Utilities: PGE	1,909	2,348	2,266	2,493
c. Landscape Maintenance	76,209	99,554	102,541	115,617
d. One-Time Project/Maintenance	20,636	24,514	169,000	85,490
e. Planting			5,000	5,150
f. Tree Maintenance/Replacement			5,000	5,150
g. Bus Stop Area			5,000	-
h. Irrigation/V-Ditch Filter			10,000	
i. Property Owner Noticing	12		13	13
j. Annual Reporting	552	2,894	585	603
k. City Administration	4,456	4,766	4,727	4,869
l. Total Expenditures:	132,579	155,489	340,388	259,991
Account Balance				
a. Beginning Account Balance	363,744	381,302	395,424	232,193
b. Net Change (Revenue - Expenditures)	17,558	14,122	(163,231)	(77,519)
c. Ending Account Balance:	381,302	395,424	232,193	154,674

Zone 4 (Stratford Village)

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

FY 2026

Maximum Base Assessment Rate: **\$180.00**
 Assessment Amount per Parcel: **\$133.27**
 Number of Parcels: **174**
 Assessment Income: **\$23,190**



FY 2026 Maximum Base Assessment

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

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

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$126.93 to **\$133.27**.
- The total annual assessment income will equal **\$23,190**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment rate.

FY 2026 Services

Services provided to this assessment zone include:

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

- **Gate:** Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- **Bridge:** Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- **Pedestrian access:** Between Rosecliff Lane and Ward Creek Pathway.
- **One-time maintenance:** A budget of **\$3,000** 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 4 - Stratford Village
 Fund 269, Project 3743
 Established 1995, 174 Parcels

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount	180.00	180.00	180.00	180.00
b. Annual Per Parcel Assessment	116.16	123.23	126.93	133.27
c. <u># of Parcels</u>	<u>174</u>	<u>174</u>	<u>174</u>	<u>174</u>
d. Total Amount Assessed for the District:	20,212	21,442	22,085	23,190
Income				
a. Annual Assessment Revenue	20,177	21,550	22,085	23,190
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(344)	(365)	(375)	(394)
d. <u>Other</u>	<u>2,269</u>	<u>3,251</u>	<u>3,349</u>	<u>3,449</u>
e. Total Revenue:	22,102	24,437	25,059	26,244
Services				
a. Utilities: Water	(7,073)	3,255	12,100	13,552
b. Utilities: PGE	1,251	1,436	1,800	1,980
c. Landscape Maintenance	7,221	11,928	12,875	13,261
d. One-Time Project/Maintenance	191	15,434	6,000	3,000
e. Property Owner Noticing	7		7	8
f. Annual Reporting	480	1,181	509	524
g. <u>City Administration</u>	<u>2,122</u>	<u>2,269</u>	<u>2,251</u>	<u>2,319</u>
h. Total Expenditures:	4,199	35,502	35,542	34,644
Account Balance				
a. Beginning Account Balance	79,753	97,656	86,591	76,107
b. <u>Net Change (Revenue - Expenditures)</u>	<u>17,903</u>	<u>(11,065)</u>	<u>(10,484)</u>	<u>(8,399)</u>
c. Ending Account Balance:	97,656	86,591	76,107	67,708

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

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

FY 2026

Maximum Base Assessment Rate: **\$258.67**
 Assessment Amount per Parcel: **\$258.67**
 Number of Parcels: **38**
 Assessment Income: **\$9,829**



FY 2026 Maximum Base Assessment

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

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

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will remain the same as the previous year at **\$258.67**.
- The total annual assessment income will equal **\$9,829**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is at the Maximum Base Assessment.

FY 2026 Services

Services provided to this assessment zone include:

- **Landscaping:** within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
- **Landscaping and appurtenances:** within the 5.5-foot-wide planter strip between the sidewalk and the curb return areas across the frontage of Tract 6641; located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
- **Surface maintenance of the masonry wall** (street side): of a masonry wall along Soto Road. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **The curb return areas:** at the intersection of Soto Road and Plum Tree Street.
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance, as required.

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	258.67	258.67	258.67	258.67
b. Annual Per Parcel Assessment:	255.17	255.17	258.67	258.67
c. # of Parcels	38	38	38	38
d. Total Amount Assessed for the District:	9,696	9,696	9,829	9,829
Income				
a. Annual Assessment Revenue	9,610	9,870	9,829	9,829
b. Minus County Tax Collection Fee (1.7%)	(165)	(165)	(167)	(167)
c. Other	631	955	955	955
d. Total Revenue:	10,076	10,661	10,618	10,618
Services				
a. Utilities: Water	191	205	968	1,084
b. Utilities: PGE	266	458	360	396
c. Landscape Maintenance	2,370	4,884	5,150	5,305
d. One-Time Project/Maintenance	3,077	5,670	2,500	2,500
e. Property Owner Noticing	3		127	127
f. Annual Reporting	240	586	637	637
g. City Administration	2,122	2,269	1,739	1,739
h. Total Expenditures:	8,268	14,072	11,481	11,788
Account Balance				
a. Beginning Account Balance:	25,253	27,061	23,650	22,787
b. Net Change (Revenue - Expenditures)	1,808	(3,411)	(863)	(1,170)
c. Ending Account Balance:	27,061	23,650	22,787	21,617

Zone 6 (Peppertree Park)

Tract Nos. 4420 & 3337 (Lot 2)

