

Fiscal Year 2027

ENGINEER'S REPORT

City of Hayward

Landscaping and Lighting Assessment District 96-1

June 2026

Final Report

Engineer of Work:



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Table of Contents

Introduction 1

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

Plans and Specifications 9

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

Assessment 69

Vicinity Map..... 71

Assessment Diagram 72

List of Tables

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

Introduction

Overview

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

Through a professional service agreement with SCI Consulting Group (the "Consultant"), the City of Hayward (the "City") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year ("FY") 2027 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 2027. 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 2027.

Background

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

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

Table 1 - Description Of Benefit Zones

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

Self-Maintained.

The following table summarizes the FY 2027 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 2027 Max Base Assessment	FY 2027 Rate	FY 2026 Assessment	Change from last year		
1	Huntwood Ave. and Panjon St.	30	No	295.83	270.03	247.73	Incr	22.30	9%
2	Harder Rd. and Mocine Ave.	85	No	193.39	152.08	139.52	Incr	12.56	9%
3	Prominence	155	Yes	1,204.78	1,167.45	1,101.36	Incr	66.09	6%
4	Stratford Village	174	No	180.00	137.27	133.27	Incr	4.00	3%
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	1,260.16	700.00	698.08	Incr	1.92	0%
8	Capitola St.	24	Yes	901.26	226.77	215.97	Incr	10.80	5%
9	Orchard Ave.	74	Yes	240.64	42.76	40.34	Incr	2.42	6%
10	Eden Shores	534	Yes	1,434.96	398.02	365.16	Incr	32.86	9%
11a	Stonebrae (Developed)	617	Yes	2,035.28	471.45	449.00	Incr	22.45	5%
11b	Stonebrae (Undeveloped)	27	Yes	249.87	249.87	237.97	Incr	11.90	5%
12a	Eden Shores - East	261	Yes	269.68	100.00	110.41	Dcr	(10.41)	-9%
12b	Eden Shores East (Spindrift)	118	Yes	262.02	100.00	110.41	Dcr	(10.41)	-9%
13	Cannery Place	599	Yes	1,530.46	469.41	442.84	Incr	26.57	6%
14	La Vista	179	Yes	792.54	725.28	704.16	Incr	21.12	3%
15	Cadence	206	Yes	768.56	N/A	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	548.12	542.49	516.66	Incr	25.83	5%
16b	Blackstone (Zone B)	24	Yes	558.76	569.60	542.48	Incr	27.12	5%
17	Parkside Heights	97	Yes	640.72	600.37	600.37	None	0.00	0%
18a	SoHay Zone A (Developed)	192	Yes	488.68	300.00	300.00	None	-	0%
18b	SoHay Zone B (Developed)	79	Yes	464.26	285.00	285.00	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 2026 Ending Cash Balance	FY 2027 Revenue	FY 2027 Expenditures	Change	Est FY 2027 Ending Cash Balance
1	Huntwood Ave. and Panjon St.	12,809	9,086	8,876	211	13,019
2	Harder Rd. and Mocine Ave.	18,159	13,931	16,607	(2,676)	15,484
3	Prominence	332,904	196,365	272,052	(75,687)	257,217
4	Stratford Village	84,475	29,750	37,083	(7,334)	77,142
5	Soto Rd. and Plum Tree St.	25,534	11,339	11,611	(273)	25,261
6	Pepper Tree Park	108,137	13,188	13,499	(311)	107,826
7	Twin Bridges	903,693	242,459	292,922	(50,464)	853,229
8	Capitola St.	46,130	5,750	7,993	(2,243)	43,887
9	Orchard Ave.	10,351	3,150	3,213	(63)	10,288
10	Eden Shores	103,432	211,729	228,054	(16,325)	87,107
11	Stonebrae	511,074	298,862	369,358	(70,497)	440,577
12	Eden Shores East (Spindrift)	61,813	37,406	28,297	9,109	70,922
13	Cannery Place	954,005	278,897	375,587	(96,690)	857,314
14	La Vista	280,663	127,968	130,149	(2,181)	278,482
15	Cadence	-	-	-	-	-
16	Blackstone	282,691	84,488	114,053	(29,565)	253,126
17	Parkside Heights	281,097	59,241	21,673	37,568	318,665
18	SoHay	417,070	125,256	85,806	39,450	456,519
Cash Balance:		4,434,036	1,748,864	2,016,834	(267,970)	4,166,066
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 2027 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 2027 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 2027 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 2025 to February 2026 was 2.477%; therefore, a 2.477% increase was applied to the FY 2027 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

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%.

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

² <https://data.bls.gov/cgi-bin/surveymost> (Feb 2025 to Feb 2026)

³ <https://data.bls.gov/timeseries/CUURS49BSAQ>

The CPI-U increase from December 2024 to December 2025 was 3.037% and the unused CPI from previous years varies by zone; 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 2027 assessment rate and to alert them to three public meetings where they could provide input (June 2, June 10, June 16), and published a legal notice in the East Bay Times on or before June 5, 2026.

On June 16, 2026, 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 2027 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.

