



CITY OF
HAYWARD
HEART OF THE BAY

CITY COUNCIL AGENDA
MAY 7, 2013

MAYOR MICHAEL SWEENEY
MAYOR PRO TEMPORE MARVIN PEIXOTO
COUNCIL MEMBER BARBARA HALLIDAY
COUNCIL MEMBER FRANCISCO ZERMEÑO
COUNCIL MEMBER MARK SALINAS
COUNCIL MEMBER GREG JONES
COUNCIL MEMBER AL MENDALL

Table of Contents

Agenda	3
Recommended FY2014 and FY2015 Water and Sewer Service Rates (Report from Director of Public Works - Utilities and Environmental Services Ameri)	
Staff Report	8
Attachment I Proposed Water Rates	19
Attachment II MFD Sample Billings	20
Attachment III Water Rate Comps	21
Attachment IV Sewer Rate Comps	22
Attachment V Water Fund Balances	23
Attachment VI Wastewater Fund Balances	24
Revised Draft Mission Boulevard Corridor Specific Plan and Draft Environmental Impact Report (Report from Director of Development Services Rizk)	
Staff Report	25
Attachment I Minutes of the February 10, 2011 Planning Commission work session	43
Attachment II Minutes of the February 15, 2011 City Council Work Session.	55
Attachment III Revised Table 9	60
Approval of Minutes of the City Council Meeting on April 16, 2013	
Draft Minutes	61
Pavement Rehabilitation Measure B FY14: Approval of Plans and Specifications and Call for Bids	
Staff Report	70
Attachment I	73
Attachment II	75
Appointment of a Director to the Boards of the Bay Area Water Supply and Conservation Agency and the Bay Area Regional Water System Financing Authority	
Staff Report	77
Attachment I	79
Resolution Commending the Bay Area Water Supply & Conservation Agency on the Occasion of its Tenth Anniversary	
Staff Report	80
Attachment I Resolution.	82
Attachment II Results	84
Keep Hayward Clean and Green Task Force Recruitment	
Staff Report	87
Attachment I	89
Resignation of David Haines from the Keep Hayward Clean and Green Task Force	
Staff Report	90
Attachment I	91

Attachment II	92
Text Amendment No. PL-2013-0093 - Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status (Report from Development Services Director Rizk)	
Staff Report	93
Attachment I Draft Resolution.	98
Attachment II Draft Ordinance	101
Attachment III Draft Section 10-1 700 Mobile Home Park District.	105
Attachment IV Map of Mobile Home Parks	108
Attachment V Neg Dec and Initial Study	109
Attachment VI Draft Planning Commission Minutes.	128
Attachment VII Letters	135
Adoption of FY 2014 Council Priorities (Report from City Manager David)	
Staff Report	164
Attachment I Resolution.	167
Attachment II FY 2013 Priorities	169
Attachment III Proposed FY 2014 Priorities.	170
FY 2014 Proposed Mid-Biennial Operating Budget Update (Report from Director of Finance Vesely)	
Staff Report	178
Attachment I.	179



CITY COUNCIL MEETING FOR MAY 7, 2013
777 B STREET, HAYWARD, CA 94541
WWW.HAYWARD-CA.GOV

CLOSED SESSION
Closed Session Room 2B – 4:00 PM

1. PUBLIC COMMENTS

2. Public Employment

Pursuant to Government Code 54957

➤ Performance Evaluation

City Manager

3. Public Employment

Pursuant to Government Code 54957

➤ Performance Evaluation

City Attorney

4. Conference with Labor Negotiators

Pursuant to Government Code 54957.6

➤ Lead Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager McAdoo, Human Resources Director Robustelli, Finance Director Vesely, Deputy City Attorney Vashi, Director of Maintenance Services McGrath

Under Negotiation: All Groups

5. Conference with Property Negotiators

Pursuant to Government Code 54956.8

➤ Property Transaction

Under Negotiation: 22632 Main Street (APN 428-0066-024-00); 22654 Main Street (APN 428-0066-039-00); 22696 Main Street (APN 428-0066-038-02); 1026 C Street (APN 428-0066-037-00); 1026 C Street (APN 428-0066-038-01)

Property Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Assistant City Attorney Conneely, Deputy City Attorney Brick, Heather Gould and Rafael Yaquian of Goldfarb Lipman (outside legal counsel)

6. Conference with Property Negotiators

Pursuant to Government Code 54956.8

➤ Property Transaction

Under Negotiation: Municipal Parking Lot #6 between A Street and Russell Way (APN 415-0240-038-00)

Property Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Assistant City Attorney Conneely

7. Adjourn to City Council Meeting

**CITY COUNCIL MEETING
Council Chambers – 7:00 PM**

CALL TO ORDER Pledge of Allegiance Council Member Salinas

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PRESENTATION

Business Recognition Award - Alphabet Energy, Inc.

PROCLAMATIONS

Affordable Housing Week May 10 - May 19, 2013
National Police Week in Hayward May 12 - May 18, 2013 and
Peace Officers' Memorial Day May 15, 2013
Municipal Clerks Week May 5 - May 11, 2013

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

WORK SESSION (60-Minute Limit)

1. Recommended FY2014 and FY2015 Water and Sewer Service Rates (Report from Director of Public Works - Utilities and Environmental Services Ameri)

[Staff Report](#)

[Attachment I Proposed Water Rates](#)

[Attachment II MFD Sample Billings](#)

[Attachment III Water Rate Comps](#)

[Attachment IV Sewer Rate Comps](#)

May 7, 2013



[Attachment V Water Fund Balances](#)
[Attachment VI Wastewater Fund Balances](#)

2. Revised Draft Mission Boulevard Corridor Specific Plan and Draft Environmental Impact Report (Report from Director of Development Services Rizk)

[Staff Report](#)

[Attachment I Minutes of the February 10, 2011 Planning Commission work session](#)

[Attachment II Minutes of the February 15, 2011 City Council Work Session](#)

[Attachment III Revised Table 9](#)

ACTION ITEMS: *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

CONSENT

3. Approval of Minutes of the City Council Meeting on April 16, 2013

[Draft Minutes](#)

4. Pavement Rehabilitation Measure B FY14: Approval of Plans and Specifications and Call for Bids

[Staff Report](#)

[Attachment I](#)

[Attachment II](#)

5. Appointment of a Director to the Boards of the Bay Area Water Supply and Conservation Agency and the Bay Area Regional Water System Financing Authority

[Staff Report](#)

[Attachment I](#)

6. Resolution Commending the Bay Area Water Supply & Conservation Agency on the Occasion of its Tenth Anniversary

[Staff Report](#)

[Attachment I Resolution](#)

[Attachment II Results](#)

7. Keep Hayward Clean and Green Task Force Recruitment

[Staff Report](#)

[Attachment I](#)

8. Resignation of David Haines from the Keep Hayward Clean and Green Task Force

[Staff Report](#)

[Attachment I](#)

[Attachment II](#)

May 7, 2013



The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
 - *Staff Presentation*
 - *City Council Questions*
 - *Public Input*
 - *Council Discussion and Action*
-

PUBLIC HEARING

9. Text Amendment No. PL-2013-0093 - Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status (Report from Development Services Director Rizk)

[Staff Report](#)

[Attachment I Draft Resolution](#)

[Attachment II Draft Ordinance](#)

[Attachment III Draft Section 10-1 700 Mobile Home Park District](#)

[Attachment IV Map of Mobile Home Parks](#)

[Attachment V Neg Dec and Initial Study](#)

[Attachment VI Draft Planning Commission Minutes](#)

[Attachment VII Letters](#)

LEGISLATIVE BUSINESS

10. Adoption of FY 2014 Council Priorities (Report from City Manager David)

[Staff Report](#)

[Attachment I Resolution](#)

[Attachment II FY 2013 Priorities](#)

[Attachment III Proposed FY 2014 Priorities](#)

11. FY 2014 Proposed Mid-Biennial Operating Budget Update (Report from Director of Finance Vesely)

[Staff Report](#)

[Attachment I](#)

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

ADJOURNMENT

NEXT REGULAR MEETING – 7:00 PM, TUESDAY, MAY 21, 2013

May 7, 2013



PUBLIC COMMENT RULES: *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name and their address before speaking and are expected to honor the allotted time. A Speaker Card must be completed by each speaker and is available from the City Clerk at the meeting.*

PLEASE TAKE NOTICE *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. PLEASE TAKE FURTHER NOTICE that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. *****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Please visit us on:



DATE: May 7, 2013

TO: Mayor and City Council

FROM: Director of Public Works- Utilities & Environmental Services

SUBJECT: Recommended FY2014 and FY2015 Water and Sewer Service Rates

RECOMMENDATION

That the City Council reads and comments on this report.

SUMMARY

Staff has prepared cost of service analyses for providing water and sewer service to Hayward residents and businesses in order to calculate appropriate water rates and sewer service charges for FY2014 and FY2015. This report provides an overview of cost of service issues, revenue requirements, and recommended FY2014 and FY2015 water and sewer rate adjustments. Staff is bringing the proposed rates to Council at this time in order to obtain direction and to implement appropriate public noticing procedures prior to a public hearing, currently scheduled for July 9. The recommended adjustments would take effect on October 1, 2013.

The recommended water rate increase for single-family residential customers, based on average water consumption, would result in an overall 6% water bill increase each year, with comparable increases proposed for non-residential customers. Increases would be in the water usage rates only, which are variable based on the amount of metered water use. No changes to the fixed service fees are recommended. While every effort was made to minimize the increase, the proposed adjustments are necessary to pay for anticipated adjustments in the cost of purchasing water from San Francisco Public Utilities Commission (SFPUC), effective July 1, 2013 and 2014 respectively. Staff is also proposing to change the method by which water use charges are calculated for multi-family accounts, including mobile home communities, in order to make the costs more equitable to all residential customers. This change would typically result in a reduction in water costs for these customers.

The recommended residential sewer charge adjustment is 3% in FY2015 only, with average non-residential increases in the 1% to 6% range, depending on the nature of the wastewater discharge. No sewer service charge adjustment is proposed for FY2014.

BACKGROUND

Water rates are established to pay for the costs of delivering water to customers and are determined through an assessment of revenue requirements and anticipated water purchase volumes. Bimonthly water billings consist of two parts: (1) the fixed service fee, which pays for costs that do not vary with

the volume of water purchased, such as meter reading; and (2) the water usage fee, which pays for costs associated with consumption, such as the purchase of water from SFPUC. The City Council approved water usage rate adjustments in July 2011 for FY2012 and FY2013, which resulted in average increases of 20% in each year. The second of these adjustments went into effect on October 1, 2012. The fixed service fee increased in October 2011, when the bimonthly fee for a 5/8" meter (standard for most single-family residential homes) increased from \$9 to \$12. Similar percent increases were implemented for other meter sizes.

Sewer service rate calculations follow guidelines developed by the State Water Resources Control Board, by which costs of providing service are equitably distributed among customer classes based on their use of the sewer system. Sewer service charges are billed as standard fixed amounts for residential customers and as a cost per hundred cubic feet (ccf) of water consumed for non-residential customers, based on the nature and strength of the discharged wastewater. The City Council last adopted sewer service adjustments in July 2011 for FY2012 and FY2013. The second of these was effective October 1, 2012. Customers experienced an average 3% increase in each of the two years.

DISCUSSION

Water Rates

Staff is recommending water rate adjustments in FY2014 and FY2015 that will result in average increases of 6% in each year for most City water customers. Only increases in the water usage rates (variable component) are recommended, with no adjustment to the fixed service fees. Water usage charges are based on the amount of water delivered to the customer, as measured by a water meter, and pay for the City's costs that vary with the quantity delivered, such as the wholesale cost of purchasing water, utilities costs, and distribution system maintenance and replacement. The proposed water usage fee increases are impacted by:

- A two-year, overall increase in the cost of purchasing water from San Francisco Public Utilities Commission (SFPUC), which for the first time will include a surcharge for the prepayment of capital costs;
- Generally lower water consumption trends; and
- Normal operating, maintenance and replacement costs

The requested increases would have been higher if not for the use of the Water Fund working capital fund balance. Staff is recommending that a portion of the fund balance be used in FY2015 in order to keep the rate increases at a moderate level without unduly risking the fund's solvency. Without use of fund balance, the rate increases would have been approximately 11-12% annually instead of 6%.

Wholesale Water Rates

The current cost of purchasing water from SFPUC, which provides 100% of Hayward's water supply, is \$2.93 per hundred cubic feet (ccf), or approximately 750 gallons. SFPUC had projected a 7.2% increase in FY2014, followed by a 16.6% adjustment in FY2015, bringing the rates in those years to \$3.14 and \$3.66 respectively. These projections were a key factor in staff's earlier assumption that increases in Hayward's rates would need to be in the range of 14% in each of the next two years in order to maintain a reasonable fund balance. With recent actions to prepay existing capital debt and in

recognition of the fact that the City will make a separate lump sum annual payment of approximately \$2.7 million for capital debt, SFPUC has recalculated the rates going forward, and now anticipates a 16.4% decrease in the rate to \$2.45 per ccf (excluding the debt service surcharge), effective July 1, 2013. However, SFPUC anticipates that this rate decrease will be followed by a 32% increase in FY2015, bringing the rate to \$3.23.

The net effect of this recalculation is that the SFPUC wholesale rate will increase by 10% over two years. However, the City also needs to factor into its water purchase costs the nearly \$2.7 million debt service surcharge that resulted from the capital debt prepayment. Thus, in total, the cost of purchasing water is expected to increase by more than 24% over the next two years. Looking to the future, the most current information from SFPUC is that the percentage increases will continue to vary from year to year, with an expected wholesale rate of \$4.57 by FY2020. The \$2.7 million surcharge for debt service will continue through 2034.

The following table summarizes the cost of purchasing water in this current year and the next two years, including \$200,000 in fixed service fees charged by SFPUC. The table illustrates that the total wholesale increase for purchasing water over the next two years is about \$5.7 million, or 24%. While the percent increase is higher than the proposed adjustments, it is staff's belief that the lower rate adjustments can be accommodated through judicious use of fund balance reserves, as discussed further in this report.

**Wholesale Water Purchase Costs
FY2014 and FY2015**

Rate Assumptions	Quantity (ccf)	SFPUC Purchase Cost	Service Fee	BAWSCA Debt Surcharge*	Total
Current FY2013	7,700,000	\$23,100,000	\$200,000	\$0	\$23,300,000
Proposed FY2014 (includes debt prepayment)	7,900,000	\$19,300,000	\$200,000	\$2,700,000	\$22,200,000
Anticipated FY2015 (includes debt prepayment)	8,100,000	\$26,100,000	\$200,000	\$2,700,000	\$29,000,000

*This surcharge is more than offset by a decrease in the SFPUC purchase cost.

As a reminder, the rising SFPUC rates are largely attributed to implementation of the \$4.6 billion Hetch Hetchy Water System Improvement Program, which is well underway, with the attendant costs associated with project construction, coupled with lower-than-anticipated water consumption. Regional water systems, including Hayward, have supported SFPUC's efforts to improve the reliability and structural integrity of the regional water system, with the understanding that the costs would be reflected in the wholesale rates.

Water Consumption

- a) Future water consumption is a key component of the City's water usage fee calculation. If less water is purchased, due to conservation or less business activity, the unit cost of water increases

because most of the water transmission and distribution costs are fixed costs and do not change with the volume consumed. Consumption is difficult to forecast with certainty because it is impacted by unknowable factors, such as weather conditions and business activity, as well as by water cost. Hayward, like other area water purveyors, experienced an 8% reduction in water consumption in FY2012, and, to date in FY2013, has seen a further reduction of about 3%. Therefore, staff has been cautious in its estimates for the next two years, assuming that consumption will increase by a modest 2% per year as the economy continues to recover and residential development proceeds. While the City needs to account for water consumption in determining appropriate water rates, it is also important to note that reduced usage has a positive aspect as well, in that using less water means that customers are purchasing and paying for less water.

Operating, Maintenance and Replacement Costs

Staff has implemented operating efficiencies to keep expenses low, and additional measures are taken to reduce costs whenever possible. For example, requests for overtime work typically require prior management approval. Vacant positions are carefully reviewed to determine their criticality before making a decision as to whether to fill them. Additionally, employee concessions play a significant role in lowering the staff costs and thereby the overall cost and rate impacts on customers. Staff also continues to implement, to the degree possible, strategies to reduce energy usage and other cost reduction methods. At the same time, it is important to ensure that the water system remains robust, and well maintained, and capable of delivering water when and where it is needed. It is critical that the system be able to continue to deliver water during major emergencies. As a self-sufficient enterprise, the Water Fund is also obligated to meet its employee cost commitments. Overall, the estimates are that operating, maintenance, and replacement costs, excluding the cost of water purchases, will increase by less than 3% in FY2014 and remain fairly unchanged in FY2015, based on the information available at this time.

Use of Fund Balance Reserves

Fund balances have several purposes including emergency reserves, cash flow funds, and, as importantly, a mechanism to smooth out, at times, otherwise huge spikes in rates. SFPUC's wholesale rate fluctuations do not take into account the impact on retail customers. The fund balance reserve is used at the local level to smooth out such variances. In the past, financial consultants have indicated that reserves equal to 50% of annual expenditures are appropriate for a water system of Hayward's size. With Council's support for rate adjustments in past years and implementation of cost efficiencies, the Water Operating Fund ended FY2012 with a fund balance of \$16.6 million. As it was, in part, designed to do, the balance enables the Fund to bear some of the impact of upcoming wholesale rate adjustments and operating cost increases. The Fund balance is discussed more fully in the Fiscal Impact section of this report.

Proposed Single-Family Residential and Non-Residential Water Rates

The following tables summarize the proposed water rates for FY2014 and FY2015 for single-family residential and non-residential customers. (Note that water usage is charged on a per ccf basis. One ccf is about 750 gallons, or the equivalent of average consumption for three and a half days in a single-family Hayward home.)

**Recommended Single-Family Residential Water Usage Rates
(Includes 2-4 Unit Properties)
Per Two-Month Billing Period**

Tier	Current	Proposed FY 2014	Proposed FY 2015
1 – 8 ccf	\$4.05	\$4.40	\$4.75
9 – 25 ccf	\$5.05	\$5.35	\$5.70
26 – 60 ccf	\$6.25	\$6.60	\$6.95
Over 60 ccf	\$6.80	\$7.15	\$7.50

**Recommended Non-Residential Water Usage Rates
Per Two-Month Billing Period**

Tier	Current	Proposed FY 2014	Proposed FY 2015
1 – 200 ccf	\$5.15	\$5.45	\$5.75
Over 200 ccf	\$6.10	\$6.45	\$6.85

Attachment I provides examples of typical rate increases for both single-family residential and non-residential customers. The proposed rates were calculated such that customers would see an annual average increase in the range of 6% in each year. (Actual dollar amounts on each bill will vary over the course of a year, depending on outdoor use, seasonal usage by business, and other factors.) The City-wide average water use for a number of years has been 18 ccf (225 gallons per day), and staff has used this average for the purposes of comparing current and proposed rates. Residential customers who use this amount on an annual average basis would see a 6% increase from the current average billing of \$94.90 to \$100.70 in their bi-monthly water bills in FY2014, with a further 6% increase to \$107.00 in FY2015. Non-residential customers would likewise see 6% average rate increases.

Proposed Changes to Multi-Family Residential Rate Structure

The City currently treats multi-family residential accounts, including mobile home park communities, as commercial entities, subject to the two-tier rate structure in which the first 200 ccf of water is charged at the lower rate and the remaining usage is charged at the higher rate. The service fees for all accounts are based on the meter size. While the methodology for multi-family properties is not unique to Hayward, it can result in inequitable per-dwelling unit costs for multi-family customers, particularly those in large complexes where most of the water is charged at the higher tier. A random sampling indicates that most multi-family properties pay more for water on a per-dwelling-unit basis, than those in single family homes using the same amount of water. This fact prompted staff to investigate an alternative methodology that would more equitably distribute costs between multi-family and single-family users and define a better relationship between water consumed within a multi-family dwelling unit and the cost of purchasing the water. While, given the complexities, there are no perfect solutions that would result in equity in every case, the proposed methodology is an improvement over current practices.

The proposed structure, which would be implemented effective October 1, 2013, involves four basic steps to calculate bimonthly billings for multi-family properties (five or more dwelling units on a single meter) and mobile home parks:

1. Divide total metered consumption by the number of dwelling units.
2. Apply a four-tier multi-family rate structure to the per-dwelling-unit usage to determine the water usage fee per unit.
3. Multiply the water usage cost by the number of dwelling units.
4. Add the service fee to the water usage fee to determine the total water bill.

As an example, a mobile home park with 198 dwelling units uses an average of 2,600ccf of water during a two-month billing period or about 32,400 gallons per day, through a 4-inch meter. Under the current method and rates, the bill for this volume would be \$16,146, including the fixed service fee, or \$81.54 per dwelling unit. Under the proposed method, the bill would be calculated as follows:

1. Divide 2,600ccf of water by 198 dwelling units: 13 ccf per dwelling unit
2. Apply the proposed multi-family rates to 13 ccf to calculate the per-dwelling-unit water usage charge: \$73.55 per dwelling unit
3. Multiply the per-dwelling-unit water usage charge by the number of dwelling units: \$14,562
4. Add the service fee of \$476 to the water usage charge to determine the total bill: \$15,039

In this particular example, the per dwelling-unit cost would be \$75.95, a decrease of about 7%.

Staff's goal in developing the multi-family rate structure and the individual tier rates was to make the per-dwelling unit fee for water service more commensurate with the fee that single-family customers incur for water service. The challenge in this effort was the fact that almost all single-family customers pay a bimonthly service fee of \$12 for a standard 5/8-inch meter, while most multi-family properties have a larger shared meter. While the total fees for larger meters are higher, the service fees for multi-family accounts tend to be significantly less on a per-dwelling units basis, in the range of \$1 to \$4, depending on the service size. On average, multi-family residents use about 14 ccf, or 175 gallons per day, in a two-month billing period, while single-family use averages 18 ccf or 225 gallons per day. To compensate, staff developed a block rate structure that factors in the two key differences between single-family and multi-family water service: 1) the lower per-dwelling-unit service fee; and 2) the expected lower water use in multi-family housing units.

Like the single-family residential rate structure, the proposed structure for multi-family dwelling units incorporates four tiers; however, given the expected lower water usage at multi-family developments and mobile home park homes, the tiers are more compressed than those for single-family accounts (i.e., there are fewer units within some of the tiers) and the fee associated with each tier is higher. The table below lists the recommended tiers and rates. In addition to adopting the multi-family rate structure, staff further recommends that the proposed multi-family rates be in effect for two years, without a second increase in FY2015. With this structure, more equity can be achieved between these two residential customer groups within two years. The proposed rate structure would apply only to accounts that provide domestic water service; irrigation accounts would continue to be billed as commercial services.

**Recommended Multi-Family Residential Water Usage Rates
(Properties with Five or More Dwelling Units, including Mobile Home Parks)
Per Two-Month Billing Period**

Tier	Current	Proposed FY2014	Proposed FY2015
1 – 8ccf		\$5.60	\$5.60
9 – 16ccf	Billed as non-residential accounts	\$5.75	\$5.75
17 – 20ccf		\$5.90	\$5.90
Over 20ccf		\$6.40	\$6.40

Council will note that the block rates for each tier are noticeably higher than the rates for single-family accounts. While this appears to give an unfair advantage to single-family households, it is important to consider the rates in the context of the overall billing for comparable service, including the fixed service fee. Because single-family properties are individually metered and thus receive individual service fees, a greater portion of a single-family bill is attributed to the fixed fee, on average about 12%. Rather than one large entity, under the proposed FY 2014 rate structure, a MFR complex will be considered as the sum of many individual residential units, each with consumption equivalent to an equal share of the total consumption at the complex. Simply applying the existing single-family rate structure to multi-family dwelling units can result in a multi-family unit paying substantially less for the same quantity of water because of much lower service fee costs, which tend to be in the range of 2% of the total cost. The recommended multi-family rates are structured to bring parity to the residential rates.

The table in Attachment II illustrates the impact of the proposed multi-family rate structure on various property sizes and average water use. The table compares current average bimonthly water bills to average billings under the proposed multi-family rate structure and tier rates. It also includes the cost for a single-family customer to purchase the same quantity in order to illustrate how these costs become more evenly aligned over two years between single-family and multi-family customers.

As can be seen from Attachment II, the initial impact of the proposed structure on multi-family accounts is varied and depends on factors such as water usage and meter size. In general, larger properties with low per-dwelling-unit water use will see an immediate decrease in their water bills, while some smaller properties with water use tending towards the high side or with meters larger than typically needed to serve their property, may see increases. For example, a mobile home park with about 460 units would see an initial decrease in their water bill of about 10%, while a small property with six units and higher-than-average water use could experience an initial increase of 10%. In general, mobile home parks would see decreases in the 2 to 7% range. While this disparity is not desirable, it is a necessary step towards an ultimately more equitable system and an indication that some multi-family properties have paid a higher-than-reasonable share of water costs in the past. The City’s water conservation staff will identify and work with apartment owners that have higher-than-average usage to try to reduce consumption through measures such as toilet replacements, installation of high efficiency showerheads, and other means.

Comparisons with Other Water Agencies

Attachment III shows how Hayward’s current and proposed water rates compare to other nearby agencies. While this comparison is provided in keeping with long-standing practice and the Council’s desire to see how the City’s rates compare with neighboring agencies, some factors should be kept in

mind in considering this information. First and foremost, none of the other agencies in this immediate vicinity are completely reliant on SFPUC (HetchHetchy) water and, therefore, are not subject to the significant wholesale water rate increases that have been and will continue to be implemented by SFPUC. For example, EBMUD does not have to pay a commodity charge, per se, for raw water, and Alameda County Water District (ACWD) receives only 30% of its supply from the more expensive SFPUC system. This factor will cause the gap between Hayward's water rates and those of these two neighboring water agencies to widen even further over the next few years.

System size also plays a role in rate setting. EBMUD is eight times larger than the Hayward Water System, and ACWD is two and a half times Hayward's size. Therefore, both agencies should and do enjoy economies of scale on many factors resulting in lower per capita expenses.

It is also important to note that some of the agencies are likely to consider rate adjustments for next year, but have not yet published their proposed increases, so in a sense staff is comparing Hayward's future rates to other agencies' currently existing rates. EBMUD, for example, typically increases rates in July. Staff will update the comparisons as the public hearing date gets closer.

Last but not least, a water agency's rate should be considered in light of the system's performance, its operational robustness, and its flexibility to operate in both normal and emergency situations. The significant investment that Hayward has made in upgrading, maintaining, and making the system ready for emergencies is, to some extent, reflected in the rates. Hayward's rates, which are in the mid to upper range of rates in the area, should be viewed in this perspective.

Sewer Rates

Proposed Residential and Non-Residential Sewer Rates

Staff is proposing that no sewer service rate adjustment be implemented in FY2014 and that an increase of 3% for residential customers be approved for FY2015, raising the monthly cost for a single-family residential customer from \$27.27 to \$28.09. Similar percent increases are proposed for multi-family and mobile home community customers, as well as for the two lower rates, known as economy and lifeline rates. The two reduced rates, which make the single-family sewer charges commensurate with water use, are intended to encourage water conservation and reward customers who use low amounts of water. The rates are automatically applied to bills for single-family residential customer whose water usage during a billing period is 0 – 5 ccf (lifeline) or 6 – 10 ccf (economy).

Non-residential customers would see increases in FY2015 ranging from 0% to 6%, depending on the characteristics of their wastewater discharge. As discussed further in this section, the proposed sewer rates are impacted in part by the anticipated start-up of and significant discharge from Calpine's Russell City Energy Center, which will cause some of the City's costs to be shifted from existing customers to the new entity. Staff uses actual and anticipated sampling data to measure the impact of significant industrial users of the sanitary sewer system and calculates appropriate rates based on their contribution to the system. Appropriate fees for other business customers, such as restaurants, are based on water consumption and standard waste strength factors.

The following table summarizes the current and proposed monthly residential and non-residential sewer service rates during the next two years.

Recommended Monthly Residential and Non-Residential Sewer Service Fees

	Current	Proposed FY 2014	% Change	Proposed FY 2015	% Change
Residential Fees					
Single-Family (per dwelling unit)	\$27.27	\$27.27	0%	\$28.09	3%
Multiple-Family (per dwelling unit)	\$24.27	\$24.27	0%	\$25.00	3%
Mobile Home (per dwelling unit)	\$19.09	\$19.09	0%	\$19.66	3%
Economy (per dwelling unit)	\$15.97	\$15.97	0%	\$16.45	3%
Lifeline (per dwelling unit)	\$7.98	\$7.98	0%	\$8.22	3%
Non-Residential Fees					
Volume (per 100 cubic feet of water)	\$2.25662	\$2.25662	0%	\$2.23596	3%
Carbonaceous Biochemical Oxygen Demand (per pound)	\$0.60565	\$0.60565	0%	\$0.64920	7%
Suspended Solids (per pound)	\$0.84229	\$0.84229	0%	\$0.74470	-12%
Examples of Non-Residential Fees (per 100 cubic feet of water)					
Restaurant (w/out grease interceptor)	\$8.28	\$8.28	0%	\$8.27	0%
Restaurant (larger establishment w/grease interceptor)	\$6.31	\$6.31	0%	\$6.33	0%
Commercial Laundry	\$4.70	\$4.70	0%	\$4.75	1%
Beverage Bottling	\$4.74	\$4.74	0%	\$4.89	3%

Factors Affecting Sewer Rates

The sewer service rate adjustments result primarily from the rising costs of providing wastewater collection and treatment services. The allocated costs on which the recommended FY2015 rates are based are 4% higher than the costs incorporated into the current rates, mainly associated with employee services.

Another critical factor that affects sewer rates, especially for non-residential customers, are ongoing changes in the industrial wastewater characteristics and volume. On one hand, several major industries have made changes to their pretreatment processes in recent years, which result in a decline in revenue from this sector. Large businesses, such as Berkeley Farms, Azuma Foods, and Discovery Foods are discharging less to the system due to water conservation and improved pretreatment efforts. Given that most of the costs are fixed costs and not affected by flows, the unit cost of collection, treatment and disposal increases as volume decreases. This has the effect of shifting more of the costs to other customers in order to achieve the overall revenue target. On the other hand, the proposed FY2015 sewer rate calculations also account for discharge from the Russell City Energy Center (RCEC), which is expected to initiate operations later this year. The RCEC staff was conservative in its estimates regarding discharge from this facility, as there will be some uncertainty about the volume and strength until the RCES is fully operational. Even so, the rate implications are noteworthy, especially for some non-residential customers, as the RCEC will be assuming a significant share of the revenue requirements.

Comparisons with Other Wastewater Agencies

Attachment IV provides comparisons of Hayward's current and proposed residential sewer rates to other nearby agencies. Many of the caveats discussed in the water rate comparisons would apply to the sewer rates as well, without of course, the discussion of commodity costs.

ECONOMIC IMPACT

The economic impact to customers has been discussed in the previous sections and examples provided on Attachment II. While staff recognizes that the rate adjustments will affect customers, it is critical that the City maintain reliable and robust utilities systems in the interest of economic viability and quality of life for its residents and businesses. As noted earlier, staff is recommending that judicious use of fund balances be used to keep the rate adjustments at a minimal level and in line with the surrounding business market.

FISCAL IMPACT

The Water and Wastewater Operating Funds maintain a working capital balance, or fund balance, in order to manage emergencies, maintain positive cash flow, and smooth out, at times, needed rate adjustments so that customers are not significantly impacted in a single year. The City has been informed by various financial consultants that reserves equal to 50% of annual expenditures are appropriate. While that level of reserve provides a good target, it is not always practical, particularly when using a portion of the fund balance to offset the need for higher rate adjustments. While current and projected working capital balances do not always meet the 50% goal, staff believes that the balances are sufficient to maintain reliable utilities operations.

Water Fund

Using current water use projections, staff expects the recommended rates to generate about \$40.3 million in total revenue (water use and service fees) in FY2014 and result in a year-end fund balance of \$16.5million, an increase of just over \$1.8 million. In FY2015, the revenue is expected to total \$43.3 million, and the fund balance at the end of year is projected at \$14.2 million, a reduction of just over \$2 million. Even with the proposed rate adjustments, the Water Fund will be in a structural deficit position in FYs 2015 and 2016, with an anticipated \$3.9 million needed from the working capital balance to meet expenditures. The ten-year plan includes 6% annual rate adjustments through FY2019, after which it may be possible to reduce the percentage increase or hold rates at the same level for a period of time. Attachment V illustrates year-end working capital balances in the recent past and projected through FY2017.

Wastewater Fund

The proposed rates are expected to generate about \$18.2 million in revenue in FY 2014 and about \$18.6 million in FY 2015. Even with the increase in FY 2015, staff anticipates a \$2 million revenue shortfall over the next two years. However, as with the Water Fund, the balance was built up strategically over the past few years to minimize or alleviate the need for sewer rate adjustments at a time when water rates would need to be increased. The Wastewater Fund ended FY2012with a working capital balance

of \$13.9 million, and as with the Water Fund, staff is proposing to cover the deficit over the two years by using a portion of the fund balance. The ten-year plan includes rate adjustments in the 1% to 3% range, every other year. The Fund is expected to remain in a structural deficit situation through FY2018 meaning the expenses will exceed the revenues every year; however, the fund balance will remain at a sufficient level to manage cash flow and emergency spending requirements. Attachment VI illustrates year-end working capital balances in the recent past and projected through FY2017.

PUBLIC CONTACT

With Council’s input and consent on the proposed rates, staff will implement the noticing requirements of Proposition 218, which mandates a written notice of the proposed service rates to all affected property owners at least forty-five days before the public hearing. In instances where a party other than the property owner of record receives the bill for the water/sewer services, notice will also be sent to that party. The notice will describe the proposed increases and list current and proposed rates. The notice also discusses the property owners’ right to protest the rates increases. Council may not take action on the rate if a majority of affected parcels file written protests. Staff will also post the information on the City’s website.

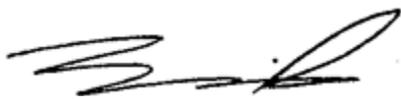
NEXT STEPS

Council is scheduled to consider the rate adjustments during a public hearing on July 9. If adopted, the rates would be effective on October 1, 2013 and 2014.

