

**CITY COUNCIL  
MEETING**

**DECEMBER 3,  
2024**

**PRESENTATIONS**

# **Beautiful Yard Contest Award**



#HaywardBeautiful Yard Contest  
Winners

Hayward City  
Hall

December 3  
2024

7:00 PM

# Keep Hayward Clean and Green Task Force

- The Keep Hayward Clean and Green (KHCG) Task Force was created by the City Council to help address issues impacting community appearance. Its mission is to preserve the environment and enhance the visual appearance of the City of Hayward through the joint efforts of individuals, volunteer groups, businesses, and municipal resources.



# The Hayward Beautiful Yard Contest

- The Hayward Beautiful yard contest is a reward-based approach to encourage residents to **Keep Hayward Clean, Green, and Beautiful** by acknowledging the hard work that goes into a bay friendly yard.



//////

# #HaywardBeautiful Yard Contest Criteria



Yard Clean and Free of Debris



Well Maintained Foliage



Reduces Water Usage



Use of Native Plants & Landscaping

And the Winners are...



**KEEP HAYWARD  
CLEAN & GREEN**

# Hayward Beautiful Yard Contest Winners

3rd Place Winner-  
**Jamie Mejia**



---

# Hayward Beautiful Yard Contest Winners

2nd Place Winner-  
**Mary Jane**



Hayward Beautiful Yard Contest Winners

1st Place Winner-  
**Monica Gloria**





# Certificate of Recognition Presentation



**KEEP HAYWARD  
CLEAN & GREEN**

**Item #12**

**WS #24-037**

**FY 2026 to FY  
2030 Sewer  
Rates and  
Connection Fees**

# City of Hayward

## Sewer Rate and Connection Fee Study

---

**City Council Work Session**

December 3, 2024



**Water Resources  
Economics**

PROMOTING THE VALUE AND PRICE OF  
WATER SERVICE

# Agenda

- Rate Study Overview
- Financial Plan
- Sewer Rates
- Sewer Connection Fees
- Schedule and Discussion

# Sewer Rate Overview

- Rates pay for collection, treatment, and disposal of wastewater
  - Residential – Standard, Economy, Lifeline
  - Non-residential – based on water usage and wastewater strength
- Financial drivers
  - Operating and maintenance costs
  - Capital Replacement fund
  - Reserve funding

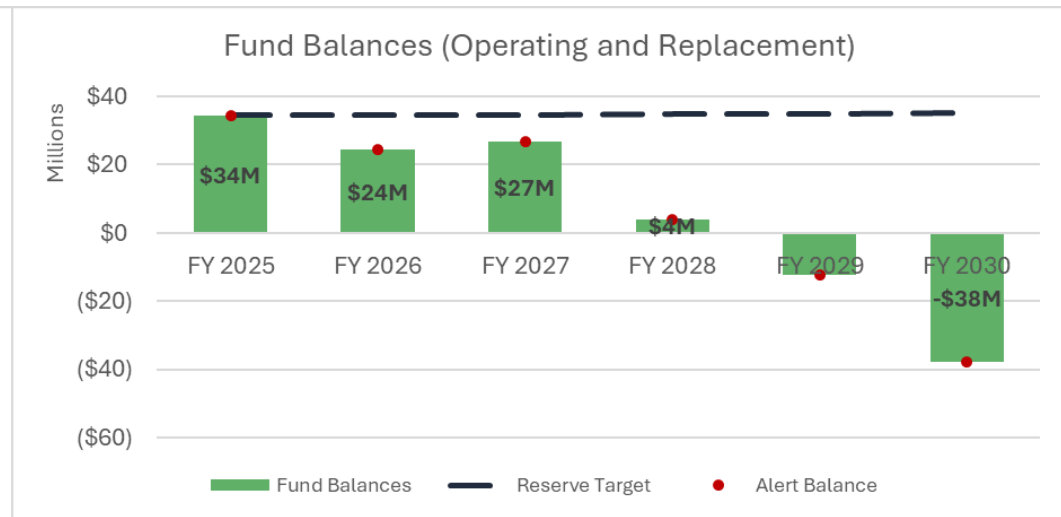
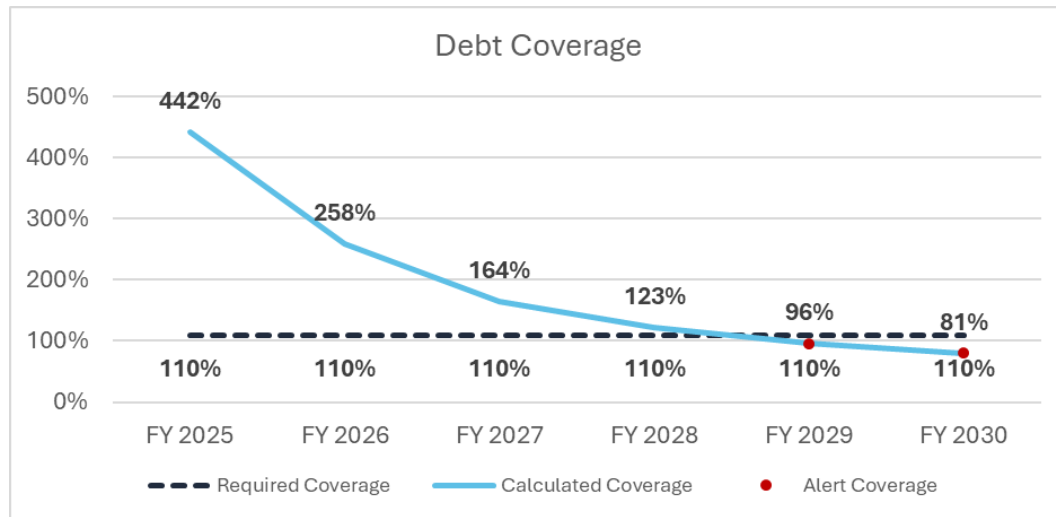