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 2027

Maximum Base Assessment Rate: **\$295.83**
Assessment Amount per Parcel: **\$270.03**
Number of Parcels: **30**
Assessment Income: **\$8,101**



FY 2027 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$247.73 to **\$270.03**.
- The total annual assessment income will equal **\$8,101**.
- 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 2027 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 **\$1,000** 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
 LLAD 1 - Huntwood Ave. & Panjon St.
 Fund 266, Project 03740
 Established 1990 - 30 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	295.83	295.83	295.83	295.83
Annual Per Parcel Assessment	235.94	247.73	270.03	295.83
# of Parcels	30	30	30	30
Total Assessment	7,078	7,432	8,101	8,875
Revenue				
41210 - Annual Assessment Revenue	6,986	7,432	8,101	8,875
County Tax Collection Fee (1.7%)	(120)	(126)	(138)	(151)
44110 - Other (Interest)	1,123	1,123	1,123	1,123
Total Revenue	7,989	8,429	9,086	9,847
Expenditure				
61160 - One-Time Project/Maintenance	-	2,000	1,000	1,000
61170 - Landscape Maintenance	3,996	4,244	4,371	4,502
61510 - Utilities: PGE	304	429	472	486
61530 - Utilities: Water	895	950	1,064	1,096
62210 - Property Owner Noticing	310	3	20	20
62242 - Annual Reporting	1,112	1,699	140	140
City Administration	2,251	2,319	1,809	1,809
Total Expenditure	8,869	11,643	8,876	9,053
Account Balance				
Beginning Account Balance	16,904	16,023	12,809	13,019
Net Change (Revenue - Expenditures)	(880)	(3,214)	211	794
Ending Account Balance	16,023	12,809	13,019	13,813

Zone 2 (Harder Rd. & Mocine Ave.)

Tract No. 6042
Formed: July 25, 1991
Resolution Number: 91-137
FY 2027

Maximum Base Assessment Rate: **\$193.39**
Assessment Amount per Parcel: **\$152.08**
Number of Parcels: **85**
Assessment Income: **\$12,927**



FY 2027 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$139.52 to **\$152.08**.
- The total annual assessment income will equal **\$12,927**
- 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 2027 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement.
- **Surface maintenance of the street side:** Including maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Ave., and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Surface maintenance of wall:** Includes maintenance of an 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$2,000** 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
 LLAD 2 - Harder Rd. & Mocine Ave.
 Fund 267, Project 03741
 Established 1991 - 85 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	193.39	193.39	193.39	193.39
Annual Per Parcel Assessment	135.45	139.52	152.08	165.76
# of Parcels	85	85	85	85
Total Assessment	11,514	11,859	12,927	14,090
Revenue				
41210 - Annual Assessment Revenue	11,337	11,859	12,927	14,090
County Tax Collection Fee (1.7%)	(196)	(202)	(220)	(240)
44110 - Other (Interest)	1,154	1,189	1,224	1,261
Total Revenue	12,296	12,846	13,931	15,111
Expenditure				
61160 - One-Time Project/Maintenance	-	2,000	2,000	2,000
61170 - Landscape Maintenance	7,044	8,487	8,742	9,004
61510 - Utilities: PGE	134	164	200	200
61530 - Utilities: Water	1,779	2,981	3,339	3,439
62210 - Property Owner Noticing	310	7	55	55
62242 - Annual Reporting	1,152	1,659	400	400
City Administration	2,251	2,319	1,871	1,871
Total Expenditure	12,670	17,618	16,607	16,969
Account Balance				
Beginning Account Balance	23,305	22,931	18,159	15,483
Net Change (Revenue - Expenditures)	(374)	(4,772)	(2,676)	(1,858)
Ending Account Balance	22,931	18,159	15,484	13,625

Zone 3 (Prominence)

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

FY 2027

Maximum Base Assessment Rate: **\$1,204.78**
 Assessment Amount per Parcel: **\$1,167.45**
 Number of Parcels: **155**
 Assessment Income: **\$180,955**



FY 2027 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 \$1,175.66 to **\$1,204.78** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).

FY 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from **\$1,101.36** to **\$1,167.45**.
- The total annual assessment income will equal **\$180,955**.
- 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 2027 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 **\$90,000** is included for additional maintenance, as required.

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

Notes:

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

City of Hayward
 LLAD 3 - Prominence
 Fund 268, Project 03742
 Established 1992 - 155 Parcels

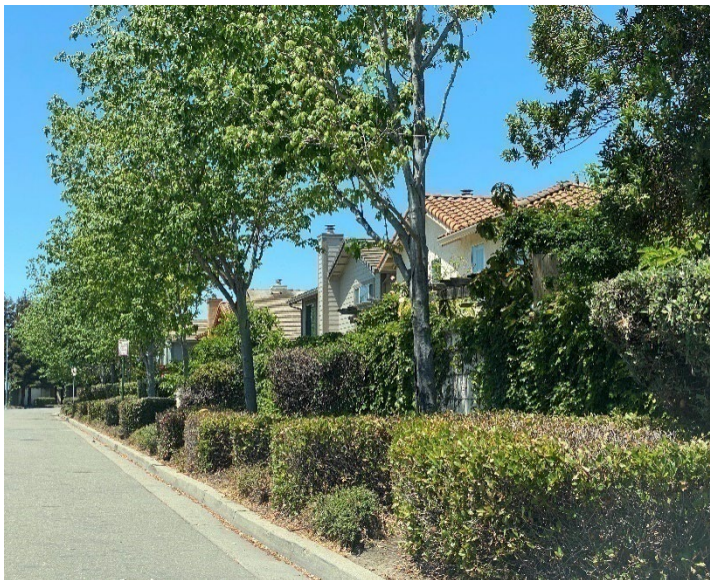
	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	1,144.88	1,175.66	1,204.78	1,232.08
Annual Per Parcel Assessment	1,069.29	1,101.36	1,167.45	1,232.08
# of Parcels	155	155	155	155
Total Assessment	165,739	170,711	180,955	190,973
Revenue				
41210 - Annual Assessment Revenue	163,244	170,711	180,955	190,973
County Tax Collection Fee (1.7%)	(2,818)	(2,902)	(3,076)	(3,247)
44110 - Other (Interest)	17,425	17,948	18,486	19,041
Total Revenue	177,851	185,757	196,365	206,767
Expenditure				
61160 - One-Time Project/Maintenance	19,464	85,490	90,000	90,000
61170 - Landscape Maintenance	99,554	115,617	119,085	122,658
61510 - Utilities: PGE	2,234	2,493	2,742	2,824
61530 - Utilities: Water	43,969	40,607	45,480	46,844
62210 - Property Owner Noticing	1,370	13	100	100
62242 - Annual Reporting	310	603	720	720
City Administration	4,727	4,869	13,925	14,326
Total Expenditure	171,628	249,691	272,052	277,472
Account Balance				
Beginning Account Balance	390,614	396,838	332,904	257,216
Net Change (Revenue - Expenditures)	6,223	(63,934)	(75,687)	(70,705)
Ending Account Balance	396,838	332,904	257,217	186,511