Prepared by: Alex Ameri, Director of Public Works – Utilities & Environmental Services

Recommended by: Alex Ameri, Director of Public Works – Utilities & Environmental Services

Approved by:



Fran David, City Manager

- Attachment I: Proposed Water Rates and Sample Billings
- Attachment II: Proposed Multi-Family Sample Billings
- Attachment III: Proposed FY2014 Water Rate Comparisons with Nearby Agencies
- Attachment IV: Proposed FY2014 and FY2015 Wastewater Rate Comparisons with Nearby Agencies
- Attachment V: Water Fund Working Capital Balances
- Attachment VI: Wastewater Fund Working Capital Balances

ATTACHMENT I
Proposed FY 2014 and FY 2015 Water Rates and Sample Billings

Current (FY 2013) Water Rates

Single Family Residential		Commercial and Multi-Family Residential		Service Fees (All Users)	
1-8 ccf	\$4.05 /ccf	1-200 ccf	\$5.15 /ccf	5/8 inch	\$12.00
9-25 ccf	\$5.05 /ccf	>200 ccf	\$6.10 /ccf	3/4 inch	\$16.30
26-60 ccf	\$6.25 /ccf			1 inch	\$24.70
>60 ccf	\$6.80 /ccf			1.5 inch	\$54.10
				2 inch	\$95.20
				3 inch	\$240.30
				4 inch	\$476.00
				6 inch	\$839.70
				8 inch	\$1,162.40
				10 inch	\$1,400.00

Proposed FY 2014 Water Rates

Single Family Residential		Multi-Family Residential		Commercial		Service Fees (All Users)	
1-8 ccf	\$4.40 /ccf	1-8 ccf	\$5.60 /ccf	1-200 ccf	\$5.45 /ccf	No Changes Proposed	
9-25 ccf	\$5.35 /ccf	8-16 ccf	\$5.75 /ccf	>200 ccf	\$6.45 /ccf		
26-60 ccf	\$6.60 /ccf	16 - 20 ccf	\$5.90 /ccf				
>60 ccf	\$7.15 /ccf	>20 ccf	\$6.40 /ccf				

Proposed FY 2015 Water Rates

Single Family Residential		Multi-Family Residential		Commercial		Service Fees (All Users)	
1-8 ccf	\$4.75 /ccf	1-8 ccf	\$5.60 /ccf	1-200 ccf	\$5.75 /ccf	No changes proposed	
9-25 ccf	\$5.70 /ccf	8-16 ccf	\$5.75 /ccf	>200 ccf	\$6.85 /ccf		
26-60 ccf	\$6.95 /ccf	16 - 20 ccf	\$5.90 /ccf				
>60 ccf	\$7.50 /ccf	>20 ccf	\$6.40 /ccf				

Sample Bimonthly Water Billing Increases (including fixed service charge)

Single Family Residential Bimonthly Billings	FY 2014						FY 2015		
	Consumption	Current	Proposed			Proposed			
		Cost	Cost	\$ Change	% Change	Cost	\$ Change	% Change	
Low Use Customer	8 ccf	\$44.40	\$47.20	\$2.80	6%	\$50.00	\$2.80	6%	
Avg Use Customer	18 ccf	\$94.90	\$100.70	\$5.80	6%	\$107.00	\$6.30	6%	
High Use Customer	60 ccf	\$349.00	\$369.15	\$20.15	6%	\$390.15	\$21.00	6%	

Non-Residential Bimonthly Billings	FY 2014						FY 2015		
	Consumption	Current	Proposed			Proposed			
		Cost	Cost	\$ Change	% Change	Cost	\$ Change	% Change	
Restaurant	80 ccf	\$424	\$448	\$24	6%	\$473	\$25	6%	
Supermarket	600 ccf	\$3,565	\$3,765	\$200	6%	\$3,985	\$220	6%	
Food Processor	1400 ccf	\$8,445	\$8,925	\$480	6%	\$9,465	\$540	6%	

**Attachment II
Sample Multi-Family Billings and Comparisons with Single-Family Billings**

Description	Property Details				Current FY13 Structure/Rates		Recommended FY14 Structure/Rates		Percent Chg	Single Family Equivalent		
	Dwelling	Average Usage	Usage per Dwelling Unit	Service Fee	Avg Bimonthly Bill		Avg Bimonthly Bill			FY13	FY 14	FY 15
	Units	(ccf)	(ccf)		Total Billing	Cost/Dwelling Unit	Total Billing	Cost/Dwelling Unit		Curr Rate	Rec Rate	Rec Rate
Mobile Home Park	462	6200	13	\$476	\$38,106	\$82	\$34,456	\$75	-10%	\$70	\$74	\$79
Mobile Home Park	265	3500	13	\$95	\$21,255	\$80	\$19,586	\$74	-8%	\$70	\$74	\$79
Large Apartment	200	1500	8	\$476	\$9,436	\$47	\$9,436	\$47	0%	\$44	\$47	\$50
Medium Apartment	98	1500	15	\$476	\$9,436	\$96	\$8,811	\$90	-7%	\$80	\$85	\$90
Medium Apartment	50	540	11	\$95	\$3,199	\$64	\$3,198	\$64	0%	\$60	\$63	\$67
Small Apartment	25	250	10	\$25	\$1,360	\$54	\$1,433	\$57	5%	\$55	\$58	\$61
Small Apartment	6	115	19	\$25	\$617	\$103	\$676	\$113	10%	\$100	\$106	\$113

Attachment III
Water Rate Comparisons with Nearby Agencies
Based on Consumption of 18 Ccf of Water through 5/8" Meter

Agency	Bimonthly Billing
City of Sunnyvale (1) (2)	\$103.47
City of Redwood City (1)	\$103.06
City of Hayward – Proposed	\$100.70
City of Hayward – Current	\$94.90
Contra Costa Water District (1) (3) (Concord, Walnut Creek)	\$90.48
Alameda County Water District (2) (Fremont, Union City, Newark)	\$86.60
Dublin San Ramon Services District (3) (4) (Dublin, San Ramon)	\$86.00
City of Daly City (2)	\$82.24
East Bay Municipal Utility District (1) (4) (Oakland, Castro Valley, Unincorporated Alameda County)	\$79.74

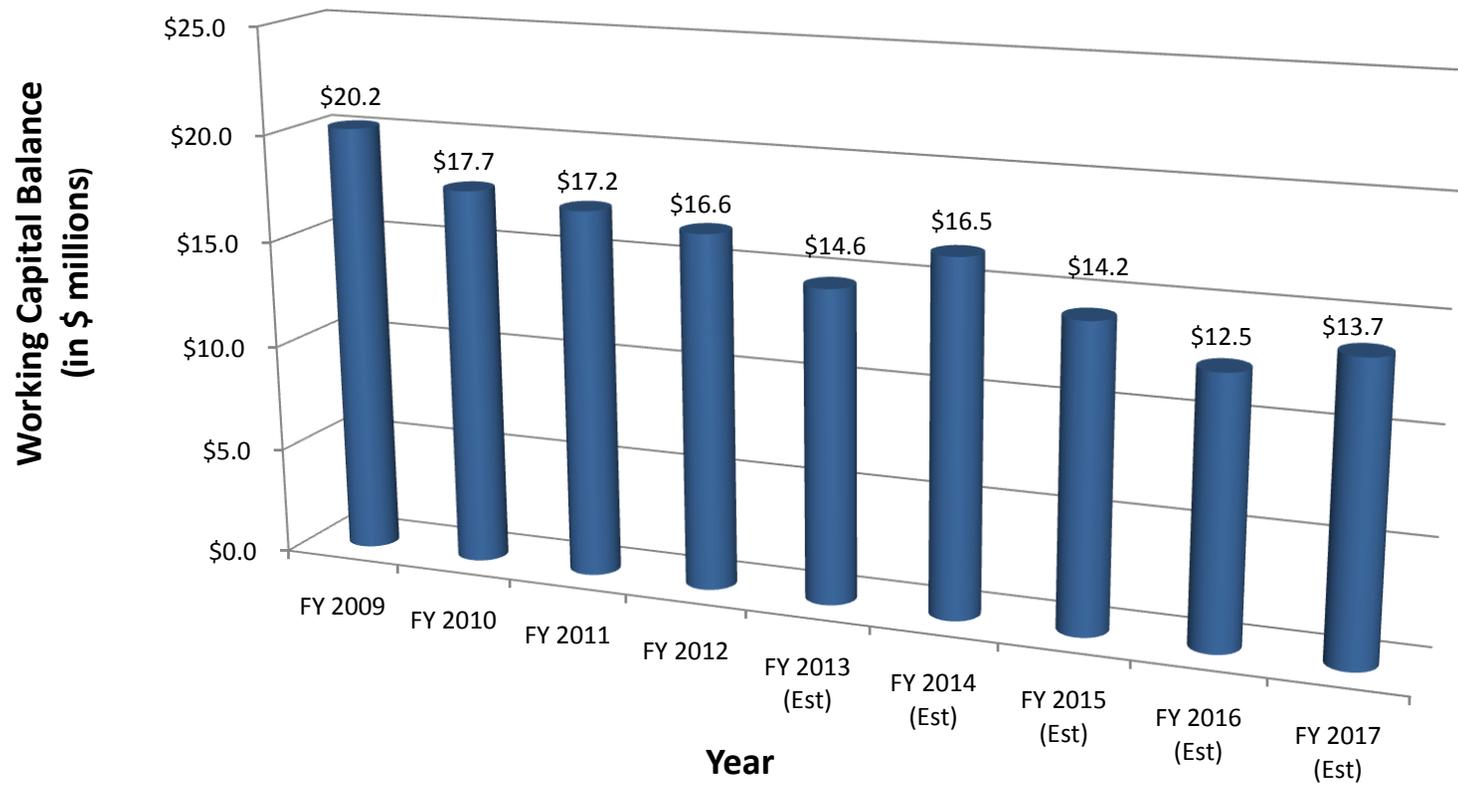
- (1) FY 2014 rate increases are unknown at this time
- (2) Multiple sources of water
- (3) Not an SFPUC wholesale customer
- (4) Proposed FY 2014 rate

**ATTACHMENT IV
SEWER RATE COMPARISONS WITH NEARBY AGENCIES
(Standard Residential Rate)**

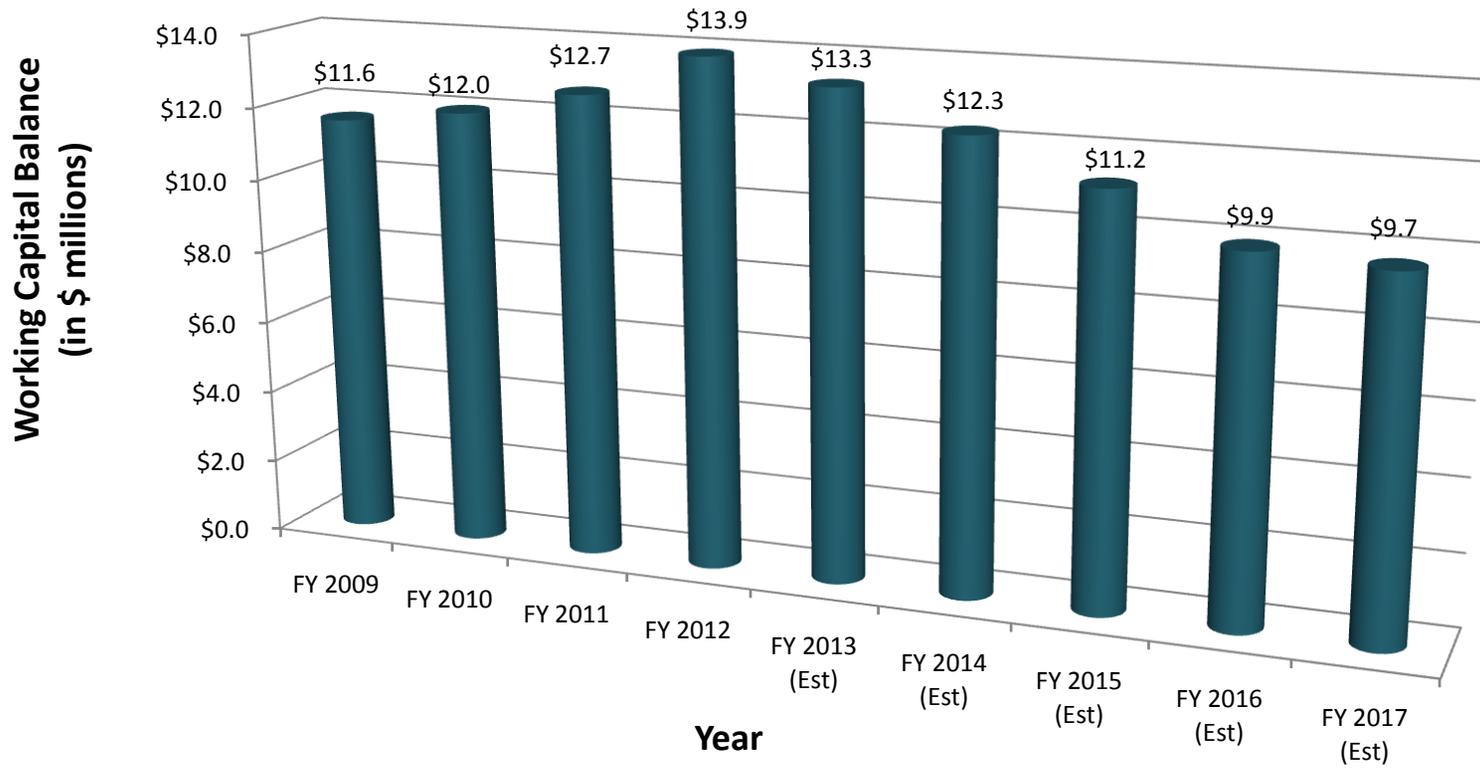
Agency	Monthly Rate
City of Livermore (1)	\$40.75
Central Contra Costa Sanitary District (2) (Concord, Walnut Creek, Martinez)	\$33.75
City of San Leandro	\$31.18
Dublin San Ramon Services District (Dublin and San Ramon)	\$29.62
Union Sanitary District (2) (Fremont, Union City, Newark)	\$28.14
City of Hayward (Proposed FY 2015)	\$28.08
City of Hayward (Current and Proposed FY 2014)	\$27.27
Castro Valley Sanitary District (2)	\$23.41
Oro Loma Sanitary District (Unincorporated Alameda Co.)	\$16.25

- (1) Rate adjustments for FY 2014 unknown
(2) Proposed FY 2014 rate

Attachment V
Water Fund Working Capital Balances



Attachment VI
Wastewater Fund Working Capital Balances



DATE: May 7, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Revised Draft Mission Boulevard Corridor Specific Plan and Draft Environmental Impact Report

RECOMMENDATION

That Council reads and comments on this report, the Draft Environmental Impact Report, and the revised draft of the Mission Boulevard Corridor Specific Plan.

SUMMARY

The Mission Boulevard Corridor Specific Plan and its Form-Based Code are intended to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the Hayward community by defining the desired form, character and uses of the Specific Plan area. The Form-Based Code is intended to ensure that existing and new buildings work together to define the pedestrian-oriented space of the streets and other public spaces within the Specific Plan area, are harmonious with each other in scale and character, and create an attractive, walkable neighborhood. The Form-Based Code is based on the Smart Growth template, which seeks the following six goals:

- a. Neighborhood Livability
- b. Better Access, Less Traffic
- c. Thriving Cities, Suburbs and Towns
- d. Shared Benefits
- e. Lower Costs, Lower Taxes
- f. Keeping Open Space Open

Goals for the community, transect zones (distinct physical environments), and for blocks and buildings are identified in Chapter 2 of the Specific Plan document.

The draft Environmental Impact Report (DEIR) and the revised draft of the Mission Boulevard Corridor Specific Plan (MBCSP), which includes a form-based code, are available at

http://www.hayward-ca.gov/CITY-GOVERNMENT/SPECIAL-PROJECTS-&-STUDIES/mbcsp/pdf/2013/Mission_Blvd_Corridor_DEIR_130412_Full.pdf and http://www.hayward-ca.gov/CITY-GOVERNMENT/SPECIAL-PROJECTS-&-STUDIES/mbcsp/pdf/2013/0_Mission_Blvd_Specific_Plan_FBC_Draft_April_2013.pdf respectively.

Staff is seeking the Council's comments on the draft Specific Plan document, which includes development policies, a form-based code, infrastructure needs, implementation strategies, and fiscal impacts. Staff also seeks comments on the Draft Environmental Impact Report (DEIR) and Alternatives identified in the DEIR.

BACKGROUND

This project, which includes a Specific Plan, Form-Based Code (Chapter 4 of the Specific Plan), and Economic Strategy (Appendix B to the Specific Plan), covers properties along the northern portion of the Mission Boulevard Corridor, from Harder Road to the northern City limit, with the exception of the Downtown. The project area comprises approximately 600 parcels on 240 acres and has a total length of approximately two miles. The separate South Hayward BART Form-Based Code, adopted on October 11, 2011, addresses properties along the portion of Mission Boulevard immediately to the south between Harder Road and just south of Industrial Parkway.

The City Council authorized the Mission Boulevard Corridor Specific Plan project, as well as a contract with a consultant team, led by Hall Alminana (consultant team has since disbanded), on November 17, 2009. On March 23, 2010, staff presented Council with an overview of the project and on March 25, 2010, a similar presentation was made to the Planning Commission. A week-long community charrette was held April 12 through April 16, 2010, and concluded with a presentation of a draft regulating plan and conceptual architectural drawings. Staff presented alternative regulating plans (essentially, zoning maps) during work sessions to the Council and Planning Commission on June 22 and June 24, 2010. Staff then presented a preferred regulating plan and two alternative regulating plans to the Council and Planning Commission on February 10 and February 15, 2011. Reports and presentations for all past meetings mentioned in this report can be accessed at <http://www.hayward-ca.gov/CITY-GOVERNMENT/SPECIAL-PROJECTS-&-STUDIES/mbcsp.shtm>.

The delay in getting the revised Plan and DEIR documents to public hearings relates primarily to the primary consultant, Hall-Alminana, Inc., dissolving in early 2012 during the project process, requiring City staff to complete revisions and draft documents and to revise the project process moving forward. Additionally, changes/temporary reductions in Planning staff over the last several months created additional project delays.

The draft Mission Boulevard Corridor Specific Plan includes a Regulating Plan and Form-based Code (Chapters 3 and 4), the Synoptic Survey presented at the charrette (Appendix A), an Economic Strategy (presented in June 2010, and now included as Appendix B), and a Fiscal Impact Analysis (Appendix C). Once adopted, the Form-Based Code portion will be incorporated into the Hayward Municipal Code as Article 25 of Chapter 10, and will be available on-line.

Overview of Content of the Mission Boulevard Corridor Specific Plan – As noted in Chapter 1 of the draft MBCSP, State law requires a specific plan to include the following:

- The distribution, location, and extent of all land uses, including open space.
 - The proposed distribution, location, extent, and intensity of major components of public infrastructure, such as transportation and water and sewer systems.
 - The standards and criteria by which development will proceed.
 - A program of implementation measures, such as financing measures, policies, regulations, and public works projects.
 - A statement of the relationship of the Specific Plan to the General Plan.
-
- Chapter 1 also addresses the Specific Plan’s consistency with the General Plan.
 - Chapter 2 includes the vision, goals, and principles that will guide development in the area.
 - Chapter 3 describes and includes the Regulating Plan (including a “zoning” map), as well as a Thoroughfare (roadway) Plan.
 - Chapter 4 is the Form-Based Code.
 - Chapter 5 includes a discussion of the existing infrastructure and utility systems, as well as the demands that new development would place on these systems. Chapter 5 also includes a Mobility Plan, which addresses automobiles, bicycles, pedestrians, public transit, and parking and transportation demand management (TDM) information.
 - Chapter 6 is the Implementation Plan and includes summaries of the Economic Strategy (Appendix B) and the Fiscal Impact Analysis (Appendix C).

Other regulatory actions are included within the Specific Plan, to include a new Article 25 in Chapter 10 (Planning, Zoning and Subdivision Regulations) of the Hayward Municipal Code. In doing so, the Project would supplant many existing development standards applicable to the project area and as primarily expressed through existing, mapped Zoning Districts. However, as noted in the draft Form-Based Code, other regulations, including those Zoning Ordinance provisions affecting alcohol beverage establishments and drive-through establishments, would still apply in the Project area.

DISCUSSION

Preferred Regulating Plan – During the February 2011 work sessions, staff presented a Regulating Plan, which identifies various transect zones and densities on a map developed during the charrette, as well as variables to further refine and improve the Plan. Each variable, including a more recent one related to a commercial overlay zone that was reviewed by the Council Economic Development Committee and the City Council, is presented in the table below, along with the comments made during work sessions and meetings. Staff used the direction received on each variable to develop the Preferred Regulating Plan (Figure 1 in this report) and two Alternative Regulating Plans (Figures 2 and 3). The Alternative Regulating Plans are evaluated in the Draft Environmental Impact Report (DEIR), since the California Environmental Quality Act (CEQA) requires the evaluation of feasible alternatives for a project. Section 3 of the draft MBCSP includes the Preferred Regulating Plan and the two Alternative Regulating Plans (maps) are located below and in Chapter 22 (Alternatives) of the DEIR.

The Alternatives in the DEIR include a “No Project” Alternative, as well as the two Alternatives referenced above, which were initially evaluated for their feasibility and ability to achieve most of the project objectives while avoiding, reducing, or minimizing significant impacts identified for the proposed Project. It should be noted that not all the ‘variables’ identified in the table below were identified for purposes of avoiding or reducing adverse environmental effects. Rather, most variables were identified by City staff in anticipation that decision-makers may want to make slight adjustments to the proposed Project’s regulating plan and cross-section for Mission Boulevard. As such, the DEIR seeks to also identify whether those variables would result in new or different environmental effects, as compared to the Preferred Regulating Plan (Proposed Project).

Comments made by the Planning Commission during the work session on February 10, 2011 included the following (see Attachment I, meeting minutes):

- General agreement that buildings north of A Street should be limited in height to protect views from Prospect Hill and that if rooftops are visible from higher elevations, then they need to be attractive. Green roofs were suggested.
- Concern about building heights on Dollar Street and the view from west of the BART tracks.
- Questions about retail location and whether or not auto dealerships would be allowed.
- Regarding T5 zoning between Jackson Street and Fletcher Lane, Commissioners questioned whether people would actually walk from South of Jackson Street to the BART station.

Comments made by the City Council during the work session on February 15, 2011 (see Attachment II, meeting minutes) included:

- Support for the concept drawings for the opportunity sites.
- Support for the idea of a three-story height limit on Mission Boulevard north of A Street.
- Agreed with proposed sidewalks, medians, and slip lanes.
- Expressed concern with allowing emergency homeless shelters in the project area.
- Supported concept of commercial and light industrial uses in the T4-2, but cautioned that the Code needs to anticipate potential conflicts with residents in the area.

REGULATING PLAN ALTERNATIVES

Variable		Preferred Regulating Plan (see Figure 1 below)	Alternative 'A' (See Figure 2 below)	Alternative 'B' (See Figure 3 below)
1.	Cross-section for Mission Blvd (North of Downtown along A Street)	Install four (4) foot wide landscape median, reduce parking lane lanes from eight (8) feet to seven (7) feet, reduce sidewalks from ten (10) feet to nine (9) feet, maintain existing travel lanes. (See Figures 3-11 to 3-14 of EIR)	Maintain existing cross-section, but add new paving, lighting, undergrounding of utilities, and new street furniture.	Install five (5) foot-wide landscape median, reduce parking lanes from eight (8) feet to seven (7) feet, reduce sidewalk width from ten (10) feet to 8.5 feet, maintain existing travel lanes.
2.	Building heights and Zoning designation north of A Street	T5 Zone on properties north of A Street; remainder with T4-1 Zone and Height Overlay.	T5 Zone from A Street to Simon Street with Height Overlay 1: (2 to 3 story) and Height Overlay 2: (2 to 4 story).	Proposed Project but without Height Overlay.
3.	Zoning Designation for properties south of Jackson St., east of Mission Blvd., north of Fletcher Ave.	T5 Zone	T4-1 Zone	T4-1 Zone
4.	Zoning of APN 445-001-002 (23950 Mission Blvd.)	T4 Zone	Civic Space	Civic Space
5.	Slip lane on west side of Mission Blvd. from north of Torrano Ave. to Harder Rd.	Included	No slip lane.	Included
6.	Zoning for area between Mission Blvd., Harder Rd., Torrano Ave., and BART tracks	T4-2 Zone	T4-2 Zone	T4-1 Zone
7.	Commercial Overlay between Berry Ave. and Harder Rd.	Over all portions of parcels	250 foot depth, as measured from Mission Blvd.	No Commercial Overlay

All environmental topics are analyzed for each Alternative, though at a much more general level than in Chapters 4 to 20 of the DEIR.



Figure 2: Alternative 'A' Regulating Plan & Mission Blvd Cross-Section.



Figure 3: Alternative 'B' Regulating Plan & Mission Blvd Cross-Section

With input from the City Council, the City Council Economic Development Committee, the Planning Commission, and neighborhood groups and individuals, various changes have been made to the Specific Plan/Form-Based Code. The notable changes are discussed below.

Changes to the Specific Plan/Form-Based Code –

Regulating Plan of the Form-Based Code (Figure 1 above):

- The designation for the former Ford dealership was changed from T4-1 to T4-2, allowing a greater range of uses, and a commercial overlay was added to the area westerly of Mission Boulevard and southerly of Berry Avenue, prohibiting residential uses on the ground level.
- The designation for all properties to the north of A Street was changed to T4-1, except for the properties fronting on A Street, remaining at the higher-density T5 designation.
- A single height overlay is now proposed for the properties northerly of A Street. Buildings here shall be a minimum of two stories, and a maximum of three stories.
- The proposed road that bisects the Ford site would not be required in the event that a proposed development makes it infeasible to do so, as determined by the Planning Director. The proposed road parallel to Harder Road, off Dollar Street, has been deleted.

Form-Based Code:

- The dedication of Civic Space would be awarded incentives including:
 - expedited permit processing; and
 - a density bonus of up to four (4) units per one (1) acre of dedicated Civic Space; and
 - a building height bonus of one (1) story except at properties located north of A Street.
- Rooftop improvements on future buildings would be required to reduce visual impacts that could impact views from existing buildings at higher elevations on the east side of Mission Boulevard, as determined by the Planning Director. Architectural features integral to the building design and solar energy systems should not be screened from view.
- As is required in the South Hayward Form-Based Code, bicycle parking would be required in accordance with the most recent version of Section 5.106.4 of the California Green Building Standards Code (CalGreen).
- Designated Parking for Clean Air Vehicles would be required according to Section 5.106.5.2 of the California Green Building Standards Code (CalGreen).
- Regarding Special Needs Housing Facilities (including Single Room Occupancy (SRO), Emergency Homeless Shelters, Large Group Transitional Housing, Large Group Supportive Housing, Small Group Transitional Housing, and Small Group Supportive Housing):
 - A Good Neighbor Agreement acceptable to the Hayward Police Department would be required to be established between the operator of the facility and its neighbors.

- The Hayward Police Department would conduct periodic audits of all Police calls for service involving the housing facility. If, after reviewing the audit, the Police Chief determines that there has been an excessive number of calls for service involving the facility's operation, the Police Chief or his designee would meet with the owner and/or manager to discuss the calls for service and allow the owner/manager to make changes in operations to reduce the number of calls for service.
 - Homeless Shelters would only be located at parcels abutting Mission Boulevard south of Jackson Street.
 - Each emergency shelter would be required to have on-site state-licensed security employees, with at least one security employee present at all times the emergency shelter is in operation or is occupied by at least one resident.
- The Draft EIR includes a Highway Overlay Zone as a mitigation measure. Therefore, as is included in the South Hayward Form-Based Code, the Mission Boulevard Corridor Form-Based Code is recommended to include the Highway Overlay Zone as new Section 10-25.296. The Highway Overlay Zone would extend five hundred (500) feet from Mission Boulevard and W. Jackson Street. As a result of the application of the Highway Overlay Zone, future development projects within the zone would be required to adhere to a list of measures that would help improve indoor and exterior air quality (see Table 2-1 in the DEIR).
 - Similar to the South Hayward Form-Based Code, height limits in feet have been added to Table 7.
 - Several changes have been made to the Allowed Functions in Table 9. As shown in yellow in Attachment III, notes about the commercial overlay have been included and several uses are shown as prohibited.
 - Definitions have been added for Large Group Supportive Housing, Large Group Transitional Housing, Small Group Homes/Residential Care Facilities, Small Group Supportive Housing, and Small Group Transitional Housing.

Of particular relevance, based on input over the last few months, is:

- Whether or not to include the **slip lane** along the west side of Mission Boulevard between Harder Road and south of Berry Avenue, since some potential developers have expressed concern with how a new lane would impact development potential on those sites; (However, staff continues to recommend the slip lane, since it will create a more desirable frontage for future residential development above the first floor and will also provide an area off the busy, high speed/high volume traffic of Mission Boulevard for customers to access businesses in that area); and
- Whether the proposed **commercial overlay zone** along the west side of Mission Boulevard from Harder Road to south of Berry Avenue should encompass all portions of the parcels fronting Mission Boulevard in that area (including the former Ford site) or just the first/front 250 feet of those parcels. The Council Economic Development Committee preferred entire parcels be subject to the commercial overlay zone and staff is supportive either way, given the City's consultant, Applied Development Economics, Inc., indicated, "The Ford site will easily accommodate a large format general line grocery store, but more specialized grocery stores would not need to utilize the entire site. Generally, a grocery store focused on organic or natural products will occupy much less than 50,000 square feet. This would require a site of

less than four acres, and would be best situated along the front portion of the Ford dealer site. The back portion of the site would be well suited for multi-family housing or other mixed use development. In general, the former auto row is unlikely to attract much interest from large format retail stores because of its location away from I-880. However, with the expanding CSUEB population and higher income residents nearby, the location can potentially support locally oriented services and retail stores.”

Mission North of A Street - Section 5.3 of the Specific Plan (the Mobility Plan) calls for changes to the design of Mission Boulevard north of Downtown along A Street. The primary goal of the Mobility Plan is “to encourage mode shift from auto dependency to alternative modes using regulatory, design, and pricing policies for managing parking demand and car travel.” The Plan envisions improvements to Mission Boulevard will be installed from just north of A Street to the City Limits at approximately Rose Street, with the intent of improving the physical appearance of Mission Boulevard, providing an incentive for more pedestrian activity, and incentivizing associated economic development activity on abutting private parcels.

The proposed typical street section includes maintaining the existing four (4) travel lanes (two northbound and two southbound), providing two (2) seven (7) foot parallel parking lanes, ten (10) foot sidewalks, as well as installation of a new four (4) foot landscape median. See Figure 4 below.

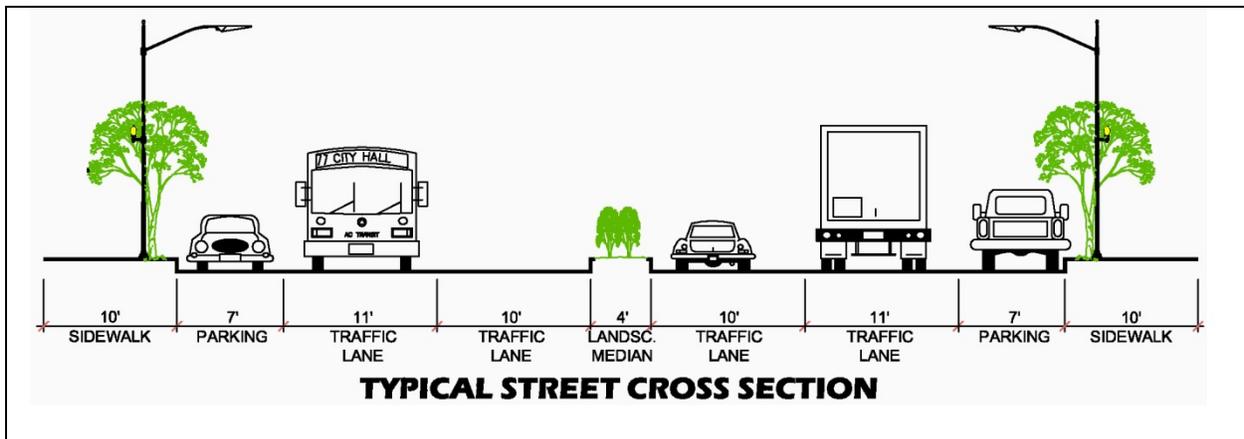


Figure 4 – Preferred Plan: Cross Section of Mission Boulevard North of A Street

Also included would be new pavement for parking and travel lanes and installation of new curb, gutter and sidewalks. In addition, overhead utilities would be placed underground, new (Light-Emitting Diode) LED street-lighting would be installed, and requisite signage and striping would be installed.

All of the work would be done within the existing eighty (80) foot right of way. No additional right of way is necessary. At Mission Boulevard and A Street, the project would tie into improvements constructed as part of the separate Route 238 Corridor Improvement Project.

Draft Environmental Impact Report - The California Environmental Quality Act and the California Environmental Quality Act Guidelines (together “CEQA”) require an Environmental Impact Report (EIR) to be prepared for any project which may have a significant impact on the environment. An EIR is an informational document, the purposes of which, according to CEQA are “...to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.” The information contained in the Mission Boulevard Specific Plan EIR is intended to be objective and impartial, and to enable the reader to arrive at an independent judgment regarding the significance of the impacts resulting from the proposed project.

Under CEQA, a significant impact on the environment is defined as, “...a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.”

The Mission Boulevard Specific Plan EIR document constitutes a Program EIR since the Project falls within the meaning of CEQA Guideline §15168. The scope of environmental analysis in this Program EIR is limited to those topics and issues that can be currently identified without being highly speculative. In accordance with CEQA Guidelines §15168 (c), “Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

- (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
- (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.”

In accordance with those provisions, it is anticipated that additional environmental review will occur as individual development approvals are requested in the future. It is further envisioned that

this Program EIR will be used as the basis for any further environmental analyses and documentation concerning those future land use entitlement requests.

An EIR does not control the lead agency's ultimate decision on the Project. However, the City of Hayward, as lead agency, will consider the information contained in the EIR prior to making a decision on the Project.

Together, this Draft EIR (DEIR) and a subsequent Final EIR (FEIR) will constitute the EIR for the Project. During the review period for this Draft EIR, interested individuals, organizations and agencies may offer their comments on its evaluation of Project impacts and alternatives. The comments received during the public review period (April 16 through May 31, 2013) will be compiled and presented together with responses to these comments in the Final EIR. The Hayward Planning Commission and City Council will review the EIR documents and determine whether or not the EIR provides a full and adequate appraisal of the Project's potential environmental effects, including feasible alternatives to lessen or avoid those environmental effects.

After reviewing the Draft EIR and the Final EIR and determining whether the EIR should be certified as adequate and complete, the Hayward Planning Commission will be in a position to provide a recommendation to the City Council. The City Council will consider the Planning Commission's recommendation before deciding whether to approve the Project as currently proposed, as revised, or whether to reject it. This determination will be based upon information presented on the entirety of the Project, its impacts and probable consequences, and the possible alternatives and mitigation measures available.

Potentially Significant Impacts Requiring Mitigation – The DEIR identifies one potentially significant impact in Chapter 19 (Transportation), as follows:

Impact Trans-2 (Cumulative 2035 Plus Project - Mission Boulevard and Sunset Boulevard): Under the Cumulative 2035 Plus Project condition, traffic generated by the Project would have a considerable cumulative impact on the delay at the Mission Boulevard and Sunset Boulevard intersection through an increase of 12.1 seconds of average delay during the PM peak-hour. The EIR also identifies a feasible mitigation measure for Impact Trans-2, but observes that its implementation would result in the removal of on-street parking spaces. The Hayward General Plan contains policy language that directs the City Council to balance the needs of traffic, turning, and parking. It is possible that the City Council may view the removal of on-street parking spaces as having adverse economic impact on neighboring businesses, which may rely on those spaces for customers. The City Council may also view the removal of on-street parking spaces as resulting in a negative pedestrian environment, the indirect result of which may cause adverse economic effects on neighboring business through decreased pedestrian activity. If the City of Hayward determines that the benefits of retaining on-street parking outweigh those achievable through implementation of Mitigation Measure Trans-2, Impact Trans-2 would be considered *Significant and Unavoidable*. In

that circumstance, the City of Hayward would need to adopt one or more of the findings required by CEQA (Public Resources Code §21081¹).

Alternatives - CEQA requires the analysis of alternatives in an EIR and CEQA Guidelines §15126.6(f) states “alternative(s) shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.” As such, alternatives that do not avoid or substantially lessen significant effects of the project do not need to be analyzed in an EIR. The analysis in this EIR identifies the following three alternatives and their related environmental effects:

ALTERNATIVE #1: NO PROJECT ALTERNATIVE

Alternative Characteristics

CEQA requires analysis of a “no-project” alternative. The “no-project” alternative would retain all existing land use and development policies (e.g., General Plan) and regulations (e.g., Zoning Ordinance). Most properties along the corridor (fronting Mission Blvd.) would retain commercial land use designations. No new thoroughfares would be constructed.

Impact Analysis (for those subject areas where there is greater or less potential for significant impacts compared with those of the proposed Project):

- **Air Quality** – The “no-project” alternative would not result in the adoption of a Highway Overlay Zone, as included under Mitigation Measure Air-2a for the proposed Project. This would increase the exposure of sensitive receptors to toxic air contaminants resulting from mobile and stationary sources. As such, the “no-project” alternative would have more severe cumulative impacts relative to air quality.
- **Geology & Soils** – The “no-project” alternative would have increased adverse cumulative effects, as compared to the proposed Project, due to its retention of commercial land use

¹ 21081. Pursuant to the policy stated in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

(a) The public agency makes one or more of the following findings with respect to each significant effect:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.

designations at some properties underlain by the Hayward Fault. In contrast, the proposed Project seeks to minimize adverse effects from seismic hazards at those properties by designating them as Civic Space.