# Proposition 218 Requirements

- Proposition 218 requirements for sewer rates:
  - Rates must be proportional to and may not exceed the cost of providing sewer service
  - One customer class (residential, commercial, etc.) may not subsidize another customer class
  - Agencies typically conduct a “cost-of-service analysis” at least once every 5 years *or when there are significant changes to the system* to ensure a sufficient nexus between rates and costs

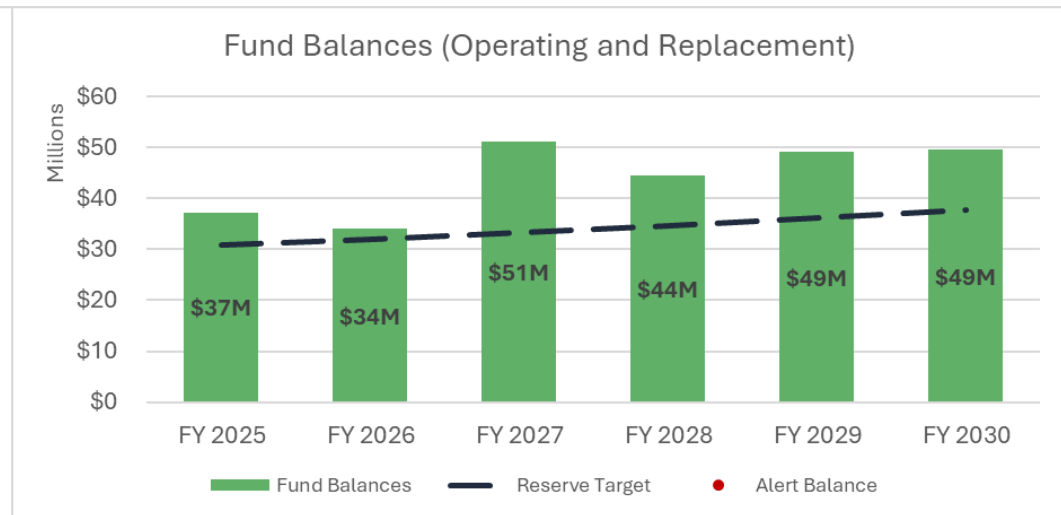
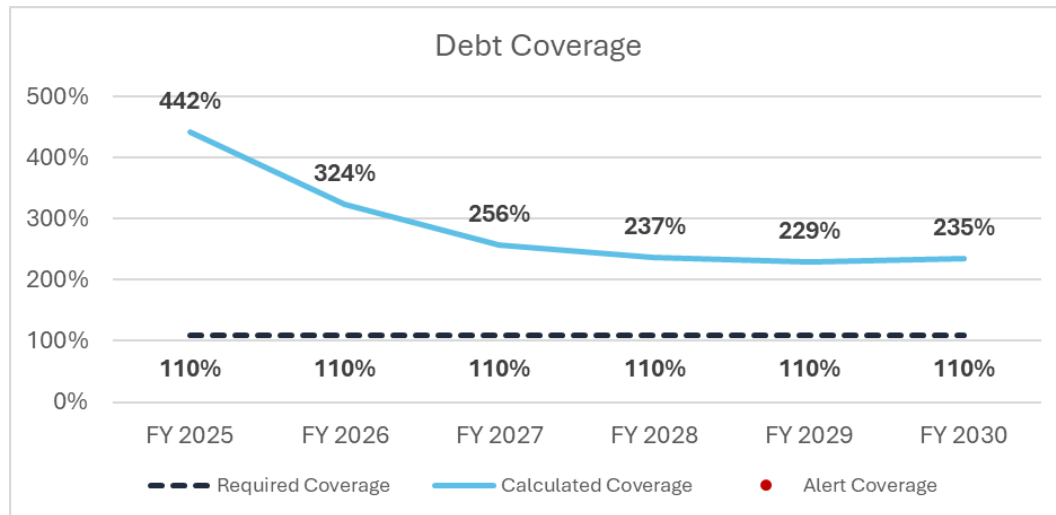
# Financial Plan – Status Quo