Formed: May 11, 1982

Resolution Number: 82-160

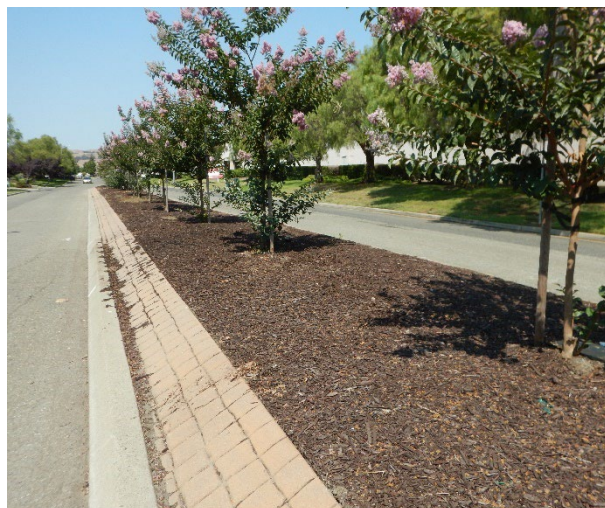
FY 2026

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

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

Number of Parcels: **11**

Assessment Income: **\$13,034**



FY 2026 Maximum Base Assessment

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

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

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per linear foot charge **will remain the same** from the previous year at **\$2.61**.
- The total annual assessment income will equal **\$13,034**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is at the Maximum Base Assessment.

FY 2026 Services

Services provided to this assessment zone include:

- **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
- **Landscaping:** in the fountain area; and
- **Various:** the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- **One-time maintenance:** A budget of **\$4,500** is allocated for additional maintenance, as required.

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

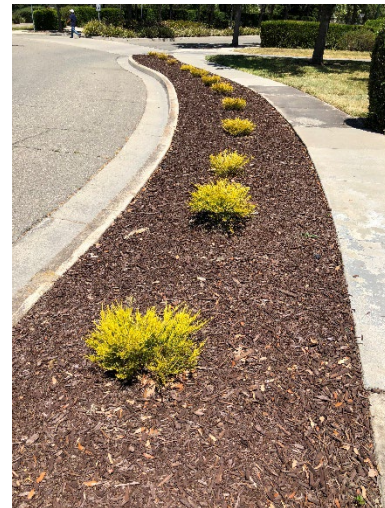
	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	2.61	2.61	2.61	2.61
b. Annual Per Parcel Assessment:	2.61	2.61	2.61	2.61
c. # of Parcels	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994
e. Total Amount Assessed for the District	13,034	13,034	13,034	13,034
Income				
a. Annual Assessment Revenue	13,077	13,117	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)
c. <u>Other</u>	2,393	3,720	375	375
d. Total Revenue:	15,249	16,615	13,188	13,188
Services				
a. Utilities: Water	2,326	1,659	3,025	3,388
b. Utilities: PGE	110	324	240	264
c. Landscape Maintenance	1,222	4,188	1,296	1,335
d. One-Time Project/Maintenance		4,559	4,500	4,500
e. Property Owner Noticing	1		1	1
f. Annual Reporting	480	1,126	509	524
g. <u>City Administration</u>	2,122	2,269	2,251	2,319
h. Total Expenditures:	6,260	14,125	11,822	12,330
Account Balance				
a. Beginning Account Balance:	93,185	102,173	104,664	106,030
b. <u>Net Change (Revenue - Expenditures)</u>	8,989	2,491	1,366	857
c. Ending Account Balance:	102,173	104,664	106,030	106,887

Zone 7 (Twin Bridges)

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

FY 2026

Maximum Base Assessment Rate: **\$1,229.68**
 Assessment Amount per Parcel: **\$698.08**
 Number of Parcels: **348**
 Assessment Income: **\$242,930**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **1998**.
- Increased from the previous year from \$1,197.48 to **\$1,229.68** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$664.83 to **\$698.08**.
- The total annual assessment income will equal **\$242,930**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services for this assessment zone include:

- **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City;
- **Landscaping:** Includes: planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway;
- **Medians:** Includes medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
- **Bus shelters;**
- **Walls and fences** that face Mission Blvd., Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
- **Specialty street lighting;** and
- **One-time maintenance:** A budget of **\$12,000** is allocated for additional maintenance, as required.

- The replacement of Twin Bridges play structure is expected to be completed in Summer 2025. The project was funded through the District's existing fund balance and did not contribute to increased assessment rates.

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,110.94	1,110.94	1,197.48	1,229.68
b. Annual Per Parcel Assessment:	591.70	627.20	664.83	698.08
c. <u># of Parcels</u>	<u>348</u>	<u>348</u>	<u>348</u>	<u>348</u>
d. Total Amount Assessed for the District	205,912	218,266	231,362	242,930
Income				
a. Annual Assessment Revenue	202,875	215,813	231,362	242,930
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,500)	(3,711)	(3,933)	(4,130)
c. <u>Other</u>	<u>16,744</u>	<u>29,126</u>	<u>3,000</u>	<u>3,000</u>
d. Total Revenue:	216,118	241,228	230,429	241,801
Services				
a. Utilities: Water	35,028	29,784	84,700	94,864
b. Utilities: PGE	1,063	2,241	2,400	2,640
c. Landscape Maintenance	36,000	36,000	38,192	39,338
d. Park Maintenance - HARD	35,646	11,882	52,530	52,530
e. Park Maintenance Utilities - HARD	-	-	33,000	33,990
f. One-Time Project/Maintenance	4,935	56,555	407,000	12,000
g. Tree Maintenance/Replacement			10,000	5,000
h. Flags	-		-	-
i. Property Owner Noticing	28		29	30
j. Annual Reporting	552	1,528	585	603
k. <u>City Administration</u>	<u>4,456</u>	<u>4,766</u>	<u>4,727</u>	<u>4,869</u>
l. Total Expenditures:	117,707	142,755	633,164	245,864
Account Balance				
a. Beginning Account Balance:	636,987	735,398	833,872	431,137
b. <u>Net Change (Revenue - Expenditures)</u>	<u>98,410</u>	<u>98,474</u>	<u>(402,735)</u>	<u>(4,063)</u>
c. Ending Account Balance:	735,398	833,872	431,137	427,073