- **Greenhouse Gas Emissions** – The “no-project” alternative may have reduced greenhouse gas emission impacts since the proposed Project includes an increase in jobs and households over that assumed in the General Plan EIR. However, it is possible that, since the “no-project” alternative would retain commercial-only land use designations that are separated from residential areas of Hayward, the “no-project” alternative would result in slightly increased greenhouse gas emissions. This potential increase may result from increased vehicle trips between households and businesses. In contrast, the Project seeks to locate households and businesses in closer proximity to enable walking and biking between destinations.
- **Noise** – As compared to the proposed Project, the “no-project” may have slightly less impacts related to cumulative noise levels resulting from vehicular traffic since it would not increase the number of residents and commercial floor area above that contemplated by the existing General Plan. It is also possible that, as individual development projects come forward under the “no-project” alternative, the City may identify the need for project-specific noise and ground-vibration mitigation measures, as is recommended in this EIR for the proposed Project.
- **Population & Housing** – For population and housing, there would be only a minor difference in impacts between the “no-project” alternative and proposed Project. Under the proposed Project, a slight increase in population would result as compared to the existing General Plan. However, that increase in population is not considered substantial.
- **Transportation** – The “no-project” alternative would have slightly reduced cumulative impacts on Level of Service (LOS) at two (2) intersections, as compared to the proposed Project. However, those two intersections would continue to operate at an unacceptable LOS without the Project.

ALTERNATIVE #2: ALTERNATE REGULATING PLAN ‘A’

Alternative Characteristics

As described in Table 22-1 in the DEIR, Alternative ‘A’ primarily consists of variations in zoning designations on the proposed Project regulating plan. However, no change would occur to the existing cross-section of Mission Blvd. north of A Street, except that new streetscape amenities would be provided.

Impact Analysis (for those subject areas where there is greater or less potential for significant impacts compared with those of the proposed Project):

- **Geology & Soils** – Alternative ‘A’ would have decreased adverse effects, as compared to the proposed Project, due to its Civic Zone designation for properties underlain by the Hayward Fault.
- **Recreation** – For recreation, there would be no measurable difference in impacts between Alternative ‘A’ and the proposed Project. Alternative ‘A’ would, in the cumulative scenario, increase the amount of park land in Hayward by 3.14 acres over the proposed Project. However, both Alternative ‘A’ and the proposed Project would continue to be provided with sufficient park land.

ALTERNATIVE #3: ALTERNATE REGULATING PLAN ‘B’

Alternative Characteristics

As described in Table 22-1 in the DEIR, Alternative ‘B’ also primarily consists of variations in zoning designations on the proposed Project regulating plan. However, with regard to the cross-section of Mission Blvd. north of A Street, Alternative ‘B’ would increase the landscaped median by one (1) foot and decrease the sidewalk width by one (1) foot.

Impact Analysis (for those subject areas where there is greater or less potential for significant impacts compared with the proposed Project):

- **Geology & Soils** – Like Alternative ‘A,’ Alternative ‘B’ would also have decreased adverse effects, as compared to the proposed Project, due to its Civic Zone designation for properties underlain by the Hayward Fault.
- **Recreation** – For recreation, there would be no measurable difference in impacts between Alternative ‘B’ and the proposed Project. Alternative ‘B’ would, in the cumulative scenario, increase the amount of park land in Hayward by 3.14 acres over the proposed Project. However, both Alternative ‘B’ and the proposed Project would continue to be provided with sufficient park land.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Alternatives ‘A’ and ‘B’ would be the environmentally superior alternatives because they would put in place a Highway Overlay Zone that would reduce cumulative air quality impacts related to sensitive receptors exposure to toxic air contaminants, and since they would also reduce cumulative seismic hazards at a property underlain by the Hayward Fault.

ECONOMIC IMPACT

Chapter 6, the Implementation Plan, and Appendix B, the Market Analysis and Economic Development Strategy, include recommendations for the development of new commercial properties and for attracting new businesses in the project area. The Form-Based Code supports the recently adopted

Economic Development Strategic Plan, including building on the goals and objectives of that Plan, and will help simplify the development review and approval processes, making development within the Code area more enticing for developers. Upon adoption of the Plan, staff plans to hold informational meetings with brokers and developers to ensure that the opportunities made available by the Plan and Code are widely known.

FISCAL IMPACT

A Fiscal Impact Analysis has been prepared and is included as Appendix C to the Plan. A summary of the analysis, included in Chapter 6, indicates that implementation of the Specific Plan will result in a positive fiscal impact. Implementation of the Plan may contribute \$236,052 by 2020 and \$539,884 by 2030 to the General Fund annually. The Fiscal Impact Analysis indicates that approximately eighty percent of the estimated revenue would come in the form of sales tax. Furthermore, a mitigation measure in the draft EIR calls for a Community Services District (CSD) or an equivalent financing mechanism to ensure that the City is able to ensure adequate funding for staffing, facility and equipment needs for police and fire services. The Fiscal Impact Analysis shows that with a CSD, the City could receive an additional \$168,000 per year by 2020 and \$400,000 per year by 2030.

Improvements to Mission Boulevard north of A Street will be paid for in part by Local Alternative Transportation Improvement Program (LATIP) funds. Approximately 250 feet of water main upgrade and about 400 feet of sewer main upgrade in Mission Boulevard will be paid for with capital improvement program funds. Improvements to other existing roadways will be accomplished as other City funds become available.

PUBLIC CONTACT

Since the February 2011 work sessions, staff met with the Prospect Hill Neighborhood Association on March 23, 2011. Also, the draft Mission Boulevard Specific Plan was discussed by the Council Economic Development Committee on February 4, 2013 and February 11, 2013. Finally, the Council considered the commercial overlay zone during a work session on February 26, 2013, when the draft Economic Development Strategic Plan was considered. Notice of this meeting was sent to all addresses in and within 300 feet of the project area.

SCHEDULE & NEXT STEPS

Following are the key dates leading up to the final adoption hearing for the project:

- | | |
|---------------|---|
| May 23, 2013 | Planning Commission will hold a public hearing to consider the draft EIR and the revised draft of the Mission Boulevard Corridor Specific Plan. |
| May 31, 2013 | End 45-day Public Review Period for DEIR |
| June 27, 2013 | Planning Commission Hearing for Final EIR and Specific Plan |
| July 9, 2013 | City Council Hearing – Introduce Ordinance and Adopt Resolution |
| July 23, 2013 | City Council Hearing – Final Adoption |

Prepared by: Richard Patenaude, AICP, former Planning Manager; Ned Thomas, Planning Manager;
and Erik J. Pearson, AICP, Environmental Services Manager

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

- Attachment I Minutes of the February 10, 2011 Planning Commission work session
- Attachment II Minutes of the February 15, 2011 City Council work session
- Attachment III Revised Table 9



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2011, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Loché.

ROLL CALL

Present:	COMMISSIONERS:	Faria, Mendall, Márquez, Lamnin, McDermott, Lavelle
	CHAIRPERSON:	Loché
Absent:	COMMISSIONER:	None

Commissioner Márquez led in the Pledge of Allegiance.

Staff Members Present: Buizer, Conneely, Patenaude, Pearson, Philis, Rizk

General Public Present: 14

PUBLIC COMMENTS

Jasmir Kaur, Union City resident, reading from a signed petition and speaking on behalf of businesses located on Mission Boulevard, said they would like to lodge a complaint against the ongoing construction. She said store owners have been negatively-impacted by the construction which is wrecking havoc on their businesses. Ms. Kaur said they have lost a tremendous amount of business due to parking restrictions, reduced lanes, and discontinued U-turns. She pointed out that for most of the store owners, the business is their only source of income and if conditions continue they could be ruined financially. They asked the Planning Commission to look into the situation and find a solution. She said the businesses are open to discussions with the City and hope to find an amicable solution. She added that delivery trucks have been receiving parking tickets.

Commissioner McDermott asked Ms. Kaur where her business is located on Mission Boulevard and Ms. Kaur replied between Harder and Jackson. Commissioner Mendall asked her if she's spoken to anyone in Public Works and Ms. Kaur said no, they have only spoken to the contractors doing the work. Commissioner Mendall asked staff to contact Public Works to see if there is anything they can do.

WORK SESSION

1. Draft Mission Boulevard Corridor Specific Plan

Senior Planner Erik Pearson introduced consultants Laura Hall and Robert Alminana of Hall-Alminana, but directed Commissioners' attention to an e-mail received from Greg Jones, the president of the Prospect Hill Neighborhood Association (PHNA). The PHNA made three points

they wanted the Commission to consider: extend the proposed landscape median at the north end of Mission Boulevard through the intersections of Sunset and Simon Streets, and possibly Rose Street, to limit the turning movements into the neighborhood; that building heights included in the form-based code be expressed in feet rather than stories and that building heights be limited to three stories for the area west of Prospect Hill; and three, that the PHNA supports the expansion of the civic space or green space between the intersection of A and Mission and the "Big Mike" statue. Senior Planner Pearson then introduced Mr. Alminana who gave a brief update.

Senior Planner Pearson concluded the presentation with information regarding the process of preparing the Environmental Impact Report (EIR). He said the draft EIR is scheduled to be completed by the end of June 2011 at which time it will be presented to the Planning Commission and City Council in work sessions in July, and using comments from those, present the final EIR in the fall. He listed some of the issues that will be addressed in the draft EIR.

Regarding Variable 1, Option 3, Commissioner Mendall confirmed with Mr. Alminana that the 10-foot sidewalks would remain even with the three-foot median. He said he was pleased to see the slip lanes added at Harder Road and asked if they could continue along the length of Mission Boulevard. Mr. Alminana said the northern portion of Mission has existing viable car dealerships that stop the slip lane from continuing any further. Mr. Alminana also reminded Commissioner Mendall that the area between Pinedale Court and Sycamore Avenue was identified as an "opportunity site." Senior Planner Pearson said north of A Street Mission Boulevard is narrower and has a lower speed limit, while in the southern area of the project one benefit of the slip lanes would be to provide a buffer for pedestrians. Commissioner Mendall said he's only talking about the area south of Jackson and in planning for the long term asked if it would be better to indicate the preference of having the slip lane running the entire length of Mission even if it's not possible to create it now.

Commissioner Mendall said the Planning Commission's suggestion to have two height limits did not seem to be reflected in Variable 7, regarding the height overlay between Mission Boulevard, Dollar Street and the BART tracks. Mr. Pearson said he was correct and that there must have been a misunderstanding. Commissioner Mendall said a four-story building on the other side of the BART tracks from residential homes was too tall.

Commissioner Mendall said he agreed with the e-mail from the PHNA regarding building heights being reflected in feet rather than stories, but said he thought that was already the case. Mr. Alminana said it wasn't, and explained that developers will try to squeeze in as many stories as possible when limits are set in feet. Mr. Alminana also pointed out that buildings can change uses more easily when expressed in stories rather than feet. Commissioner Mendall expressed concern that a developer could build a 60-foot, three-story building, but Senior Planner Pearson said there are a maximum number of feet per story in the configuration table for the form-based code.

Commissioner Lavelle thanked staff and the consultants for their work and said she was satisfied that many of the Commissioner's comments were included. She said her only question was regarding a comment that the draft form-based code would allow auto dealerships by-right rather than by conditions stated under a conditional use permit (CUP). She asked why that would be changed, in particular, for used car sales. Senior Planner Pearson said the design of the dealership property was more important than distinguishing between whether they sell used or new cars. Any



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2011, 7:00 p.m.
777 B Street, Hayward, CA 94541**

new dealership would be required to have the building and/or showroom at the front of the property, he explained, and the outdoor display area at the rear or side of the building; the primary presence at the street frontage would be a building. Commissioner Lavelle asked if that would allow for property improvements especially for existing used car dealerships. Mr. Pearson said the existing used car dealership could stay as is until they ask to make a change and then they would be subject to the new code. Commissioner Lavelle said the appendix that lists proposed retail uses needs to be closely adhered to as the plan is implemented. She said that retail uses that have not been pursued have a great opportunity to bring to great shopping to Hayward including stores like Trader Joe's or stores like that.

Commissioner Lamnin pointed out that this is the first time she was looking at the form-based code as a Planning Commissioner and asked why car dealerships are being asked to keep outdoor displays away from the street. Senior Planner Pearson said the main reason was to maintain an attractive, walkable streetscape. Mr. Alminana said car sales should be treated like any other retail business in terms of the impact the display has on the public realm. Commissioner Lamnin said if that is the plan, there appears to be room for the slip lane to continue. She then asked if bicycle lanes are part of the transportation plan and Mr. Alminana said the City has a bicycle plan, which goes around the Specific Plan area, and most streets, except Mission Boulevard, are bike-friendly.

Commissioner Lamnin said she appreciated the comments regarding green roofs and urban farms, but asked if the farms needed refrigeration/storage and if that had been considered under allowed uses. Mr. Pearson said staff can look whether or not that need can be accommodated. Commissioner Lamnin said she understood the reasoning behind spreading assembly places a half mile apart but felt that was too far and asked staff to reconsider the restriction. She also expressed interest in seeing uses that would support Cal State East Bay students' needs especially at the main Mission intersections of Carlos Bee and Harder including research/development spaces and services that students might need including 24-hour copy shop, internet access, and a bagel shop, for example.

Regarding auto dealerships, Planning Manager Richard Patenaude said there is one dealership property in the north portion of Mission that is historic, and although somewhat dated and not the best maintained, could serve as an example of how the form-based code would address car dealership building layout. A newer example, he said is the Honda dealership, which is a new building, and does not have a lot of parking out front.

Commissioner Mendall asked how the suggestion from Commissioners regarding green roofs for the Prospect Hill area is captured in the Specific Plan. Mr. Alminana said there is no language in the Plan and that means nothing would stop them from being built. Commissioner Mendall said that's true, but green roofs are expensive and if developers aren't held to it, they will choose not to use a green roof. He emphasized that he will not be voting for a building at the maximum height if it has an ugly roof. He said he would like to see language in the Plan stating that preference because it wouldn't be fair to not give developers fair warning. He said he liked the auto dealership set-back requirements and he felt the distance limit on assemblies was perfect.

Commissioner McDermott asked Planning Manager Patenaude if the building at Mission and Tennyson Road was an example of the type of building layout the City envisions for car dealerships even though it now has a different retail use. Mr. Patenaude said that building doesn't have the same relationship with the street that the form-based code would require. Commissioner McDermott asked about the stakeholders noted in the report and asked why the Fire Department wasn't included. Mr. Alminana indicated that they were stakeholders, they just weren't included on the list.

Commissioner Márquez asked how slip lanes would impact the transportation system including AC Transit. Mr. Alminana said the system would not be impacted at all; the buses would still stop on the main street which would have a buffer, including a sidewalk, to provide room for stopping. She asked about pedestrian safety and Mr. Alminana said the slip lanes would have pedestrian crosswalks related to the bus stops. Commissioner Márquez asked to see some examples and Mr. Alminana said he will provide plans and images.

Regarding the e-mail from the PHNA president, Commissioner Lamnin asked if Point 1, regarding medians at Sunset and Simon Streets, was viable, and Mr. Pearson said input is needed from Public Works before that can be determined.

Chair Loché said it was a pleasure to see the input of the Commission reflected in the Specific Plan including requests for 10-foot sidewalks and extending the slip lane. Regarding Variable 4 and the rezoning to T5, he read some concerns from residents and asked Mr. Alminana to explain what those specific concerns were. Mr. Alminana said that the existing homes would be rezoned T3 for single family detached homes, and the area nearby to T5. The residents didn't want that much density that close to them, he said, but when it was pointed out that a T4 zone was in between as a buffer, a few indicated they could live with that. Residents also expressed doubt that people would walk from their neighborhood to BART because Jackson Street seemed like a barrier. Chair Loché confirmed that the T4 buffer alleviated some of the residents concerns and Mr. Alminana said yes.

PUBLIC HEARING

2. General Plan Amendment Application No. PL-2010-0368 and Zone Change Application No. PL-2010-0369 - Woody Karp of Eden Housing (Applicant); City of Hayward Redevelopment Agency (Owner) - Request to Change the General Plan Designation from Medium Density Residential to High Density Residential and to Change the Zoning from Medium Density Residential to Planned Development to Accommodate 22 Affordable Senior Housing Rental Units using Density Bonus Provisions.

The project is located on a 0.5-acre parcel at the southwest corner of B and Grand Streets, adjacent to the existing Eden Housing senior housing facility and across Grand Street from the Downtown Hayward BART station.

Senior Planner Sara Buizer gave a brief synopsis of the report.

Commissioner Márquez asked if the Inclusionary Housing Agreement is being fully met if the project is approved and Senior Planner Buizer said yes, these are very low income units that will



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION**

Council Chambers

Thursday, February 10, 2011, 7:00 p.m.

777 B Street, Hayward, CA 94541

satisfy that part of the agreement. Commissioner Márquez asked if any of the units are going to be two-bedroom and to describe the amenities including laundry facilities and Ms. Buizer asked her to defer those questions to the applicant. In response to Commissioner Márquez' question about the number of handicap parking spaces, Ms. Buizer said there would be one. Regarding visitor parking, Ms. Buizer said the parking spots are not designated for residents and noted there is sufficient street parking to accommodate guests. Commissioner Márquez asked what a reasonable timeline would be for the deferral of the undergrounding of utilities and Senior Planner Buizer explained there wasn't one in place yet because the City is trying to maintain the trees that run along B Street and there are issues relating to the tree roots. Ms. Buizer said that Public Works is looking at alternatives and said that although she wasn't sure of the timeline, Eden Housing would be required to pay their fair share regardless of when the undergrounding occurred.

Commissioner Faria asked if the setback will be the same for Phase II as is established by Phase I at C and Grand Streets. Senior Planner Buizer said the setback along Grand Street would be the same, but there was a portion of the building along B Street that would be a little closer. Commissioner Faria expressed concern about the number of parking spots, their reduced size, and the availability of storage area for scooters. Ms. Buizer deferred the question to the applicant because of his knowledge of the existing parking and storage facilities, but indicated that only some of the spots would be compact width and the handicap parking spot would be the required width. Commissioner Faria asked about the citizen concern noted in the report and Senior Planner Buizer explained that when the property had been owned by the Cannery Place developer market-rate townhomes were proposed for that location. The resident did not want more low-income housing coming into the City.

Commissioner Lavelle asked what kind of sign was envisioned that required condition of approval number six. Senior Planner Buizer explained that staff just wanted the opportunity to review any proposed sign and this condition allowed them to do so. Commissioner Lavelle asked if the sign would have to follow the street car style and Planning Manager Richard Patenaude said no, the sign would be subject to the multi-family housing sign regulations. Commissioner Lavelle asked if the list for condition of approval number 10, which was missing, was the same as the list for condition 11 and Ms. Buizer said yes. Commissioner Lavelle asked if condition of approval two, regarding individual water meters, could be removed since a single water meter was proposed for the project and that was addressed under condition number four and Senior Planner Buizer said yes, condition two could be removed.

Commissioner Mendall asked why the proposed units had to remain affordable for specifically 55 years under condition of approval 5A and the applicant indicated he would answer that question. Regarding condition of approval number eight, Commissioner Mendall asked why there were restrictions on the installment of solar collectors on the roof. He said he understood there is a communal benefit of having attractive buildings, but in terms of green elements there are societal benefits and the two cancel each other out. He said he would like to see the language regarding solar collectors removed from the condition. Commissioner Mendall asked staff to explain the benefits of deferring costs associated with the undergrounding of utilities if Eden Housing is still

responsible for those costs. The applicant again indicated that he would address that question, but Planning Manager Patenaude interjected that the City is still determining the location of the undergrounding whether it would be under the sidewalk area via an easement or under the street to avoid tree roots. Commissioner Mendall said it made sense to underground the utilities all at once, but said he still didn't understand why the timing of the undergrounding could create a financial hardship for the applicant. He also asked the applicant to explain the financial benefits of a single hot water heater for the facility.

Regarding the undergrounding of utilities, Commissioner McDermott said that if the cost was deferred, she would like some kind of time frame in place because leaving it open-ended concerned her. She also said 11 parking spots for 22 units didn't appear to be sufficient and she asked if this was consistent with Phase I and if parking was a problem there. Planning Manager Patenaude explained that it is not unusual to not have a time frame for the undergrounding especially when the whole street will be impacted. Regarding parking he said the half parking space per unit is the standard for downtown senior facilities because of the availability of nearby transit options, but he asked the applicant to address the question during the public hearing.

Commissioner Lamnin asked if this project was consistent with the City's green building standards. Senior Planner Buizer said staff will make that assessment when precise plans are submitted, but suggested that the architect for the applicant address the question. Commissioner Lamnin asked if the City's emergency services had been impacted by Phase I or if the City has received any complaints about parking and staff said no. Commissioner Lamnin asked if the City's paratransit roundabout shuttle stopped near the facility. Ms. Buizer said she wasn't sure about paratransit, but mentioned that 13 or 14 different AC Transit routes had stops at the BART station across the street from the facility. Finally, Commissioner Lamnin asked if the 7 a.m. construction start time was standard and Senior Planner Buizer said yes.

Chair Loché asked if there would be any cost savings to underground the utilities later rather than now and Senior Planner Buizer said potentially, explaining that projects generally have a lot of up-front costs and by deferring the undergrounding Eden Housing could budget the cost into a later phase of development. Director of Development Services Rizk pointed out that there could be some economies of scale savings when the undergrounding of utilities is done by one contractor along the whole street. Chair Loché mentioned the construction noise next to the existing senior housing and asked if hours of construction should be modified. Ms. Buizer said staff could consider it, but noted that modifying construction hours could make the project take longer. Chair Loché then asked if the open space requirement was met for Phase I or if any concessions were given. Senior Planner Buizer said Phase I was 120 square feet short of the required amount.

Chair Loché opened the Public Hearing at 8:40 p.m.

Woody Karp, applicant, thanked staff, and in particular Senior Planner Buizer for her report, explaining that the project is a partnership between Eden Housing and the City of Hayward, and having the Phases located together will allow them to provide residents with better services. He pointed out that certain amenities will be offered at both locations such as laundry facilities and a community room with a fully operational kitchen if family and friends want to visit. There would be no charge for the use of the community room, he said, only a cleaning deposit. Mr. Karp said also included in the required community space would be a sitting area with a large screen TV, and a



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2011, 7:00 p.m.
777 B Street, Hayward, CA 94541**

combination library/computer learning center. There would be a Manager's Office at both facilities but only one Service Coordinator Office in Phase I.

Because the property is limited in size, Mr. Karp said reducing the setback along B Street allowed them to increase the private community space to include a BBQ, planting beds and a seating area. Regarding a storage area for scooters and bikes, Mr. Karp said most residents store their scooters in their apartment, but there will be a small shed-like structure available in this same outdoor area.

In response to earlier questions, Mr. Karp said most likely the sign envisioned for Phase II will be the name of the building recessed into a low cement wall at the corner of B and Grand. Regarding water, he said the exception from the individual water meter requirement in condition two was important because residents are not charged for water and the facility will use a central boiler at significant savings due to reduced piping. Regarding green building standards, Mr. Karp said Eden Housing recently completed a project in San Leandro that received a score of 184 on the green point rating program, which is the highest score received by any project to date, and Eden has an ongoing project in Fremont that could beat that score. He said that Eden Housing always tries to incorporate green building practices into their projects but cost is a huge factor. He said he appreciated Commissioner Mendall's earlier comments about solar panels. Mr. Karp stated that Eden Housing has received a grant and will be installing solar panels on Phase I buildings within the coming year. For Phase II, solar panels to heat water are already in the budget because of the significant operational cost savings, however, he said they will have to see if they can afford to also include solar panels to generate electricity.

Regarding deferral of undergrounding, Mr. Karp said Eden requested an exemption from that requirement and confirmed Commissioner's comments that deferral of costs to be included in operations would be a tremendous burden, even more so than in development. Mr. Karp explained that Eden Housing has no cash flow and said that the project is funded through HUD (Housing and Urban Development) which will cover the difference between what residents can pay and the cost to operate. He said if undergrounding is a cost Eden has to bear, they would have to budget it out of the development budget rather than operations. He said discussions will have to continue to come up with a dollar amount. Mr. Karp recognized the City as a significant partner by donating land and dollars to cover the gap funding, but he said Eden will be asking the City for more dollars to pay the City for a deferred expense.

Regarding an adequate number of parking spaces, Mr. Karp said Eden Housing has built many senior housing projects and have conducted studies on the impact and need of parking spaces. Using a recently completed project in San Leandro as an example, Mr. Karp said that project had 51 units and 26 parking spaces. At the city's request, he said, Eden was required to create a \$92,000 fund in reserve just in case more parking was needed. After a six month parking study that ended in December of 2010, he said he submitted a report that showed an average of 8-10 parking spaces available on the property and there has never been a complaint. Mr. Karp said he is confident parking in Hayward will be sufficient and if the number of parking spaces were increased, the size of the private courtyard would have to be sacrificed.

Chair Loché asked Mr. Karp if the project in San Leandro had a similar proximity to public transportation and Mr. Karp said access was great, but still not as good as Hayward.

Commissioner Mendall asked if 55-year limit was a HUD requirement and Mr. Karp said the number is based on a tax credit. He said the project is funded through both a HUD subsidy and through 4% tax credits and the tax credits require a 55 year regulatory period.

In response to Commissioner Márquez' question about unit size, Mr. Karp said there are 21 one-bedroom units and one two-bedroom manager or maintenance employee unit. Regarding age requirement, Mr. Karp said the HUD-mandated age restriction is 62 and above. Commissioner Márquez asked if any allowances are made for those younger than 62 that are wheelchair-dependent and Mr. Karp said no. Commissioner Márquez asked if residents in Phase I use East Bay and Hayward Paratransit services. Mr. Karp said he frequently sees the paratransit buses in front of the facility, and knows the services department works closely with residents to coordinate rides.

Commissioner Lavelle asked Mr. Karp who will be living in Phase II, to define what is meant by "very low" income, and if potential residents are Hayward residents. Mr. Karp explained that under the HUD 202 Program, "very low" income includes seniors at or below 50% of the area median income (ami). Since that is a pretty high threshold to meet, he said HUD will pay an operating subsidy which is the difference between what a resident can pay and the actual operating cost. Even seniors on SSI receiving less than 20% of median income levels will be covered, he said. The net result of that subsidy is Eden Housing has no surplus cash and it would be impossible to anticipate and pay any deferred fees through operations. Commissioner Lavelle pointed out that that's why the agency is called "non-profit." Regarding whether residents will come from Hayward, Mr. Karp said Phase I was different; residents were the parents of Hayward residents and the children agreed to underwrite the difference if their parents could not meet the 50% ami. For Phase II, HUD does not allow Eden Housing to give special treatment to Hayward residents, but Mr. Karp said outreach is primarily in this area. Mr. Karp confirmed that units will be assigned on a lottery basis as they anticipate receiving 10 applications per unit.

Mr. Karp introduced the project's architect, Gary Struthers, and said he was available to answer any questions.

In response to Commissioner McDermott's question regarding the length of the HUD contract, Mr. Karp said 40 years, after which they typically do a financial restructuring, but the regulatory restrictions extend to 55 years. Commissioner McDermott asked for the square footage of the units and Mr. Karp, after consulting with Mr. Struthers, said gross 600-650 square feet, net about 40 square feet less. Commissioner McDermott asked if the project was feasible if Eden had to pay the undergrounding fees and Mr. Karp said there needs to be a determination of what that cost is, but after speaking to PG&E representatives, Eden has budgeted \$70-80,000, but has increased their request to the Redevelopment Agency to cover any gaps. He pointed out that budgets based on schematic designs fluctuate and by the time they reach construction it will have changed. He said they are comfortable that they will be able to "figure it out."

Commissioner Lammin asked if the units were one story within themselves and had wide doorways and Mr. Karp said yes. She asked if there was a feedback mechanism for residents and Mr. Karp



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2011, 7:00 p.m.
777 B Street, Hayward, CA 94541**

said not formalized. Commissioner Lamnin suggested that parking spaces are prioritized for Phase II residents and Mr. Karp said he preferred to let the property managers handle that.

Chair Loché said the deferral of undergrounding fees seemed more like a problem than a solution and Mr. Karp agreed saying because they didn't know what the timeframe would be, they wouldn't know what round they would receive funding. He said that would still be preferable to having the project complete and operational and then being asked to come up with \$80,000.

Maria Alegria, South San Francisco resident, said she owns the property next to the new development. She said she bought property in 2006 and has concerns about the tree they want to preserve. She said the tree is old and located at the property line, next to a garage at the back of her property, and that it drops leaves and debris on the garage and into gutters. She said she's concerned that the tree will fall down onto the garage or house during a storm. She also wanted to know what kind of fence, and how high a fence, will run between the properties because it will run along the driveway of her property. She said she knows she doesn't have much say in the matter but she wanted the Commissioners to think about these concerns.

Project architect Struthers said the fence will be a standard good neighbor wood fence not taller than 6 feet. Mr. Karp added that they built a new redwood fence along the back of the property and it would be their proposal to extend that same kind of fencing.

Chair Loché closed the Public Hearing at 9:15 p.m.

Commissioner Lavelle said this will be a wonderful addition to downtown and many of them are aware of the quality projects Eden Housing has brought to the Bay Area, starting right here in Hayward. She said this is a great opportunity for a much-needed type of residential community located close to BART and AC transit lines. She said the exemptions requested made sense and thinks there are enough public transportation options that the number of parking spaces will be acceptable. This is a great way to encourage families to stay close to their adult children who will probably also participate in their transportation needs, she said.

Commissioner Lavelle made a motion per staff recommendation to recommend approval to the City Council. Regarding the Conditions of Approval she said it will be very important for Eden Housing to work with City staff to prepare a lighting plan that keeps light deflected away from neighboring properties but still protects the safety of the senior residents entering and exiting the facility. She said she looks forward to the Grand Opening.

Commissioner Mendall seconded the motion.

Commissioner Mendall said the number of parking spaces will be fine because it is senior housing located across the street from a BART station. He said he agreed with the incentives and waivers, but he wants clarity on the cost of undergrounding so the applicant can budget for it. He said he wants to make sure the undergrounding occurs and would support a price cap. Planning Manager

Patenaude said staff could explore options when they are working through the precise plan.

Chair Loché asked if deferral details should be part of the motion and staff said no.

Commissioner Mendall said Eden Housing is one developer he is always glad to see; their projects are always outstanding, and they have been building “green” before it was required. Commissioner Mendall concluded it is a good spot, a good development, a wonderful addition, and looks forward to it being completed.

Planning Manager Patenaude confirmed with Commissioner Mendall that the removal of language restricting solar panels was part of the motion.

Commissioner Lamnin said she supported the motion, but asked how vital redevelopment money was to the project due to the governor’s proposal to cut California’s redevelopment agencies. Mr. Patenaude explained that’s why he suggested exploring that issue with all parties when the precise plan comes back to staff. Assistant City Attorney Maureen Conneely noted that the details of this proposal are still being negotiated and would be coming back to Council for both the land use entitlements and the disposition and development agreements. Commissioner Lamnin asked staff if the project could still happen if redevelopment funds were cut and staff said they didn’t know. Commissioner Lamnin concluded by asking staff to consider Ms. Alegria’s concerns about the tree.

Commissioner Márquez said she would be supporting the motion but encouraged future developments to include more 2-bedroom units. She pointed out that many seniors require live-in caregivers.

Chair Loché said he would also be supporting the motion and based on the location of the facility and that it is for seniors he was didn’t see a problem with a greater number of units with a lower number of parking spaces. He said his concerns about open space were also addressed because of the proximity of other open space options. He concluded by asking Commissioner Lavelle to repeat the motion with any additions.

Commissioner Lavelle moved that per staff recommendation the Planning Commission recommend approval to the City Council, including the adoption of the Negative Declaration, and approval of the General Plan Amendment and Zone Change to build 22 affordable senior housing rental units using density bonus provisions and related incentives and waivers, subject to the Findings and Conditions of Approval, with amendments to delete condition of approval number two, and remove language restricting installation of solar panels in condition of approval number eight.

There being no other comments, the motion passed 7:0:0 with the following vote:

AYES: Commissioners Faria, Márquez, Mendall, Lamnin,
McDermott, Lavelle
Chair Loché

NOES:

ABSENT:

ABSTAINED:



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, February 10, 2011, 7:00 p.m.
777 B Street, Hayward, CA 94541**

COMMISSION REPORTS:

3. Oral Report on Planning and Zoning Matters

Planning Manager Patenaude announced a public meeting regarding the proposed 880/92 Reliever Route at Ochoa Elementary School next Thursday at 7 p.m.

Mr. Patenaude then gave an update on upcoming Commission meetings: March 10th, a Public Hearing for the Chalk It Up billiard hall, which would like to add a liquor license, and a work session on telecommunications facilities; April 14th, a work session on the regional sustainability community strategy; April 28th, a Public Hearing regarding the supplemental EIR for the South Hayward BART station project; May 26th, a Public Hearing on the South Hayward form-based code; June 9th, a work session on the Residential Energy Conservation Ordinance (RECO); June 23rd, a update of implementation of the Historic Preservation Program; and July 28th, a work session on the draft EIR for the project heard tonight.

Commissioner Lamnin asked if there would be a second meeting in March and staff said nothing was scheduled yet, but something could come up.

4. Commissioners' Announcements, Referrals

Commissioner Mendall complemented Senior Planner Buizer on her presentation and mentioned that at the last Sustainability Committee meeting they worked on refining RECO to make it easier to understand and expect to have a draft ordinance ready in the next month or so.

Commissioner McDermott reminded the commissioners that the Hayward Educational Foundation fundraiser was coming up at Cal State East Bay featuring former CBS anchor John Kessler and the Survivor Marquesas million dollar winner who lives in Hayward. The Foundation supports teacher grants in the Hayward area and she said commissioners should call her if are interested in buying tickets.

Commissioner Lamnin suggested that as soon as the July date is confirmed that staff should start publicizing the work session that will discuss the draft EIR for the Mission Boulevard Corridor Specific Plan so the community can be educated on what the City is trying to do and make sure residents attend. Commissioner Lamnin also announced that the South Hayward Parish is working with the community to try to end panhandling in Hayward. The Parish is asking business owners to offer a small brochure that informs the public that panhandler activities are a scam, she said. Commissioner Lamnin explained that the brochure lists all the food, housing, and employment programs that are available so people who really need these services can access them and stops panhandling from being profitable.

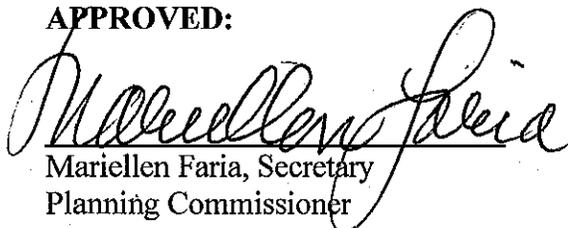
APPROVAL OF MINUTES

5. Minutes from September 23, 2010 were approved with minor changes.

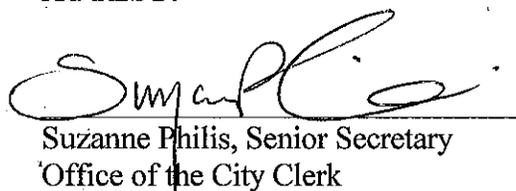
ADJOURNMENT

Chair Loché adjourned the meeting at 9:35 p.m.

APPROVED:


Mariellen Faria, Secretary
Planning Commissioner

ATTEST:


Suzanne Philis, Senior Secretary
Office of the City Clerk



**MINUTES OF THE CITY COUNCIL MEETING OF
THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 15, 2011, 7:00 p.m.

MEETING

The Meeting of the City Council was called to order by Mayor Sweeney at 7:00 p.m., followed by the Pledge of Allegiance led by Council Member Quirk.

ROLL CALL

Present: COUNCIL MEMBERS Zermeño, Quirk, Halliday, Peixoto, Salinas,
Henson
MAYOR Sweeney
Absent: COUNCIL MEMBER None

CLOSED SESSION ANNOUNCEMENT

Mayor Sweeney reported that Council met pursuant to Government Code 54957, regarding the City Clerk's Performance Evaluation and pursuant to Government Code 54956.9, regarding Swanson, et al v. California Department of Transportation et al, Alameda County Superior Court Case No. RG09476468. There were no reportable items.

PUBLIC COMMENTS

Ms. Wynn Greich, Industrial Parkway SW resident, spoke about State Assembly Bill 2283 and the dangers of using biochemical cremations and recyclable toilet water and urged others to stop the bill by contacting their legislators. She referred to a San Mateo County Times newspaper article titled, "Treated Sewage Still Contaminated" and the book "The Deadly Feast" by Richard Rhodes, regarding Mad Cow disease and cannibalism.