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 2027

Maximum Base Assessment Rate: **\$180.00**
Assessment Amount per Parcel: **\$137.27**
Number of Parcels: **174**
Assessment Income: **\$23,885**



FY 2027 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$133.27 to **\$137.27**.
- The total annual assessment income will equal **\$23,885**.
- 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 2027 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
 LLAD 4 - Stratford Village
 Fund 269, Project 03743
 Established 1995 - 174 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	180.00	180.00	180.00	180.00
Annual Per Parcel Assessment	126.93	133.27	137.27	144.13
# of Parcels	174	174	174	174
Total Assessment	22,085	23,189	23,885	25,079
Revenue				
41210 - Annual Assessment Revenue	21,932	23,189	23,885	25,079
County Tax Collection Fee (1.7%)	(375)	(394)	(406)	(426)
44110 - Other (Interest)	5,911	6,088	6,271	6,459
Total Revenue	27,467	28,883	29,750	31,111
Expenditure				
61160 - One-Time Project/Maintenance	-	3,000	3,000	3,000
61170 - Landscape Maintenance	11,928	13,261	13,659	14,069
61510 - Utilities: PGE	1,403	1,980	2,178	2,243
61530 - Utilites: Water	5,499	13,552	15,178	15,634
62210 - Property Owner Noticing	310	8	115	115
62242 - Annual Reporting	1,153	524	810	810
City Administration	2,251	2,319	2,143	2,167
Total Expenditure	22,545	34,644	37,083	38,037
Account Balance				
Beginning Account Balance	85,314	90,236	84,475	77,142
Net Change (Revenue - Expenditures)	4,922	(5,761)	(7,334)	(6,483)
Ending Account Balance	90,236	84,475	77,142	63,733

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 2027

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



FY 2027 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 2027 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 2027 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
 LLAD 5 - Plum Tree St. & Soto Rd.
 Fund 272, Project 03744
 Established 1995 - 38 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	258.67	258.67	258.67	258.67
Annual Per Parcel Assessment	258.67	258.67	258.67	258.67
# of Parcels	38	38	38	38
Total Assessment	9,829	9,829	9,829	9,829
Revenue				
41210 - Annual Assessment Revenue	9,878	9,829	9,829	9,829
County Tax Collection Fee (1.7%)	(167)	(167)	(167)	(167)
44110 - Other (Interest)	1,676	1,676	1,676	1,676
Total Revenue	11,388	11,339	11,339	11,339
Expenditure				
61160 - One-Time Project/Maintenance	-	2,500	2,500	2,500
61170 - Landscape Maintenance	4,884	5,305	5,464	5,628
61510 - Utilities: PGE	304	396	436	449
61530 - Utilities: Water	900	1,084	1,214	1,251
62210 - Property Owner Noticing	310	127	25	25
62242 - Annual Reporting	573	637	175	175
City Administration	1,739	1,739	1,798	1,798
Total Expenditure	8,710	11,788	11,611	11,825
Account Balance				
Beginning Account Balance	23,305	25,983	25,534	25,261
Net Change (Revenue - Expenditures)	2,678	(449)	(273)	(486)
Ending Account Balance	25,983	25,534	25,261	24,775

Zone 6 (Peppertree Park)

Tract Nos. 4420 & 3337 (Lot 2)

Formed: May 11, 1982

Resolution Number: 82-160

FY 2027

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 2027 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 2027 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 2027 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 **\$4,000** is allocated for additional maintenance, as required.

City of Hayward
 LLAD 6 - Peppertree Business Park
 Fund 273, Project 03730
 Established 1982 - 11 Parcels

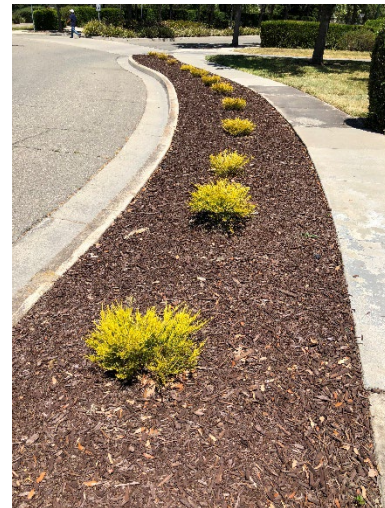
	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	2.61	2.61	2.61	2.61
Annual Per Parcel Assessment	2.61	2.61	2.61	2.61
# of Parcels	11	11	11	11
Length of Assessable Street Frontage	4,994	4,994	4,994	4,994
Total Assessment	13,034	13,034	13,034	13,034
Revenue				
41210 - Annual Assessment Revenue	13,038	13,034	13,034	13,034
County Tax Collection Fee (1.7%)	(222)	(222)	(222)	(222)
44110 - Other (Interest)	7,152	375	375	375
Total Revenue	19,968	13,188	13,188	13,188
Expenditure				
61160 - One-Time Project/Maintenance	-	4,500	4,000	4,000
61170 - Landscape Maintenance	4,188	4,188	4,188	4,188
61510 - Utilities: PGE	121	264	290	300
61530 - Utilities: Water	5,171	3,388	3,795	3,908
62210 - Property Owner Noticing	310	1	7	7
62242 - Annual Reporting	1,097	524	50	50
City Administration	2,251	2,319	1,169	1,169
Total Expenditure	13,138	15,184	13,499	13,622
Account Balance				
Beginning Account Balance	103,303	110,133	108,137	107,826
Net Change (Revenue - Expenditures)	6,830	(1,996)	(311)	(435)
Ending Account Balance	110,133	108,137	107,826	107,392

Zone 7 (Twin Bridges)

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

FY 2027

Maximum Base Assessment Rate: **\$1,260.16**
 Assessment Amount per Parcel: **\$700.00**
 Number of Parcels: **348**
 Assessment Income: **\$243,600**



FY 2027 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 \$1,229.68 to **\$1,260.16** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.477% for the period February 2025 to February 2026).
- 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$698.08 to **\$700.00**.
- The total annual assessment income will equal **\$243,600**.
- 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 2027 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 **\$15,000** is allocated for additional maintenance, as required.