Financial Plan Scenarios	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Revenue Adjustments	0%	0%	0%	0%	0%
CIP Execution Rate	100%	100%	100%	100%	100%

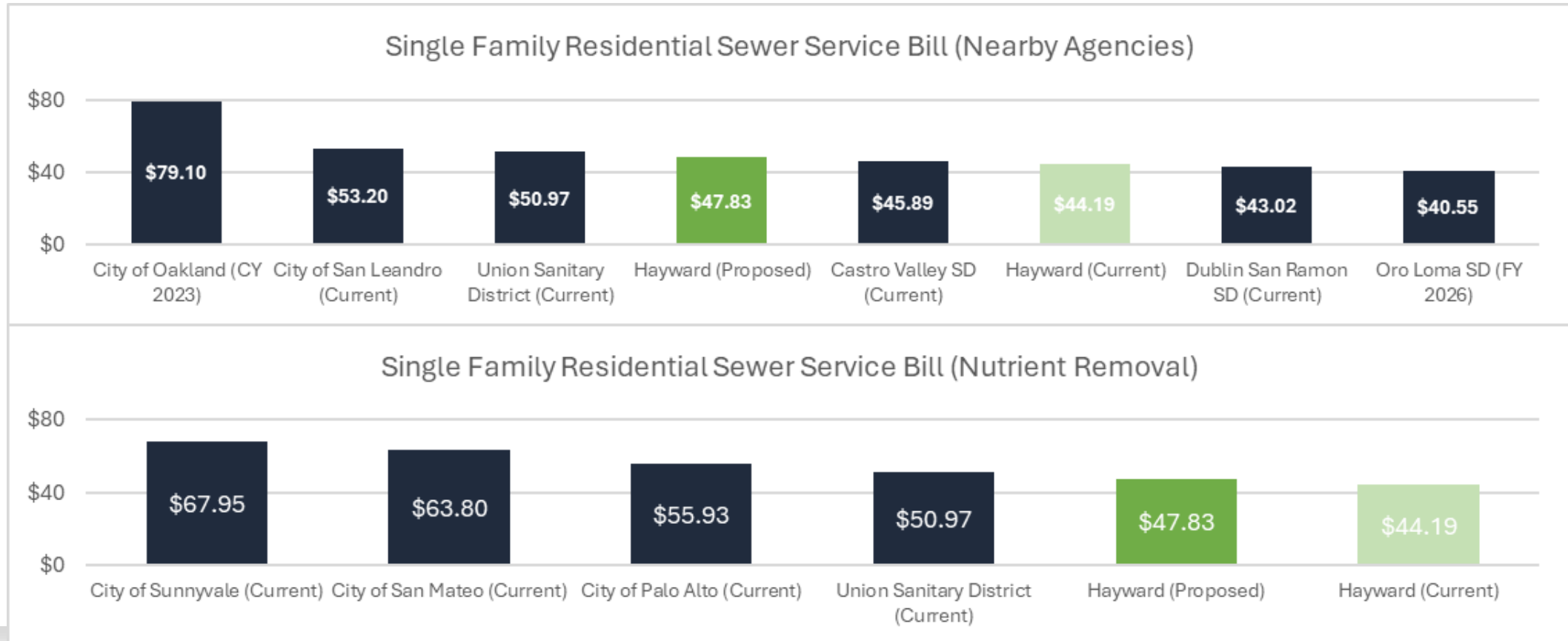


# Financial Plan – Proposed

Financial Plan Scenarios	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Revenue Adjustments	12%	12%	12%	12%	12%
CIP Execution Rate	95%	95%	95%	95%	95%