Mr. Jim Drake, Franklin Avenue resident, favored the current Noise Ordinance and pointed out that the wording of the proposed Noise Ordinance is unclear. Mr. Drake was reminded that the public hearing for proposed amendments to the Noise Ordinance was forthcoming.

WORK SESSION

1. Draft Mission Boulevard Corridor Specific Plan

Staff report submitted by Senior Planner Pearson, dated February 15, 2011, was filed.

Development Services Director Rizk announced the report and introduced Senior Planner Pearson who in turn introduced the consultants from Hall-Alminana and then provided a synopsis of the report. Mr. Pearson noted that there was an error in the report related to the design of Mission

Boulevard, north of A Street, Option Three, and confirmed that the two traffic lanes would be reduced from 11 feet to 10 feet and sidewalks kept at 10-foot-wide, as noted in the Form-Based Code.

Senior Planner Pearson noted he received an e-mail from Greg Jones, President of the Prospect Hill Neighborhood Association (PHNA), which suggested that the three-story designation be made in feet-above-grade rather than "story" limitation, and for the actual design to incorporate the extension of the medians across Sunset and Simon Streets, and perhaps Rose Street, in order to eliminate left turns into the neighborhood. Mr. Pearson noted that staff has scheduled a meeting with the PHNA for March 23, 2011, to discuss further. Mr. Pearson also mentioned that an e-mail was received from Dr. Sherman Lewis related to the Mobility Plan and added that Mr. Lewis suggested that staff place more emphasis on non-automobile travel and less emphasis on parking. In response to Mr. Lewis' mention of the retail opportunity at the corner of Mission and Carlos Bee Boulevards, Mr. Pearson noted that there is no minimum amount of parking required, but staff expects the retailer would want to have parking.

Senior Planner Pearson added that comments expressed at the February 10, 2011, Planning Commission Work Session were in regards to the potential impacts to the properties west of the Dollar Street area because of the building height limits that are allowed in the T4-2 zone. Mr. Pearson pointed out that there is a significant buffer of 150 feet between the properties on the west side of Whitman Street and Dollar Street.

Council Member Zermeño commented that he liked the conceptual drawings for Opportunity 2-east side of Mission Boulevard at Carlos Bee Boulevard, and favored landscaped medians and asked if plans for expanding the "Big Mike" park include displacing existing businesses. Development Services Director Rizk noted that staff is laying the foundation for the land use designation in the Form-Based Code.

Council Member Henson referred to the PHNA e-mail and expressed concern regarding the increased traffic impact to the Prospect Hills neighborhood caused by the mini-loop and cut-through traffic. Council Member Henson mentioned that there was a representative from a dealership in the audience. In response to Mr. Henson's concern regarding hardship to existing auto dealerships, particularly on the northern side of Mission Boulevard, Senior Planner Pearson replied the draft Code, which does not allow display/parking lots along a street frontage, does not apply to existing auto dealerships. Mr. Henson told staff he would like more discussion on the light industrial proposal and the acceptable uses.

Council Member Salinas mentioned that during the field trip to San Francisco last year, he noticed that businesses that were fronted by the extended sidewalks were able to accommodate more people by having outdoor seating. In reference to the PHNA e-mail, he mentioned that he lives in the neighborhood, west side of Mission Boulevard, and agreed that Mission Boulevard is a major gateway into the City. He favored the idea of having auto dealership displays enclosed as this would help keep the streets clean and visually appealing. Mr. Salinas also agreed with the three-story height limit and about the importance of having clearly defined language. He also mentioned Program 20: Extremely Low Income and Special Needs Housing, and expressed concern about the



**MINUTES OF THE CITY COUNCIL MEETING OF
THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 15, 2011, 7:00 p.m.

amount of time and resources the City is investing on the draft Mission Boulevard Corridor Specific Plan and stated he would like to see the development be a revenue generator.

Council Member Halliday commended staff and consultants for incorporating community ideas into the proposed plan and was glad to see the Form-Based Code applied to a City project. She was in agreement with the proposed sidewalks with medians. She was content that staff continues to work with the PHNA and mentioned that it is important not to obstruct this neighborhood's westerly views. Ms. Halliday mentioned the mini-loop and concurred with the idea of slowing traffic down before getting into the loop. She commented on the PHNA e-mail regarding height in feet rather than in stories and asked staff to make sure this language is clear. Ms. Halliday favored mixed-uses and supported the T3 zone and inquired if retail use is permitted in this area. Senior Planner Pearson said that personal services with a use permit are allowed in T3 zones. She was pleased to see the inclusion of vegetable gardens.

Council Member Peixoto expressed concern that the two traffic concepts are conflicting, noting there are traffic calming measures in one area that eventually feed into five lanes that will cause traffic to speed up. Mr. Peixoto was also concerned with allowing Emergency Homeless Shelters in the General Commercial (CG) District, as there have been problems in the past with Single Room Occupancy and noted he would like other areas utilized that could meet the requirements for Program 20. Mr. Peixoto asked Robert Alminana of Hall-Alminana to explain the height designation related to feet versus stories and inquired if this will address PHNA concerns regarding height limits and obstruction of views. Mr. Alminana said height is commonly regulated in feet, but the disadvantage could be that some developers could try to cram as many stories in the height limit. As far as the advantage to having story heights, he mentioned that the use from residential to commercial/retail can be changed without demolishing the building. Mr. Alminana mentioned that studies were done for each property to ensure that views would not be obstructed. In response to Mr. Peixoto regarding the advantages of slip lanes, Mr. Alminana said slip lanes slow traffic down, are safer, are better for retailers, and create parking areas. Mr. Peixoto favored bringing the auto dealership structures close to the street.

Council Member Quirk agreed with the preservation of historic buildings and noted that when the time comes he would like to know the criteria for the selection process. Mr. Quirk said that the PHNA has a valid concern regarding height limits and the obstruction of views and added that there was Council consensus to not obstruct residential views. Mr. Quirk expressed concern regarding the actual heights for three and four stories and suggested the need for an overlay zone that addresses height as well as stories. Mr. Quirk suggested staff consider Dr. Lewis' suggestions of shifting from auto dependency to alternative transportation. He also requested that staff research the minimum space needed for Program 20 compliance. Mr. Quirk expressed concern about prohibiting locations for houses of worships and Mr. Pearson responded that the prohibition is limited to parcels that front Mission Boulevard and that there are other locations within the project area.

Mayor Sweeney was in agreement with Council Members regarding the need to ensure views are protected for the area north of A Street and suggested a lower T zone through that stretch. Mayor Sweeney expressed concern that future opportunities for commercial and light industrial would be lost if the area in Variable #7, T4-2 zone, west of Mission Boulevard, ends up being all residential and suggested staff consider how residential will interface with commercial/light industrial uses and cautioned staff that conflicts may arise. Mayor Sweeney requested staff address the issue of how they will adjust their strategies if the redevelopment agency is eliminated.

Council Member Henson asked staff to screen light industrial uses carefully as not all uses may be appropriate.

CONSENT

2. Approval of Minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting on January 25, 2011

It was moved by Council/RA/HA Member Quirk, seconded by Council/RA/HA Member Zermefio, and carried unanimously, to approve the minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting of January 25, 2011, as amended in the City Clerk's memorandum.

3. Approval of Minutes of the Special Joint City Council/Redevelopment Agency Meeting on February 1, 2011

It was moved by Council/RA Member Henson, seconded by Council/RA Member Zermefio, and carried unanimously, to approve the minutes of the Special Joint City Council/Redevelopment Agency Meeting of February 1, 2011.

4. Adoption of Ordinance Reclassifying Portions of the Hayward Executive Airport to Zone Change Application No. PL-2010-0029

Staff report submitted by City Clerk Lens, dated February 15, 2011, was filed.

It was moved by Council Member Henson, seconded by Council Member Zermefio, and carried unanimously, to adopt the following:

Ordinance 11-02, "An Ordinance Reclassifying Portions of the Hayward Executive Airport to Zone Change Application No. PL-2010-0029"

5. Revisions to the Council Member Handbook

Staff report submitted by City Clerk Lens and City Attorney Lawson, dated February 15, 2011, was filed.



**MINUTES OF THE CITY COUNCIL MEETING OF
THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 15, 2011, 7:00 p.m.

It was moved by Council Member Henson, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 11-011, "Resolution Accepting the Additions and Revisions to the Council Member Handbook"

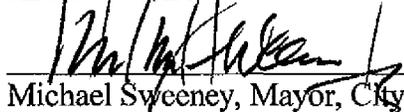
COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño highlighted the Daily Review article, "Teen stays focused – on college," about Mt. Eden High School senior Cindy Dam, who is also a secretary for the Hayward Youth Commission. He commended the positive article.

ADJOURNMENT

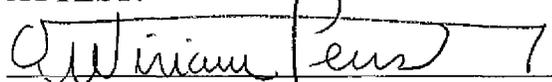
Mayor Sweeney adjourned the meeting at 8:38 p.m., in memory of Soledad Rica Llorente, a longtime City employee, a friend, a great mom, a Hayward resident, a scholar, and a leader from the Eden Shores Homeowners Association. Rica passed away on February 7, 2011. Council Member Halliday noted that Rica was a devoted servant and her death was a great loss to the City. She added that Rica was the Planning Commission Secretary and later became the Executive Assistant in the City Manager's Office where she performed an outstanding job. Council Member Henson noted that Rica's death was a tremendous loss to the City and added that, along with Council Members and many City employees, he attended a Celebration of Life Service for Rica on February 12, 2011 at Eden Shores. He mentioned that Rica had earned a Ph.D., was a professor at California State University East Bay, was a published author, and instilled her talents in her children and those whose lives she touched. Council Member Salinas noted that Rica was also a scholar in the area of Filipino American Studies and made significant research contributions with respect to Filipino families and their immigration patterns into this country. Council Member Zermeño mentioned that Rica moved to the area around 1991 and since then made significant strides. He mentioned she was a warm person and thanked Dios "God" for such a precious gift. Mayor Sweeney also mentioned that Rica had an underappreciated sense of humor. Mayor Sweeney asked staff to work with her family to find a suitable place to plant a tree in her memory. City Manager David relayed to everyone, on behalf of her children Andrew and Joanna, the family's appreciation for the City's outpouring of support in a time of need.

APPROVED:



Michael Sweeney, Mayor, City of Hayward

ATTEST:



Miriam Lens, City Clerk, City of Hayward

TABLE 9. SPECIFIC FUNCTION USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

a. RESIDENTIAL	T3	T4-1	T4-2	T5	CS
Multiple Family	CU	P ₁	P ₁	P	-
Second Dwelling Unit	P	P ₁	P ₁	P	-
Single Family	P	-	-	-	-
Live/Work	-	P ₁	P ₁	P	-
Small Group Transitional Housing	P	P ₁	P ₁	P	-
Large Group Transitional Housing	-	CU ₁	CU ₁	CU	-
Small Group Supportive Housing	P	P ₁	P ₁	P	-
Large Group Supportive Housing	-	CU ₁	CU ₁	CU	-
Emergency Homeless Shelter	-	P ₁	P ₁	-	-
Single Room Occupancy (SRO)	-	-	-	CU	-

b. LODGING	T3	T4-1	T4-2	T5	CS
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	AU	AU	AU	-

c. OFFICE	T3	T4-1	T4-2	T5	CS
Office	CU	P	P	P	-

d. RETAIL	T3	T4-1	T4-2	T5	CS
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment ₂	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	P	P	P	CU
Large Motion Picture Theater ₃	-	CU	CU	CU	CU
Live Performance Theater	-	P	P	P	CU

e. CIVIC	T3	T4-1	T4-2	T5	CS
Assembly	CU	AU	AU	AU	CU
Conference Center	-	-	AU	AU	CU
Cultural Facilities	CU	AU	AU	AU	CU
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	CU
Public Agency Facilities	CU	P	P	P	P
Wind Energy	P	P	P	P	P

f. OTHER: AGRICULTURE	T3	T4-1	T4-2	T5	CS
Vegetable Garden	P	P	P	-	P
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Vertical Farm	-	-	-	P	P

f. OTHER: AUTOMOTIVE	T3	T4-1	T4-2	T5	CS
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive -Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-

f. OTHER: CIVIL SUPPORT	T3	T4-1	T4-2	T5	CS
Fire Station	CU	P	P	P	P
Hospital	-	AU	AU	AU	AU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P

f. OTHER: EDUCATION	T3	T4-1	T4-2	T5	CS
Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU

f. OTHER: LIGHT INDUSTRIAL	T3	T4-1	T4-2	T5	CS
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

(-) = NOT PERMITTED (AU) = ADMINISTRATIVE USE PERMIT
 (P) = BY RIGHT (CU) = CONDITIONAL USE PERMIT

- 1 - For properties located within the Commercial Overlay zone, Residential units are not permitted on the ground floor.
- 2 - Massage Establishments are only permitted where mandated by State law.
- 3 - An application for Conditional Use Permit for a Large Motion Picture Theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact upon the downtown of the opening of another Large Motion Picture Theater.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 16, 2013, 7:00 p.m.**

The City Council meeting was called to order by Mayor Sweeney at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Sweeney.

ROLL CALL

Present: COUNCIL MEMBERS Zermeño, Jones, Halliday, Peixoto, Salinas,
Mendall
MAYOR Sweeney
Absent: None

CLOSED SESSION ANNOUNCEMENT

City Attorney Lawson announced that Council met with labor negotiators pursuant to Government Code 54957.6 regarding all groups and also met with legal counsel pursuant to Government Code 54956.9 regarding three anticipated cases. Council took no reportable action.

PRESENTATION

Mayor Sweeney, on behalf of the City Council, presented Mr. Lloyd Clifton with a certificate of commendation in honor of his dedication and commitment to the Keep Hayward Clean and Green Task Force. Mr. Clifton was commended for serving on the Keep Hayward Clean and Green Task Force and contributing to the City with distinction for six years and was made an Honorary Member of the Keep Hayward Clean and Green Task Force.

PUBLIC COMMENTS

Ms. Wynn Grcich, Industrial Parkway resident, noted that other municipalities did not require speakers to state their address. Ms. Grcich announced it was Fluoride Awareness Week and spoke about the consequences of fluoridated water and the impact to overall health and well-being.

Mr. Charlie Peters, with Clean Air Performance Professionals on Main Street, submitted informational materials for the record regarding ethanol in gasoline and the cost of gasoline.

Mr. Sam Samiul, Aldengate Way resident, encouraged residents to call Waste Management of Alameda County for bulky pickup services for such items as large appliances. Mr. Samiul acknowledged the Law Enforcement Forum 2013 facilitated by Police Chief Urban. Mr. Samiul also commended City Clerk Lens for her service.

Mr. Jim Drake, Franklin Avenue resident, noted that members of the Hayward Police and Fire Departments were getting overtime pay and suggested hiring more personnel. Mr. Drake inquired about the gang injunction program noting this was a method to deter gang activity.

Mayor Sweeney, on behalf of the Council and the city, expressed sympathy to the victims of the Boston Marathon that were struck by the bombs.

SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION

1. General Plan Update: Presentation of the Vision and Guiding Principles, Overview of Website Outreach Efforts, and General Plan Format

Staff report submitted by Senior Planner Buizer, dated April 16, 2013, was filed.

Senior Planner Buizer provided a synopsis of the report.

Council and Planning Commission members acknowledged and commended the work done by staff and the General Plan Update Task Force.

Mayor Sweeney offered the following suggestions: succinctly address the topic of climate change in the guiding principles; move Guiding Principle #8 to the top of the list as there would be demand for open space due to growth in population; and add “public” to the schools reference in Guiding Principle #1 as the concern with academic performance was with public schools.

Planning Commission Chair Faria suggested adding language to Guiding Principle #6 to reflect that Hayward has free wireless access to the Internet in certain places.

Planning Commissioner Trivedi offered the following suggestions: include language about free wireless Internet access to Guiding Principle #3; replace “transparent communication” with “transparent and responsive governance” and “volunteering” with “volunteerism” in the 2040 Vision; add climate change language to the guiding principles; move Guiding Principle #7 to the top of the list; and clarify the reference to support “youth” in Guiding Principle #1 to note from preschool to college.

Planning Commissioner Márquez appreciated the inclusion of community feedback during the development of the Vision Statement. Ms. Marquez recommended that hard copies of the General Plan Update document be made available to residents at public places including senior/community centers.

Planning Commissioner Lamnin appreciated the outreach conducted at Cal State University and the apartment complex and concurred with the inclusion of language that Hayward had free wireless Wi-Fi. Ms. Lamnin appreciated that all phases of the General Plan process were open to the community and suggested soliciting input about specific goals at the Hayward Downtown Street Parties and the various schools in Hayward.

Planning Commissioner McDermott appreciated that outreach efforts resulted in input from more segments of the community including young families with children.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 16, 2013, 7:00 p.m.**

Council Member Mendall urged staff to make sure that the Climate Action Plan was clearly identifiable, searchable, and integrated with the General Plan because grant funds were contingent on the City having a Climate Action Plan.

Council Member Zermeño appreciated the findings/recommendations from the outreach and offered the following suggestions: relay the finding “improve the quality of public schools for Hayward’s youth” to Hayward Unified School District representatives; use the assertive language “will” in place of “should” throughout the Guiding Principles; add Climate Action Plan and technology to the Guiding Principles; and modify the language in Guiding Principle #5 to include the entire city as a destination place including Hayward Executive Airport.

Council Member Peixoto appreciated the ideas and comments generated from Hayward2040.org and pointed out that the input indicated a pressing need to improve under-performing schools and enhance youth services. Mr. Peixoto noted the Vision Statement was a worthy guiding instrument and noted it was incumbent on Council to follow through and accomplish the vision.

Council Member Salinas appreciated the increased resident participation and encouraged the community to visit the website, Hayward2040.org, and spread information related to the General Plan Task Force. Mr. Salinas supported the Vision Statement and appreciated the inclusion of youth services as one of the main topics and the notion that Hayward was a college town. Mr. Salinas appreciated the continuity of themes among the City’s strategic plans.

Council Member Halliday praised the progress on the General Plan, supported the revised Vision Statement because it used more descriptive adjectives, and appreciated the inclusion of a health topic. Ms. Halliday encouraged staff to use visuals in making Hayward more prominent.

Council Member Jones appreciated the outreach efforts and offered the following suggestions: add technology infrastructure to Guiding Principle #3; add a reference to visual aesthetics in terms of art, landscape, and design representative of the community in the Guiding Principles; and add the word “walkable” in referencing the downtown area and add “industry” as a business destination in Guiding Principle #5.

Planning Commissioner Chair Faria suggested engaging the Hayward Unified School District and soliciting input from civic classes and giving students credit for their participation on the General Plan.

Planning Commissioner Lamnin suggested using different social network sites to engage the Hayward’s youth and thus increase participation.

Consent Items 4, 7, and 10 were removed for discussion. There was consensus to reverse items 11 and 12.

CONSENT

2. Approval of Minutes of the City Council Meeting on March 26, 2013

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried, to approve the minutes of the City Council Meeting of March 26, 2013.

3. Resignation of Tina Martinez from the Downtown Hayward Business Improvement Area Advisory Board

Staff report submitted by City Clerk Lens, dated April 16, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-040, "Resolution Accepting the Written Resignation of Tina Martinez from the Downtown Hayward Business Improvement Area Advisory Board"

4. Sidewalk Rehabilitation and Wheelchair Ramps FY 2013 - Districts 4 and 5: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Assistant City Engineer Owusu, dated April 16, 2013, was filed.

Mayor Sweeney opened the public comments section to allow for discussion on the item.

Mr. Jim Drake, Franklin Avenue resident, asked the public to demand a competitive bidding process.

It was moved by Council Member Mendall, seconded by Council Members Zermeño and Halliday, and unanimously carried to adopt the following:

Resolution 13-045, "Resolution Approving Plans and Specifications for the Sidewalk Rehabilitation and Wheelchair Ramps FY 2013 Project, Project Nos. 5104 and 5108, and Call for Bids"

5. Transportation Development Act Article 3 Funds FY 2014: Wheelchair Ramps - Authorization to File Application

Staff report submitted by Transportation Manager Frascinella, dated April 16, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 16, 2013, 7:00 p.m.**

Resolution 13-041, “Resolution of the City Council of the City of Hayward Supporting Submission of Claim to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2014 Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle Project Funding for Installation of Wheelchair Ramps”

6. Resolution Supporting VegWeek

Staff report submitted by Environmental Services Manager Pearson, dated April 16, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-042, “A Resolution of the City Council of the City of Hayward Supporting VegWeek 2013: April 22-28”

7. Consideration of Proposed Amendments to the League of California Cities Bylaws

Staff report submitted by City Manager David, dated April 16, 2013, was filed.

Council Member Halliday offered a motion directing staff to submit to the League of California Cities the City’s ballot approving the two amendments: 1) Amendment of Article VI, Section 2 of the League’s bylaws and 2) Addition of Article VII, Section 16 to the League’s bylaws.

It was moved by Council Member Halliday, seconded by Council Member Zermeño, and unanimously carried to direct staff to submit to the League of California Cities the City’s ballot approving two amendments: 1) Amendment of Article VI, Section 2 of the League’s bylaws and 2) Addition of Article VII, Section 16 to the League’s bylaws.

8. Confirmation of Hayward Local Agencies Committee Priorities

Staff report submitted by City Manager David, dated April 16, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-043, “Resolution Reaffirming the City’s Commitment to Participation in the Hayward Local Agencies Committee (HLAC), and Adopting the Priorities and Work Plan Recommended by HLAC at their last meeting”

9. Authorization to Renew a Rental Housing Subsidy Grant Agreement with Abode Services to Provide Rental Assistance to Emancipated Youth through “Project Independence” and to Utilize HOME Funds for that Purpose.

Staff report submitted by Housing Development Specialist Cortez, dated April 16, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-044, “Resolution Authorizing the Use of HOME Funds for Rental Assistance to Emancipated Youth through Abode Services’ Project Independence and Authorizing the City Manager to Negotiate and Execute the Rental Housing Subsidy Grant Agreement”

10. Support for California Senate Bill 407: Local Agency Executive Compensation

Staff report submitted by Management Fellow Thomas, dated April 16, 2013, was filed.

Council Member Halliday questioned the item being on the consent calendar and noted the intent of Senate Bill 407 was to make sure Cities were not overpaying their employees and she added that the bill was another attempt by the State to interfere with the affairs of local government. Council Member Halliday offered a motion to continue the item to the next regular meeting.

It was moved by Council Member Halliday, seconded by Council Member Jones, and unanimously carried to continue the item to the next regular meeting to allow more opportunity for review.

Mayor Sweeney requested that Legislative Business Item No. 12 be heard prior to Public Hearing Item No. 11. There was consensus with the request.

Mayor Sweeney noted that the Public Hearing involved funding recommendations for Social Services and because he works for Spectrum Community Services, which receives funds, he had to recuse himself to avoid a conflict of interest. Mayor Sweeney turned the gavel over to Mayor Pro Tempore Peixoto to preside over the meeting. Mayor Sweeney left the Council Chambers at 8:59 p.m.

PUBLIC HEARING

11. FY 2014 Community Agency Funding Recommendations including Community Development Block Grant (CDBG), Social Services, and Arts and Events; and Review and Approval of a Substantial Amendment to the City of Hayward FY 2013 CDBG Annual Action Plan

Staff report submitted by Library and Community Services Director Reinhart, dated April 16, 2013, was filed.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 16, 2013, 7:00 p.m.**

Library and Community Services Director Reinhart provided a synopsis of the report and acknowledged members of the Community Services Commission, City staff and Council Member Halliday for serving as the Council liaison to the Commission.

Mayor Pro Tempore Peixoto opened the public hearing at 9:06 p.m.

Dr. Dana DePietro, Director of the Sun Gallery, described the Sun Gallery's purpose as a community art gallery and a forum for the arts, and noted that Community Development Block Grant funds were critical for their daily operations. Mr. DePietro thanked the Community Services Commission for its funding recommendations.

Mayor Pro Tempore Peixoto closed the public hearing at 9:08 p.m.

Council Member Zermeño offered a motion per the staff recommendation, and thanked City staff, the applying agencies' representatives, the Community Services Commission, and students from Chabot College who were in the audience.

Council Member Mendall seconded the motion and said he appreciated the work of the Community Services Commission.

Council Member Halliday supported the motion and thanked City staff for the hard work and for the excellent recommendation to utilize 2013 CDBG unspent funds to complete the acquisition of the Matt Jimenez Community Center. Ms. Halliday commended the Community Services Commission for their hard work and solid commitment and also thanked the agencies for effectively utilizing funds and for their dedication to enhancing the community.

Council Member Jones supported the motion and thanked the Community Services Commission for an excellent process with the funding recommendations.

Mayor Pro Tempore Peixoto also thanked the Community Services Commission for its funding recommendations.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and carried with Mayor Sweeney absent to adopt the following:

Resolution 13-047, "Resolution Authorizing an Application for Federal Assistance Under the Community Development Block Grant Program for Fiscal Year 2013-2014; Approving the Fiscal Year 2013-2014 Action Plan; and Authorizing a Substantial Amendment to the Fiscal Year 2012-13 Action Plan"

LEGISLATIVE BUSINESS

12. Authorization to Terminate the City's Agreement with Redflex Traffic Systems, Inc., and Process Following Elimination of the Red Light Camera Program

Staff report submitted by Sergeant Chad Olthoff, dated April 16, 2013, was filed.

Police Chief Urban provided a synopsis of the report and answered questions raised by Council related to the options to terminate the contract.

Mayor Sweeney noted that staff was proposing to terminate the City's agreement with Redflex Traffic System, Inc. on July 1, 2013, and employ option three: to retain the two additional community service officers and redeploy them to handle other service demands, which would result in one-time contract termination of \$107,292 and recurring staffing costs of \$215,496. It was noted that as part of the City budget process, the Council would review the budget for the two positions from an economical and programmatic view.

Mayor Sweeney opened the public hearing at 8:45 p.m.

Mr. Jim Drake, Franklin Avenue resident, supported terminating the Red Light Camera Program.

Mr. Roger Ventura, Oakland resident and student at Chabot College, commented that it was not practical to commit to a program without knowing where the funds were going to be deployed.

Mayor Sweeney closed the public hearing at 8:49 p.m.

Council Member Mendall offered a motion to authorize the City Manager to terminate the City's agreement with Redflex Traffic System, Inc., on May 1, 2013, and employ option two: to temporarily retain the two community services officers and eliminate the positions through attrition, and as part of the City budget process evaluate how the two community officers could be redeployed to vacant position assignments in the department.

Council Member Zermeño seconded the motion. Mr. Zermeño supported eliminating the positions through attrition and noted it was important to have the Police Department properly staffed for the safety of the residents.

Council Member Halliday stated she would not support the motion as she preferred the July 1, 2013, termination date, which would reduce the penalty fee owed to Redflex. Ms. Halliday recommended that traffic enforcement be strengthened as part of the staffing review because she had recently seen more red light violations. Ms. Halliday hoped that by terminating the Red Light Camera Program there would not be an increase in traffic violations.

Mayor Sweeney noted that as part of the direction that was given at a previous meeting, staff would provide Council with regular Traffic Accident Reduction reports. Council Members Mendall and Zermeño concurred that the direction was part of the motion.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, April 16, 2013, 7:00 p.m.**

Council Member Jones supported the motion to terminate the Red Light Camera Program on May 1, 2013, and noted that Council had an obligation to stop this program as data indicated that the program was not effective and appreciated that staff found alternative solutions to improve the safety of the community. It was noted that the effective termination date of May 1, 2013, would be added to the resolution.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried with Council Member Halliday voting against, to adopt the following and to authorize the City Manager to terminate the City's agreement with Redflex Traffic System, Inc., on May 1, 2013, and employ option two: to temporarily retain the two community services officers and eliminate the positions through attrition, and as part of the City budget process evaluate how the two community officers could be redeployed to vacant position assignments in the department. Additionally, staff would provide Council with regular Traffic Accident Reduction reports.

Resolution 13-046, "Resolution Authorizing the City Manager to Take All Appropriate Action to Terminate the City's Contract with Redflex Traffic Systems, Inc."

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño invited everyone to participate in the Citywide Cleanup Day on April 20, 2013, at Weekes Park.

ADJOURNMENT

Mayor Pro Tempore Peixoto adjourned the meeting at 9:16 p.m.

APPROVED:

Michael Sweeney
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward



DATE: May 7, 2013
TO: Mayor and City Council
FROM: Director of Public Works – Engineering & Transportation
SUBJECT: Pavement Rehabilitation Measure B FY14: Approval of Plans and Specifications and Call for Bids

RECOMMENDATION

That Council adopts the attached resolution approving plans and specifications for the Pavement Rehabilitation Measure B FY14 project and calls for bids to be received on June 4, 2013.

BACKGROUND

This Measure B-funded pavement rehabilitation project is a continuation of the City's ongoing program to repair failed pavement sections with localized pavement section repairs and the application of asphalt concrete overlay on streets city-wide. This work will extend the useful life of the pavement before it deteriorates to the point where more costly reconstruction work will be needed. To satisfy the requirements of the Americans with Disabilities Act (ADA), accessible ramps will be installed at the curb returns of street intersections where ramps are absent or do not conform to current standards.

DISCUSSION

The selection of city streets for rehabilitation is based on staff's analysis of the pavement condition indices identified through the City's computerized Pavement Management Program (PMP), field examination, and the functional classification of each street. The streets identified for rehabilitation in this project include: Danforth Lane, Grasmere Place, Harvest Court, Linfield Lane, Peterman Avenue, Seabreeze Court, Thornwall Lane, Victory Lane; Coventry Lane and a section of Oakes Drive from Chatham Court to Warwick Place. Altogether these streets add up to a total of 4.2 lane miles of roadway to be rehabilitated. The City is responsible for the maintenance of 659 lane-miles of roadway. Please refer to Attachment II, which provides the limits and locations of the streets to be rehabilitated.

Pavement rehabilitation for this project consists of removing a depth of four inches of localized failed pavement, compacting the base, and plugging it with asphalt concrete. Engineering fabric is then placed over the existing pavement to minimize cracking through the asphalt cement

overlay. Finally, a two-inch-thick asphalt overlay is placed over the entire width of the pavement surface.

The project is categorically exempt from environmental review under Section 15301 (c) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

FISCAL IMPACT

The estimated project costs are as follows:

Construction Contract	\$1,135,000
Design and Administration	85,000
Striping (by City Forces)	20,000
Construction Engineering, Inspection and Testing	<u>60,000</u>
Total:	\$1,300,000

The Adopted FY 2013 Capital Improvement Program includes \$1,300,000 in the Measure B Tax Fund (Local Transportation) for the Measure B Pavement Rehabilitation FY14 project.

PUBLIC CONTACT

Because of the temporary inconvenience that is expected to be caused by the pavement work, immediately after the construction contract is awarded, a preliminary notice explaining the project will be posted and distributed to all residents and businesses along the affected streets. After the construction work has been scheduled, signs on barricades will be posted seventy-two hours prior to commencement of work indicating the date and time of work for each street. Residents will be advised to park their vehicles on side streets outside of the work area during the period when the streets are being treated.