City of Hayward
 LLAD 7 - Twin Bridges
 Fund 274, Project 03746
 Established 1998 - 348 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	1,144.27	1,229.68	1,260.16	1,304.57
Annual Per Parcel Assessment	664.83	698.08	700.00	700.00
# of Parcels	348	348	348	348
Total Assessment	231,362	242,930	243,600	243,600
Revenue				
41210 - Annual Assessment Revenue	229,430	242,930	243,600	243,600
County Tax Collection Fee (1.7%)	(3,933)	(4,130)	(4,141)	(4,141)
44110 - Other (Interest)	44,702	3,000	3,000	3,000
Total Revenue	270,199	241,801	242,459	242,459
Expenditure				
61160 - One-Time Project/Maintenance	300,599	17,000	15,000	15,000
61170 - Landscape Maintenance	36,000	50,000	67,000	69,010
61510 - Utilities: PGE	232	2,640	2,904	2,991
61530 - Utilites: Water	57,271	94,864	106,248	109,435
61560 - HARD: Park Maintenance Utilities	18,240	33,990	35,010	36,060
62210 - Property Owner Noticing		30	225	225
62242 - Annual Reporting	1,501	603	1,610	1,610
62260 - HARD: Park Maintenance	76,500	51,000	52,530	52,530
City Administration	4,727	4,869	12,396	12,396
Total Expenditure	194,471	237,996	292,922	284,257
Account Balance				
Beginning Account Balance	824,160	899,888	903,693	868,229
Net Change (Revenue - Expenditures)	75,728	3,805	(50,464)	(41,798)
Ending Account Balance	899,888	903,693	853,229	826,229

Zone 8 (Capitola Street)

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

FY 2027

Maximum Base Assessment Rate: **\$901.26**
 Assessment Amount per Parcel: **\$226.77**
 Number of Parcels: **24**
 Assessment Income: **\$5,442**



FY 2027 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 \$879.48 to **\$901.26** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.477% for the period February 2025 to February 2026).

FY 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$215.97 to **\$226.77**.
- The total annual assessment income will equal **\$5,442**.
- 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 2027 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
 LLAD 8 - Capitola St.
 Fund 275, Project 03748
 Established 1999 - 24 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	818.38	879.48	901.26	933.04
Annual Per Parcel Assessment	205.68	215.97	226.77	238.11
# of Parcels	24	24	24	24
Total Assessment	4,936	5,183	5,442	5,715
Revenue				
41210 - Annual Assessment Revenue	4,938	5,183	5,442	5,715
County Tax Collection Fee (1.7%)	(84)	(88)	(93)	(97)
44110 - Other (Interest)	3,198	400	400	400
Total Revenue	8,052	5,495	5,750	6,017
Expenditure				
61160 - One-Time Project/Maintenance			2,500	2,500
61170 - Landscape Maintenance	3,996	4,000	4,000	4,000
61530 - Utilites: Water	495	678	759	800
62210 - Property Owner Noticing	310	81	15	15
62242 - Annual Reporting	563	858	111	111
City Administration	2,144	2,144	608	608
Total Expenditure	7,508	7,761	7,993	8,034
Account Balance				
Beginning Account Balance	47,852	48,396	46,130	43,887
Net Change (Revenue - Expenditures)	544	(2,266)	(2,243)	(2,017)
Ending Account Balance	48,396	46,130	43,887	41,870

Zone 9 (Orchard Ave.)

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

FY 2027

Maximum Base Assessment Rate: **\$240.64**
 Assessment Amount per Parcel: **\$42.76**
 Number of Parcels: **74**
 Assessment Income: **\$3,164**



FY 2027 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 \$234.82 to **\$240.64** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).
- 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$40.34 to **\$42.76**.
- The total annual assessment income will equal **\$3,164**.
- 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 2027 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 **\$2,500** 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
 LLAD 9 - Orchard Ave.
 Fund 276, Project 03749
 Established 2000 - 74 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	212.14	234.82	240.64	246.60
Annual Per Parcel Assessment	38.41	40.34	42.76	44.90
# of Parcels	74	74	74	74
Total Assessment	2,843	2,985	3,164	3,322
Revenue				
41210 - Annual Assessment Revenue	2,843	2,985	3,164	3,322
County Tax Collection Fee (1.7%)	(48)	(51)	(54)	(56)
44110 - Other (Interest)	40	40	40	40
Total Revenue	2,834	2,974	3,150	3,306
Expenditure				
61160 - One-Time Project/Maintenance	310	2,500	2,500	2,500
62210 - Property Owner Noticing	-	-	50	50
62242 - Annual Reporting	598	648	340	340
City Administration	1,402	1,444	323	323
Total Expenditure	2,311	4,593	3,213	3,213
Account Balance				
Beginning Account Balance	11,445	11,969	10,351	10,288
Net Change (Revenue - Expenditures)	524	(1,618)	(63)	93
Ending Account Balance	11,969	10,351	10,288	10,381

Zone 10 (Eden Shores Residential)