Zone 8 (Capitola Street)

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

FY 2026

Maximum Base Assessment Rate: **\$879.48**
 Assessment Amount per Parcel: **\$215.97**
 Number of Parcels: **24**
 Assessment Income: **\$5,183**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **1999**.
- Increased from the previous year from \$856.44 to **\$879.48** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.69% for the period February 2024 to February 2025).

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$205.68 to **\$215.97**.
- The total annual assessment income will equal **\$5,183**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would require the noticing and balloting of property owners per the requirements of Proposition 218.

FY 2026 Services

Services for this assessment zone include:

- **Landscaping:** a 10-foot-wide landscaped area, between the wall and the Hesperian Blvd. frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
- **Surface maintenance:** of the 8-foot-high decorative concrete wall along the tract's Hesperian Blvd. frontage. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance as required.

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	794.54	794.54	856.44	879.48
b. Annual Per Parcel Assessment:	186.56	195.89	205.68	215.97
c. # of Parcels	24	24	24	24
d. Total Amount Assessed for the District:	4,477	4,701	4,936	5,183
Income				
a. Annual Assessment Revenue	4,488	4,702	4,936	5,183
b. Minus County Tax Collection Fee (1.7%)	(76)	(80)	(84)	(88)
c. Other	1,348	1,854	400	400
d. Total Revenue:	5,760	6,476	5,252	5,495
Services				
a. Utilities: Water	738	3,348	605	678
b. Landscape Maintenance	1,166	3,996	4,000	4,000
c. One-Time Project/Maintenance	1,971	4,045	2,500	2,500
d. Property Owner Noticing	2		81	81
e. Annual Reporting	240	577	858	858
f. City Administration	2,122	2,269	2,144	2,144
g. Total Expenditures:	6,239	14,234	10,188	10,261
Account Balance				
a. Beginning Account Balance:	56,811	56,332	48,575	43,639
b. Net Change (Revenue - Expenditures)	(479)	(7,758)	(4,936)	(4,766)
c. Ending Account Balance:	56,332	48,575	43,639	38,873

Zone 9 (Orchard Ave.)

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

FY 2026

Maximum Base Assessment Rate: **\$234.82**
 Assessment Amount per Parcel: **\$40.34**
 Number of Parcels: **74**
 Assessment Income: **\$2,985**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2000**.
- Increased from the previous year from \$228.66 to **\$234.82** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$38.41 to **\$40.34**.
- The total annual assessment income will equal **\$2,985**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services for this assessment zone include:

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

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	212.14	223.38	228.66	234.82
b. Annual Per Parcel Assessment:	34.19	36.24	38.41	40.34
c. <u># of Parcels</u>	<u>74</u>	<u>74</u>	<u>74</u>	<u>74</u>
d. Total Amount Assessed for the District	2,530	2,682	2,843	2,985
Income				
a. Annual Assessment Revenue	2,555	2,670	2,843	2,985
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(43)	(46)	(48)	(51)
c. <u>Other</u>	<u>239</u>	<u>394</u>	<u>40</u>	<u>40</u>
d. Total Revenue:	2,750	3,018	2,834	2,974
Services				
a. One-Time Project/Maintenance			500	500
b. Graffiti Abatement			2,000	2,000
c. Property Owner Noticing	6	-	-	-
d. Annual Reporting	240	611	629	648
e. <u>City Administration</u>	<u>1,273</u>	<u>1,361</u>	<u>1,402</u>	<u>1,444</u>
f. Total Expenditures:	1,519	1,972	4,532	4,593
Account Balance				
a. Beginning Account Balance:	9,301	10,532	11,578	9,881
b. <u>Net Change (Revenue - Expenditures)</u>	<u>1,232</u>	<u>1,046</u>	<u>(1,697)</u>	<u>(1,619)</u>
c. Ending Account Balance:	10,532	11,578	9,881	8,262

Zone 10 (Eden Shores Residential)

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

FY 2026

Maximum Base Assessment Rate: **\$1,400.28**

Assessment Amount per Parcel: **\$365.16**

Number of Parcels: **365.16**

Assessment Income: **\$194,998**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2003**.
- Increased from the previous year from \$1,363.60 to **\$1,400.28** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$344.49 to **\$365.16**.
- The total annual assessment income will equal **\$194,998**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

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

Services for this assessment zone include:

- **Park:** A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
- **Surface maintenance:** of the decorative concrete and masonry walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **35,000** is allocated for additional maintenance, as required.
- Gordon E. Oliver Eden Shores Park play structures will be replaced in Summer 2025 through the use of the District's existing fund balance. The contract does not contribute to increased assessment rates.