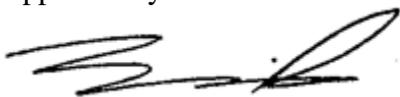
SCHEDULE

Open Bids	June 4, 2013
Award Contract	July 9, 2013
Begin Work	August 5, 2013
Complete Work	October 30, 2013

Prepared by: Yaw Owusu, Assistant City Engineer

Recommended by: Morad Fakhrai, Director of Public Works – Engineering & Transportation

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Resolution

Attachment II: Project Location Map

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE PAVEMENT REHABILITATION MEASURE B FY14 PROJECT, PROJECT NO. 5147, AND CALL FOR BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

WHEREAS, those certain plans and specifications for the Pavement Rehabilitation Measure B FY 14, Project No. 5147, on file in the office of the City Clerk, are hereby adopted as the plans and specifications for the project;

WHEREAS, the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law;

WHEREAS, sealed bids therefor will be received by the City Clerk’s office at City Hall, 777 B Street, 4th Floor, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, June 4, 2013, and immediately thereafter publicly opened and declared by the City Clerk in the Public Works Conference Room 4D, located on the 4th Floor of City Hall, Hayward, California;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the project is categorically exempt under section 15301(c) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

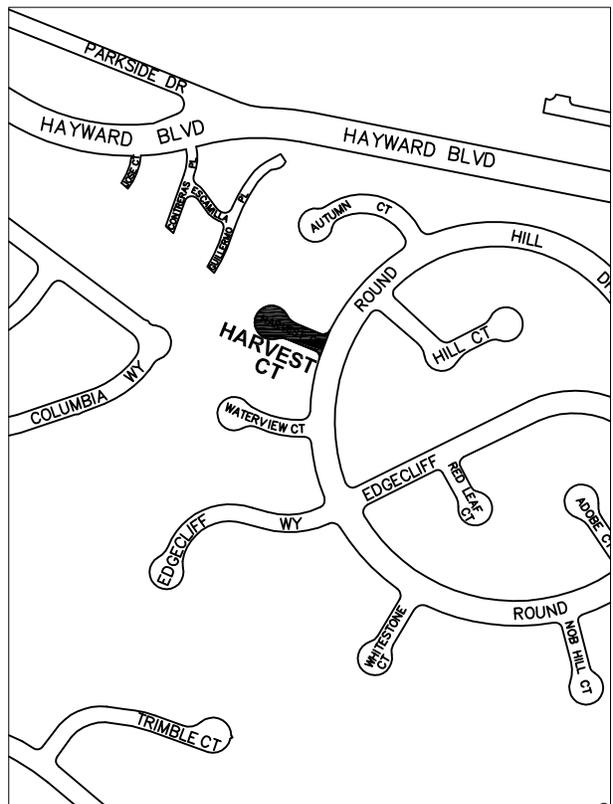
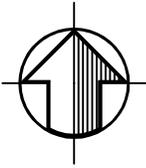
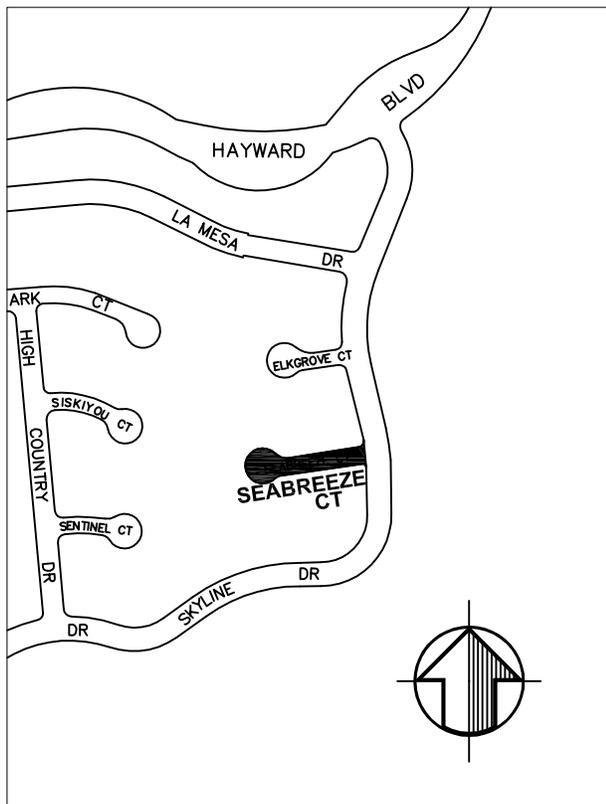
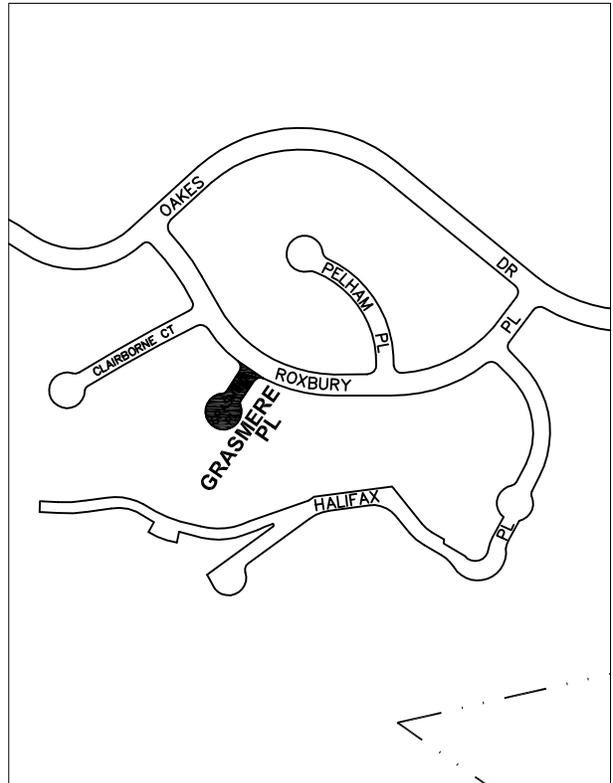
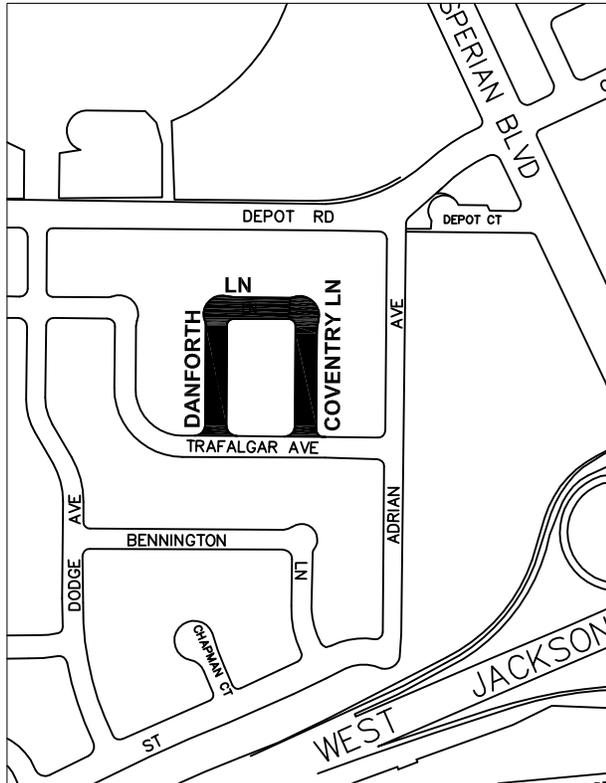
ABSTAIN:

ABSENT:

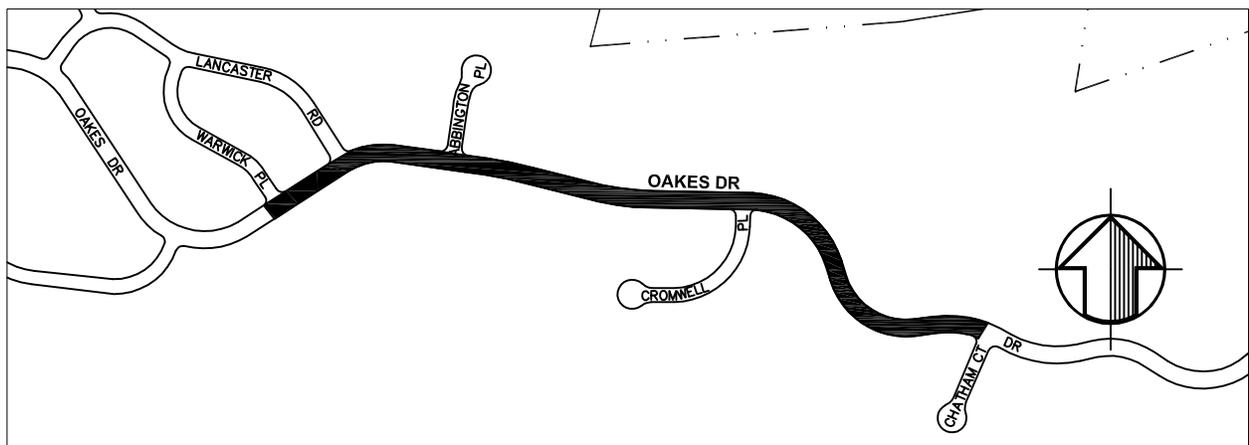
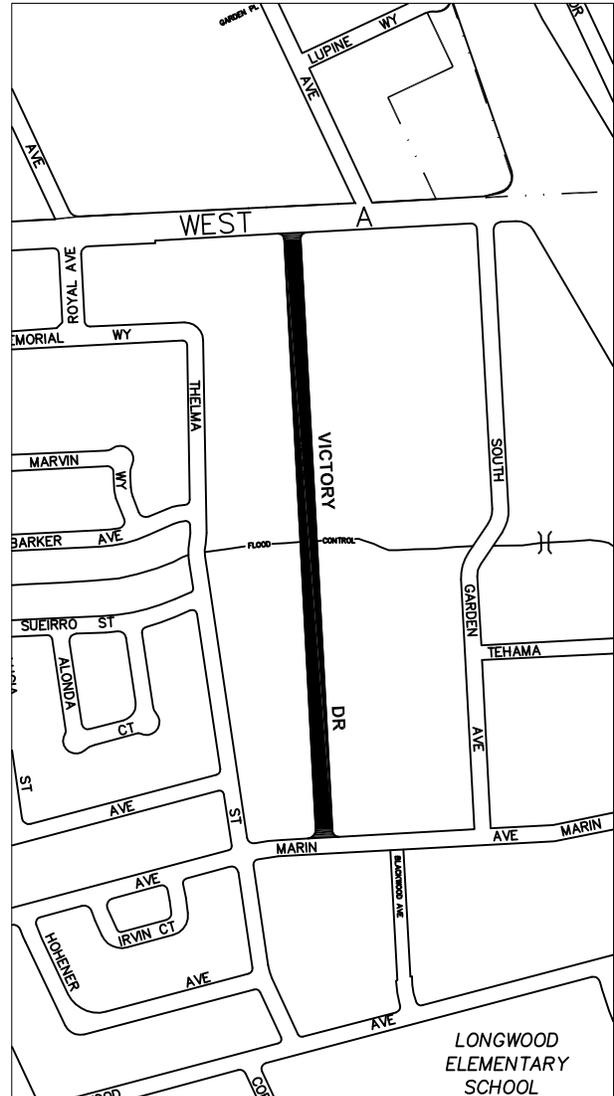
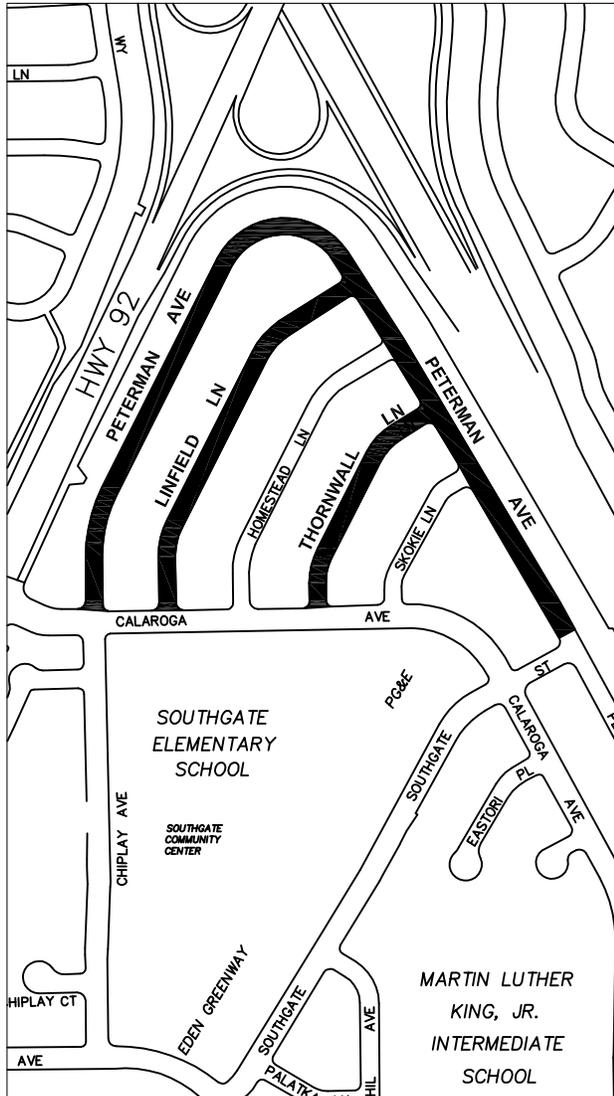
ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



**LOCATION MAP
PAVEMENT REHABILITATION FY14
PROJECT NO. 5147**



**LOCATION MAP
PAVEMENT REHABILITATION FY14
PROJECT NO. 5147**

DATE: May 7, 2013

TO: Mayor and Council

FROM: City Manager

SUBJECT: Appointment of a Director to the Boards of the Bay Area Water Supply and Conservation Agency and the Bay Area Regional Water System Financing Authority

RECOMMENDATION

That Council adopts the attached resolution confirming reappointment of Council Member Al Mendall as the City's representative to the Bay Area Water Supply and Conservation Agency and the San Francisco Bay Area Regional Water System Financing Authority.

BACKGROUND

Hayward is a member of the Bay Area Water Supply and Conservation Agency (BAWSCA) and the San Francisco Bay Area Regional Water System Financing Authority (RFA). Hayward is currently represented on the Board of Directors by Council Member Al Mendall, whose term ends on June 30, 2013. This report has been prepared in order for Council to take necessary action to appoint a representative for the next four-year term, beginning July 1, 2013.

BAWSCA and the RFA are comprised of twenty-six agencies that purchase wholesale water from the San Francisco Public Utilities Commission (SFPUC). Both agencies were formed in 2002 by State legislation, and the City Council approved Hayward's membership in 2003. BAWSCA and the RFA are governed by Board of Directors, with appointed representation from each member agency.

DISCUSSION

BAWSCA's role is to coordinate regional water conservation and water supply issues among wholesale purchasers. It has been active in areas such as implementation of some regional water conservation programs, negotiation of the new water supply agreement, monitoring of the regional Water System Improvement Program, and ongoing review of wholesale rate calculations and other financial information. The RFA was formed to secure financing for water system improvements, in the event that SFPUC was unable to obtain the needed funding. Since SFPUC has been able to raise the funds, the RFA is largely inactive at this time.

The Board of Directors for both BAWSCA and the RFA is comprised of representatives from each member agency. The Board meets bimonthly and, among other things, provides policy direction to BAWSCA/RFA staff, reviews and approves the agency budgets and consultant agreements, and receives updates from the SFPUC regarding the status of the Water System Improvement Program. In addition to participating in Board activities, the Hayward representative is currently the Vice Chair of the Board Policy Committee, which, as the sole committee of the Board, serves to advise the General Manager and the Board on policy matters.

Representatives to the Board of Directors serve four-year terms. BAWSCA's founding legislation does not include provisions to recall appointed representatives, even if they are no longer members of their respective local governing bodies. Also, the legislation does not provide for the appointment of alternate representatives.

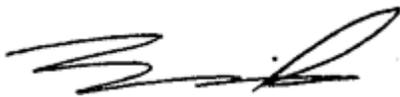
FISCAL IMPACT

Board Members receive a one hundred dollar stipend per board meeting when they attend the meeting, which is paid by the Bay Area Water Supply and Conservation Agency. Therefore there are no fiscal impacts associated with this action by the City of Hayward.

NEXT STEPS

Staff will notify BAWSCA of Council's action and, if approved, Council Member Mendall's reappointment to the BAWSCA and RFA Board of Directors. The four-year term will begin on July 1, 2013

Prepared and recommended by:



Fran David, City Manager

Attachments:

Attachment I

Draft Resolution

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION CONFIRMING THE REAPPOINTMENT OF COUNCIL MEMBER MENDALL AS THE CITY’S REPRESENTATIVE TO THE BAY AREA WATER SUPPLY AND CONSERVATION AGENCY AND THE SAN FRANCISCO BAY AREA REGIONAL WATER SYSTEM FINANCING AUTHORITY

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby confirm the reappointment of Council Member Al Mendall as the City’s representation to the Bay Area Water Supply and Conservation Agency and the San Francisco Bay Area Regional Water System Financing Authority for an additional four-year term, beginning July 1, 2013.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DATE: May 7, 2013

TO: Mayor and City Council

FROM: Director of Public Works – Utilities & Environmental Services

SUBJECT: Resolution Commending the Bay Area Water Supply & Conservation Agency on the Occasion of its Tenth Anniversary

RECOMMENDATION

That Council adopts the attached resolution (Attachment I) commending the Bay Area Water Supply & Conservation Agency (BAWSCA) on the occasion of its tenth anniversary.

BACKGROUND

Since 1962, Hayward has purchased all its water from the San Francisco Public Utilities Commission (SFPUC), which owns and operates the Hetch Hetchy regional water system. BAWSCA was formally created on May 27, 2003 to represent the interests of twenty-four cities and water districts, and two private utilities, in Alameda, Santa Clara, and San Mateo counties that purchase water on a wholesale basis from the SFPUC. The Hayward City Council voted to become a member of BAWSCA in February 2003 and is currently represented on the Board of Directors by Council Member Al Mendall.

DISCUSSION

Over the past ten years, BAWSCA has provided significant value to the City of Hayward and other member agencies. In addition to providing a unified voice to the SFPUC, BAWSCA has achieved important results in ensuring reliable delivery of drinking water to residents, businesses, and community organizations. Achievements include negotiation of a new twenty-five-year Water Supply Agreement, initiation of a Long-Term Reliable Water Strategy for the region, and continued monitoring of the \$4.6 billion Water Supply Improvement Program being implemented by the SFPUC. BAWSCA has also worked in partnership with member agencies to obtain grant funding and implement cost effective water conservation programs. Attachment II to this report includes a list of BAWSCA's significant accomplishments, as well as significant challenges that must be addressed over the next ten years.

FISCAL IMPACT

There are no fiscal impacts associated with adopting this resolution.

NEXT STEPS

Upon adoption of the attached resolution, staff will share it with BAWSCA and other member agencies.

Prepared by: Erik J. Pearson, AICP, Environmental Services Manager

Recommended by: Alex Ameri, Director of Public Works – Utilities & Environmental Services

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Draft Resolution

Attachment II: BAWSCA's Results and Future Challenges

HAYWARD CITY COUNCIL

RESOLUTION NO.13-_____

Introduced by Council Member _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD
COMMENDING THE BAY AREA WATER SUPPLY & CONSERVATION AGENCY ON
THE OCCASION OF ITS TENTH ANNIVERSARY

WHEREAS, the Bay Area Water Supply & Conservation Agency (“BAWSCA”), which represents the interests of twenty-six wholesale water agencies, including Hayward, that purchase water from the San Francisco Public Utilities Commission, will mark its tenth anniversary on May 16, 2013; and

WHEREAS, the creation of BAWSCA was the cornerstone of three legislative measures introduced in January 2002 by State Assemblyman Louis J. Papan and State Senator Jackie Speier that provided for the formation of the regional agency, the creation of the San Francisco Regional Water System Financing Authority and establishment of the Wholesale Water System Security and Reliability Act; and

WHEREAS, the City of Hayward supported all three legislative measures, and on September 24, 2002, the measures were signed by California Governor Gray Davis and became law on January 1, 2003; and

WHEREAS, on February 18, 2003, the City Council of the City of Hayward unanimously approved becoming a member of BAWSCA and appointed Mayor Roberta Cooper to serve as the City representative on the Board of Directors, followed by Councilmember Bill Quirk, and then Councilmember Al Mendall, who continues to represent the City of Hayward on the BAWSCA Board of Directors; and

WHEREAS, BAWSCA has sustained its value to member agencies through a variety of projects and programs including negotiation of a comprehensive new agreement with the SFPUC, leading to the City Council’s endorsement of a 25-year Water Supply Agreement that took effect July 1, 2009, and the successful issuance of bonds in the amount of \$335.8 million on January 31, 2013 to pre-pay debt owed to SFPUC, providing a net present value savings of approximately \$62.3 million to member agencies;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward congratulates and extends its best wishes to BAWSCA for a job well executed on behalf of its constituents on the occasion of its Tenth Anniversary.

IN COUNCIL, HAYWARD, CALIFORNIA, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

BAWSCA's Ten Valuable Results for Water Customers in Alameda, San Mateo, and Santa Clara Counties

Since 2003, BAWSCA has delivered results for the benefit of its 26 member water agencies in Alameda, San Mateo, and Santa Clara Counties. These agencies serve 1,700,000 Residents, 30,000 Businesses, and thousands of Community Organizations.

- 1. California legislation to protect health, safety and economic well-being of residents, businesses, and community organizations** in Alameda, San Mateo, and Santa Clara counties who depend on the Bay Area Regional Water System. Three bills, prepared by BAWSCA's predecessor organization and enacted with the leadership of Senator Jackie Speier and Assembly Member Lou Papan, mandated that San Francisco rebuild the earthquake-vulnerable water system (AB1823-Papan), ensured funds would be available for that purpose (SB1870-Speier), and authorized the formation of BAWSCA (AB2058-Papan).
- 2. A new, 25-year Water Supply Agreement**, negotiated by BAWSCA, with San Francisco, greatly expands San Francisco's commitments to water customers in Alameda, San Mateo, and Santa Clara counties who pay two-thirds of the cost of the system and saved them \$140 million they would have paid under the terms of the old agreement.
- 3. Continuous monitoring of the \$4.6 billion rebuilding program** by BAWSCA led to 16 recommendations, accepted by San Francisco, to keep the rebuilding program on scope, on budget, and on schedule.
- 4. \$62 million saved for BAWSCA's member agencies** by issuing bonds to prepay a capital debt they owed to San Francisco.
- 5. \$17 million saved** by reviewing and correcting San Francisco's allocation of costs to BAWSCA's agencies over the last 18 years.
- 6. A vote for BAWSCA's member agencies** on any plan created by San Francisco to drain Hetch Hetchy Reservoir was initiated by BAWSCA and agreed to by San Francisco as an amendment to the new Water Supply Agreement.

7. **BAWSCA's award-winning regional water-conservation programs** save water, save money, and leverage the limited staff of BAWSCA's 26 member agencies. Provided over \$1.5 million in State grants to member agencies and their customers.
8. **An agreement to share limited San Francisco water supply during droughts**, brokered by BAWSCA, and approved unanimously by its member agencies.
9. **The first Long-Term Reliable Water Strategy** for the region was initiated by and is being developed by BAWSCA and its member agencies.
10. **BAWSCA's presence and activities have improved San Francisco's perception and treatment of water customers outside of San Francisco.** This was underscored by San Francisco Public Utilities Commissioner Moran in July 2012 when he said, "[the] San Francisco PUC is stronger by having BAWSCA be strong and able to represent your interests to us capably."

Challenges For The Next Ten Years

1. **Threats to Supply Reliability.** The interests of the member agencies and their customers must be effectively represented to State and federal regulatory bodies that will make decisions that impact the reliability of the San Francisco supply.
2. **San Francisco's Water System Improvement Program.** San Francisco has extended completion of two of the forty-eight projects from 2015 to 2019. Ensure that BAWSCA's and the State's oversight continues until San Francisco completes the program within budget to protect the health, safety and economic well-being of the water customers.
3. **Uncertain Future Water Supply.** San Francisco has not committed to meet the foreseeable water needs of the BAWSCA member agencies and the

communities that they serve, leaving the future of those communities uncertain.

4. **BAWSCA's Long-Term Reliable Water Supply Strategy.** Complete and implement to ensure that the member agencies have access to cost-effective and reliable water supplies.
5. **Water Supplies for San Jose and Santa Clara.** San Francisco may decide to stop serving water to the cities of San José and Santa Clara, which are BAWSCA member agencies. Alternative solutions, and their impacts to these cities and other BAWSCA members, must be identified and evaluated.
6. **Administration of the Water Supply Agreement.** Ensure San Francisco meets or exceeds its contractual commitments for water supply, reliability, water quality, and fair pricing.
7. **New Drought Allocation Plan.** The current plan that allocates San Francisco supplies between the member agencies during a drought expires in 2018 and a new one will need to be developed and agreed to by BAWSCA's 26 member agencies.

DATE: May 7, 2013
TO: Mayor and City Council
FROM: City Clerk
SUBJECT: Keep Hayward Clean and Green Task Force Recruitment

RECOMMENDATION

That the City Council accepts participation of the Keep Hayward Clean and Green Task Force (the Task Force) during the annual recruitment for the Council's appointed bodies.

BACKGROUND

The Keep Hayward Clean and Green Task Force was formed by the City Council in 2007 to assist the Council and City staff in addressing issues that impact community appearance. The mission of the Task Force is to preserve the environment and enhance the visual appearance of the city through the joint efforts of individuals, volunteer groups, businesses, and municipal resources. Task Force members get involved with clean-up efforts and assist the City in improving policies and procedures that impact community appearance. The Task Force has fifteen members including a liaison from the Hayward Youth Commission and there are currently four vacancies. The City Clerk's office conducts the recruitment for service on all Council's appointed bodies on an annual basis from May to July. Members are qualified electors of the City, are appointed by the City Council, and serve no more than two consecutive full terms of four years each.

DISCUSSION

Because of the high rate of drop outs of appointees, the Task Force has expressed interest in participating during the annual recruitment process for the Council's appointed bodies in order to assist in identifying potential members for service on the Task Force who demonstrate commitment and desire to contribute to the needs of the Task Force. At its regular meeting of [April 25, 2013](#), the Task Force discussed the recruitment process and identified a Task Force Committee comprised of three members and one alternate who would participate in the interview process. The Task Force also agreed to provide a mission statement and goal objectives for the application package that would be presented in the form of a supplemental for potential applicants seeking service on the Task Force.

The annual recruitment for the Council's appointed bodies is currently scheduled to begin on May 9, 2013, and a deadline to apply set for July 11, 2012. Applicants who expressed interest for service

on the Task Force and who meet the eligibility criteria would be invited for an interview with the Task Force Committee. At the end of the interviews, the Committee would identify and recommend to the Council those applicants who best meet the needs of the Task Force. The City Council is scheduled to interview all qualified applicants on July 23, 2013, and to identify individuals who will be confirmed and appointed at the first Council meeting in September. While identifying candidates to fill vacancies of the Task Force, the Council could consider the recommendations formulated by the Task Force Committee.

Due to the turnover of members of the Task Force, the City Council could entertain a process similar to the Hayward Youth Commission, which allows establishing a list of alternate members during the appointment for members of the Task Force. Alternate members could have such designation for a term of one year, could attend meetings, clean-up events, and be engaged in other activities similar to other Task Force members, but they could not have voting powers. When regular members resign or fail to meet established policies, the City Clerk could coordinate with the Task Force Chair to fill vacancies from the list of alternate members with priority given to those individuals who demonstrated commitment by participating in meetings and clean-up events.

FISCAL IMPACT

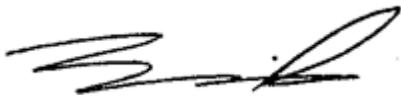
There is no fiscal impact in allowing members of the Task Force to get involved during the annual recruitment.

NEXT STEPS

If the Council approves the Task Force participation, the annual recruitment for vacancies on the Task Force would proceed forward according to the recommended timeframe.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Fran David, City Manager

Attachments:

Attachment I Resolution

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

RESOLUTION ACCEPTING THE PARTICIPATION OF THE KEEP HAYWARD CLEAN AND GREEN TASK FORCE DURING THE ANNUAL RECRUITMENT FOR THE COUNCIL’S APPOINTED BODIES

WHEREAS, the Task Force has expressed interest in participating during the annual recruitment process for the Council’s appointed bodies and;

WHEREAS, the Task Force wishes to assist in identifying potential members for service on the Task Force who can demonstrate commitment and desire to contribute to the needs of the Task Force by interviewing qualified candidates and making recommendations to the Council for its consideration during the interviews on July 23, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the Council hereby accepts the participation of the Keep Hayward Clean and Green Task Force during the annual recruitment for the Council’s appointed bodies.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DATE: May 7, 2013
TO: Mayor and City Council
FROM: City Clerk
SUBJECT: Resignation of David Haines from the Keep Hayward Clean and Green Task Force

RECOMMENDATION

That the City Council accepts the resignation of Mr. David Haines from the Keep Hayward Clean and Green Task Force.

BACKGROUND

Mr. David Haines was appointed to the Keep Hayward Clean and Green Task Force on September 20, 2011. Mr. Haines submitted the attached resignation letter (Attachment II). His resignation is effective April 2, 2013, and his vacated position will be filled as part of the annual appointment process for the City's Appointed Officials to Boards and Commissions.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution
Attachment II	Resignation Letter

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

RESOLUTION ACCEPTING THE WRITTEN RESIGNATION OF MR. DAVID HAINES FROM THE KEEP HAYWARD CLEAN AND GREEN TASK FORCE

WHEREAS, Mr. David Haines was appointed to the Keep Hayward Clean and Green Task Force on September 20, 2011, and;

WHEREAS, Ms. David Haines submitted his resignation on April 2, 2013, effective April 2, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the Hayward that the Council hereby accepts the resignation of Mr. David Haines; and commends him for his civic service to the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Attachment II

From: David Haines <rickthecat@yahoo.com>
Date: April 2, 2013 1:31:28 PM PDT
To: Colleen Kamai <Colleen.Kamai@hayward-ca.gov>, Blytha Bowers <blytha@aol.com>, Miriam Lens <Miriam.Lens@hayward-ca.gov>
Subject: Resignation from KHCg

I am resigning from the Keep Hayward Clean and Green Task Force effective immediately.

My job duties are in direct conflict with the needs of the Task Force and my need to work.

I was not going to be able to file form 700 timely by today. Whatever form I will now need to file cannot be filed or presented by me until the end of April.

David Haines

DATE: May 7, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Text Amendment No. PL-2013-0093 - Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status

RECOMMENDATION

That Council adopts the attached resolution (Attachment I) adopting the attached Negative Declaration and introduces the attached ordinance (Attachment II) approving the text amendment.

SUMMARY

In 2010, the City Council directed staff to implement the then-adopted priority of the protection of senior-only mobile home parks. However, litigation involving the federal Fair Housing Act and the senior-only mobile home park ordinance of the City of American Canyon raised significant impediments to the approach being taken in 2010. In 2012, the U.S. Ninth Circuit Court of Appeals upheld an ordinance enacted by the City of Yucaipa that prohibits the conversion of existing senior-only parks to all-age parks. Given this recent legal development, staff recommends the adoption of the proposed text amendment prohibiting the City's five senior-only mobile home parks from converting to non-age-restricted parks.

BACKGROUND

The City has nine mobile home parks, comprising approximately 2,500 spaces and over 5,000 residents. The regulation of these parks, at the state and local level, is important due to high demand for lower cost housing and the limited supply available in these parks. Vacancies in parks are rare and are quickly filled. Additionally, a substantial portion of mobile home park residents are senior citizens (fifty-five years of age or older), many of whom live on fixed or limited incomes. The five existing mobile home parks that are currently classified for senior-only residents are New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II (see map, Attachment III). Four additional parks were at one time senior-only parks that have converted to all-age parks. These parks are Pueblo Spring, Continental, Spanish Ranch I and Eden Rock.

At a work session on April 20, 2010, the City Council reviewed alternatives for modifying the Zoning Ordinance to regulate the conversion of senior-only mobile home parks to non-age-restricted parks and directed staff to develop an ordinance regulating the conversion of senior-only mobile home parks to non-age restricted mobile home parks for review by the Planning Commission.

However, at about that same time, an ordinance enacted by the City of American Canyon, California regulating the conversion of senior-only mobile home parks via a conditional use permit process was challenged and found to be invalid. The U.S. District Court for the Northern District of California held that the American Canyon ordinance violated the federal Fair Housing Act (the “FHA”) because the ordinance forced the park owners to discriminate on the basis of familial status. As a result of the American Canyon decision, staff advised the City Council not to move forward with the adoption of a similar ordinance.

In 2009, the City of Yucaipa, California adopted an ordinance similar to the American Canyon ordinance. The Yucaipa ordinance created a Senior Mobile Home Park Overlay District, which outright prohibited the conversion of senior-only mobile home parks to non-age restricted parks. Similar to the American Canyon ordinance, the Yucaipa ordinance was challenged on FHA grounds. In 2012, the Ninth Circuit Court of Appeals held that Yucaipa’s ordinance did not violate the FHA, effectively overruling the American Canyon decision. In short, the Court held that the FHA’s “senior exemption” applied to city-zoned senior housing like the Yucaipa overlay district.

To comply with the FHA’s senior exemption, the following requirements must be satisfied: (1) at least 80% of the units in the mobile home park must be occupied by at least one person fifty-five years of age or older; (2) the mobile home park must publish and adhere to policies and procedures showing intent to restrict housing to seniors; and (3) the mobile home park must comply with federal rules regarding verification of occupancy by seniors.

Since Yucaipa’s ordinance has withstood legal scrutiny, staff is moving forward with a text amendment similar to the Yucaipa ordinance, in response to the previously adopted City Council priority.

Planning Commission Action - On April 25, 2013, the Planning Commission unanimously recommended that the City Council approve the proposed text amendment and associated Negative Declaration that indicates no significant environmental impacts would occur as a result of the amendment adoption. The Commission expressed support for preserving senior mobile home parks, which represent a source of affordable housing for seniors. At the April 25 hearing (see draft meeting minutes, Attachment V), one of the Planning Commissioners concurred with some of the senior mobile home park residents who indicated at the hearing that senior mobile home parks are not designed to accommodate families because of the lack of sidewalks and recreational facilities for children to play safely. Prior to the Commission hearing, staff received a letter in support of the text amendment from the manager on behalf of the owner of Hayward Mobile Country Club. The letter states that the residents “bought into our Park because they desire to live in a quiet community away from the activity of children” (see letters, Attachment VI).

DISCUSSION

In initiating this effort, staff is responding to concerns expressed by residents of several mobile home parks in the City. Mobile home parks remain one of the City's key sources of affordable housing, especially for seniors. The intent of the proposed text amendment to the Zoning Ordinance is to preserve affordable housing for senior citizens by ensuring that mobile home parks that are primarily occupied by seniors will not convert to non-age-restricted parks, and implementing regulations that satisfy federal requirements.

Under the federal FHA, a mobile home park owner may restrict residency to occupants who are fifty-five years or older, provided that the park owner complies with certain regulations promulgated by the federal Department of Housing and Urban Development ("HUD"), including age verification surveys and the adoption of park rules and regulations reasonably intended to implement the senior-only park status. The proposed text amendment requires that each senior-only mobile home park have procedures for verifying that the mobile home park qualifies as a senior facility under applicable federal and /or state law, including documentation establishing that at least 80% of the mobile homes are occupied by at least one resident who is fifty-five years of age or older. In addition, the proposed text amendment requires that a survey, or other reasonable means, shall be undertaken by the owner of the mobile home park every two years to ensure compliance with occupancy restrictions.

Text Amendment Findings – In order for the text amendment to be approved, the following findings must be made. Staff provides reasons below to support the findings, which are incorporated into the attached draft ordinance (Attachment II).

A. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward.

The proposed text amendment will promote the public health, safety, convenience, and general welfare of the residents of Hayward by allowing for the preservation of affordable housing for seniors in the existing senior mobile home parks by adopting an ordinance that prohibits the conversion of those parks from senior-only housing to all age housing.

B. The proposed change is in conformance with all applicable, officially adopted policies and plans.

Per the City's adopted General Plan Housing Element, "*Mobile homes also constituted a larger portion of the City's housing stock than in the County...Nearly five percent of housing units were mobile homes, a considerable proportion given the urbanized nature of the City.*" Also, the Housing Element states that, "*Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households.*"

Housing Element Policy 5.2 states, “*Promote housing along with supportive services for households with special needs, including seniors, persons with disabilities, single-parents, and the homeless.*”

The stated purpose of the Mobile Home Park zoning district is to, “*...promote and encourage a suitable living environment for the occupants of mobile homes.*”

The proposed text amendment is in conformance with the General Plan Housing Element text and policies, as well as the stated purpose of the Mobile Home Park zoning district, as indicated above, in that it will ensure that affordable housing in mobile home parks available for seniors is preserved.

C. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.

All mobile home parks within the City of Hayward are required to comply with conditions of approval. Any new mobile home park for seniors or non-age restricted would be required to meet the development standards of Section 10-1.700, Mobile Home Park District, of the Zoning Ordinance. In addition, all State mobile home park development and safety regulations are required to be met and maintained.

D. All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations.

The text amendment would not reclassify the zoning designation of Mobile Home Park (MH) or General Plan land use designation of Mobile Home Park (MHP).

Environmental Review - The proposed text amendment would not alter existing General Plan land use and zoning designations or development standards of mobile home parks. A Negative Declaration and Initial Study have been prepared, pursuant to the California Environmental Quality Act (CEQA) (Attachment IV). No significant environmental impacts are expected to result from the project.

ECONOMIC AND FISCAL IMPACT

The proposed text amendment would not have a fiscal impact to the City’s General Fund, nor would it have a material economic impact, in that it would help ensure the preservation of the five existing senior-only mobile home parks in Hayward.

PUBLIC CONTACT

On April 5, City staff met with representatives of the Hayward Mobile Home Owners Association (HMOA), an organization which generally represents the interests of Hayward mobile home park residents, and various representatives of resident groups and residents themselves from the City’s mobile home parks. Staff also invited all owners of senior-only parks in the City to a meeting later

that same day. Only representatives of the owner of New England Village Mobile Home Park attended that meeting.

The HMOA, residents, and resident representatives were unanimous in their support of the proposed ordinance because it will preserve low-cost housing for seniors and prohibit the conversion of the seniors-only mobile home parks into all-ages mobile home parks. The residents and their representatives observed that residents choose to reside in senior-only parks with the expectation that the park will remain age-restricted. Staff has received numerous phone calls, emails, and letters in support of the ordinance from residents of senior mobile home parks.

The New England Village Mobile Home Park owner's representatives are of the opinion that the ordinance limits a park owner's ability to make wise business decisions, including the latitude to sell or rent a unit or space to all-age residents should the need arise. In addition, they expressed an opinion that it is unreasonable that the mobile home parks would not be available to all ages, given the lingering impacts of the economic downturn in the East Bay.

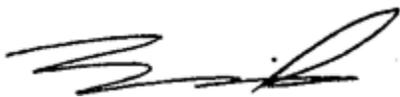
NEXT STEPS

If the City Council adopts the ordinance, it would be effective 30 days following adoption on May 21, 2013.

Prepared by: Arlynne J. Camire, AICP, Associate Planner

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

- Attachment I Draft Resolution
- Attachment II Draft Ordinance
- Attachment III Draft Section 10-1.700 Mobile Home Park District
- Attachment IV Map of Hayward Mobile Home Parks
- Attachment V Negative Declaration and Initial Study
- Attachment VI Draft April 25, 2013 Planning Commission Meeting Minutes
- Attachment VII Letters from Senior Mobile Home Park Residents and Management

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

RESOLUTION ADOPTING NEGATIVE DECLARATION AND
APPROVING TEXT AMENDMENT NO. PL-2013-0093

WHEREAS, Text Amendment No. 2013-0093 amends the Hayward Municipal Code, Chapter 10, Section 10-1.700 *et seq.*, Mobile Home Park District, to preserve low cost housing for Hayward seniors by adopting Senior-Only Mobile Home Park standards within the Mobile Home Park Zoning District. The City's five senior-only mobile home parks include New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II; and

WHEREAS, an Initial Study and Negative Declaration have been prepared and processed in accordance with City and CEQA guidelines; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 25, 2013, regarding the text amendment, and recommended approval of the Initial Study and Negative Declaration and the proposed text amendment; and

WHEREAS, at a duly noticed public hearing on May 7, 2013, the City Council of the City of Hayward reviewed the proposed text amendment and the Initial Study and Negative Declaration that analyzes the potential impacts, if any, of the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD as follows:

1. The text amendment will not have a significant impact on the environment pursuant to the California Environmental Quality Act. Approval of Text Amendment No. PL-2013-0093 will not cause a significant impact on the environment as documented in the Initial Study. A Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) guidelines. The Initial Study and Negative Declaration reflect the independent judgment of the City of Hayward.
2. The proposed text amendment will promote the public health, safety, convenience, and general welfare of the residents of Hayward by allowing for the preservation of affordable housing for seniors in the existing senior mobile home parks by adopting an ordinance that prohibits the conversion of those parks from senior-only housing to all age housing.
3. The proposed text amendment is in conformance with all applicable, officially adopted policies and plans. As stated in the City's adopted General Plan Housing Element, *"Mobile homes also constituted a larger portion of the City's housing stock than in the County...Nearly five percent of housing units were mobile homes, a considerable proportion given the urbanized nature of the City."* Also, the Housing Element recognizes that

“Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households.” Furthermore, Housing Element Policy 5.2 identifies the goal of *“Promot[ing] housing along with supportive services for households with special needs, including seniors, persons with disabilities, single-parents, and the homeless.”* Finally, the stated purpose of the Mobile Home Park zoning district is to *“...promote and encourage a suitable living environment for the occupants of mobile homes.”* Based on the foregoing, the proposed text amendment is in conformance with the General Plan Housing Element text and policies, as well as the stated purpose of the Mobile Home Park zoning district, in that it will ensure that affordable housing in mobile home parks available for seniors is preserved.

4. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified. All mobile home parks within the City of Hayward are required to comply with conditions of approval. Any new mobile home park for seniors or non-age restrictive would be required to meet the development standards of Section 10-1.700 *et seq.*, Mobile Home Park District, of the Zoning Ordinance. In addition, all State mobile home park development and safety regulations are required to be met and maintained.

5. All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations. The text amendment would not reclassify the zoning designation of Mobile Home Park (MH) or General Plan land use designation of Mobile Home Park (MHP).

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD that, based on the findings noted above, that the negative declaration is hereby adopted and the text amendment is hereby approved, subject to the adoption of the companion ordinance amending the text of Section 10-1.700 through 10-1.745 of the Hayward Municipal Code.

IN COUNCIL, HAYWARD, CALIFORNIA May 7, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____

City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

ORDINANCE NO. _____

ORDINANCE AMENDING HAYWARD MUNICIPAL
CODE SECTIONS 10-1.700-10-1.745 TO PROHIBIT
THE CONVERSION OF SENIOR-ONLY MOBILE HOME PARKS
TO ALL-AGE MOBILE HOME PARKS IN THE CITY'S
MOBILE HOME PARK (MH) ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN THE AS FOLLOWS:

Section 1. Upon adoption of this Ordinance, Sections 10-1.700 through 10-1.745, of the Hayward Municipal Code, relating to the City's Mobile Home Park (MH) Zoning District, are hereby amended to read in full as follows:

SEC. 10-1.700 MOBILE HOME PARK DISTRICT (MH)

Sections:

Section 10-1.705 Purpose.

Section 10-1.710 Senior-Only Mobile Home Parks.

Section 10-1.715 Uses Permitted.

Section 10-1.720 Conditionally Permitted Uses.

Section 10-1.725 Lot Requirements.

Section 10-1.730 Yard Requirements.

Section 10-1.735 Height Limit.

Section 10-1.740 Site Plan Review Required.

Section 10-1.745 Minimum Design and Performance Standards.

SEC. 10-1.705 PURPOSE.

The MH District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable living environment for the occupants of mobile homes. It is a district where mobile home parks are established as a primary use in order to limit the conversion of existing affordable housing to other uses.

The Senior-Only mobile home park regulations in the MH district are intended to preserve a variety and balance of housing types within the City and provide assurance that existing Senior-Only mobile home parks within the MH District will remain exclusively available to seniors, as more specifically set forth below.

SEC. 10-1.710 SENIOR-ONLY MOBILE HOME PARKS.

- a. A Senior-Only mobile home park is a mobile home park in which at least eighty (80%) percent

of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or in which one hundred (100%) percent of the spaces are occupied, or intended for occupancy by, persons sixty-two (62) years of age or older. As of the effective date of the ordinance codified in this section, the Senior-Only mobile home parks in the MH Zoning District are: New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II.

- b. No Senior-Only mobile home park in existence as of the effective date of the ordinance codified in this section, or established thereafter, shall convert to a non-age restricted mobile home park. For purposes of this section, “convert” means changing from a Senior-Only mobile home park to a park that does not qualify as a Senior-Only park under applicable law.
- c. Spaces and mobile homes in a Senior-Only mobile home park shall be rented only to occupants who meet the age requirement set forth in Sec. 10-1.710a above; provided, however, that if the occupants of a space or mobile home who do not meet this requirement rented the space or mobile home before the effective date of the ordinance codified in this section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobile home, the mobile home and space cannot thereafter be rented except to occupants who meet the age requirements set forth in Sec. 10-1.710a.

SEC. 10-1.715 USES PERMITTED.

- a. Primary uses.
Mobile home(s).
- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the MH District:
 - (1) Accessory buildings and uses.
 - (2) Garage sale. (4 per year per dwelling. See General Regulations Section 10-1.2735.e.)
 - (3) Home occupation. (See definitions)
 - (4) Household pets.
 - (5) Sales and display of mobile homes.

SEC. 10-1.720 CONDITIONALLY PERMITTED USES.

None.

SEC. 10-1.725 LOT REQUIREMENTS.

- a. Minimum Lot Size: 7 acres.
- b. Minimum Lot Frontage: 200 feet.
- c. Minimum Average Lot Width: 200 feet.
- d. Maximum Lot Coverage Permitted: 40 percent.

SEC. 10-1.730 YARD REQUIREMENTS.

- | | |
|------------------------------|----------|
| a. Minimum Front Yard: | 20 feet. |
| b. Minimum Side Yard: | 10 feet. |
| c. Minimum Side Street Yard: | 20 feet. |
| d. Minimum Rear Yard: | 10 feet. |

SEC. 10-1.735 HEIGHT LIMIT.

- | | |
|--|--|
| a. Maximum Building Height: | 40 feet. |
| b. Maximum Accessory Building Height: | 14 feet and one story. |
| c. Maximum Height for Fences/hedges/walls: | |
| (1) Front and Side Street Yard | 4 feet. |
| (2) Side and Rear Yard | 6 feet. |
| d. Special Height Requirements and Exceptions: | See General Regulations Section 10-1.2730. |

SEC. 10-1.740 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences,) in certain circumstances.

SEC. 10-1.745 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The signage, advertising, leases, and park rules and regulations for spaces in Senior-Only mobile home parks shall state that the park is a Senior-Only mobile home park. Each Senior-Only mobile home park shall have procedures for verifying that the mobile home park qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least eighty (80) percent of the mobile homes or spaces in the mobile home park are occupied by at least one resident who is fifty-five (55) years of age or older. These procedures shall provide for regular updates, through surveys or other means, of the initial information supplied by the occupants of the mobile home park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials.

Section 2. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional invalid or beyond the authority of the City such decision shall not affect the validity of the remainder of this ordinance which shall continue in full force and effect provided that the remainder of the ordinance absent the unexcised portion can be reasonably interpreted to give effect to the intentions of the City Council.

Section 3. Effective Date. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 7th day of May 2013, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the ____ day of _____, 2013, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

SEC. 10-1.700 MOBILE HOME PARK DISTRICT (MH)

Sections:

Section 10-1.705 Purpose.

Section 10-1.710 ~~Subdistricts~~, Senior Mobile Home Parks

Section 10-1.715 Uses Permitted.

Section 10-1.720 Conditionally Permitted Uses.

Section 10-1.725 Lot Requirements.

Section 10-1.730 Yard Requirements.

Section 10-1.735 Height Limit.

Section 10-1.740 Site Plan Review Required.

Section 10-1.745 Minimum Design and Performance Standards.

SEC. 10-1.705 PURPOSE.

The MH District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable living environment for the occupants of mobile homes. **It is a district where mobile home parks are established as a primary use in order to limit the conversion of existing affordable housing to other uses.**

The Senior Only mobile home park regulations in the MH district are intended to preserve a variety and balance of housing types within the City and provide assurance that existing Senior Only mobile home parks within the MH District will remain exclusively available to seniors, as more specifically set forth below.

SEC. 10-1.710 SUBDISTRICTS SENIOR ONLY MOBILE HOME PARKS.

- ~~None~~ a.** A Senior Only mobile home park is a mobile home park in which at least eighty (80%) percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or in which one hundred (100%) percent of the spaces are occupied, or intended for occupancy by, persons sixty-two (62) years of age or older. As of the effective date of the ordinance codified in this section, the Senior Only mobile home parks in the MH Zoning District are: New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II.
- b. No Senior Only mobile home park in existence as of the effective date of the ordinance codified in this section, or established thereafter, shall convert to a non-age restricted mobile home park. For purposes of this section, “convert” means changing from a Senior Only mobile home park to a park that does not qualify as a Senior Only park under applicable law.
- c. Spaces and mobile homes in a Senior Only mobile home park shall be rented only to occupants who meet the age requirement set forth in Sec. 10-1.710a above; provided, however, that if the occupants of a space or mobile home who do not meet this requirement rented the space or mobile home before the effective date of the ordinance codified in this

section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobile home, the mobile home and space cannot thereafter be rented except to occupants who meet the age requirements set forth in Sec. 10-1.710a.

SEC. 10-1.715 USES PERMITTED.

- a. Primary uses.
Mobile home(s).

- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the MH District:
 - (1) Accessory buildings and uses.
 - (2) Garage sale. (4 per year per dwelling. See General Regulations Section 10-1.2735.e.)
 - (3) Home occupation. (See definitions)
 - (4) Household pets.
 - (5) Sales and display of mobile homes.

SEC. 10-1.720 CONDITIONALLY PERMITTED USES.

None.

SEC. 10-1.725 LOT REQUIREMENTS.

- a. Minimum Lot Size: 7 acres.
- b. Minimum Lot Frontage: 200 feet.
- c. Minimum Average Lot Width: 200 feet.
- d. Maximum Lot Coverage Permitted: 40 percent.

SEC. 10-1.730 YARD REQUIREMENTS.

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Yard: 10 feet.
- c. Minimum Side Street Yard: 20 feet.
- d. Minimum Rear Yard: 10 feet.

SEC. 10-1.735 HEIGHT LIMIT.

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard 4 feet.
 - (2) Side and Rear Yard 6 feet.

- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.740 SITE PLAN REVIEW REQUIRED.

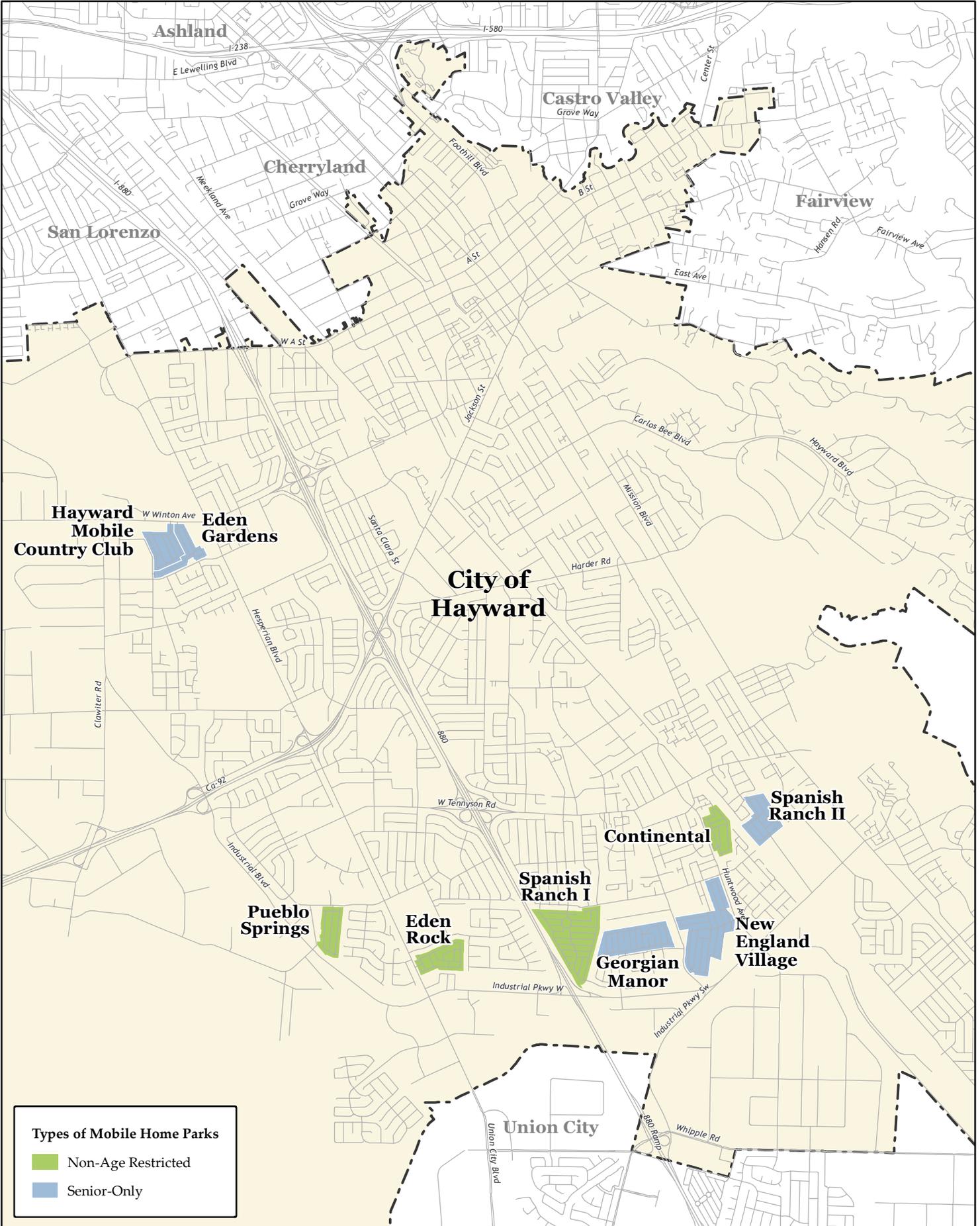
Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences,) in certain circumstances.

SEC. 10-1.745 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The signage, advertising, leases, and park rules and regulations for spaces in Senior Only mobile home parks shall state that the park is a Senior Only mobile home park. Each Senior Only mobile home park shall have procedures for verifying that the mobile home park qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least eighty (80) percent of the mobile homes or spaces in the mobile home park are occupied by at least one resident who is fifty-five (55) years of age or older. These procedures shall provide for regular updates, through surveys or other means, of the initial information supplied by the occupants of the mobile home park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials.



Hayward Mobile Home Parks





**DEPARTMENT OF
DEVELOPMENT SERVICES
Planning Division**

NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that no significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

- I. *PROJECT DESCRIPTION:*** Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Seniors-Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks. The City has nine mobile home parks, comprising approximately 2,500 spaces and over 5,000 residents. The regulation of these parks, at the state and local level, is important due to high demand for lower cost housing and the limited supply available in these parks. A substantial portion of mobile home park residents are senior citizens (55 years of age or older), many of whom live on fixed or limited incomes. The five existing mobile home parks that are currently classified for seniors-only are New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II. The proposed ordinance defines a "Senior-Only Mobile Home Park" as one in which at least 80% of the spaces are occupied by, or intended to be occupied by, at least one person who is age 55 or older, in compliance with state and federal law. In addition, the proposed ordinance prohibits changing Senior Only mobile home parks to Non-Age Restricted mobile home parks.

II. *FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:*

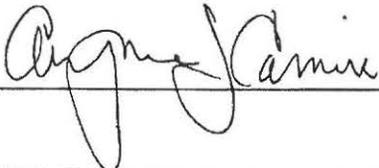
The proposed project could not have a significant effect on the environment.

III. *FINDINGS SUPPORTING DECLARATION:*

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources.
3. The project will not have an adverse effect on agricultural land since the property is surrounded by urban uses and it is too small to be used for agriculture.
4. The project will not result in significant impacts related to changes into air quality. No new development is proposed.

5. The project will not result in significant impacts to biological resources such as wildlife and wetlands since the site contains no such habitat and it is surrounded by urban uses.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project sites are not located within a "State of California Earthquake Fault Zone", however, may experience ground shaking due to the proximity to active faults in the region.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will meets all water quality standards. The mobile home parks are fully developed and maintained.
10. The project is consistent with the policies of the City General Policies Plan, Housing Element, and the Zoning Ordinance.
11. The project could not result in a significant impact to mineral resources since the mobile home park sites are fully developed.
12. The project will not have a significant noise impact.
13. The project will not result in a significant impact to public services.
14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

IV. PERSON WHO PREPARED INITIAL STUDY: Arlyne J. Camire, Associate Planner, AICP

Signature: 

Dated: March 13, 2013

V. COPY OF INITIAL STUDY IS ATTACHED

For additional information, please contact the City of Hayward Development Services Division, 777 B Street, Hayward, CA 94541-5007 or telephone (510) 583-4114



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Text Amendment No. PL-2013-0093-Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 et seq., Mobile Home Park District, Prohibiting the Conversion of Seniors Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks

Lead agency name/address: City of Hayward, 777 B Street, Hayward, CA 94541-5007

Contact person: David Rizk, Development Services Director

Project location: Mobile Home Park District (MH)

Project sponsors

Name and Address: City of Hayward, 777 B Street, Hayward, CA 94541-5007

General Plan Designation: Mobile Home Park

Zoning: Mobile Home Park District (MH)

Project description: Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Seniors-Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks. The City has nine mobile home parks, comprising approximately 2,500 spaces and over 5,000 residents. The regulation of these parks, at the state and local level, is important due to high demand for lower cost housing and the limited supply available in these parks. A substantial portion of mobile home park residents are senior citizens (55 years of age or older), many of whom live on fixed or limited incomes. The five existing mobile home parks that are currently classified for seniors-only are New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II (See attached Map). The proposed ordinance defines a "Senior- Only Mobile Home Park" as one in which at least 80% of the spaces are occupied by, or intended to be occupied by, at least one person who is age 55 or older, in compliance with state and federal law. In addition, the proposed ordinance prohibits changing Senior Only mobile home parks to Non-Age Restricted mobile home parks.

Surrounding land uses

and setting: City wide. The mobile home parks are located throughout the City of Hayward. The mobile home parks are adjacent to residential, commercial and industrial properties.

Other public agencies whose approval is required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

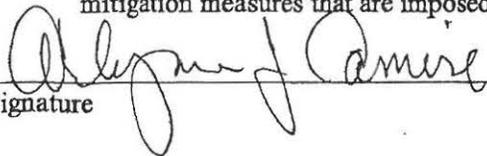
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



March 13, 2013
 Date

Arlynn J. Camire
 Printed Name

 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? Comment: <i>The text amendment will not result in development that would result in a substantial adverse effect on scenic vistas. The text amendment will prohibit conversion from a Senior Only mobile home parks to Non-Age restricted parks. The text amendment is to preserved Senior Only mobile home parks.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Comment: <i>The text amendment will not result in development that will result in a negative effect on scenic resources. Refer to I a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Comment: <i>The text amendment will not result in development that will result in a negative effect on the visual character or quality of the site and its surroundings. Refer to I a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Comment: <i>The text amendment will not result in development that will result in a new source of substantial light or glare. Refer to I a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? <i>Comment: The text amendment is restricted to mobile home parks and will not affect farmland.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Comment: The text amendment will involve only mobile home parks.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? <i>Comment: Refer to II b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? <i>Comment: Refer to II b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? <i>Comment: Refer to II b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan? <i>Comment: The text amendment would not violate any air quality standard or contribute substantially to existing or projected air quality violation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>Comment: Refer to III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>Comment: Refer to III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? <i>Comment: Refer to III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? <i>Comment: Refer to III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>IV. BIOLOGICAL RESOURCES -- Would the project:</p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <i>Comment: The text amendment would not affect any fish and wildlife species or California Department of Fish and Wildlife or U.S. Wildlife Service regional plans, policies, or regulations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <i>Comment: The text amendment would not affect any fish and wildlife species or California Department of Fish and Wildlife or U.S. Wildlife Service regional plans, policies, or regulations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <i>Comment: Refer to IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <i>Comment: Refer to IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>Comment: Refer to IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? <i>Comment: The text amendment would not conflict with any habitat conservation plans.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? <i>Comment: The text amendment would not affect historical resources as defined in § 15064.5.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? <i>Comment: The text amendment would not affect archeological resource as all mobile home parks are fully developed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>Comment: The text amendment would not affect paleontological geologic features. All sites are fully developed with mobile home parks.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>Comment: The text amendment would not result in the disturbance of human remains. All sites are fully developed with mobile home parks.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? <i>Comment: The text amendment would not result in any development that would expose people to any geologic hazard.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? <i>Comment: Refer to VI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? <i>Comment: Refer to VI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>Comment: Refer to VI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Comment: Refer to VI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Comment: Refer to VI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <u>Comment</u> : Refer to VI a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS --

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <u>Comment</u> : The text amendment would not cause the generation of greenhouse gas emissions, either directly or indirectly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <u>Comment</u> : The text amendment would not conflict with applicable plan, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS

MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <u>Comment</u> : The text amendment would have no effect on the transport, storage, use, or disposal of hazardous materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>Comment</u> : Refer to VIII a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <u>Comment</u> : Refer to VIII a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <u>Comment</u> : Refer to VIII a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>Comment</i> : <i>The affected properties are not located within the airport.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>Comment</i> : <i>Refer to VIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Comment</i> : <i>The text amendment would not impair implementation of adopted emergency response or emergency evacuation plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>Comment</i> : <i>The text amendment would not expose people or structures to a significant risk of loss, injury or death involving wildland fires since the mobile home parks are not located in areas of wildlands.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY

-- Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>Comment</i> : <i>The text amendment would not result in any development that would cause a violation of any water quality standards or waste discharge requirements.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? <i>Comment</i> : <i>The text amendment would not result in any development that would affect ground water supplies or interfere substantially with ground water recharge.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? <u>Comment</u> : The mobile home parks are developed and will not alter drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? <u>Comment</u> : The mobile home parks are developed and will not alter the course of any waterways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? <u>Comment</u> : No areas will be paved in association with this text amendment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? <u>Comment</u> : The mobile home parks are developed and will not contribute to degradation of water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <u>Comment</u> : No new housing is associated with this text amendment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <u>Comment</u> : No new housing is associated with this text amendment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <u>Comment</u> : No new housing is associated with this text amendment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <u>Comment</u> : Refer to IX i.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?
Comment: *The text amendment would not result in any development that would physically divide an established community.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment:** *The text amendment would not be in conflict with the Zoning Ordinance or the General Plan. The General Plan; Section 5.5 Housing Element, A. Conserve and Improve the Existing Housing Stock Goal 1.0, Policy 1.2 states: "Preserve existing single-family housing stock occupies by lower income households by rehabilitating single-family owner-occupied and conventional and mobile homes." And the Housing Element states: "A program to conserve and improve the existing housing stock includes the Program 14: Density Bonus which is designed to provide a senior housing development or a mobile home park."*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment:** *The text amendment would not result in any development that would conflict with a habitat conservation plan or a natural community conservation plan.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment:** *The text amendment would not result in any development that would affect any mineral resource.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? <i>Comment: Refer to XI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? <i>Comment: The text amendment will not result in the generation of noise.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>Comment: Refer to XII.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>Comment: Refer to XII.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>Comment: Refer to XII.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>Comment: The text amendment would not result in any development that would have an affect or be affected by a public or private airport.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>Comment: Refer to XII.e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. POPULATION AND HOUSING --				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>Comment: The text amendment would not induce substantial population growth in any area of the City.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>Comment: The text amendment would not result in any development that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>Comment: The text amendment would not result in any development that would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Fire protection? <i>Comment: No new fire protection facilities will be required as a result of the text amendment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Police protection? <i>Comment: The text amendment will not result in a need for additional police protection.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Schools? <i>Comment: No new school facilities will be required as a result of the text amendment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Parks? <i>Comment: The text amendment will not generate additional use of the park systems in the area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Other public facilities? <i>Comment: No other public facilities will be significantly impacted.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>Comment: The text amendment would not affect recreational facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i>Comment: Refer to XV.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? <i>Comment: The text amendment would not include any construction that would modify a traffic or roadway design.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? <i>Comment: The text amendment would not include any construction that would result in inadequate emergency access.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <i>Comment: The text amendment would not result in an increase to traffic levels.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>Comment: The text amendment would not result in hazards due to design features.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? <i>Comment: The text amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <u>Comment</u> : Refer to VIII.a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>Comment</u> : Refer to VIII.a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>Comment</u> : Refer to VIII.a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <u>Comment</u> : The text amendment would not result in any development that would affect on sufficient water supply.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? <u>Comment</u> : The text amendment would not result in any development that would affect on sufficient wastewater facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <u>Comment</u> : The text amendment would not result in any development that would affect sufficient landfill capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <u>Comment</u> : The text amendment would not result in any development that would affect the ability to meet solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

***Comment:** The text amendment would not have any impacts on wildlife or fish habitat nor eliminate a plant or animal community.*

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

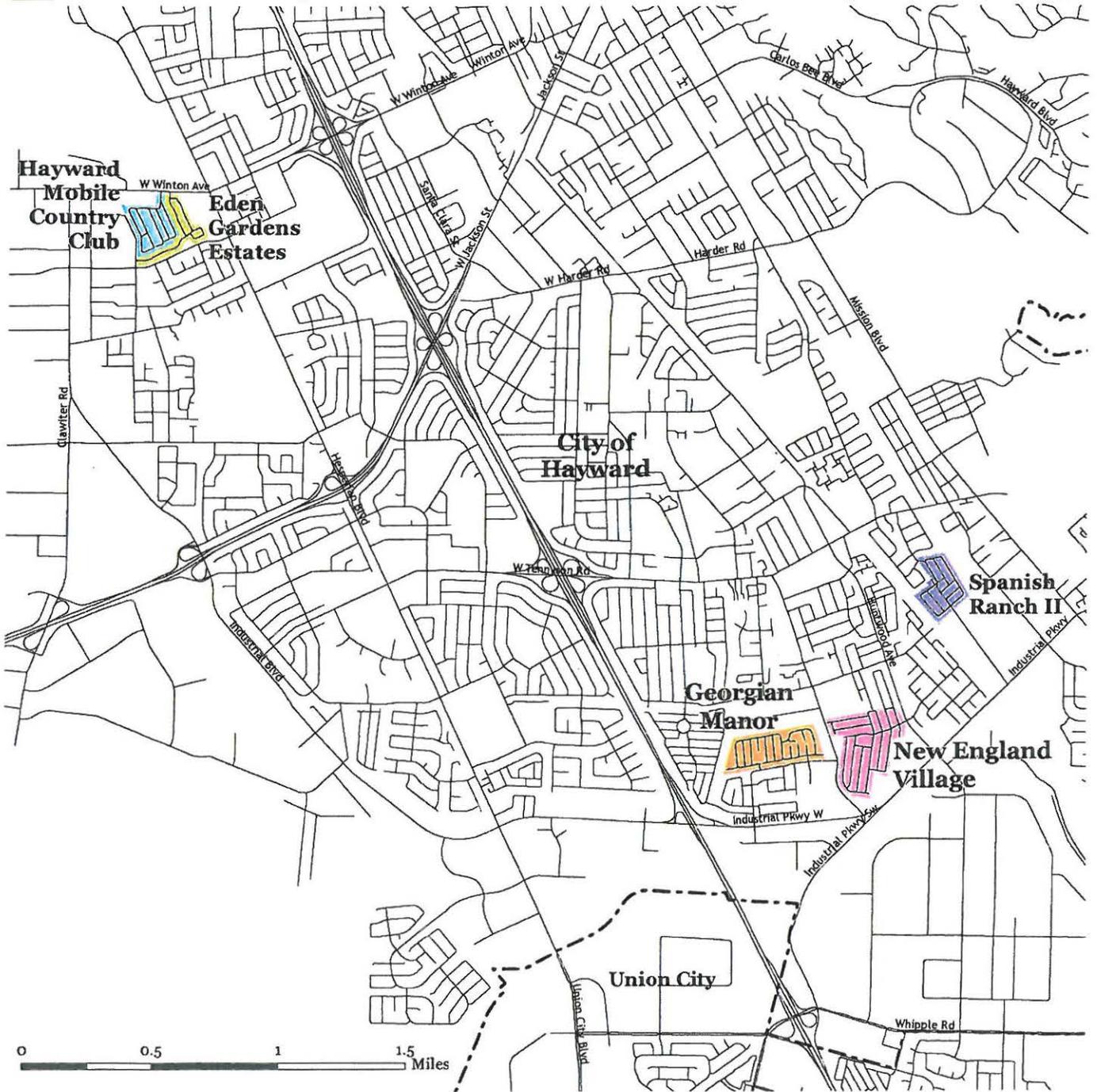
***Comment:** As evidenced in the checklist above, it has been determined that the text amendment would not have any significant impacts; thus no impact to cumulative impacts*

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

***Comment:** The text amendment would not have any environmental impacts thus will not cause substantial adverse effects on human beings.*



Senior-Only Mobile Home Parks in Hayward





**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, April 25, 2013, 7:00 p.m.
777 B Street, Hayward, CA94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Faria.

ROLL CALL

Present: COMMISSIONERS: Loché, Trivedi, McDermott, Lamnin, Márquez, Lavelle
CHAIRPERSON: Faria
Absent: COMMISSIONER:
CHAIRPERSON:

Commissioner Lavelle participated via telephone conference call from 3057 Poipu Road, Koloa, HI. Notice was posted at the remote location and the teleconference location was accessible to the public.

Commissioner Loché led in the Pledge of Allegiance

Staff Members Present: Camire, Conneely, Philis, Rizk, Thomas

General Public Present: 158

PUBLIC COMMENTS

Graham Flint, Cole Place resident, noted his housing tract was one of the first built south of Tennyson Road, which was a dirt road at the time, and that he had lived at his current address for 60 years. He said one developer had tried to build a high-rise and a bridge across BART years ago, but residents stopped the project. He said he never had any problem with the mobile home park and he wanted to keep it as it was. Mr. Flint asked if a stop sign could be installed at the intersection of Pacific Street and Tennyson Road.

Greg Olberg, with business address on Foothill Boulevard, commented that the construction of the downtown mini-loop was almost done but businesses were still trying to survive and he asked for the City's help. He noted that during construction of the mini-loop A-frame signs were allowed along Foothill Boulevard but when construction ends the signs would have to go. Mr. Olberg said that during construction a lot of businesses went under and the remaining businesses needed the signs to continue to be allowed while business recovered. Mr. Olberg commented that A-frame signs were legal on B and Main Streets, but not on Foothill, and that was preferential treatment. He said all businesses that pay into the Downtown Association should be able to do the same thing and the rules should be changed. Mr. Olberg noted it was an inexpensive way the City could help the businesses impacted by construction.

Commissioner Loché asked Mr. Olberg if he had been told when the signs would have to come down. Mr. Olberg said Project Manager Kevin Briggs had said when the project finished in June.

PUBLIC HEARING

1. Text Amendment No. PL-2013-0093 – Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status.

Director of Development Services David Rizk introduced the City's new Planning Manager Ned Thomas and then introduced Associate Planner Arlyne Camire. Ms. Camire provided a synopsis of the report noting that copies of letters received from mobile home park residents had been distributed to the Commissioners.

Commissioner Lamnin asked if the senior parks currently complied with the three requirements noted in the report and Associate Planner Camire said yes. Commissioner Lamnin asked what was meant by a phrase included in the proposed amendment that "at least one person who is fifty-five (55) years of age or older, or in which one hundred (100%) percent of the spaces are occupied, or intended for occupancy by, persons sixty-two (62) years of age or older." Assistant City Attorney Maureen Conneely explained that mobile home parks were free to adopt their own rules about senior occupancy; some could require 100% occupancy of seniors 62 years of age and older, and she noted the 80% threshold was the minimum threshold for senior park eligibility.

Commissioner Lamnin asked if "Section 10-1.740 Site Plan Review Required" of the proposed amendment to the Hayward Zoning Ordinance referred only to fences. Associate Planner Camire explained that section was already in the code and staff could require a site plan review for any structure including fences. Commissioner Lamnin asked if other structures should be listed and Ms. Camire said the section was standard language contained in each of the zoning districts.

Commissioner McDermott asked if a grandmother, 55 or older, who was caring for a young child would be able to live in a senior-only mobile home park. Assistant City Attorney Conneely said no one under the age of 18 was allowed to live in the park.

If the ordinance was approved by City Council, Commissioner McDermott asked if current renters would have to move and audience members responded that units were owner-occupied. Chair Faria asked audience members to hold comments until the Public Comments portion of the hearing.

Assistant City Attorney Conneely noted that HUD (Department of Housing and Urban Development) set the minimum standards, but each parks was free to adopt its own Rules and Regulations as long as they met the minimum standards. She added that each park was different and the City didn't monitor any parks' Rules and Regulations.

Commissioner McDermott asked of the nine mobile home parks in Hayward, five of which were senior only, how many spaces were available at the senior-only parks compared to other four all-ages parks. Associate Planner Camire said there were around 1200 spaces in the senior parks. Commissioner McDermott commented that the report said there were 5000 spaces total making it a very small number that were senior-only. Assistant City Attorney Conneely noted that according to the HMOA (Hayward Mobilehome Owners Association), there were 1230 spaces in the senior-only parks.

Development Service Director Rizk clarified that the total number of mobile home spaces in the city was 2500, with 5000 residents, and 1230 of those 2500 spaces were senior-only, or about half.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION****Council Chambers****Thursday, April 25, 2013, 7:00 p.m.****777 B Street, Hayward, CA94541**

Commissioner Márquez asked who would be responsible for conducting the survey every two years as mentioned in the report and Associate Planner Camire said the park owner. Commissioner Márquez asked who the results would be given to and Assistant City Attorney Conneely said the results would be given to the City upon request. Ms. Conneely also confirmed that the survey results would determine if the park was complying with HUD regulations.

Commissioner Loché asked if the survey was currently being conducted and Ms. Conneely said not by the City but it was possible the parks themselves were doing it. Commissioner Loché asked what would happen if the survey determined that the percentage had dropped below 80% and Ms. Conneely said the City would review the enforcement remedies available, but those would not include the eviction of any residents.

Commissioner Loché asked if the remaining 20% of the park population could be any age and Assistant City Attorney Conneely said residents had to be over the age of 18. Commissioner Loché commented that the parks were not really senior-only, but senior-majority, and Ms. Conneely said that was correct.

Commissioner Trivedi asked if the park fell below the 80% threshold would it lose its exemption from federal Fair Housing Act (FHA) and Assistant City Attorney Conneely said that was correct. Commissioner Trivedi wondered if that was monitored and Ms. Conneely pointed out that dropping below 80% would expose the park to a legal discrimination claim. Ms. Conneely explained that the FHA prohibits discrimination on several protected basis one of which was familial status so if a mobile home park was not eligible for the senior exemption and had discriminated against residents with children under 18, then the park would be exposed to liability. Commissioner Trivedi said that seemed like a strong incentive to stay above the 80% threshold.

Commissioner Trivedi asked if the other four mobile home parks were ever age-restricted. Associate Planner Camire said the president of the HMOA, Kathy Morris, would speak later, and noted the City had received a letter from a resident who had moved to one of the four parks when it was senior-only but it later converted.

Commissioner Trivedi said he still didn't understand why the text amendment read 80% at 55 or over, or 100% at 62, if a park with a stricter standard would still be compliant. He said it seemed a little redundant. Assistant City Attorney Conneely responded that there may be some benefit to parks that were 100% at 62, so she was hesitant to delete the language even if she agreed it seemed redundant. She also noted that Hayward's proposed ordinance was modeled after language that had already withstood scrutiny at the appellate level. Commissioner Trivedi asked if there was a policy benefit for the City to have parks with 100% at 62 and could the City consider changing policy, and Ms. Conneely said it was something to consider.

Commissioner Márquez disclosed that when she was a California State University East Bay student working on her masters she worked with the Mobile Home Association on a class project. She stated that she still felt she could make an impartial decision.

Commissioner Lavelle asked if the proposed ordinance would become effective immediately or in 30 days after being adopted by City Council and Assistant City Attorney Conneely said the ordinance

would be introduced to Council on May 7th, and adopted at a subsequent meeting (she thought May 21st), and would be effective immediately.

Chair Faria opened the Public Hearing at 7:28 p.m.

Jack Shallow, Rockport Way in New England Village, said he lived in Spanish Ranch I when it converted to all ages and it turned into an “absolute nightmare.” He said he came home one day and there were 27 police cars in the park conducting a drug raid. Mr. Shallow said he also lived next door to two young (screaming) children and after they moved out, two teenagers moved in who were so unruly he was scared to leave the house. Mr. Shallow said he now lives in New England Village and “it’s quiet, it’s peaceful, it’s heaven.” Mr. Shallow said he supports the Commission and the City of Hayward in adopting and protecting what seniors already had as a right. He mentioned that 18,000 people a day turned 65 or older so the City needed senior housing. Mr. Shallow thanked the City for the rent protection afforded to mobile home owners and said he didn’t mind a fair increase each year.