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

FY 2027

Maximum Base Assessment Rate: **\$1,434.96**

Assessment Amount per Parcel: **\$398.02**

Number of Parcels: **534**

Assessment Income: **\$212,543**



FY 2027 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 \$1,400.28 to **\$1,434.96** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).
- 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$365.16 to **\$398.02**.
- The total annual assessment income will equal **\$212,543**.
- 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 2027 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 **\$16,000** 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
 LLAD 10 - Eden Shores
 Fund 277, Project 03750
 Established 2003 - 534 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	1,265.04	1,400.28	1,434.96	1,470.50
Annual Per Parcel Assessment	344.49	365.16	398.02	433.85
# of Parcels	534	534	534	534
Total Assessment	183,960	194,995	212,543	231,674
Revenue				
41210 - Annual Assessment Revenue	182,926	194,995	212,543	231,674
County Tax Collection Fee (1.7%)	(3,127)	(3,315)	(3,613)	(3,938)
44110 - Other (Interest)	9,394	2,800	2,800	2,800
Total Revenue	189,193	194,481	211,729	230,536
Expenditure				
61160 - One-Time Project/Maintenance	463,281	6,000	16,000	6,000
61170 - ES HOA: Landscape Maintenance	30,680	33,525	34,531	35,567
61510 - Utilities: PGE	326	660	726	410
61530 - Utilities: Water	56,117	51,856	58,079	59,821
61560 - HARD: Park Maintenance Utilities	28,367	46,350	47,741	49,173
62210 - Property Owner Noticing		23	345	345
62242 - Annual Reporting	1,447	603	2,470	2,470
62260 - HARD: Park Maintenance	121,214	56,652	58,352	58,352
City Administration	4,727	4,869	9,812	10,290
Total Expenditure	706,160	200,538	228,054	222,426
Account Balance				
Beginning Account Balance	626,456	109,489	103,432	87,109
Net Change (Revenue - Expenditures)	(516,967)	(6,057)	(16,325)	8,109
Ending Account Balance	109,489	103,432	87,107	95,219

Zone 11 (Stonebrae Country Club)

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

FY 2027

Maximum Base Assessment Rate: **\$2,035.28**
 Assessment Amount per Parcel (Developed): **\$471.45**
 Assessment Amount per Parcel (Future Development): **\$249.87**
 Number of Parcels: **644**
 Assessment Income: **\$300,512**



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 2027 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 \$1,986.08 to **\$2,035.28** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).
- 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 2027 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 \$449.00 to **\$471.45**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$237.97 to **\$249.87**.
- 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 **\$300,512**.
- 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 2027 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:** A budget of \$110,000 is allocated to finish the streetlight replacement/repair initiative.

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
 LLAD 11 - Stonebrae Country Club
 Fund 279, Project 03731
 Established 2006 - 644 Parcels (10 Parcels added in 2021)

	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Estimated	Proposed	Projected
Assessment				
Maximum Base Assessment	1,794.28	1,986.08	2,035.28	2,085.69
Annual Per Parcel Assessment (Developed)	408.18	449.00	471.45	495.02
# of Developed Parcels	630	630	630	641
Annual Per Parcel Assessment (Future - 53% Developed Rate)	216.34	237.97	249.87	262.36
# of Future Parcels	14	14	14	3
Total Assessment	260,184	286,202	300,512	318,097
Revenue				
41210 - Annual Assessment Revenue	259,737	286,202	300,512	318,097
County Tax Collection Fee (1.7%)	(4,423)	(4,865)	(5,150)	(5,408)
44110 - Other (Interest)	34,453	3,500	3,500	3,500
Total Revenue	289,768	284,836	298,862	316,189
Expenditure				
61530 - Utilities: Water	153,780	149,072	170,000	175,000
61510 - Utilities: PGE	9,064	12,323	14,000	14,000
61170 - Landscape Maintenance	69,229	59,949	61,747	63,600
61160 - One-Time Project/Maintenance	43,092	76,915	110,000	80,000
62210 - Property Owner Noticing		56	415	415
62242 - Annual Reporting	1,372	524	2,980	2,980
City Administration	3,377	3,478	10,216	10,519
Total Expenditure	279,913	302,317	369,358	342,357
Account Balance				
Beginning Account Balance	518,700	528,554	511,074	473,014
Net Change (Revenue - Expenditures)	9,855	(17,481)	(70,497)	(30,325)
Ending Account Balance	528,554	511,074	440,577	442,689

Zone 12 (Spindrifft - Eden Shore East)

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

FY 2027

Maximum Base Assessment Rate: **\$269.68**
 Assessment Amount per Parcel: **\$100.00**
 Number of Parcels: **379**
 Assessment Income: **\$37,900**



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

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

FY 2027 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 \$263.16 to **\$269.68** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.477% for the period February 2025 to February 2026).
- 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 \$254.40 to **\$262.02** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (3.036% for the period December 2024 to December 2025) and the unused CPI carried over from previous fiscal years is 2.53%. 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **decreased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for Developed parcels will **decrease** from the previous year from \$110.41 to **\$100.00**.
- The total annual assessment income will equal **\$37,900**.
- 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 2027 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
 LLAD 12 - Spindrift (Eden Shores East)
 Fund 278, Project 03732
 Established 2007, 2016 - 379 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	256.16	263.16	269.68	242.81
Annual Per Parcel Assessment (Original)	104.16	110.41	100.00	100.00
# of Parcels (Original)	261	261	261	261
Maximum Base Assessment	246.98	254.40	262.02	262.04
Annual Per Parcel Assessment (Annexation)	104.16	110.41	100.00	100.00
# of Parcels (Annexation)	118	118	118	118
Total Assessment	39,476	41,845	37,900	37,900
Revenue				
41210 - Annual Assessment Revenue	39,560	41,845	37,900	37,900
County Tax Collection Fee (1.7%)	(671)	(711)	(644)	(644)
44110 - Other (Interest)	3,039	150	150	150
Total Revenue	41,928	41,284	37,406	37,406
Expenditure				
62210 - Property Owner Noticing		33	245	245
62242 - Annual Reporting	1,709	603	1,750	1,750
62260 - HARD: Contribution to Park Maintenance	46,333	24,666	25,406	25,406
City Administration	1,351	1,391	896	896
Total Expenditure	49,393	26,693	28,297	28,297
Account Balance				
Beginning Account Balance	54,687	47,222	61,813	70,922
Net Change (Revenue - Expenditures)	(7,465)	14,591	9,109	9,109
Ending Account Balance	47,222	61,813	70,922	80,031