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 10 - Eden Shores
Fund 277, Project 3750
Established 2003, 534 Parcels

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,265.04	1,332.08	1,363.60	1,400.28
b. Annual Per Parcel Assessment:	287.32	316.05	344.49	365.16
c. <u># of Parcels</u>	<u>534</u>	<u>534</u>	<u>534</u>	<u>534</u>
d. Total Amount Assessed for the District:	153,429	168,771	183,960	194,998
Income				
a. Annual Assessment Revenue	153,708	170,103	183,960	194,998
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,608)	(2,869)	(3,127)	(3,315)
c. <u>Other</u>	<u>12,089</u>	<u>21,133</u>	<u>2,800</u>	<u>2,800</u>
d. Total Revenue:	163,189	188,366	183,633	194,483
Services				
a. Utilities: Water	16,141	25,712	46,300	51,856
b. Utilities: PGE	338	586	600	660
c. Landscape Maintenance - ES HOA	30,680	24,975	32,548	33,525
d. Park Maintenance - HARD	56,652	18,884	58,352	58,352
e. Park Maintenance Utilities - HARD		-	45,000	46,350
f. One-Time Project/Maintenance	4,765		500,000	35,000
g. Graffiti Abatement			6,180	6,365
h. Property Owner Noticing	21		23	23
i. Annual Reporting	552	1,475	585	603
j. <u>City Administration</u>	<u>4,456</u>	<u>4,765</u>	<u>4,727</u>	<u>4,869</u>
k. Total Expenditures:	113,604	76,398	694,315	237,603
Account Balance				
a. Beginning Account Balance:	471,700	521,285	633,253	122,571
b. <i>Net Change (Revenue - Expenditures)</i>	<u>49,585</u>	<u>111,968</u>	<u>(510,682)</u>	<u>(43,120)</u>
c. Ending Account Balance:	521,285	633,253	122,571	79,450

Zone 11 (Stonebrae Country Club)

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

FY 2026

Maximum Base Assessment Rate: **\$1,986.08**
 Assessment Amount per Parcel (Developed): **\$449.00**
 Assessment Amount per Parcel (Future Development): **\$237.97**
 Number of Parcels: **644**
 Assessment Income: **\$286,203**



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

FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2006**.
- Increased from the previous year from \$1,934.08 to **\$1,986.08** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for **Developed** parcels will **increase** from the previous year from \$408.18 to **\$449.00**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$216.34 to **\$237.97**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. However, since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.
- The total annual assessment income will equal **\$286,203**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

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

Services for this assessment zone include:

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

Note: The Stonebrae Project is proposed to be developed in multiple phases (Villages A-E). Pursuant to the original 2002 Vesting Tentative Map for Stonebrae, Village C was anticipated to have 71 single-family lots. On July 5, 2017, the Final Map for Village C was recorded, which updated the number of single-family lots to 96. It should be noted that the Stonebrae development was originally approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots increased to **634**. On October 6, 2020, City Council approved a Final Map of Tract 8518, subdividing a 20-acre site into 10 single family lots, increasing the total number of lots to **644**. The current development phase consists of **630** single-family parcels (increased from 617 in FY 2022). The future development phases will consist of the remaining **13** single-family parcels (decreased from 15 in FY 2023).

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,794.28	1,889.38	1,934.08	1,986.08
Developed Parcels				
b. Annual Per Parcel Assessment:	340.44	374.48	408.18	449.00
c. # of Parcels	629	630	630	630
d. Total Amount Assessed:	214,137	235,922	257,155	282,871
Future Development Parcels - 53%				
e. Annual Per Parcel Assessment	180.43	198.47	216.34	237.97
f. # of Parcels	15	14	14	14
g. Total Amount Assessed:	2,706	2,779	3,029	3,332
h. Total Amount Assessed for the District:	216,843	238,701	260,184	286,203
Income				
a. Annual Assessment Revenue	249,592	272,452	260,184	286,203
b. Minus County Tax Collection Fee (1.7%)	(36,863)	(40,579)	(4,423)	(4,865)
c. Other	10,411	16,508	3,500	3,500
d. Total Revenue:	223,140	248,380	259,261	284,837
Services				
a. Utilities: Water	110,000	88,187	233,100	149,072
b. Utilities: PGE	9,064	7,244	11,203	12,323
c. Landscape Maintenance	54,862	45,438	111,203	59,949
d. One-Time Project/Maintenance	67,996		74,675	76,915
e. Property Owner Noticing	51		54	56
f. Annual Reporting	480	1,386	509	524
g. City Administration	3,183	3,404	3,377	3,478
h. Total Expenditures:	245,635	145,659	434,120	302,317
Account Balance				
a. Beginning Account Balance:	443,691	421,196	523,917	349,058
b. Net Change (Revenue - Expenditures)	(22,495)	102,722	(174,859)	(17,480)
c. Ending Account Balance:	421,196	523,917	349,058	331,578

Zone 12 (Spindrift - Eden Shore East)

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

FY 2026

Maximum Base Assessment Rate: **\$263.16**
 Assessment Amount per Parcel: **\$110.41**
 Number of Parcels: **379**
 Assessment Income: **\$41,844**



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

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

FY 2026 Maximum Base Assessment

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

Eden Shores East:

- Originally set when the zone was created in **2007**.
- Increased from the previous year from \$256.28 to **\$263.16** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Spindrift Annexation:

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$246.98 to **\$254.40** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.38% for the period December 2023 to December 2024) and the unused CPI carried over from previous fiscal years is 3.15%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for Developed parcels will **increase** from the previous year from \$104.16 to **\$110.41**.
- The total annual assessment income will equal **\$41,844**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services for this assessment zone include:

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed	FY 2027 Projected
Assessment					
Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb					
a. Maximum Base Assessment Amount:	237.74	250.34	256.28	263.16	241.79
b. Annual Per Parcel Assessment:	92.70	98.26	104.16	110.41	117.03
c. # of Parcels	261	261	261	261	261
d. Total Amount Assessed:	24,195	25,646	27,185	28,816	30,545
Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec					
e. Maximum Base Assessment	232.80	239.80	246.98	254.40	251.34
f. Annual Per Parcel Assessment:	92.70	98.26	104.16	110.41	117.03
g. # of Parcels	118	118	118	118	118
h. Total Amount Assessed:	10,939	11,595	12,291	13,028	13,810
i. Total Amount Assessed for the District:	35,133	37,241	39,476	41,844	44,355
Income					
a. Annual Assessment Revenue	35,088	37,336	39,476	41,844	44,355
b. Minus County Tax Collection Fee (1.7%)	(597)	(633)	(671)	(711)	(754)
c. Other	581	1,735	150	150	150
d. Total Revenue:	35,071	38,438	38,955	41,283	43,751
Services					
a. Contribution to Park Maintenance	24,666	8,222	25,406	26,168	26,953
b. Property Owner Noticing	30		32	33	34
c. Annual Reporting	552	1,648	585	603	621
d. City Administration	1,273	1,361	1,351	1,391	1,433
e. Total Expenditures:	26,521	11,232	27,374	28,195	29,041
Account Balance					
a. Beginning Account Balance:	19,273	27,823	55,029	66,609	79,697
b. Net Change (Revenue - Expenditures)	8,550	27,206	11,581	13,088	14,710
c. Ending Account Balance:	27,823	55,029	66,609	79,697	94,407

Zone 13 (Cannery Place)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

FY 2026

Maximum Base Assessment Rate: **\$1,493.46**

Assessment Amount per Parcel: **\$442.84**

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

Assessment Income: **\$265,263**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2008**.
- Increased from the previous year from \$1,454.34 to **\$1,493.46** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge for Developed parcels will **increase** from the previous year from \$417.78 to **\$442.84**.
- The total annual assessment income will equal **\$265,263**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2026 Services

Services for this assessment zone include:

- **Park Maintenance:** includes approximately five (5) acres of park area encompassing landscaping and irrigation, and playground equipment, and maintenance of a historic water tower within the development;
- **Landscaping and irrigation:** includes park strips and parkway within the development;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance:** of street trees;
- **Maintenance:** of paved walkways;
- **One-time maintenance:** A budget of **\$200,000** is allocated for additional maintenance. Of the \$200,000 budgeted for one-time maintenance, \$150,000 of this is a contribution to the requested dog park.

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 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	1,349.23	1,420.74	1,454.34	1,493.46
b. Annual Per Parcel Assessment:	371.82	394.13	417.78	442.84
c. <u># of Parcels</u>	<u>599</u>	<u>599</u>	<u>599</u>	<u>599</u>
d. Total Amount Assessed for the District:	222,720.18	236,083	250,248	265,263
Income				
a. Annual Assessment Revenue	223,234	235,564	250,248	265,263
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,786)	(4,013)	(4,254)	(4,509)
c. <u>Other</u>	<u>16,509</u>	<u>27,290</u>	<u>2,500</u>	<u>2,500</u>
d. Total Revenue:	235,957	258,840	248,494	263,254
Services				
a. Utilities: Water	47,389	84,580	88,000	98,560
b. Utilities: PGE	8,831	12,299	11,400	12,540
c. Landscape Maintenance	67,320	67,320	71,420	46,102
e. Graffiti Abatement	-		7,210	7,426
f. One Time Project/Maintenance	6,796	82,915	120,000	200,000
g. Calsense Air Time - Five Year Maint				
h. Property Owner Noticing	48		51	53
i. Annual Reporting	480	1,433	509	524
j. <u>City Administration</u>	<u>4,456</u>	<u>4,766</u>	<u>4,727</u>	<u>4,869</u>
k. Total Expenditures:	135,320	253,313	303,317	370,074
Account Balance				
a. Beginning Account Balance:	650,112	750,749	756,276	701,454
b. <u>Net Change (Revenue - Expenditures)</u>	<u>100,637</u>	<u>5,527</u>	<u>(54,823)</u>	<u>(106,820)</u>
c. Ending Account Balance:	750,749	756,276	701,454	594,634

Zone 14 (La Vista)

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

FY 2026

Maximum Base Assessment Rate: **\$769.46**
 Assessment Amount per Developed Parcel: **\$704.16**
 Number of Parcels: **179**
 Assessment Income: **\$126,045**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$747.04 to **\$769.46** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.38% for the period December 2023 to December 2024) and the unused CPI carried over from previous fiscal years is 3.15%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from \$683.65 to **\$704.16**.
- The total annual assessment income will equal **\$126,045**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be increased up to the Maximum Base Assessment Rate.