Mr. Shallow said in his experience, converting a senior mobile home park to all ages didn’t work because there was no place for the children to play, no sidewalks, no parks, there was no parking available, and the atmosphere of the park totally changed. He said as a law abiding adult, he wanted to protect his choice to live in a 55 and older complex and if someone didn’t want to make that choice they could live in an apartment where young children and teenagers were allowed. Mr. Shallow applauded the City for enacting the ordinance and said it would be much appreciated.

Audrey Read, Harpoon Way in New England Village, said she moved from Arizona last year where they also lived in a senior community. She said it was pristine and clean and that was why they wanted to continue living in a senior community. Ms. Read said thinking about it from a younger person with children’s point of view the senior communities had no sidewalks, no parking, no provisions for children and were therefore dangerous. She noted children would have to play in the street and seniors weren’t the best drivers. Ms. Read also noted that residents chose a senior community because they had already lived through having children and grandchildren. “There’s a place for them, but there’s a place for us, too,” she said, and they would like to keep it that way.

Robert Orcutt, Aztec Road in Spanish Ranch II, said he was vehemently opposed to the amendment because he was a senior and he agreed with previous comments, which he described as gracious. He said when he and his wife moved in the mobile home park it was with the understanding that it was an adult park with no children and the amenities were just for adults. Mr. Orcutt noted that if it turned into a children’s park it would be a nightmare for any senior who had the same frame of mind that he did.

Commissioner Trivedi clarified for Mr. Orcutt that the intent of the amendment was to make sure senior parks stayed senior parks. Commissioner Trivedi pointed out that Mr. Orcutt said he was opposed to the amendment, but his comments were supportive. Mr. Orcutt said that was his intent.

Jay Henderick, with address in Eden Gardens on West Winton, said he had lived there for 13 years and it was wonderful. He said subjecting children to that environment was unthinkable because all nine mobile home parks in Hayward were built as senior parks although some had converted over time. Mr. Henderick noted there was no place for kids to play, limited sidewalks, unsecure pools with no lifeguards, and very little guest parking. He said the parks were not designed for children; they were designed for a small population, and the quality of life would go down not just because there were kids living next door, but because the homes were built in the 60s and the walls were very thin. “You can hear everything that’s going on next door,” he said. Mr. Henderick said even if the kids were good, they

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION****Council Chambers****Thursday, April 25, 2013, 7:00 p.m.****777 B Street, Hayward, CA94541**

could still possibly keep you awake all night and he concluded he would really appreciate it if the City passed the ordinance.

Kathryn Morris, Pueblo Serena resident and President of the Hayward Mobilehome Owners Association, requested the Commission's consideration and support of the proposed text amendment to the Zoning Ordinance for the City's five remaining senior-only mobile home parks. Ms. Morris noted that when the parks were constructed in the 1960s and 70s, they were designed and constructed as older adult communities and not for families. Pueblo Springs, the park where she lives, converted to an all-age park about 19 years ago. As older residents moved on and were replaced by families, she said, the population increased and the small swimming pool, spa and club house became totally inadequate to accommodate the current population. Also, she noted the sewer system, water lines, electrical system and gas lines were not intended for an all-age community. Due to space constraints within the park, Ms. Morris said there was no safe place for children to play and street play had resulted in several very close calls. Just as importantly as the physical limitations of the park, she said, was the loss of the sense of living in a very close and cohesive older adult community where they supported each other as friends and neighbors and participated in many enriching activities and social functions. On behalf of the mobile home community she asked the Commission to please consider staff's recommendation and support the ordinance as it would not only safeguard the five remaining senior mobile home communities, but would make a significant difference to the quality of life of many seniors living in the community.

Chair Faria closed the Public Hearing at 7:40 p.m.

Commissioner Márquez made a motion per staff recommendation and Commissioner McDermott seconded the motion.

Commissioner Trivedi thanked the full capacity crowd for coming and said he looked forward to them coming to the next meeting noting the Commission meetings were free entertainment every other Thursday. He thanked the speakers noting they spoke articulately, gracefully and with a lot of passion and he said the Commissioners heard loud and clear that their communities were safe and peaceful and that they valued the sense of community. Commissioner Trivedi acknowledged that residents moved there with that expectation of community and noted that parks that converted had deteriorated significantly and that seemed like an unfair bait and switch for a group of long-time residents. He agreed that these communities were not designed nor intended for young children. Commissioner Trivedi said he would be supporting the amendment.

Commissioner McDermott commented that whoever said senior citizens were couch potatoes were absolutely, positively wrong and should be there to see all the residents who felt so passionately about their communities. Commissioner McDermott said she would be supporting the motion and was proud that the City of Hayward was protecting affordable housing for its senior citizens. She noted how important that was and commented that she would like to move in if they had any open spaces saying she met all the requirements.

Commissioner Loché said he agreed with comments and noted it would not be a good idea for seniors or for the next generation to adjust the parks. He said the needs and lifestyles of seniors were different and he gave audience members kudos for coming out and making their voices heard. Commissioner Loché

asked staff if it would make sense to revisit the issue every 10 or 15 years just to make sure it was working for the City and the seniors and when audience members started shouting out no, he noted the City might need more senior housing. Development Services Director Rizk said staff was willing to bring back any item or topic for the Commission with Council support. Commissioner Loché said he would be supporting the motion.

Commissioner Lamnin thanked audience members for coming, for their enthusiasm and commitment, and commented that she was glad to hear things were going so well at the parks. She noted that staff worked on this issue for three years and she thanked them too. Commissioner Lamnin disclosed that Kathy Morris contacted her and had asked some questions about the proposed ordinance. Commissioner Lamnin said she was supporting the motion because the facilities were not equipped for children and therefore were not safe. She also noted residents didn't want this change and it was the Commission's job to represent them well. Commissioner Lamnin said she toured Pueblo Springs and saw some of the problems there and toured other parks and saw what was working.

Responding to Commissioner Loché, she pointed out that when the Housing Element was reviewed the availability of affordable senior housing would be evaluated. She commented that most affordable housing was for seniors but noted there were other groups that were being overlooked and as the City reviewed the Housing Element she hoped other resources could be added. Commissioner Lamnin pointed out that an awareness was needed by everyone that there were folks 62 or 80 who were raising infants. If a park was not a safe place to raise children, she said, then some reasonable accommodation should be given to that person to find a better housing situation.

Commissioner Márquez said she moved to approve the text amendment because it was important to hear the voice of the community and she said she was glad residents had come to the meeting, written letters and been involved in the process. She acknowledged the challenges to staff as they waited for court decisions in other cities. Commissioner Márquez said in her professional view, and she noted she had worked closely with seniors for the last 13 years, she knew housing and medical care were the two most important elements in their lives. She said it was positive that the City was progressive enough to put the amendment forward and she acknowledged staff and the City for doing that. Commissioner Márquez said she would be supporting the motion because the City needed to maintain the quality of life, the peace of mind, and to have residents feel safe and engaged in their communities.

Commissioner Lavelle said she supported all of the comments and was very supportive of the text amendment in order to protect the existing mobile home parks for seniors in Hayward. She said she wished there was more emphasis to build more senior housing as the number of seniors, as mentioned, would only be increasing. Commissioner Lavelle thanked staff for bringing the issue forward as soon as last court case was decided and for not waiting. She said she hoped and trusted that the City Council would support and adopt the amendment so the City could be as protective as possible.

Chair Faria said she originally heard about the court case on the radio about a month ago and was so excited to hear that seniors would have a place of their own that was safe. She said she had been to both types of parks and she understood the comments made about space, the streets, the kids, and about safety. She said she would be supporting the motion.

The motion to recommend to City Council approval of the negative declaration in accordance with the California Environmental Quality Act (CEQA) guidelines, and approve the text amendment to Hayward Municipal Code Section 10-1.700 subject to the findings, was approved 7:0:0.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION****Council Chambers****Thursday, April 25, 2013, 7:00 p.m.****777 B Street, Hayward, CA94541**

AYES: Commissioners Trivedi, Loché, McDermott, Lamnin, Márquez, Lavelle
Chair Faria

NOES:

ABSENT:

ABSTAINED:

2. Site Plan Review Application No. PL-2013-0123, Associated with a Proposed 9-11 Memorial Along the East Side of Mission Boulevard, North of D Street.

Applicant: Michael L. Emerson (Hayward 911 Memorial); Property Owner: City of Hayward

Development Services Director Rizk gave the report noting it was his honor to introduce the item and U.S. Marine Corp veteran and designer of the monument and manager of the project, Mr. Michael Emerson. Mr. Rizk mentioned that Mr. Emerson had completed a Flight 93 Memorial in Union City and more recently, a Veterans Memorial in Castro Valley. Mr. Rizk also noted that City had received letters of support for the memorial from political representatives at the local, state and federal level.

Michael Emerson, Christopher Court resident, said he was a proud resident of Hayward and noted he also had a letter of support from U. S. Senator Diane Feinstein. Mr. Emerson gave some personal background adding he had also helped build the national Flight 93 Memorial at the actual site in Shanksville, a Cold War Memorial in Las Vegas, and a Disabled American Veterans Memorial in Washington D.C. Mr. Emerson explained that he was active in the community, was an alumni of CSU East Bay, and in the course of various activities had been asked to build something in Hayward. The location of the proposed memorial was excellent, he said, because the land was not well used, would enhance the downtown area, and would be a great economic pull. Mr. Emerson pointed out that people were coming from all over the country to see the memorial in Union City. Mr. Emerson explained that the City of Hayward would donate the land and private funding would build the memorial, although he would welcome funding from the City. Once he has enough money and everything in place, he said, the memorial would be completed in just a few months.

Commenting on slides from a PowerPoint presentation, Mr. Emerson noted that the wording on the memorial was written by City staff along with representatives from Police and Fire. He said the wording honored the 9-11 heroes including the first responders and military veterans of Hayward. The monument would have the logos of the different safety groups and names of the fallen. Mr. Emerson said the name or logo of any donating organization would be on one side of the six benches that would be part of the memorial, but the group must be associated with either safety groups or veterans; logos from McDonald's or WalMart would not be allowed. He said he welcomed donations from these businesses, but only appropriate content would be used for the design.

Regarding the four monoliths in the memorial, Mr. Emerson explained that they symbolized the four planes used in the attack and the front surfaces would be laser-etched granite with the logos and information about different flights and the number of people who died. The other sides of the monoliths would be a collage of images from the each of the different attack locations.

Hayward Mobile Country Club, 1200 W. Winton Av e. Hayward Ca 94545

April 25, 2013

Members of the Planning Commission,

I am writing this letter to you in behalf of the owner of Hayward Mobile Country Club, the residents of the Park and myself (the manager of the Park.)

We have no desire to convert to a family park. Our residents bought into our Park because they desired to live in a quiet community away from the activity of children.

As much as we love our grandchildren, and encourage our residents to have their grandchildren come visit, there is no place in our Park for children to live or play. When this Park was manufactured in 1964, it was not designed for children. There is also no place in our Park to add a play-ground to accommodate children or facilities for teenagers. These children will be bored. All of us feel children will have no other choice but to play in the street in neighboring yards. There are many other family Parks in Hayward. Leave senior parks in Hayward Senior Parks and Family Parks as Family Parks. There are nine mobile home Parks in Hayward at almost a 50% ratio of family verses senior Parks.

Another point regarding converting to a family Park is, where are the closest schools? (Easier for the children to not go to school on a wet cold morning then to walk in the rain .)

Many seniors in our Park are on walkers, drive electric chairs, walk slowly, (In other words, they can not get around quickly to try to avoid heavy traffic or fast drivers.) It will be a hardship on all our seniors for every reason to convert to a family Park.

Sincerely,

Elaine Sunday ~ manager of Hayward Mobile Country Club.

Marlene J. Walker

**Hayward Planning Commission
777 B Street
Hayward, CA 94541-5007**

Dear Sirs and Mesdames;

I have been a home-owner and resident at Hayward Mobile Country Club for fourteen years. I am very much concerned that the proposed Amendment to the municipal code which would allow the conversion of senior-only parks would have a negative impact on me.

Should younger people move in here, I would expect a large rise in the current space rental I pay. On my modest fixed income, that would be financially disastrous. Young homeowners tend to have working salaries and could expect more park amenities and afford to pay for them. Also, more expensive houses would likely be brought in, resulting in more property taxes. Good for the government but bad for senior citizens with our lower incomes.

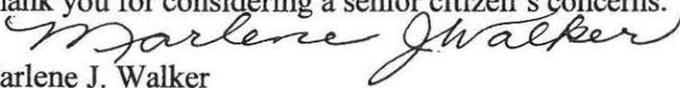
In 2008, I replaced my old mobile home here with a new \$108,000 manufactured home and pay property taxes on it twice a year. I put all my resources into this home on the understanding that—based on the existing zoning ordinance--, I would have an affordable, safe, quiet home in which to live out my years. I am seventy-five and would think it most unjust of the city to change ordinances on me in the mid-stream of my golden years.

Another major threat to me as a senior living in a non-age-restricted park would be that it would no doubt be much less safe for me. The safety of our neighborhood was already compromised by the construction of lower cost housing next door (while the higher cost housing was constructed in a safer area in upper Hayward.) Police who have investigated robberies near here have said culprits come from that lower-cost housing. How much easier it will be for youngsters from the mobile home next door to victimize us if the amendment is passed.

As a writer, I value the quiet and peacefulness of this senior park. I love children and enjoy seeing my neighbors' and my own grandchildren visit. But I worked long and hard to own a home where I could spend most of my days in safety and quiet. Please vote no on Amendment No. PL-2013-0093 so that I may stay here and keep voting and paying my taxes in safety and peace.

The percentage of seniors in America is swiftly growing. I suggest you leave all the present senior parks in existence so that our burgeoning numbers will have suitable, dignified, safe housing now and in the future.

Thank you for considering a senior citizen's concerns.


Marlene J. Walker

PLANNING DIRECTOR, CITY OF HAYWARD, CA:

We recently received a notice that our senior mobile home park might be turned into a family mobile home park accepting all ages. We bought our home at the Hayward Mobile Country Club Park specifically because it was for people over 55. I believe the majority of tenants here are even way past that age.

Elderly people walk their dogs here. I walk with a walker on our narrow streets and I walk a dog at the same time. I'm also hard of hearing. Neither the dog or I move very fast, so I don't look forward to teenagers driving too fast while I'm out walking. They'll be texting and not watching for old pedestrians or dogs or cats for that matter. Also, if the park is changed to all ages there will be little children playing outside. There's no place for them to play by their homes other than in the road. So now you have two groups put in harm's way (old and very young).

Have you ever heard teenagers revving their engines? They like noise and lots of it. It's pretty quiet here. If the park is converted, the noise will increase tenfold. We already have the noise from the Hayward Airport. The young people will have their friends over and they'll be driving up and down too fast. We have teenage grandchildren, so we have firsthand knowledge of teenagers and we remember raising teenagers, too. At this stage in our lives, we really don't want to have to deal with teenagers on a regular basis.

Converting to all age status works real hardships on people who have relied on the fact that the parks are retirement communities. That's why they decide to live there. An after the fact change, in many respects, is unfair to them and us.

I believe that when people under 55 move in and they have teenagers, the teenagers will invite their friends over. This will probably lead to an increase in vandalism, possible burglary, theft, playing music too loud, littering, foul language, etc.

Please let Hayward Mobile Country Club remain a haven for people over 55. We've worked hard all our lives and deserve to finally have a special place for us. How would you feel if it were your mother/father or grandmother/grandfather facing this?

Please leave Hayward Mobile Country Club Park for the "old folks". Thank you for your consideration.

The image shows two handwritten signatures in black ink. The top signature is 'Judy Johnson' and the bottom signature is 'Peter M. Johnson'. Both are written in a cursive, flowing style.

Judy & Peter Johnson

2013

Hi,

To Whom it ~~is~~ May
Concern:

I'm writing to
let you know that I
don't want our park to
change. If I wanted
a family park I would
of bought in to one!
So thank you but
NO THANK YOU!

Michelle Fejo

4-21-13

Sharon Vetchuk

To the City of Hayward

This records trying to make 1200 W. Winton Ave. a family parks.

We being senior citizens are getting mistreated. We spent all our lives to be relaxed & comfortable our income has been fixed.

Things will start disappearing & broken children will be children we can't afford to replace things.

and those that are sick need to be quiet. we lived in apt. they are so noisy & loud I deserved in my life to live the rest of my days to live in quietness

Sharon Vetchuk

To: Hayward Planning Commission

MEMO

From: Concerned Mobile Home Residents of Hayward, CA 94545

Date: April 18, 2013

Subject: KEEP HAYWARD'S 5 REMAINING "SENIOR" PARKS -- "SENIOR"

Yes, this is our earnest desire, our "concern", to live (as seniors, ages 82 and 76) in our lovely, safe, quiet community until we die, or best yet,, until JESUS comes!

You see, we -- Mr. & Mrs. Miliano G. Valdez -- have "rented" apartments all of our 35 years of marriage, Only since October 4, 2012, were we able to **purchase** this lovely 2003 Manufactured House (Space 33) in this *quiet* "adult, senior" community. We are content and "happy campers" here chiefly because it is *quiet* and *safe* to take our morning hikes up and down these lovely streets, and it's comforting and peaceful to be dwelling with other "senior adults" like us.

When we reflect on the past 5 years especially -- since we both "retired" from being Apartment Managers for the previous 17 years -- dwelling in a "family" apartment building--where we had to write several letters to the Apartment Managers because our "right to quiet enjoyment" was *violated* by the upstairs and next-door-neighbors as well as the apartment building-tenants on either side of us...needless to say, we are utterly "relieved" to live here in this *quiet* "adult, senior" community!

Please consider this *appeal* of ours: PLEASE KEEP OUR COMMUNITY AT HAYWARD MOBILE COUNTRY CLUB "SENIOR -- ONLY".

Thank you!

P.S. FYI -- M.G. Valdez' title is: GYSGT - Retired - USMC...who honorably served his country for 24 years, fighting in Korea and VietNam...who only now has found "peace" and "quiet" and "safety" here in this "senior" (adult) community!

P.P.S. We both have "earned" our "right to quiet enjoyment" by purchasing our home here at Hayward Mobile C.C. -- please do not take these rights away from us by making our community of: **"Non-Age-Restricted-Status"**!

Miliano G. Valdez USMC RETIRED
Judith M. Valdez

April 8, 2013

Attention Planning Director:

I live @ Hayward Mobile Country Club Park, which is a senior park. The main reason I chose this park was because it is a senior park. I am appalled that you are considering to change to a family park.

I do not wish or want my park to be changed to a family park.

Regards

Geraldine Schennik

(xilly) - - - - -

April-8-2013

ATTENTION Planning Director,
I LIVE in mobile Country
Club in HAYWARD, I CHOSE THIS
PARK BECAUSE IT WAS A SENIOR
PARK, I AM UPSET THAT YOU
WANT TO CHANGE IT TO A FAMILY
PARK, IF I THOUGHT THIS WAS GOING
TO BE A FAMILY PARK I WOULDN'T
MOVE IN HERE.

Duane M. Messinger

APR 8, 2013



TO IT MAY
CONCERN

I would like
to let you know
that I don't
want our park
to change. So

I'm writing to tell who
every is wanting to change
our park. I like it
the way it is.

THANK
YOU

Michael A Valderrama

April 7, 2013
 Hayward Mobile Guntry Club
 Hayward, CA 94541
 Lynne & Harv Keating

We searched for a Senior Retirement home. Our choice was Hayward Mobile. We found the Park to be the place we could live - in comfortably and quietly. We've done so, for twenty three years. Being a family Park isn't on the "Bucket List" for us seniors, so why is it a concern for people who don't live here? Don't change the status of our peaceful living condition

Sincerely,

Harv Keating
 Lynne Keating

9-5-13

TO Whom it MAY CONCERN;

When my husband & I retired we looked around for a Senior mobile home park. We wanted to take advantage of Senior living. We have lived here at Hayward mobile country CLUB for about 6 yrs. Its quite and safe for all of us Seniors. That's because our Manager Elaine Sunday cares about all her seniors.

If you take away our peace of mind and safety we would have to move out of Hayward and tri city area, or some of us would just curl up and die.

Don't do that, there are plenty of Family parks already set up in the TRI-CITY area.

DON'T TAKE FROM THE SENIORS.
PLEASE WE HAVE ENOUGH TO WORRY ABOUT.

Mr & Mrs Shemie & Wayne Johnson
HAYWARD MOBILE COUNTRY CLUB

TO Whom it MAY CONCERN:

My husband & I have lived here at HAYWARD MOBILE COUNTRY CLUB for 4yr. We wanted to find a place that was safe and a place we could afford.

This is a safe park for us. Since I am still working and my husband is retired, we needed a safe place in which to live. I don't have to worry so much for his safety.

We have a great Manager, ELAINE SUNDAY, who watches over us and cares. If you take away our peace of mind and safety we would have to move out of Hayward and the Tri-City AREA for sure.

DON'T TAKE OUR PARK AWAY FROM US.
DON'T DO IT.

There are plenty of Family Parks in the Tri-City areas.

DON'T TAKE FROM THE SENIORS.
PLEASE WE HAVE ENOUGH TO WORRY ABOUT

Mr + Mrs SAM & Linda
Hmcc - Morales

Arlynn Camire

From: Marilyn Cumbie
Sent: Tuesday, April 30, 2013 10:30 AM
To: Arlynn Camire
Subject: PL-2013-0093

We would like to express our concern regarding the hearing on the Amendment of the Hayward Municipal Code regarding the Mobile Home Ordinance.

We are EXTREMELY opposed to the possibility of the mobile home parks being converted to non age-restricted status.

My husband and I are residents of New England Village Mobile Home Park and we would like to see it stay as it is - a Senior-Only park.

We are unable to attend the meeting on May 7th so I am sending an e-mail instead.

Please acknowledge receipt of this e-mail.

Thank you,

Dan & Marilyn Cumbie
Residents of New England Village Mobile Home Park

April 24, 2013

Planning Director
Planning Division
777 "B" Street
Hayward, CA 94541-5007

Subject: Text Amendment No. PL-2013-0093

It is imperative that Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-age-Restricted Status be recommended by the Planning Division for passage by the City Council.

Hayward needs all the affordable housing for seniors on fixed incomes, that it can maintain and/or acquire. With the human life expectancy expanding, the need for more protection for seniors is raising exponentially.

The Planning process for these Mobile Home Parks never included children or families in the first place. There are no sidewalks, playgrounds or playground equipment. The only option left open to children is to play in the streets. Within the park is just as dangerous as the streets outside the parks. We all know the consequences of that option.

Please look positively on this proposal, followed by your judicious recommendations before the Council.

Thank you,

James E. Casper

Arlynn Camire

From:
Sent: Tuesday, April 23, 2013 10:30 AM
To: Arlynn Camire
Subject: Text Amendment No. PL-2013-0093

HELP! Senior citizens deserve some consideration.

Please don't take our "peace and quiet" from us. I have nothing against children... I love them dearly... raised three of my own and have two wonderful granddaughters, however, seniors move into senior communities to have some "peace and quiet" and camaraderie with people our own age. It allows us to enjoy life in our "golden years".

Thank you for fighting for us.

Edith Hollerson
New England Village Mobile Home Park

RECEIVED

APR 23 2013

PLANNING DIVISION

April 21, 2013

Arlyne J. Camire
ACIP, Associate Planner
City of Hayward, Planning Division
777 "B" Street
Hayward, Ca. 94541

Dear Ms. Camire,

RE: Text Amendment No. PL-2013-0093 – Amendment of Hayward Municipal Code (Zoning Ordinance)
Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to
Non-Age Restricted Status.... (NEW ENGLAND VILLIAGE).

As a resident/homeowner of New England Village the following concerns are being brought to your attention:

1. My wife (Elva Tunstall) and I (Jerry Tunstall) want to preserve the present status of being a SENIOR PARK here at 29324 Nantucket Way, New England Village.
2. We moved into the park because of its present status and what it offers a senior, such as QUIETNESS, SAFE ENVIORNMENT, SENIOR ACTIVITIES and people who have something in common, SENIORS.

At our age it's important to enjoy what few years we have left, in a place where we all have what is designed appropriately for SENIORS. It's important to have peace of mind and not be concerned with what we have already paid our dues for, the confusion young adults and children present in today's everyday life.

I wish to thank you in advance for you time and consideration in the aforesaid matter.

Sincerely,



Jerry Tunstall

April 21, 2013

RECEIVED
APR 23 2013
PLANNING DIVISION

Arlynn J. Camire
ACIP, Associate Planner
City of Hayward, Planning Division
777 "B" Street
Hayward, Ca. 94541

Dear Ms. Camire,

RE: Text Amendment No. PL-2013-0093 – Amendment of Hayward Municipal Code (Zoning Ordinance)
Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to
Non-Age Restricted Status.... (NEW ENGLAND VILLIAGE).

As a resident/homeowner of New England Village the following concerns are being brought to your attention:

1. My husband (Jerry Tunstall) and I (Elva Tunstall) want to preserve the present status of being a SENIOR PARK here at 29324 Nantucket Way, New England Village.
2. We moved into the park because of its present status and what it offers a senior, such as QUIETNESS, SAFE ENVIORNMENT, SENIOR ACTIVITIES and people who have something in common, SENIORS.

At our age it's important to enjoy what few years we have left, in a place where we all have what is designed appropriately for SENIORS. It's important to have peace of mind and not be concerned with what we have already paid our dues for, the confusion young adults and children present in today's everyday life.

I wish to thank you in advance for you time and consideration in the aforesaid matter.

Sincerely,


Elva Tunstall

DAVID GLATT & CONCHITA CHEN-GLATT
29165 DE LA CRUZ RD.
HAYWARD, CA. 94544

April 20, 2013

Michael Sweeney
Mayor, Cit
Hayward, Ca. 94541

Ref: Text Amendment PL-2013-0093
Increase cost of Senior housing & destroy
Senior environment

Dear Mayor Sweeney,

The title I just attached to the above referenced amendment is precisely the outcome should this amendment pass.

The owner of Spanish Ranch II reported the following to me, concerning family mobile home parks.

a-Increase police response due to: drugs, increase vehicle traffic, domestic disputes, burglary, altercations, ect.

b-Folks of wage earning years will price out those to old or disabled to be employable because home prices will bid upwards.

c-Children & Infants?? Most of us have experienced that period in our lives. Now, we want to do it, when we want to do it. Not legislated by Municipal Authority.

d- We chose Senior living because we wanted Senior living, we have earned some peace in our last years, haven't we?

My wife broke 2 bones in her leg last Saturday. She will be in a wheel chair for quite some time. She enjoys her porch flowers & the peace of nature, quiet surroundings. Surely that serenity will be altered should this park become family.

I take this issue very personally. Please Sir, exercise your influence to defeat this amendment.

Truly yours,

David Glatt
cc; Stewart Chen, Alameda City Councilman
cc Leland Yee, California State Senate

Arlynn Camire

From: David Rizk
Sent: Sunday, April 21, 2013 12:55 PM
To: david glatt
Subject: Re: Ref: pl-2013-0093

Mr. Glatt:

You can review the staff report and draft ordinance at <http://www.ci.hayward.ca.us/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2013/PCA13PDF/pca04253full.pdf>.

All parks (including Spanish Ranch II) that are currently for seniors will be required to stay that way. Please let me know if you have further questions.

Sent from my iPhone

On Apr 21, 2013, at 10:07 AM, "david glatt"

> wrote:

Dear David Rizk,

Yesterday I e-mailed the attached letter to Hayward's Mayor & all city Council Members. I received

one reply stating "thought the ordinance was supporting senior only housing"

I find the wording not absolutely clear.

could you please clarify.

a-will this amendment preserve the Senior only status of Spanish Ranch II?

b-Where can I find the Ordinance or other statute that classifies residency in Mobile Home Parks?

Thank you Sir.

David glatt

<hayward senior ltr. 4.20.13.doc>

Arlynn Camire

From: David Rizk
Sent: Monday, April 22, 2013 6:37 PM
To: Miriam Lens; Yolanda Cruz; Suzanne Philis; Ned Thomas; Arlynn Camire
Subject: FW: PL-2013-0093
Attachments: hayward senior ltr. 4.20.13.doc; Re: Ref: pl-2013-0093

FYI....(My response to his e-mail from yesterday is attached, as is his letter.)

From: david glatt
Sent: Monday, April 22, 2013 6:20 AM
To: David Rizk
Subject: PL-2013-0093

I'm truly ashamed. I totally misunderstood this Amendment. All I could think of was my wife in a wheel chair and much unwelcome noise. Thank you so much for your response. I have spent the last 2 hours sending retractions. I'll not do this again.
Again, thanks
david glatt

Planning Division

777 B St

Hayward Ca 94541

RECEIVED

APR 17 2013

PLANNING DIVISION

Dear Sirs or Madams:

I am a disabled senior citizen age 79½. I live in Georgian Manor Mobile Home Park. I have lived here for 13½ years, with no trouble at all. Before I moved here I lived at Pueblo Springs Mobile Home Park. When I moved there Pueblo was a senior Park. After about 3 years it became a "family Park". There was no place for the children to play except the streets & that was dangerous. There was break-ins & vandalism at the club house & Personal Storage sheds.

I have not ^{had} any trouble here since I moved here. We have activities for us seniors every month - Play Bingo every week. I have nothing against children but they have no place in senior Parks. Let us

keep our status-quo!

Thank you-

Mrs - Joyce L Williams

my wife

74

Georgia Manor MH Park

1017

April 17, 2013

RECEIVED
APR 18 2013
PLANNING DIVISION

Arlynn J. Camire, AICP, Associate Planner
City of Hayward, Planning Division
777 "B" Street
Hayward, Ca 94541

Dear Ms. Camire:

Regarding:

Text Amendment No. PL-2013-0093 —Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status.

I am distressfully concern and against this outside proposal. HMCC is not designed to accommodate families with children and young adults. There is no play area for them in the park and the pool is a hazard to children. The egress drive way out of the park merges into heavy traffic on West Winton Ave. There has been too much collision in the six years I have lived here. Activities of adolescents, added cars, and more noise infringes on Senior's right to a quieter environment. We have worked are entire lives to invest in affordable senior communities.

Please tell me how to prevent this from happening.

Truly Concern,

Angelita Bravo
Hayward Mobil Country Club

Arlynn Camire

From: David Rizk
Sent: Wednesday, April 10, 2013 10:39 AM
To: Arlynn Camire; Maureen Conneely; Kelly McAdoo
Subject: Fwd: Comments in support of "Amendment (PL_2013_0093)"

FYI

Sent from my iPhone

Begin forwarded message:

From: Linda Kruse <linda.kruse@hayward-ca.gov>
Date: April 10, 2013, 10:22:25 AM PDT
To: <david.rizk@hayward-ca.gov>
Cc: Linda Kruse
Subject: Comments in support of "Amendment (PL_2013_0093)"

Hayward Planning Director
Dear Mr. Rizk

I currently live in New England Village Park. The proposed amendment of the city code Section 10-1.700 (PL_2013_0093) prohibits the conversion of several current senior-only mobile home parks to "all-age" status parks.

I heartily support this amendment. Bay area housing is unaffordable to many seniors. These Hayward senior mobile home parks are wonderful resources for seniors and enable affordable, quiet, and quality housing. Please pass this amendment.

Regards,
Linda Kruse

arlynn J Camire, AICP *April 8, 2013*
 associate planner
 777 'B' St.
 Hayward, Ca 94541
 Re: PL-2013-0093 TA

RECEIVED

APR 09 2013

PLANNING DIVISION

Dear Mrs. Camire:

I am a Senior Resident (age 85) in
 Eden Gardens Estates mobilehome Park at
 1150 W. Winton Av.

This park is currently a Senior Park.
 If it were to become an all age park I
 believe it would put the seniors who
 live here at risk.

Many are on low or fixed incomes.
 Several are disabled and use wheelchairs,
 walkers or canes or are hearing or sight
 impaired.

an all age park would bring more
 unsafe traffic and perhaps small
 children or teenagers to a place where there
 are no facilities for those age groups.

I am not aware of an over abundance
 of affordable housing for seniors in
 Hayward and would discourage
 changing the Senior Parks to all age parks.

Thank you for your consideration.

Norma Bennett

RECEIVED

APR 11 2013

PLANNING DIVISION

Date: April 8, 2013

To: Arlynne J. Camire, AICP

From: Edward and Janet Wallace

Regarding: text amendment No . PL-2013-0093. (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status

We have been residents at two Mobile Home Parks in Hayward. First at New England Village for 5 years and we are currently home - owners at Georgian Manor and have resided here for 9 years.

After reviewing the Mobile Park Environmental Plan and the Initial Study Checklist, we have serious concerns regarding the chance of changing the Senior Only Park status to Non-age-restricted status.

Although many residents live here because it is low income, many residents also live here because they chose the park based on it being a Seniors Only Park and contracts were signed when purchasing our home stating just that.

Far more important to us, are the many residents who are elderly and many of them ill. The noise level and the sounds of children running up and down the streets, playing, etc., indeed would not be fair to these residents.

Worse than that are the safety problems it would create. We do not even have sidewalks in Georgian Manor. This causes a very dangerous problem for the adults who currently live here and ride their bicycles in the streets now. When cars are coming in both directions they can barely get out of the way. It is so scary to think of children riding bikes on these streets. There are no bike lanes or even sidewalks so they can move far enough out of the way, especially if the car is coming faster than the posted 10 mile an hour speed limit (which sadly so many people do not obey). We can only imagine that younger residents who drive would surely have a harder time following the 10 mile an hour speed limit.

Children would have to walk to get to school or to a bus at the front of the park and they would be forced to walk in the road. There are so many blind areas in this park, bushes, mailboxes, trees, etc. There are so many near accidents when residents back out of their driveways now. Children, bicycles, skateboards, skates and all sorts of things of this nature that children own and love will be accidents waiting to happen. As we all know, some elderly drivers have a slower response time. Children, bikes, and balls coming from out of nowhere are accidents we can stop from happening now by not putting children in danger in the first place.

The many times that emergency vehicles have to enter Georgian Manor due to the amount of seniors who reside here, is very often. These roads need to be clear of children (without a sidewalk to even get on) or toys, bicycles etc. that will most certainly be left in the street.

Just for safety reasons alone, we are definitely opposed to changing this park to a Non-Restricted-Age status Park.

Thank you very much for considering and hearing our concerns. Please help us keep Georgian Manor a safe place for everyone who currently resides here.

Sincerely,


Edward and Janet Wallace



Georgian Manor

Attn: Planning Director
Re: Text Amend. No. PL-
2013-0093

Planning Commission
777 "B" Street
Hayward, Ca 94541

Attachment VII
April 6, 2013

Ms. M. Gomez me

Hayward, Ca -
94545 TAXPAYER

Resident of:
Hayward Country Club
Mt Park-Hayward, Ca

RECEIVED

APR 09 2013

Sir;

PLANNING DIVISION
I am writing to strongly protest
the amendment to Zoning Ord. Sec. 10-1.
700, Mobile Home Park District prohibiting
the conversion of Senior-only Parks to
Non-Age-Restricted Status.

The main reason I purchased my mobile
home at HCC Mt Park was that I expected
a certain quality of life here for
older people 55 and over.

There is already a tremendous
amount of traffic (vehicles) that
go throughout this park daily - more

(over)

②

tenants (teens included in households) will mean many more vehicles with no parking available already in Park.

Un-supervised children and teens running rampant in the park will be a nightmare for all tenants.

We know how many kids waiting for Mom or Dad to get home - ("latchkey" children) are likely to get into mischief and worse!

Rents will most likely have to drastically increase as sub-metered utilities and water; trash; sewage costs will skyrocket from exploding new park population.

No, I am not happy about this proposal to somehow increase revenues for the City of Hayward at my expense.

Sincerely
 Mrs. M. Jones

DATE: May 7, 2013
TO: Mayor and Council
FROM: City Manager
SUBJECT: Adoption of FY 2014 Council Priorities

RECOMMENDATION

That Council receives this report, reviews the FY 2014 proposed Council priorities and associated metrics, and adopts the attached resolution (Attachment I) approving these priorities (with any associated changes).

BACKGROUND AND DISCUSSION

On March 26 and April 23, staff presented reports to Council on City Council Priorities.¹ Following those discussions, Council asked the City Manager to return to Council specifically with suggested language for the FY 2014 priorities, as well as metrics that would allow Council, the community, and staff to measure progress towards achieving the priorities.