# Single Family Bill Comparisons



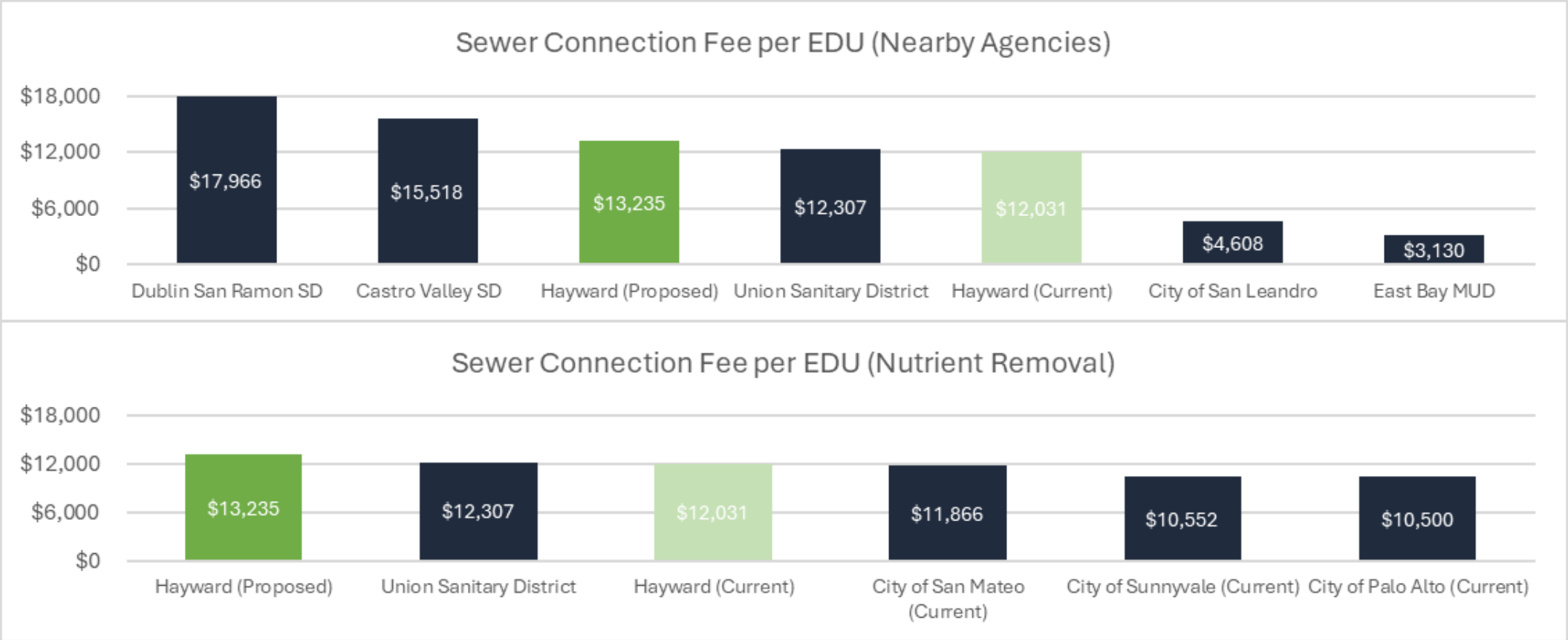
# Sewer Connection Fees

- Connection fees are one-time fees for new development to connect to sewer system
- “Growth pays for growth”
- Remaining capacity in existing sewer system + new capacity in future sewer system
- Accounts for investment in expansion-related CIP (including portion of WRRF Phase II improvement project)