Zone 13 (Cannery Place)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

FY 2027

Maximum Base Assessment Rate: **\$1,530.46**

Assessment Amount per Parcel: **\$469.41**

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

Assessment Income: **\$281,177**



FY 2027 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 \$1,493.46 to **\$1,530.46** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).
- 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 2027 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 \$442.84 to **\$469.41**.
- The total annual assessment income will equal **\$281,177**.
- 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 2027 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 **\$100,000** is allocated for additional maintenance to update bioretention, tree trimming, and pest control for box elderbug and to finish the streetlight replacement/repair initiative
- Additionally, the City is preparing to replace four play structures, two sand-based pits, a volleyball court, and picnic tables from FY28-FY30.

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

City of Hayward
LLAD 13 - Cannery Place
Fund 281, Project 03733
Established 2008 - 599 Parcels

	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Estimated	Proposed	Projected
Assessment				
Maximum Base Assessment	1,454.34	1,493.46	1,530.46	1,568.36
Annual Per Parcel Assessment	417.78	442.84	469.41	483.49
# of Parcels	599	599	599	599
Total Assessment	250,248	265,261	281,177	289,612
Revenue				
41210 - Annual Assessment Revenue	250,953	265,261	281,177	289,612
County Tax Collection Fee (1.7%)	(4,254)	(4,509)	(4,780)	(4,923)
44110 - Other (Interest)	44,000	2,500	2,500	2,500
Total Revenue	290,699	263,252	278,897	287,189
Expenditure				
61160 - One-Time Project/Maintenance	3,970	6,000	100,000	506,000
61160 - CalSense			50,000	
61170 - Landscape Maintenance	73,440	46,102	88,784	91,448
61510 - Utilities: PGE	10,703	12,540	13,794	4,289
61530 - Utilites: Water	83,875	98,560	110,000	110,000
62210 - Property Owner Noticing	51	53	385	385
62242 - Annual Reporting	1,512	524	2,770	2,770
City Administration	4,727	4,869	9,854	9,980
Total Expenditure	178,278	168,647	375,587	724,871
Account Balance				
Beginning Account Balance	746,980	859,400	954,005	886,315
Net Change (Revenue - Expenditures)	112,421	94,604	(96,690)	(437,683)
Ending Account Balance	859,400	954,005	857,314	448,632

Zone 14 (La Vista)

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

FY 2027

Maximum Base Assessment Rate: **\$792.54**
 Assessment Amount per Developed Parcel: **\$725.28**
 Number of Parcels: **179**
 Assessment Income: **\$129,825**



FY 2027 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 \$769.46 to **\$792.54** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.037% for the period December 2024 to December 2025) and the unused CPI carried over from previous fiscal years is 2.53%. 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from \$704.16 to **\$725.28**.
- The total annual assessment income will equal **\$129,825**.
- 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 2027 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
 LLAD 14 - La Vista
 Fund 282, Project 03751
 Established 2016 - 179 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	747.04	769.46	792.54	816.32
Annual Per Parcel Assessment	683.65	704.16	725.28	747.04
# of Parcels	179	179	179	179
Total Assessment	122,373	126,045	129,825	133,721
Revenue				
41210 - Annual Assessment Revenue	121,632	126,045	129,825	133,721
County Tax Collection Fee (1.7%)	(2,080)	(2,143)	(2,207)	(2,273)
44110 - Other (Interest)	20,158	350	350	350
Total Revenue	139,709	124,252	127,968	131,798
Expenditure				
61160 - One-Time Project/Maintenance	39,074	30,000	30,000	30,000
61170 - Landscape Maintenance	42,240	75,353	58,387	60,139
61510 - Utilities: PGE	1,609	3,850	4,235	4,362
61530 - Utilites: Water	52,404	26,351	29,513	30,398
62210 - Property Owner Noticing	-	115	115	115
62242 - Annual Reporting	1,220	830	830	830
City Administration	4,727	4,869	7,069	7,186
Total Expenditure	141,274	141,367	130,149	133,029
Account Balance				
Beginning Account Balance	299,343	297,779	280,663	278,484
Net Change (Revenue - Expenditures)	(1,564)	(17,116)	(2,181)	(1,232)
Ending Account Balance	297,779	280,663	278,482	277,252

Zone 15 (Cadence)

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

FY 2027

Maximum Base Assessment Rate: **\$768.56**
 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 2027 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 \$746.18 to **\$768.56** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.037% for the period December 2024 to December 2025) and the unused CPI carried over from previous fiscal years is 2.12%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

FY 2027 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 2027 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 2027

Maximum Base Assessment Rate: Zone A: **\$548.12**, Zone B: **\$575.52**
 Assessment Amount per Parcel – Zone A: **\$542.49** Zone B: **\$569.60**
 Number of Parcels: **157**
 Assessment Income: **\$85,822**



FY 2027 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 \$532.16 to **\$548.12** per parcel by CPI.
- Zone B: Increased from the previous year from \$558.76 to **\$575.52** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.037% for the period December 2024 to December 2025) and the unused CPI carried over from previous fiscal years is 2.53%. 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 2027 Assessment and Income

- The per parcel rate (Zone A) will **increase** from \$516.66 to **542.49**.
- The per parcel rate (Zone B) will **increase** from \$542.48 to **569.60**.
- The total annual assessment income will equal **\$85,822**.
- 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 2027 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 **\$65,000** has been allocated for the replacement of the shaded canopies. In addition, the City's capital plan for this district includes a broader initiative to replace park amenities throughout the district.