FY 2026 Services

Services for this assessment zone include:

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	704.16	725.28	747.04	769.46
b. Annual Per Parcel Assessment:	683.65	683.65	683.65	704.16
c. <u># of Parcels</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>
h. Total Amount Assessed for the District:	122,373	122,373	122,373	126,045
Income				
a. Annual Assessment Revenue	121,977	121,289	122,373	126,045
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,080)	(2,080)	(2,080)	(2,143)
c. <u>Other</u>	<u>5,973</u>	<u>10,492</u>	<u>350</u>	<u>350</u>
d. Total Revenue:	125,870	122,373	122,373	126,045
Services				
a. Utilities: Water	19,444	37,431	59,527	26,351
b. Utilities: PGE	456	4,200	3,500	3,850
c. Landscape Maintenance	46,080	42,240	48,886	75,353
d. One-Time Capital Project/Maintenance	14,620	5,240	59,440	51,223
e. Property Owner Noticing	14		15	16
f. Consultant/Annual Reporting	480	1,245	509	524
g. <u>City Administration</u>	<u>4,456</u>	<u>4,766</u>	<u>4,727</u>	<u>4,869</u>
h. Total Expenditures:	85,551	95,122	176,605	162,185
Account Balance				
a. Beginning Account Balance:	227,744	268,063	295,315	241,083
b. <u>Net Change (Revenue - Expenditures)</u>	<u>40,319</u>	<u>27,251</u>	<u>(54,231)</u>	<u>(36,141)</u>
c. Ending Account Balance:	268,063	295,315	241,083	204,943

Zone 15 (Cadence)

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

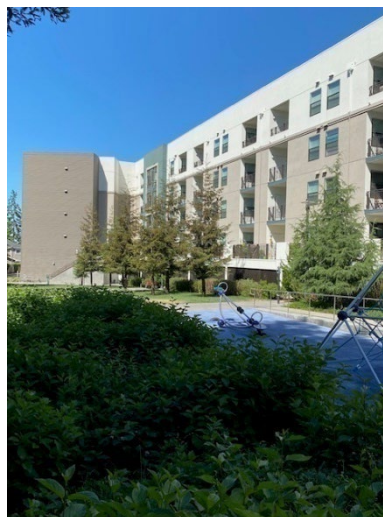
FY 2026

Maximum Base Assessment Rate: **\$746.18**

Assessment Amount per Parcel: **\$0.00**

Number of Parcels: **206**

Assessment Income: **\$0.00**



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

FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2017**.
- **Increased** from the previous year from \$724.44 to **\$746.18** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.38% for the period December 2023 to December 2024) and the unused CPI carried over from previous fiscal years is 3.74%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

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

FY 2026 Services

Services provided to this assessment zone include:

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

Zone 16 (Blackstone)

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

FY 2026

Maximum Base Assessment Rate: Zone A: **\$532.16**, Zone B: **\$558.76**

Assessment Amount per Parcel – Zone A: **\$516.66**, Zone B: **\$542.48**

Number of Parcels: **157**

Assessment Income: **\$81,735.30**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2016**.
- Zone A: Increased from the previous year from \$516.66 to **\$5532.16** per parcel by CPI.
- Zone B: Increased from the previous year from \$542.48 to **\$558.76** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.38% for the period December 2023 to December 2024) and the unused CPI carried over from previous fiscal years is 3.15%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

- The per parcel rate (Zone A) will **remain the same** as the previous year at **\$516.66**.
- The per parcel rate (Zone B) will **remain the same** as the previous year at **\$542.48**.
- The total annual assessment income will equal **\$81,735**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **at** the Maximum Base Assessment.

FY 2026 Services
Services provided to this assessment zone include:

- **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Park Maintenance:** approximately two (2) acres of park area which includes landscaping and irrigation, exercise equipment, bocce ball courts, faux bridge, storm water basins and all other park amenities.
- **Maintenance:** of street trees, streetlights, paved walkways, and cobblestone pathways
- **One-time maintenance:** A budget of **\$39,869** 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 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
ZONE A				
a. Maximum Base Assessment:	487.00	501.60	516.66	532.16
b. Annual Per Parcel Assessment:	482.00	487.00	516.66	516.66
c. <u># of Parcels</u>	133	133	133	133
d. Total Amount Assessed:	64,106	64,771	68,716	68,716
ZONE B (5% of Zone A)				
e. Maximum Base Assessment:	511.34	526.68	542.48	558.76
f. Annual Per Parcel Assessment:	506.08	511.34	542.48	542.48
g. <u># of Parcels</u>	24	24	24	24
h. Total Amount Assessed:	12,146	12,272	13,020	13,020
i. Total Amount Assessed for the District:	76,252	77,043	81,735	81,735
Income				
a. Annual Assessment Revenue	76,792	79,428	81,735	81,735
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(1,310)	(1,310)	(1,390)	(1,390)
c. <u>Other</u>	3,752	6,869	125	125
d. Total Revenue:	79,234	84,988	80,471	80,471
Services				
a. Utilities: Water	8,599	14,614	10,405	11,654
b. Utilities: PGE	2,727	2,700	3,370	3,708
c. Landscape Maintenance	24,000	24,000	25,462	26,225
d. One-Time Project/Maintenance	11,500		43,707	39,869
e. Property Owner Noticing	13		122	122
f. Annual Reporting	480	1,230	1,333	1,333
g. <u>City Administration</u>	3,183	3,404	3,377	3,478
h. Total Expenditures:	50,501	45,948	87,776	86,388
Account Balance				
a. Beginning Account Balance	140,717	169,450	208,490	201,185
b. <u>Net Change (Revenue - Expenditures)</u>	28,733	39,040	(7,305)	(5,917)
c. Ending Account Balance:	169,450	208,490	201,185	195,268

Zone 17 (Parkside Heights)

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

FY 2026

Maximum Base Assessment Rate: **\$625.24**
 Assessment Amount per Parcel (Developed): **\$600.37**
 Number of Parcels: **97**
 Assessment Income: **\$58,236**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2019**.
- Increased from the previous year from \$608.86 to **\$625.24** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA 2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **increase** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will **increase** from the previous year from \$582.88 to **\$600.37**.
- The total annual assessment income will equal **\$58,236**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment.