# Proposed Connection Fees

Proposed Sewer Connection Fees	Current Connection Fee	WRE Recommended	Staff Recommended (Year 1)	Staff Recommended (Year 2)
<b>Connection Fee Increase</b>		<b>22%</b>	<b>10%</b>	<b>10%</b>
<b>Residential</b>				
Single Family, Low Density Residential	\$12,031	\$14,659	\$13,235	\$14,559
Multi-Family, High Density Residential (per unit)	\$10,709	\$13,049	\$11,781	\$12,960
Accessory Dwelling Unit (per unit)	\$4,813	\$5,865	\$5,295	\$5,825
<b>Commercial, Industrial, Other</b>				
Wastewater capacity (per gpd)	\$33.61	\$68.87	\$32.98	\$36.28
CBOD (per lb per year)	\$13.33	\$17.84	\$34.11	\$37.53
SS (per lb per year)	\$14.34	\$22.31	\$22.34	\$24.58
Minimum Charge	\$12,031	\$14,659	\$13,235	\$14,559

# Connection Fee Comparisons



# Schedule and Discussion

- Work Session: December 3, 2024
- Public Hearing notices mailed no later than: December 20, 2024
- Public Hearing and rate adoption: February 4, 2025
- Effective dates:
  - Sewer rates: annually from July 1, 2025 to July 1, 2029
  - Connection fees: September 1, 2025 and September 1, 2026
- **Work Session format:**
  - **Public comments**
  - **Council questions & discussion**



## **Water Resources Economics**

PROMOTING THE VALUE AND PRICE OF  
WATER SERVICE

# Contact Information

Nancy Phan  
Principal Consultant  
[nphan@water-economics.com](mailto:nphan@water-economics.com)

# Proposed Residential Sewer Rates

Monthly Sewer Service Charges (Residential)	Adopted 10/1/2024	Proposed 7/1/2025	Proposed 7/1/2026	Proposed 7/1/2027	Proposed 7/1/2028	Proposed 7/1/2029
Standard Residential, per unit	\$44.19	\$47.83	\$53.57	\$60.00	\$67.20	\$75.27
Multi-Family, per unit	\$39.33	\$43.49	\$48.71	\$54.56	\$61.11	\$68.45
Mobile Home, per unit	\$30.94	\$32.34	\$36.23	\$40.58	\$45.45	\$50.91
Economy, 5 to 8 units of water usage	\$20.70	\$22.52	\$25.23	\$28.26	\$31.66	\$35.46
Lifeline, 0 to 4 units of water usage	\$10.36	\$11.61	\$13.01	\$14.58	\$16.33	\$18.29

# Proposed Commercial Sewer Rates

Monthly Sewer Service Charges (Commercial w/ Irrigation Meter)	Adopted 10/1/2024	Proposed 7/1/2025	Proposed 7/1/2026	Proposed 7/1/2027	Proposed 7/1/2028	Proposed 7/1/2029
<b>Per ccf of water usage</b>						
Commercial/Government	\$7.99	\$7.95	\$8.91	\$9.98	\$11.18	\$12.53
Restaurant w/ Grease Interceptor	\$10.44	\$10.53	\$11.80	\$13.22	\$14.81	\$16.59
Restaurant w/o Grease Interceptor	\$13.52	\$12.96	\$14.52	\$16.27	\$18.23	\$20.42
Bakery	\$13.77	\$14.39	\$16.12	\$18.06	\$20.23	\$22.66
Food Manufacturing	\$30.34	\$25.72	\$28.81	\$32.27	\$36.15	\$40.49
Pulp and Paper Manufacturing	\$10.45	\$10.07	\$11.28	\$12.64	\$14.16	\$15.86
Fabricated Metal	\$4.32	\$5.87	\$6.58	\$7.37	\$8.26	\$9.26