City of Hayward
 LLAD 16 - Blackstone
 Fund 284, Project 03753
 Established 2016, 157 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	516.66	532.16	548.12	564.57
Annual Per Parcel Assessment (Zone A)	516.66	516.66	542.49	564.19
# of Parcels (Zone A)	133	133	133	133
Maximum Base Assessment	542.48	558.76	575.52	592.79
Annual Per Parcel Assessment (Zone B)	542.48	542.48	569.60	592.39
# of Parcels (Zone B)	24	24	24	24
Total Assessment	81,735	81,735	85,822	89,255
Revenue				
41210 - Annual Assessment Revenue	81,477	81,735	85,822	89,255
County Tax Collection Fee (1.7%)	(1,390)	(1,390)	(1,459)	(1,517)
44110 - Other (Interest)	15,832	125	125	125
Total Revenue	95,920	80,471	84,488	87,863
Expenditure				
61160 - One-Time Project/Maintenance	-	10,000	65,000	-
61170 - Landscape Maintenance	24,000	26,225	27,012	27,823
61510 - Utilities: PGE	2,676	3,708	4,078	4,201
61530 - Utilities: Water	12,338	11,654	13,052	13,444
62210 - Property Owner Noticing		122	100	100
62242 - Annual Reporting	1,204	1,333	730	730
City Administration	3,377	3,478	4,080	4,149
Total Expenditure	43,595	56,519	114,053	50,446
Account Balance				
Beginning Account Balance	206,415	258,740	282,691	253,126
Net Change (Revenue - Expenditures)	52,325	23,951	(29,565)	37,416
Ending Account Balance	258,740	282,691	253,126	290,543

Zone 17 (Parkside Heights)

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

FY 2027

Maximum Base Assessment Rate: **\$640.72**
 Assessment Amount per Parcel (Developed): **\$600.37**
 Number of Parcels: **97**
 Assessment Income: **\$58,236**



FY 2027 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 \$625.24 to **\$640.72** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA 2.477% for the period February 2025 to February 2026).
- 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 2027 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **decrease** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will **remain the same** as the previous year at **\$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 2027 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;
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance, as required.

City of Hayward
 LLAD 17 - Parkside Heights
 Fund 290, Project 03754
 Established 2019 - 97 Parcels

	FY 2025 Actual	FY 2026 Estimated	FY 2027 Proposed	FY 2028 Projected
Assessment				
Maximum Base Assessment	608.86	625.24	640.72	656.60
Annual Per Parcel Assessment	582.88	600.37	300.00	300.00
# of Parcels	97	97	97	97
Total Assessment	56,539	58,236	29,100	29,100
Revenue				
41210 - Annual Assessment Revenue	56,539	58,236	29,100	29,100
County Tax Collection Fee (1.7%)	(961)	(990)	(495)	(495)
44110 - Other (Interest)	12,996	3,000	1,500	1,500
Total Revenue	68,574	60,246	30,105	30,105
Expenditure				
61160 - One-Time Project/Maintenance		2,500	2,500	2,500
61170 - Landscape Maintenance	4,600	17,000	17,510	18,035
62210 - Property Owner Noticing		9	63	63
62242 - Annual Reporting	1,161	524	450	450
City Administration	3,377	3,478	1,150	1,150
Total Expenditure	9,137	23,510	21,673	22,198
Account Balance				
Beginning Account Balance	184,925	244,362	281,097	289,530
Net Change (Revenue - Expenditures)	59,437	36,735	8,432	7,907
Ending Account Balance	244,362	281,097	289,530	297,437

Zone 18 (SoHay)

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

Formed: June 11, 2019

Resolution Number: 19-130

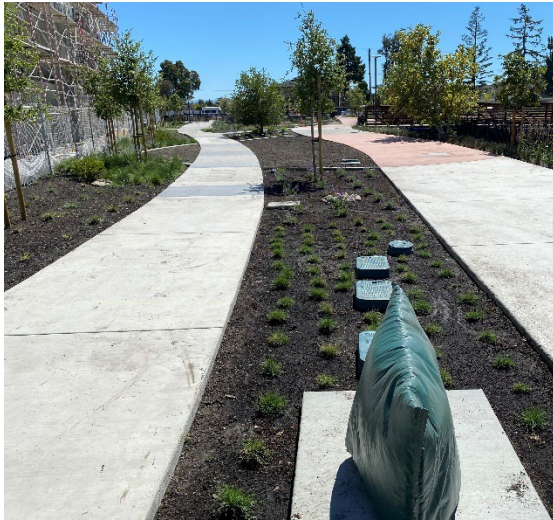
FY 2027

Maximum Base Assessment Rate: Zone A: **\$488.68**, Zone B: **\$464.26**

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

Number of SFEs: **433 SFE**

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



FY 2027 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 \$476.88 to **\$488.68** per parcel by CPI.
- Zone B: Increased from the previous year from \$453.04 to **\$464.26** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (2.477% for the period February 2025 to February 2026).
- 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 2027 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 2027 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;
- **One-time Maintenance:** A budget of **\$5,000** has been allocated for additional maintenance, as needed. In addition, the City's capital plan for this district includes a broader initiative to replace park amenities throughout the area.