FY 2026 Services

Services provided to this assessment zone include:

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

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

	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Proposed
Assessment				
a. Maximum Base Assessment Amount:	564.86	594.78	608.86	625.24
b. Developed Parcels				
c. Annual Per Parcel Assessment:	528.69	555.12	582.88	600.37
d. # of Parcels	97	97	97	97
e. Total Amount Assessed for the District:	51,283	53,847	56,539	58,236
f. Future Development Parcels (30%)				
g. Annual Per Parcel Assessment	169.46	169.46	169.46	187.57
h. # of Parcels	-	-	-	-
i. Total Amount Assessed for the District:	-	-	-	-
j. Total Amount Assessed	51,283	53,847	56,539	58,236
Income				
a. Annual Assessment Revenue	51,323	53,973	56,539	58,236
b. Minus County Tax Collection Fee (1.7%)	(872)	(915)	(961)	(990)
c. Other	2,836	5,839	3,000	3,000
d. Total Revenue:	53,287	58,896	58,578	60,246
Services				
a. Landscape Maintenance			46,350	47,741
b. One-Time Project Maintenance			2,500	2,500
c. Property Owner Noticing	8		8	9
d. Annual Reporting	480	1,433	509	524
e. City Administration	3,183	3,404	3,377	3,478
f. Total Expenditures:	3,670	4,837	52,744	54,251
Account Balance				
a. Beginning Account Balance:	83,047	132,663	186,722	192,557
b. Net Change (Revenue - Expenditures)	49,617	54,059	5,835	5,995
c. Ending Account Balance:	132,663	186,722	192,557	198,551

Zone 18 (SoHay)

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

Formed: June 11, 2019

Resolution Number: 19-130

FY 2026

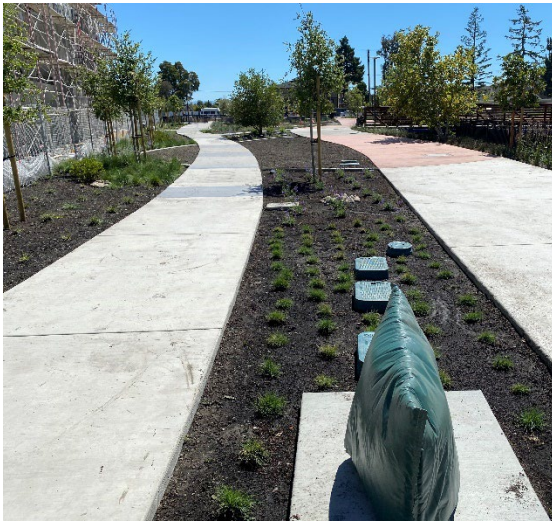
Maximum Base Assessment Rate: Zone A: **\$476.88**, Zone B: **\$453.04**

Assessment Amount per SFE (Developed): Zone A: **\$300.00**, Zone B: **\$285.00**

Assessment Amount per SFE (Undeveloped): Zone A: **\$90.00** Zone B: **\$85.50**

Number of Parcels: **433 SFE**

Assessment Income: **\$127,320.00**



FY 2026 Maximum Base Assessment

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

- Originally set when the zone was created in **2019**.
- Zone A: Increased from the previous year from \$464.8 to **\$476.88** per parcel by CPI.
- Zone B: Increased from the previous year from \$441.16 to **\$453.04** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (2.69% for the period February 2024 to February 2025).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2026 Assessment and Income**Assessment Rate (annual charge per parcel) and Income**

- The rate per SFE (Zone A - Developed) **will remain the same** as the previous year at \$300.00.
- The rate per SFE (Zone A - Undeveloped) **will remain the same** as the previous year at \$90.00.
- The rate per SFE (Zone B - Developed) **will remain the same** as the previous year at \$285.00.
- The rate per SFE (Zone B - Undeveloped) **will remain the same** as the previous year at \$85.50.
- The total annual assessment income will equal **\$127,320**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- The assessments are apportioned among all lots and parcels within the Assessment Area based on Single-Family Equivalent (SFE). Townhomes are assigned 1.0 SFE, apartments are assigned 0.43 SFE per apartment unit, and commercial is assigned 0.50 SFE per 0.20 acres.
- The current assessment rate is below the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

FY 2026 Services**Services provided to this assessment zone include:**

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

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

	FY 2023	FY 2024	FY 2025	FY 2026
	Actual	Actual	Estimated	Proposed
Assessment				
Zone A				
Maximum Base Assessment Amount:	430.82	456.66	464.38	476.88
a. Developed Parcels				
b. Annual Assessment per SFE	300.00	300.00	300.00	300.00
c. # of SFE	261	261	261	261
d. Total Amount Assessed:	78,288	78,300	78,300	78,300
e. Future Development Parcels: 30%				
f. Annual Assessment per SFE	90.00	90.00	90.00	90.00
g. # of SFE	-	-	-	-
h. Total Amount Assessed:	-	-	-	-
Zone B (95% of Zone A)				
Maximum Base Assessment Amount: Zone B	409.28	430.98	441.16	453.04
k. Developed Parcels:				
l. Annual Assessment per SFE	285.00	285.00	285.00	285.00
m. # of SFE	93	139	172	172
n. Total Amount Assessed:	26,505	39,615	49,020	49,020
o. Future Development Parcels: 30%				
p. Annual Assessment per SFE	85.50	85.50	85.50	85.50
q. # of SFE	79	33	-	-
r. Total Amount Assessed:	6,755	-	-	-
s. Total Amount Assessed for the District:	111,548	117,915	127,320	127,320
Income				
a. Annual Assessment Revenue	111,847	120,596	127,320	127,320
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(1,896)	(2,005)	(2,164)	(2,164)
c. <u>Other</u>	5,053	10,775	-	-
d. Total Revenue:	115,004	129,366	125,156	125,156
Services				
a. Utilities: Water		16,879	40,000	41,200
b. Utilities: PGE		-	5,000	5,150
c. Park Maintenance - HARD	28,000	47,000	47,000	47,000
d. Park Maintenance Utilities - HARD			2,000	2,060
e. Other Repair/Maintenance			7,000	7,210
f. Property Owner Noticing	28		30	31
g. Annual Reporting	480	1,345	1,386	1,427
h. <u>City Administration</u>	1,648	1,762	1,815	1,870
i. Total Expenditures:	30,156	66,986	104,231	105,948
Account Balance				
a. Beginning Account Balance:	129,940	214,788	277,168	298,093
b. <u>Net Change (Revenue - Expenditures)</u>	<u>84,848</u>	<u>62,380</u>	<u>20,925</u>	<u>19,208</u>
c. Ending Account Balance:	214,788	277,168	298,093	317,301