# Proposed Commercial Sewer Rates

Monthly Sewer Service Charges (Commercial w/o Irrigation Meter)	Adopted 10/1/2024	Proposed 7/1/2025	Proposed 7/1/2026	Proposed 7/1/2027	Proposed 7/1/2028	Proposed 7/1/2029
<b>Per ccf of water usage</b>						
Commercial/Government	\$7.20	\$7.16	\$8.02	\$8.99	\$10.07	\$11.28
Restaurant w/ Grease Interceptor	\$9.40	\$9.47	\$10.61	\$11.89	\$13.32	\$14.92
Restaurant w/o Grease Interceptor	\$12.17	\$11.66	\$13.06	\$14.63	\$16.39	\$18.36
Commercial Laundry	\$7.26	\$7.79	\$8.73	\$9.78	\$10.96	\$12.28
Meat Products	\$13.84	\$13.15	\$14.73	\$16.50	\$18.48	\$20.70
Pulp and Paper Manufacturing	\$9.40	\$8.89	\$9.96	\$11.16	\$12.50	\$14.00
Fabricated Metal	\$3.89	\$5.28	\$5.92	\$6.64	\$7.44	\$8.34

# Proposed Industrial Sewer Rates

Monthly Sewer Service Charges (Critical/Industrial Users)	Adopted 10/1/2024	Proposed 7/1/2025	Proposed 7/1/2026	Proposed 7/1/2027	Proposed 7/1/2028	Proposed 7/1/2029
Flow, per ccf of wastewater	\$3.6932	\$5.4912	\$6.1502	\$6.8883	\$7.7149	\$8.6407
CBOD, per lb of CBOD	\$0.8806	\$0.5168	\$0.5789	\$0.6484	\$0.7263	\$0.8135
SS, per lb of SS	\$1.1835	\$1.7862	\$2.0006	\$2.2407	\$2.5096	\$2.8108

**Item #13**

**PH #24-046**

**Tenant Relocation  
Assistance  
Ordinance**

# Public Hearing

---

## **Tenant Relocation Assistance Ordinance: Introduction of an Ordinance Amending Chapter 12, Article 2 of the HMC Simplifying Requirements for Relocation Assistance**

**December 3, 2024 | Mayor & City Council**

Christina Morales, Deputy Director of Development Services

Ayush Patel, Management Analyst I

---

# TRAO BACKGROUND

- TRAO adopted on July 14, 2020 to ensure residents had the same protections that were afforded under California's Tenant Protection Act
- TRAO has three core components:
  1. Permanent Relocation Assistance (no-fault termination)
  2. Temporary Relocation Assistance (substantial repairs)
  3. Governmental Agency's Order to Vacate (health & safety conditions)
- Requirements of TRAO have layers of complexities that made the ordinance difficult for stakeholders to understand and for staff to administer
- Council included simplification of the TRAO on FY25 Strategic Roadmap (HP10)
- Staff presented proposed changes to the HPRC, which supported the recommended revisions to the Ordinance

# SIMPLIFY PAYMENT STRUCTURE

Change from a complex per diem payment with multiple variables to a flat rate based on FMRs for Alameda County

Unit Type	Per Diem	Proposed Flat Rate	Proposed Flat Rate (Daily)*
<i>Efficiency</i>	\$194	\$5,811	\$194
<i>1-Bed</i>	\$194 - \$226	\$6,603	\$220
<i>2-Bed</i>	\$258	\$8,046	\$268
<i>3-Bed</i>	\$258 - \$290	\$10,296	\$343
<i>4-Bed</i>	\$322	\$12,231	\$408

*\*Values are rounded to the nearest dollar*

- Because the proposed flat rate provides enough money to find alternative, permanent housing, staff recommend stating that permanent relocation assistance is no longer required when providing temporary relocation assistance
- In lieu of providing a temporary relocation payment, Landlords may offer tenants with a comparable rental unit — staff do not recommend any changes to this alternative means of compliance