City of Hayward
 LLAD 18 - SoHay
 Fund 291, Project 03755
 Established 2019 - 433 SFE (Incl 2 Commercial parcels and 1 apt complex)

	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Estimated	Proposed	Projected
Assessment				
Maximum Base Assessment (Zone A)	464.38	476.88	488.68	505.92
Annual Assessment per SFE	300.00	300.00	300.00	300.00
# of SFE	261	261	261	261
Maximum Base Assessment (Zone B - 95% of A)	441.16	453.04	464.26	480.63
Annual Assessment per SFE	285.00	285.00	285.00	285.00
# of SFE	172	172	172	172
Total Assessment	127,320	127,320	127,320	127,320
Revenue				
41210 - Annual Assessment Revenue	127,029	127,320	127,320	127,320
County Tax Collection Fee (1.7%)	(2,164)	(2,164)	(2,164)	(2,164)
44110 - Other (Interest)	24,239	100	100	100
Total Revenue	149,104	125,256	125,256	125,256
Expenditure				
61160 - One-Time Project/Maintenance		5,000	5,000	5,000
61510 - Utilities: PGE		5,150	5,000	5,000
61530 - Utilites: Water	743	41,200	20,000	20,000
61560 - HARD: Park Maintenance Utilities		2,060	3,000	3,000
62210 - Property Owner Noticing		31	280	280
62242 - Annual Reporting	1,380	1,427	2,000	2,000
62260 - HARD: Park Maintenance	98,500	47,000	48,410	48,410
City Administration	1,748	1,870	2,116	2,116
Total Expenditure	102,371	103,738	85,806	85,806
Account Balance				
Beginning Account Balance	348,819	395,552	417,070	458,135
Net Change (Revenue - Expenditures)	46,733	21,518	39,450	39,450
Ending Account Balance	395,552	417,070	456,519	495,969

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 XIII D of the California Constitution (collectively “the Act”), and in accordance with the Resolution of Intention, being Resolution **No. 26-XXX**, preliminarily approving the Engineer’s Report, as adopted by the City Council of the City of Hayward, on **June 2, 2026**.

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.

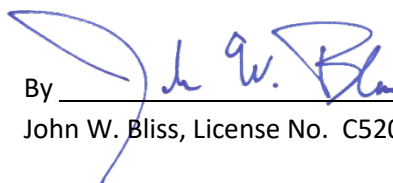
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor’s Maps of the County of Alameda for FY 2027. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda 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 2027 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

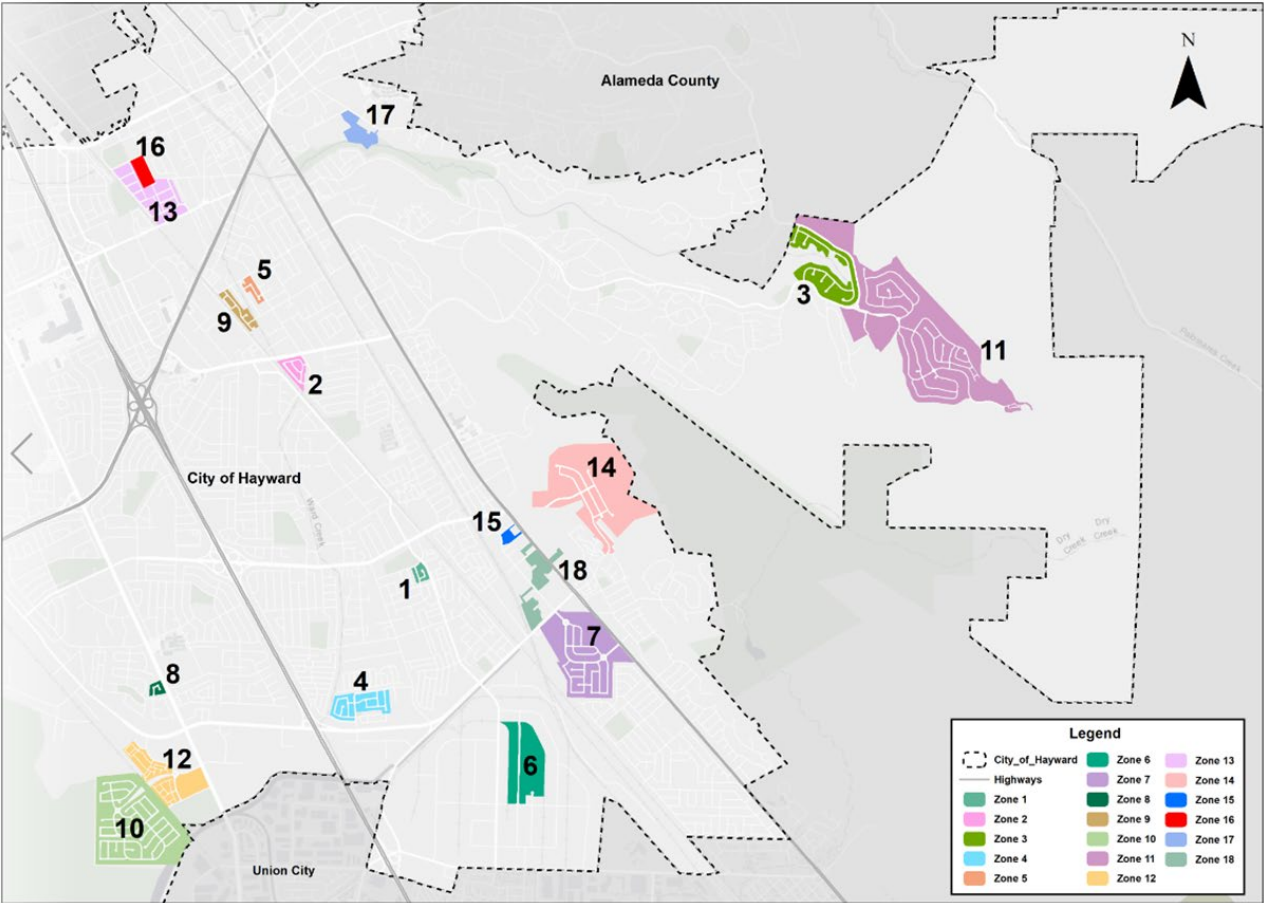
Dated: June 4, 2026



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.

