

## COUNCIL REFERRAL MEMORANDUM



**Date:** 3/17/20  
**To:** Mayor and City Council of Hayward  
**From:** Council Member Aisha Wahab  
**Referral:** **Consider an Item for Discussion on a Future City Council Agenda Regarding the “Preserve & Protect Our Neighbors” Annexation of the Unincorporated Areas of Alameda County by the City of Hayward.**

### **Background:**

Hayward, CA is the third largest city in Alameda County and is surrounded by the Unincorporated Areas: Cherryland, Hayward Acres, Ashland, Fairview, San Lorenzo, El Portal Ridge, Fairmont, Fairmont Terrace, Five Canyons and Hillcrest Knolls. These areas are not governed by a municipality, rather by the Board of Supervisors of Alameda County. Some unincorporated areas have fought hard to develop a local body, such as a municipal advisory council, in an effort to have more local control of neighborhoods. Many reports suggest that the unincorporated area is most vulnerable to displacement, need of emergency services, fees, higher taxes, lack of control over zoning, and much more.

Primarily, by becoming a part of Hayward, the unincorporated areas would benefit by having more control over land use and development, revitalization of residential and commercial areas, tax equity, improved community identity, local advocates for an improved quality of life, a stronger voice in the public safety and other services they receive, and even more (higher minimum wage, rent stabilization, tenant protections, etc.).

It is recommended that the City of Hayward begin an analysis of the potential impacts of annexation, transparently explain the process, and annex the area.

### **The benefits of annexation for the unincorporated area:**

- Receive a higher minimum wage
- Receive permanent tenant protections, just cause evictions, and rent control (unlike AB1482 that is binding for only 10 years)
- Regular maintenance (infrastructure), public safety (police and fire), and other city-provided services

### **Benefits to the City of Hayward:**

- Larger influence in Alameda County due to increased size
- Larger revenue base for the City of Hayward
- Neighboring areas are uniform to City standards

Unincorporated areas also receive less maintenance on roads, sidewalks, and many of the other services that a traditional city provides to neighborhoods. This often leads to slower response times, streets needing repairs, and much more. The best option for unincorporated areas is to become a city or in this case, become a part of a current city.

### **Annexation Considerations (but not limited to):**

- Assessment of the boundaries of the Cherryland and Hayward Acres neighborhoods and consideration of other areas that could be included in a potential annexation
- Cost/Benefit (revenue and expenditure) analysis of the impact of annexation on both the City of Hayward and the residents and businesses in the annexation area.
- Analysis of benefits to residents of the unincorporated areas such as: emergency services, housing, economic development, and safety nets (rent control, tenant protections, just cause eviction, minimum wage and other benefits) to the unincorporated residents
- Transparency of the process of annexation

**Timeline:** 30-60 days

**Stakeholders:** Alameda County Board of Supervisors, Alameda County Municipal Advisory Councils, Local Agency Formation Commission, residents, business owners, other organizations, etc.

**Supplementals:**

- Letter of Support from Hayward Firefighters 1909
- Letter of Support from Hayward Police Officers Association

**Annexation Supports the Hayward Strategic Roadmap:**

- Goal 1: **Preserve, Protect, & Produce Housing**
- Goal 2: **Grow the Economy**
- Goal 3: **Combat Climate Change**
- Goal 4: **Improve Infrastructure**
- Goal 5: **Improve Organizational Health**
- Goal 6: **Support Quality of Life**

**Prepared & Submitted By:**

*Aisha Wahab*

**Aisha Wahab, M.B.A.**

Hayward City Council Member



# Hayward Firefighters • Local 1909

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**Mayor and Council Members,**

The Hayward Firefighters Local 1909 of the International Firefighters lend our full favor and support for the proposed annexation of Cherryland (formerly known as Hayward North).

We believe that the Citizens of Hayward North deserve the greater service that can be provided by a City Government that is more focused and receptive to the needs of their own. The sovereignty of the citizens of this community would weld well with our own.

The Hayward Firefighters Local 1909 believe that bringing this Hayward Community within the government of the City of Hayward would be mutually beneficial. The citizens of Cherryland will have a greater voice on how their tax dollars are utilized not only for public safety but for all services that the City of Hayward provides.

The Hayward Firefighters Local 1909 are giving their full support and approval for annexation.

Thank you for considering this community.

**Andrew Ghali**

**President Hayward Firefighters Local 1909**





*Hayward Police Officer's Association  
300 West Winton Avenue, Hayward CA 94544  
Office (510) 293-7207 Fax (510) 293-7208*

Greetings,

The Hayward Police Officers Association is in full support of the annexation of Cherryland into the city of Hayward. We believe that the citizens of Cherryland should benefit and be part of our Hayward community.

The Citizens of Cherryland should be able to have a voice on what and how they utilize their tax dollars not only for public safety but for all the services the city of Hayward have to offer. We look forward to working with you and the community to explore and analyze this transition.

The Hayward Police Officers Association give their full support.

Thank you for considering joining our community.

Ricardo Flores

President of the Hayward Police Officers Association