# CLARIFY RELOCATION ASSISTANCE REQUIREMENTS RELATED TO GOVERNMENTAL AGENCY'S ORDER TO VACATE



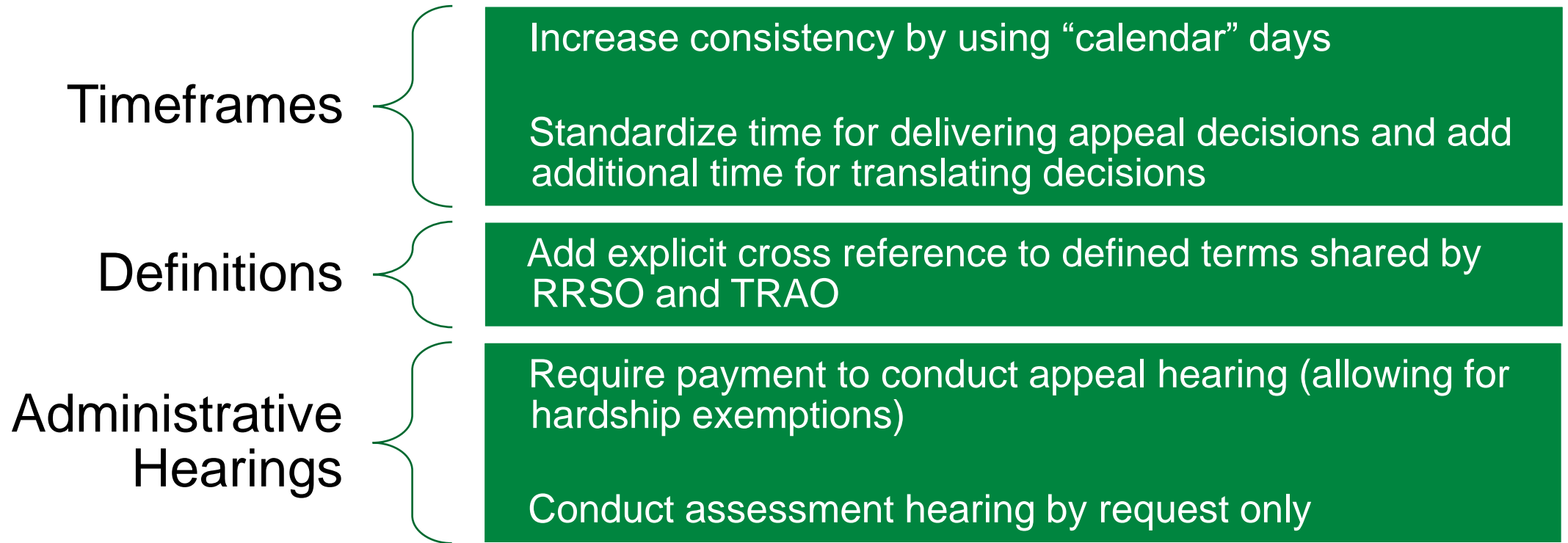
For a governmental agency's order to vacate, the state-mandated relocation assistance applies in addition to the City's temporary relocation payment



Adds explicit language to clarify that both state and local laws apply

# IMPROVE CONSISTENCY

Amendments modify timeframes, definitions, and administrative hearings to be consistent with, other City processes, the RRSO, state law, or the Hayward Municipal Code as applicable.



# SUMMARY OF AMENDMENTS

- Modify the temporary relocation payment from a multi-variable per diem requirements to a one-time flat rate of 3x the FMR (prorated if relocation lasts fewer than 30 days)
- Addition of explicit language that indicates that relocation assistance for governmental agency's order to vacate requires relocation assistance required by state law in addition to City's requirement
- Update to improve consistency by using calendar days, standardizing timeframes, and maintaining alignment with state law
- Cross referencing defined terms shared by the RRSO and the TRAO
- Addition of a penalty fee of \$1,000 for Landlords who do not provide relocation assistance in a timely manner for cases relating to a governmental agency's order to vacate as recommended by the HPRC
- Addition of a fee for appeal hearings (except in cases of hardship) and modifying assessment process to only conduct hearings upon request consistent with these processes referenced in the HMC

# RECOMMENDATIONS

1. Holds a public hearing to obtain input on proposed amendments to the Tenant Relocation Assistance Ordinance and associated amendment to the FY 2025 Master Fee Schedule; and
2. Introduces an ordinance (Attachment III) amending Chapter 12, Article 2 of the Hayward Municipal Code clarifying and streamlining requirements for relocation assistance; and
3. Adopts a resolution (Attachment IV) amending Resolution NO. 24-197 FY 2025 Master Fee schedule approved on October 8, 2024; and
4. Adopts a resolution (Attachment V) appropriating \$29,858 in revenue funds received from Landlords reimbursing the City for Relocation Assistance Cases.