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. 25-XX**, preliminarily approving the Engineer’s Report, as adopted by the City Council of the City of Hayward, on **June 3, 2025**.

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.

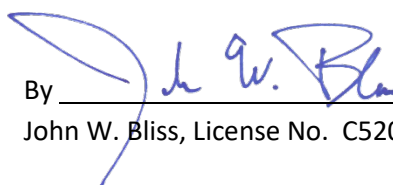
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor’s Maps of the County of Alameda for FY 2026. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda County Recorder Office.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the FY 2026 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

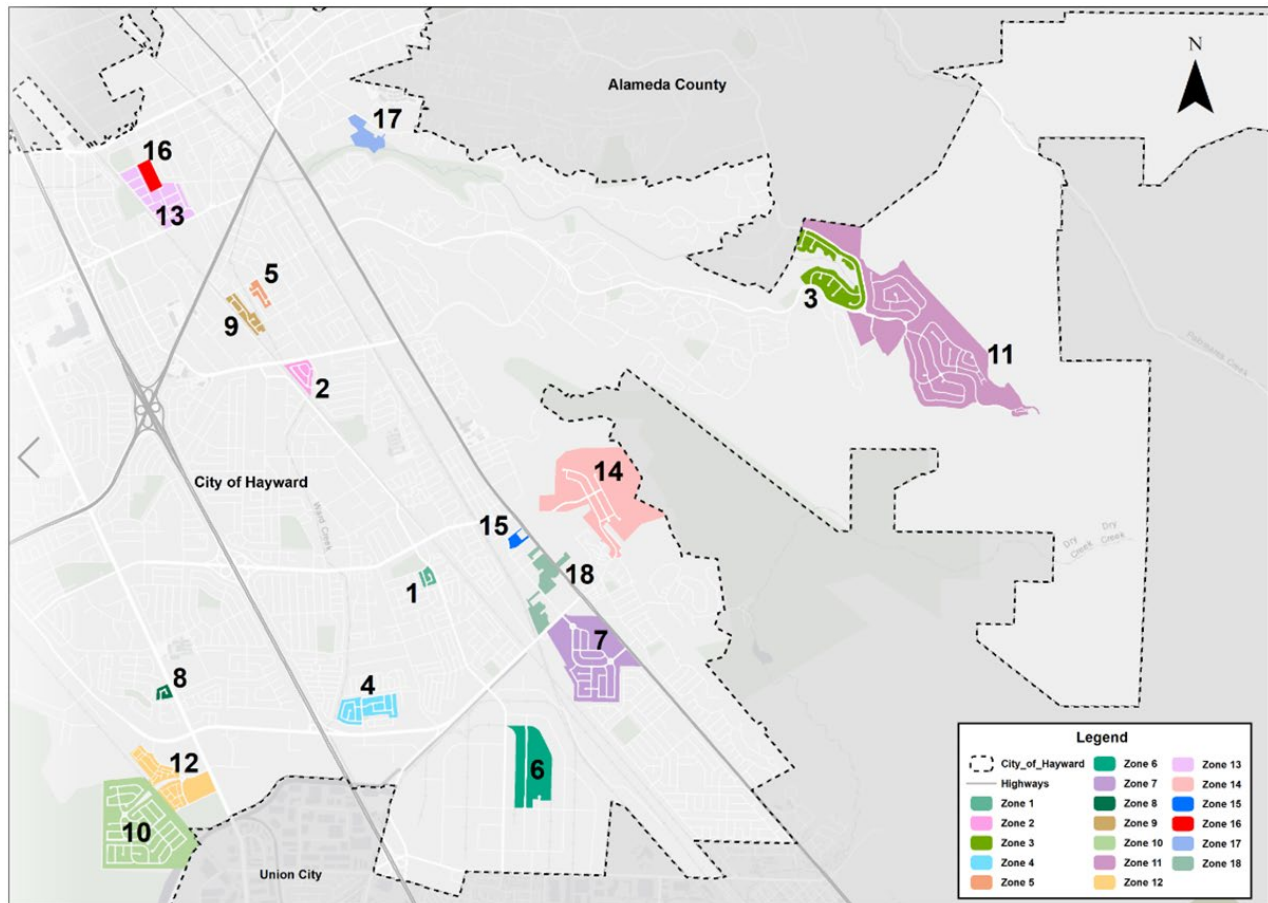
Dated: May 16, 2025



Engineer of Work

By  _____
John W. Bliss, License No. C52091

Vicinity Map



Assessment Diagram

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