Attachment III presents staff's recommendations for a simplification of the presentation of the Council priorities for FY 2014. This simplification attempts to capture the elements of the prior Council priority lists and to frame them as broader goals and/or objectives. Once approved by Council, staff will utilize these overarching priority or goal statements of the Council to set the departmental work plans for FY 2014.

In addition, Attachment III contains some suggested metrics that would allow measurement of success in achieving the Council's priorities, goals, and objectives. The challenge with metrics like this is to design them in ways that are both measurable and attainable. During the metric development process, staff had particular concern with metrics that measured community outcomes over which staff and/or the City has limited or no control. As an example, staff has mirrored the metrics from the Economic Development Strategic Plan on HUSD API test scores, and has also included a related metric that more directly ties to the services provided by the City that impact HUSD standardized test scores (Library educational programs). While staff can take advantage of

¹ March 26: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2013/CCA13PDF/cca032613full.pdf>

April 23: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2013/CCA13PDF/cca042313full.pdf>

every opportunity to assist HUSD in raising student API scores, only HUSD has the direct control necessary to directly impact the scores.

The process for the FY 2015 – FY 2016 Council priority setting process will be earlier and more defined. This suggested process (still to be refined and honed) was outlined preliminarily in the April 23 staff report on this topic (see link on page 1 of this report). If approved by Council, the intent is to start with the simplified FY 2014 priority language and begin the next priority setting process in the fall of 2013. Each department will engage with the Council during a work session format where proposed departmental work plans for FY 2015 and FY 2016 that support the Council priorities can be shared and discussed in more depth and detail. This will precede the next two-year budget development process in the spring of 2014, which will be based on the outcomes of the conversations that begin in the fall.

ECONOMIC IMPACT

Clearly, Council's main priorities of "Safe, Clean, and Green" have enormous impact on the economic health of the community. A safe and clean community attracts and retains families and businesses, which increases retail and wholesale spending in the community, improves property values, and increases revenue to the City organization. This, in turn, allows the City to increase resources and better serve all interests within its jurisdiction.

A green or sustainable community is of critical importance in this day and age in order for a community to be competitive in the business and residential markets: to retain and attract residents and businesses. Further, being sustainable assures the long-term environmental health of the community, and marks Hayward as a leader within the East Bay community, and an attractive place in which to live and do business.

The program areas of "Fiscal Stability," "Land Use," and "Organizational Health" are vital to the success of the main priorities, and must be in place for those primary priorities to be fully achieved. Therefore, fiscal stability and organizational health, while not directly evident, have a direct bearing on the community's economic outlook. Land use policies and procedures are, of course, essential tools to making the community safe, clean, and green; and for being a desirable jurisdiction in which to do business of any kind.

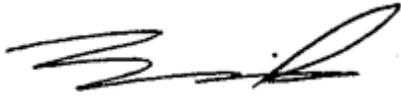
FISCAL IMPACT

There is no clear dollar amount that can be identified solely with the success or failure of Council's priorities. Therefore, it is impossible to attach the dollar significance to the City's General Fund or overall financial well-being as a result of a specific priority, activity, or program area. However, specific actions such as returning hundreds of properties back to the public tax roles as is currently happening through the 238 Land Use activities clearly improves City revenues through increased property taxes. Without doubt, each Council Priority and the supporting activity is targeted toward a healthier and stronger community in all aspects, including financial resources.

PUBLIC CONTACT

Currently, Council's priorities are available to the public on the [City's web site](#). They are included in the [City's Approved Budget document](#), which is online and available at our Library locations.

Prepared and Approved by:



Fran David, City Manager

Attachment I Resolution

Attachment II FY 2013 Council Priorities

Attachment III Suggested Revised FY 2014 Council Priorities with Suggested Metrics

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

RESOLUTION ADOPTING THE CITY COUNCIL PRIORITIES FOR FISCAL YEAR 2014

WHEREAS, each year the City Council establishes and affirms its priorities to guide staff in developing the budget for the upcoming year; and

WHEREAS, for FY 2014, the Council has reaffirmed its commitment to its top priorities from FY 2013, which are "Safe," "Clean" and "Green," with supporting priorities of "Organizational Health," "Land Use" and "Fiscal Stability;" and

WHEREAS, the Council FY 2014 Priorities are implemented through the everyday operations of the organization and through major programs and initiatives, all of which are reflected in the annual budget for the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the Council hereby adopts its priorities for FY 2014, as more specifically set forth in the accompanying staff report and as may be amended from time to time by Council.

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager to ensure that the recommended budget for FY 2014 is constructed in full support of the Council's FY 2014 Priorities.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



Hayward City Council's Priorities

FISCAL YEAR 2013

SAFE

TOP PRIORITY

- Improve public safety in targeted areas
 - Downtown - Neighborhoods - BART stations
 - Entertainment areas - Retail areas
 - Continue consistent, determined use of the SMASH Program
 - Reduce gang violence in Hayward
 - Develop & implement an improved gang enforcement strategy, including a gang injunction program
 - Support gang prevention and intervention programs through schools and other agencies
 - Partner with all applicable agencies and organizations to reduce gang activity in Hayward
 - Reduce residential burglaries
 - Reduce 'urban mining' and prevent illegal buying
- Improve safety of school campuses and routes to and from schools
 - Partner with HUSD to improve training and operations of school campus safety personnel
 - Enhance curfew and truancy enforcement
 - Improve the shopping experience in all major retail areas, particularly Downtown and in malls and centers
 - Reduce impact of unacceptable social behaviors—including panhandling—on commercial and retail areas of the community
 - Improve disaster preparedness and disaster response in the community
 - Continue to abate homeless encampments in the community

CLEAN

TOP PRIORITY

- Strengthen code enforcement and eliminate blight citywide
 - Continue Neighborhood Partnership Program
 - Revise Strategic Plan to incorporate strategies for the next phase of the program
 - Implement next phase of program
 - Strengthen and expand KHCG Task Force into neighborhood organizations
- Decrease litter in the city
 - Decrease illegal dumping
 - Prevention and rapid abatement of graffiti
 - Improve graffiti prevention through increased use of public art in retail and commercial areas
 - Control and/or regulate car sales in the public right-of-way

GREEN (SUSTAINABLE)

TOP PRIORITY

- Continue implementation of the Climate Action Plan
 - Increase Hayward's sustainability as a community in all aspects of urban life
 - Continue efforts to increase the overall tree inventory throughout the community
 - Develop and implement residential and commercial energy efficiency and renewable energy programs, including non-General Fund financing components
 - Increase use of clean and green energy such as solar photovoltaic and biogas-to-energy production at utility facilities
- Increase use of recycled water
 - Continue to implement the "Healthy City" program and to gain national and state recognition
 - Partner with other agencies to fight obesity among Hayward youth
 - Pursue and implement a model urban agriculture program throughout the community
 - Continue efforts to eliminate long-term homelessness in Hayward and identify housing for individuals when and where appropriate

Organizational Health

- Ensure a safe and healthy work environment
 - Implement the selected Financial Enterprise/Enterprise Resource Planning (ERP) system
 - Improve the organization's ability to apply business process analysis in decision making
 - Redesign and deploy the City's website
 - Continue staff development and succession planning
 - Develop an employee attraction and retention program
- Strengthen the organization's ability and capacity to manage disasters
 - Continue the development, adoption, and maintenance of strategic plans for key functions
 - Finance: develop
 - Economic Development: update and implement
 - Police: update and maintain
 - Develop goals and corresponding metrics to assess progress in programmatic areas such as economic development, business attraction, and other key projects and programs

Land Use

- Conclude implementation of the 238 Settlement Agreement
 - Implement a 238 Corridor land disposition strategy
 - Adopt and implement Mission Boulevard Corridor Form-Based Code
 - Redesign and update gateways and corridors; partner with County where appropriate
 - Continue implementation of South Hayward BART TOD Project
 - Revise the City's Sign Ordinance
 - Develop a Downtown Specific Plan
- Develop framework, scope, budget, and funding for updating the General Plan
 - Continue implementation of Airport development projects including California Air National Guard reuse
 - Continue to implement Historic Preservation Program elements
 - Continue to participate in development of a regional Sustainable Communities Strategy
 - Update the City's Subdivision Ordinance

Fiscal Stability

- Implement programs and fiscal policies to resolve long-term, structural deficit
 - Protect and maximize local revenues
 - Increase community property values
 - Increase academic performance in Hayward schools in partnership with HUSD and the community
 - Brand, market, and promote the community of Hayward
 - Determine strategy and funding options for economic development efforts following dissolution of the Redevelopment Agency
 - Protect City's assets and key interests in the wake of the State's elimination of the Redevelopment Agency
 - Strengthen and protect City's business community
 - Engage in and succeed at aggressive economic development
 - Protect and promote the City's industrial base
 - Strengthen Chamber, business and industrial partnerships
- Work with partners to successfully implement Promise Neighborhood grant and secure multi-year funding
 - Through partnership with other agencies and organizations, develop and support the necessary elements to provide high-quality educational opportunities for all, throughout the community
 - Work with partners in the community to improve the academic performance of all K-12 students
 - Seek and secure outside funding:
 - Grants
 - Appropriations
 - Federal and State programs
 - Develop long-term facilities master plan to identify and evaluate City facility needs and funding options

FY 2014 Proposed Council Priorities with Suggested Metrics**Overarching Community Metrics:**

- 1) On the bi-annual citizens' survey, increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with living in Hayward (2012 baseline = 79.6%).¹
- 2) On the bi-annual citizens' survey, increase the total percentage of residents who indicate they are very satisfied or somewhat satisfied with the job the City is doing to provide resident services (2012 baseline = 70.2%).²
- 3) On the bi-annual citizens' survey, consistently decrease the percentage of respondents who indicate that crime/drugs/gangs contribute to their negative image of Hayward (2012 baseline: 46.2%).
- 4) Hayward Unified School District standardized test scores for those students participating in City/Library educational programs improve by at least 10% annually.
 - a. Standardized test score performance of students who participate in City/Library educational programs will exceed test scores of comparable, non-participant students by 10% or more.
- 5) The number of students being served by City/Library educational programs increases by at least 5% annually (2012 baseline: 1,100 unduplicated students; HUSD student population: 22,000).
- 6) Work with HUSD to raise average district wide API scores to 900 or above (2012 baseline: 718)
- 7) Work with HUSD to achieve the goal that 100% of HUSD schools have API scores above 800

¹ The next citizens' survey will be conducted during the summer of 2014 and results will be presented to Council in fall of 2014.

² The next citizens' survey will be conducted during the summer of 2014 and results will be presented to Council in fall of 2014.

SAFE		
	Suggested FY 2014 Priority Statements	Suggested Metrics for SAFE
1.a	Reduce all types of crime throughout the community; improve the Hayward experience in neighborhoods, retail areas, and public spaces, including significantly reducing unacceptable social behaviors such as aggressive panhandling, public intoxication, and related behaviors. Improve safety of school campuses and routes to and from schools.	<ol style="list-style-type: none"> 1) Reduce the number of Uniform Crime Reports (UCR)³ crime consistently over the next 3 years. These consist of: <ol style="list-style-type: none"> a. Homicide b. Rape c. Robbery d. Aggravated Assault e. Burglary f. Larceny g. Motor Vehicle Theft h. Arson 2) Continue programs and strategies to geographically reduce crime a minimum of 5% in the identified hot spot areas.⁴ 3) Reduce the number of traffic-related accidents citywide consistently over the next 3 years. 4) Continue with the traffic-related accident reduction program at the top 3 accident zones. Reduce accidents by a minimum of 10% within those zones.
1.b	Eliminate sources of problems in neighborhoods, including the continued, consistent use of the SMASH Program	
1.c	Reduce gang violence in Hayward through aggressive and strategic law enforcement, use of all applicable legal initiatives (including gang injunctions), and implementation of prevention and intervention programs.	
1.d	Improve disaster preparedness in the community; and the ability of the municipal organization to manage disaster response and recovery (HLAC).	

³ The Uniform Crime Reports (UCR) is a nationwide, cooperative statistical effort of more than 16,000 city, county and state law enforcement agencies voluntarily reporting data on crimes brought to their attention.

⁴ Trends N' Tactics (TNT) is a focused geographical approach through the Hayward Police Department's Field Operations Division. It incorporates the following strategies: 1) Data Driven and Intelligence-Based Problem-Solving approach to crime; 2) Grounded in community-oriented policing and enforcement that suggests time and place-based policing; 3) The application of high-visibility saturation patrols and enforcement is a proven way to address crime and traffic safety; 4) Law enforcement can accurately and efficiently focus its efforts; and 5) Community-focused, place-based law enforcement has emerged as an effective strategy for addressing current issues of social harm and concerns for public safety.

<p>1.e</p>	<p>Assure a safe infrastructure for the City including safe drinking water; properly collected and disposed garbage and refuse; properly collected, treated, and discharged wastewater and sewage; and safe travel ways for all travelers, including implementing the Complete Streets policy.</p>	<ul style="list-style-type: none"> 5) Conduct a minimum of 9 SMASH Programs within each 12 month period. 6) Maintain the same level or less of reportable gang crimes:⁵ <ul style="list-style-type: none"> a) Increase the number of arrests by 5%, the number of gang related contacts by 10%, and the number of gang related probation/parole searches by 5% through proactive anti-gang enforcement by the Special Duty Unit. b) Conduct a minimum of two intelligence-led, long term, & comprehensive investigations targeting the leadership of active and specific gangs to eliminate, dismantle and/ or disrupt their criminal enterprise (Special Duty Unit). c) Gang related crime is currently 2% of all city wide crime. Maintain or decrease the current 2% level. 7) National, State and County Fire Department response time standards call for response in 5 minutes or less to 90% of calls for service. Hayward Fire Department will maintain our current 93% level that exceeds national, state and county standards, with a City goal of response in 5 minutes or less to 95% of calls for service. 8) Annually meet the requirements of the City’s applicable federal and state permits for the provision of safe water distribution and sewer collection, treatment, and disposal services. 9) The number of reportable violations in the City’s water distribution and sewer collection, treatment, and
------------	--	---

⁵ The definition of a gang-related crime is any person who participates in any criminal street gang and who engages in any criminal conduct in which the purpose is to promote or further the gang. This criminal conduct includes, but is not limited to, acts of violence, threats, terrorism, and intimidation.

		<p>disposal services will stay within or be less than the range of performance as compared to neighboring water and sewer agencies.</p> <p>10) Respond to and complete 90% of requests for streetlight repairs/replacements within ten business days after notification.</p> <p>11) Repair 6 centerline miles of the City's total lane miles of roadway each fiscal year.</p> <p>12) Repair 20,000 square feet of the City's total square feet of sidewalk and 100 new accessible curb ramps each fiscal year, with focus around schools and other high pedestrian use area.</p>
--	--	--

CLEAN	
Suggested FY 2014 Priority Statements	Suggested Metrics for CLEAN
<p>2.a Assure that Hayward is a community with minimum graffiti, litter, illegal dumping, and blight; and that the City provides and maintains attractive municipal spaces and buildings.</p>	<ol style="list-style-type: none"> 1) Reduce by at least 10% annually the cubic yards associated with dumping and collected debris, using FY 2012 as a baseline. 2) Remove all graffiti on either public or private property containing foul or offensive language and/or gang tags within 48 hours of the City becoming aware of it and remove all other graffiti within 5 business days of the City becoming aware of it. 3) Reduce the number of complaints received by the City Council regarding litter at fast food restaurants to zero annually. 4) Increase by at least 5% annually the number of blocks participating in the Adopt-a-Block program. 5) Repave and stripe one municipal parking lot every other year. 6) Continue to improve the City’s Urban Forest by planting 400 new or additional trees per year.
<p>2.b Continue, strengthen, and expand the Neighborhood Partnership Program</p>	
<p>2.c Continue, strengthen, and expand the KHCG Task Force</p>	

GREEN	
Suggested FY 2014 Priority Statements	Suggested Metrics for GREEN
3.a Continue implementation of the Climate Action Plan (CAP)	<ol style="list-style-type: none"> 1) Reduce greenhouse gas (GHG) emissions community wide according to the goals included in the CAP. 2) Annually reduce municipal GHG emissions by at least 3% 3) Increase diversion of waste by working with businesses to implement the Alameda County Waste Management Authority’s mandatory recycling ordinance so that all businesses are in compliance by the end of CY 2014. 4) Reduce City energy usage from non-renewable sources by 50% or more over five years. 5) Work with appropriate community partners to create three new public-access community gardens over the next five years. 6) Develop and implement at least one new activity annually targeted at improving the physical activity of elementary-school age children.
3.b Increase Hayward’s sustainability as a community in all aspects of urban life	
3.c Continue implementation of the “Healthy City” program and to gain national and state recognition; focus on reducing childhood obesity in Hayward; strengthen the City’s urban agriculture program	
3.d Work to eliminate long-term homelessness in Hayward and identify housing for individuals when and where appropriate	

FISCAL STABILITY	
Suggested FY 2014 Priority Statements	Suggested Metrics for FISCAL STABILITY
<p>4.a Maintain a municipal corporation that is transparent to the public, and which operates annually within its revenue/income; assure that the organization is financially sustainable based on a rolling ten-year financial plan, with appropriate funding of all identifiable liabilities and areas of responsibility.</p>	<p>1) Close the structural budget deficit on a permanent and ongoing basis and develop plans to address unfunded liabilities and capital needs as part of the ten year financial forecast.</p> <p>2) Implement the Economic Development Strategic Plan and report regularly against the metrics identified therein.⁶</p>
<p>4.b Maintain a healthy and growing tax base in all major revenues, particularly property tax and sales tax.</p>	
<p>4.c In the wake of the demise of redevelopment, develop and implement a strategy to assure successful economic development and the development of quality housing in Hayward; protect and grow quality private sector jobs, particularly in the industrial sector.</p>	
<p>4.d Develop and support the necessary elements to provide high-quality educational opportunities for all, throughout the community; improve the academic performance of all K-12 students</p>	
<p>4.e Assure maximum efficiency in the use of organizational resources and physical assets, particularly as it relates to beneficial resource sharing among Hayward local agencies.</p>	

⁶ See adopted Economic Development Strategic Plan: http://www.hayward-ca.gov/haywardopenforbusiness/documents/2013/Economic_Development_Strategic_Plan.pdf

LAND USE	
Suggested FY 2014 Priority Statement	Suggested Metrics for LAND USE
<p>5.a Maintain and implement land use policies that support a safe, clean, and green community as defined by Council; support development of safe housing; which assures a thriving business community, strong retail base, and a healthy industrial sector; and which assures quality development and building projects in the City in all sectors and neighborhoods.</p>	<ol style="list-style-type: none"> 1) Adopt the General Plan in FY 2014. 2) Ensure compliance with Economic Development Strategic Plan performance measures IS4.1 – IS4.3, IS5.1 – IS5.6, SR4.1 – SR4.3, and SR5.1 – SR5.6⁷.
ORGANIZATIONAL HEALTH	
Suggested FY 2014 Priority Statements	Suggested Metrics for ORGANIZATIONAL HEALTH
<p>6.a Assure that the City of Hayward is viewed as a highly desirable place to work by people employed in the public sector throughout the Bay Area; and that the organization is able to retain and attract quality employees as vacancies and need arise; assure good succession strategies into the future for all key positions.</p>	<ol style="list-style-type: none"> 1) Maintain employee turnover and retention rates that are in the top third of comparable surveyed cities. 2) Develop at least one additional strategic plan in a key programmatic area.
<p>6.b Assure that the organization employs quality strategic, long-range planning for a healthy and strong future.</p>	

⁷ These metrics deal primarily with permit application timeline processing goals. See the adopted Economic Development Strategic Plan for the metric language: http://www.hayward-ca.gov/haywardopenforbusiness/documents/2013/Economic_Development_Strategic_Plan.pdf

DATE: May 7, 2013
TO: Mayor and City Council
FROM: Director of Finance
SUBJECT: FY 2014 Proposed Mid-Biennial Operating Budget Update

RECOMMENDATION:

That Council reviews and comments on the attached FY 2014 Operating Budget Update.

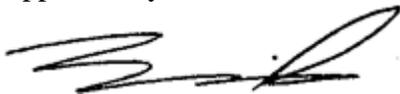
BACKGROUND:

Transmitted herewith is the FY 2014 Proposed Mid-Biennial Operating Budget Update. Council will consider this budget document over the next eight weeks prior to adopting the FY 2014 budget on June 25, 2013.

The Council Budget & Finance Committee reviewed a draft version of this document on May 1, 2013 and their comments and suggestions are incorporated herein. The highlights of the FY 2014 Operating Budget Update can be found in the City Manager's Budget Message in the front of the document.

Prepared and Recommended by: Tracy Vesely, Director of Finance

Approved by:



Fran David, City Manager

Attachments:

Attachment I: FY 2014 Proposed Mid-Biennial Operating Budget Update



Proposed FY 2014 Mid-Biennial Operating Budget Update

Director of Finance: Tracy Vesely

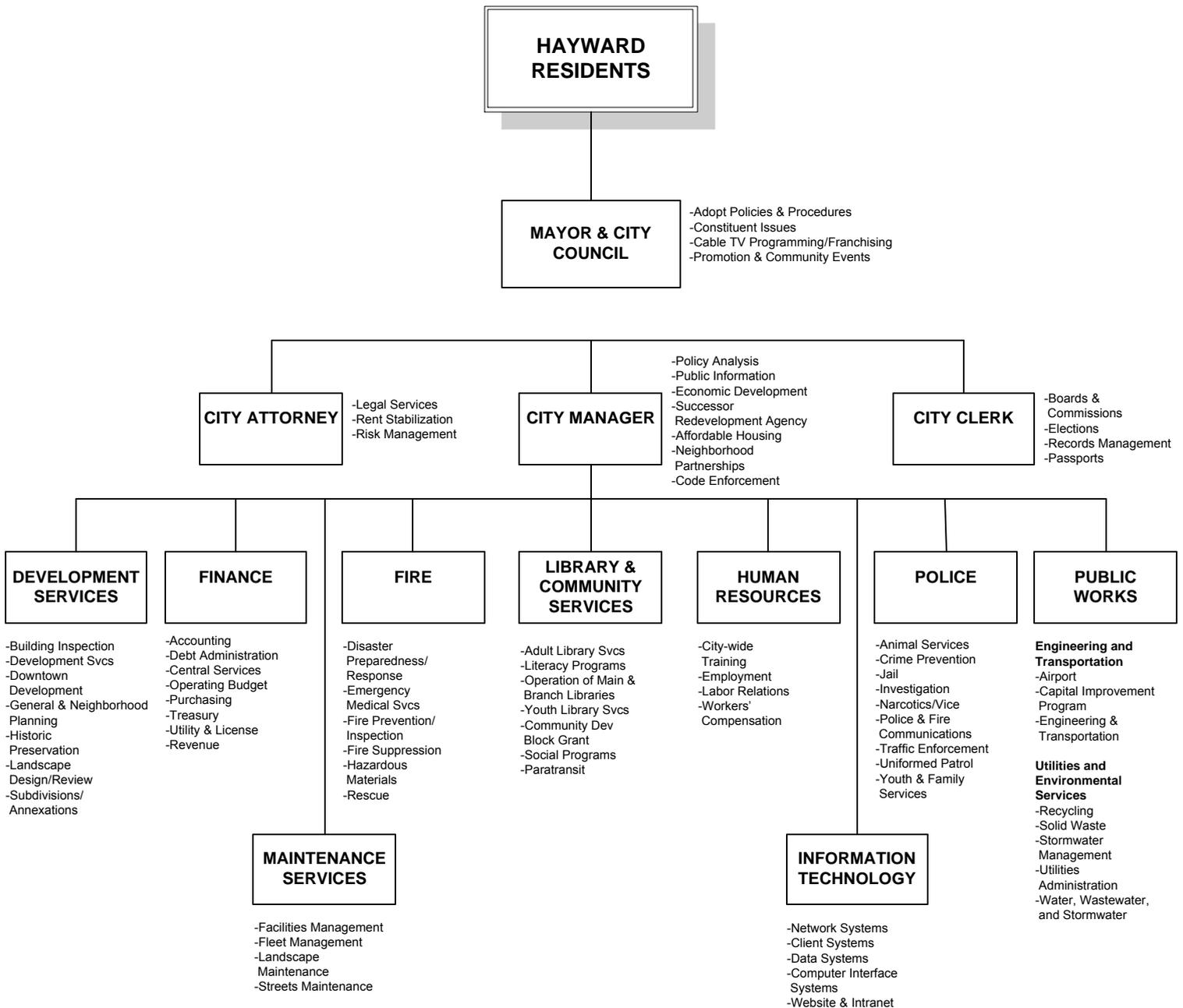
Prepared by Department of Finance

Special thanks to:

Mark Guenther, Information Technology Director
Sarah Monnastes, Human Resources Analyst II
Nan Barton, Financial Analyst

This page left intentionally blank.

CITY OF HAYWARD ORGANIZATION



**City of Hayward
Elected Officials**

The Mayor and six Council members represent Hayward residents, adopt public policy, and approve resource allocations consistent with community priorities. The City Council generally meets the first, third, and fourth Tuesday of each month at 7:00 p.m. in Council Chambers, 2nd Floor of 777 B Street, Hayward, CA 94541. The public is invited and encouraged to attend Council meetings.



Michael Sweeney
Mayor
Term Expires 2014



Marvin Peixoto
Council Member
Term Expires 2014



Barbara Halliday
Council Member
Term Expires 2016



Mark Salinas
Council Member
Term Expires 2014



Greg Jones
Council Member
Term Expires 2016



Francisco Zermeño
Council Member
Term Expires 2016



Al Mendall
Council Member
Term Expires 2016

Appointed by City Council

City Manager	Fran David
City Attorney	Michael Lawson
City Clerk	Miriam Lens

Department Directors

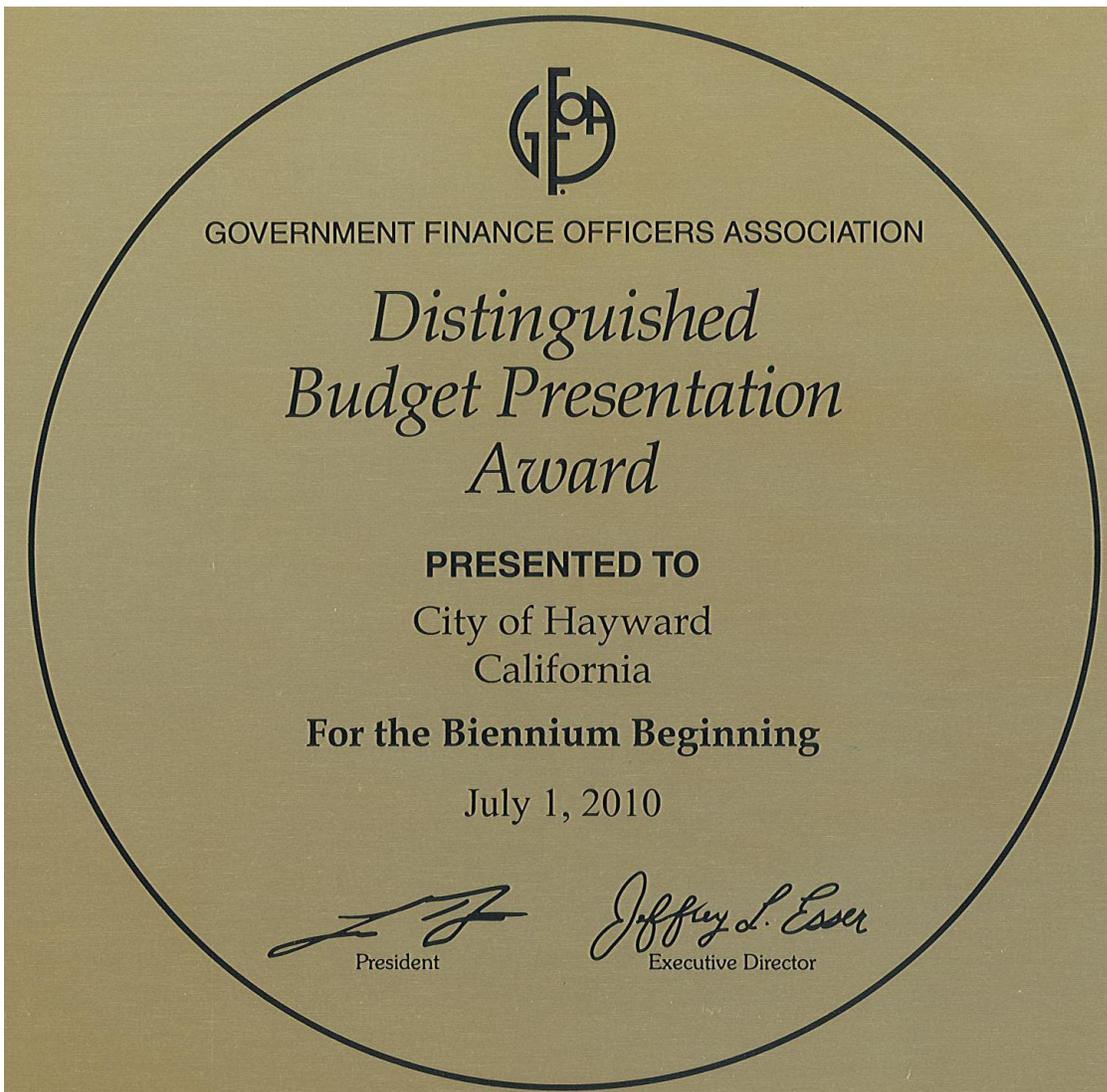
Assistant City Manager	Kelly McAdoo
Development Services	David Rizk
Finance	Tracy Vesely
Fire	Chief Garrett Contreras
Human Resources	Fran Robustelli
Information Technology	Mark Guenther
Library & Community Services	Sean Reinhart
Maintenance Services	Matt McGrath
Police	Chief Diane Urban
Public Works Engineering & Transportation	Morad Fakhrai
Public Works Utilities & Environmental Services	Alex Ameri

Budget Award

Government Finance Officers Association

The Government Finance Officers Association of the United States and Canada (GFOA) presented the City of Hayward with a *Distinguished Budget Presentation Award* for its bi-annual budget for the fiscal year beginning July 1, 2010. This is the highest budget award presented by GFOA. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a two-year period.





SAFE

TOP PRIORITY

- Improve public safety in targeted areas
 - Downtown - Neighborhoods - BART stations
 - Entertainment areas - Retail areas
- Continue consistent, determined use of the SMASH Program
- Reduce gang violence in Hayward
 - Develop & implement an improved gang enforcement strategy, including a gang injunction program
 - Support gang prevention and intervention programs through schools and other agencies
 - Partner with all applicable agencies and organizations to reduce gang activity in Hayward
- Reduce residential burglaries
- Reduce 'urban mining' and prevent illegal buying
- Improve safety of school campuses and routes to and from schools
 - Partner with HUSD to improve training and operations of school campus safety personnel
 - Enhance curfew and truancy enforcement
- Improve the shopping experience in all major retail areas, particularly Downtown and in malls and centers
- Reduce impact of unacceptable social behaviors—including panhandling—on commercial and retail areas of the community
- Improve disaster preparedness and disaster response in the community
- Continue to abate homeless encampments in the community

CLEAN

TOP PRIORITY

- Strengthen code enforcement and eliminate blight citywide
- Continue Neighborhood Partnership Program
 - Revise Strategic Plan to incorporate strategies for the next phase of the program
 - Implement next phase of program
- Strengthen and expand KHCG Task Force into neighborhood organizations
- Decrease litter in the city
- Decrease illegal dumping
- Prevention and rapid abatement of graffiti
- Improve graffiti prevention through increased use of public art in retail and commercial areas
- Control and/or regulate car sales in the public right-of-way

GREEN (SUSTAINABLE)

TOP PRIORITY

- Continue implementation of the Climate Action Plan
- Increase Hayward's sustainability as a community in all aspects of urban life
- Continue efforts to increase the overall tree inventory throughout the community
- Develop and implement residential and commercial energy efficiency and renewable energy programs, including non-General Fund financing components
- Increase use of clean and green energy such as solar photovoltaic and biogas-to-energy production at utility facilities
- Increase use of recycled water
- Continue to implement the "Healthy City" program and to gain national and state recognition
 - Partner with other agencies to fight obesity among Hayward youth
 - Pursue and implement a model urban agriculture program throughout the community
- Continue efforts to eliminate long-term homelessness in Hayward and identify housing for individuals when and where appropriate

Organizational Health

- Ensure a safe and healthy work environment
- Implement the selected Financial Enterprise/Enterprise Resource Planning (ERP) system
- Improve the organization's ability to apply business process analysis in decision making
- Redesign and deploy the City's website
- Continue staff development and succession planning
- Develop an employee attraction and retention program
- Strengthen the organization's ability and capacity to manage disasters
- Continue the development, adoption, and maintenance of strategic plans for key functions
 - Finance: develop
 - Economic Development: update and implement
 - Police: update and maintain
- Develop goals and corresponding metrics to assess progress in programmatic areas such as economic development, business attraction, and other key projects and programs

Land Use

- Conclude implementation of the 238 Settlement Agreement
- Implement a 238 Corridor land disposition strategy
- Adopt and implement Mission Boulevard Corridor Form-Based Code
- Redesign and update gateways and corridors; partner with County where appropriate
- Continue implementation of South Hayward BART TOD Project
- Revise the City's Sign Ordinance
- Develop a Downtown Specific Plan
- Develop framework, scope, budget, and funding for updating the General Plan
- Continue implementation of Airport development projects including California Air National Guard reuse
- Continue to implement Historic Preservation Program elements
- Continue to participate in development of a regional Sustainable Communities Strategy
- Update the City's Subdivision Ordinance

Fiscal Stability

- Implement programs and fiscal policies to resolve long-term, structural deficit
- Protect and maximize local revenues
- Increase community property values
 - Increase academic performance in Hayward schools in partnership with HUSD and the community
 - Brand, market, and promote the community of Hayward
- Determine strategy and funding options for economic development efforts following dissolution of the Redevelopment Agency
- Protect City's assets and key interests in the wake of the State's elimination of the Redevelopment Agency
- Strengthen and protect City's business community
 - Engage in and succeed at aggressive economic development
 - Protect and promote the City's industrial base
 - Strengthen Chamber, business and industrial partnerships
- Work with partners to successfully implement Promise Neighborhood grant and secure multi-year funding
- Through partnership with other agencies and organizations, develop and support the necessary elements to provide high-quality educational opportunities for all, throughout the community
- Work with partners in the community to improve the academic performance of all K-12 students
- Seek and secure outside funding:
 - Grants
 - Appropriations
 - Federal and State programs
- Develop long-term facilities master plan to identify and evaluate City facility needs and funding options



Neighborhood Services, Fiscal Stability and Organizational Change Initiatives

Neighborhood Services Initiative

Element 1: Reorganization of Departments to Create Focus on Neighborhoods

- Integration of Neighborhood Services Programs (structure to be determined)
- Integration of Maintenance Services operations (structure to be determined)
- Evaluate Animal Control Services organizational placement

Element 2: Creation and Strengthening of Adopted Public Nuisance Ordinance

- Review for inclusion of all nuisance issues that are spread among other ordinances, such as graffiti, weed abatement, inoperative vehicles, etc.
- Adopt Demolition element within public nuisance ordinance

Element 3: Legal Support of Abatement Proceedings

- Request City Attorney evaluate need and provide continued necessary support for aggressive and immediate action to move to abatement after administrative citation process is exhausted.

Element 4: Additional Staffing for Community Preservation Efforts

- Evaluate alternative funding sources with the goal to provide additional code enforcement personnel to establish a Neighborhood Partnership Program. Funding proposed to come from citation process and RDA transfer with no General Fund impact as part of FY09 budget.

Element 5: Creation of Corridor Improvement Program

- Assign dedicated code enforcement personnel to major commercial corridors, working with Planning Staff to ensure compliance with original conditions of approval and enforce existing conditions.

Element 6: Creation of Neighborhood Partnership Program

- Development of a programmatic approach to establishing neighborhood/City relationship.
- Build system of integration of neighborhood needs with capital improvement requests and 10-year CIP and establish neighborhood project fund using surplus land sale as seed funding source as well as increased RDA funding where possible.

Future Element: Police Staffing

- Consistent with the future Police Department Strategic Plan, create neighborhood/district policing offices with CSO staffing and community meeting space in North, South and Central districts (to be determined) when resources become available.

Future Element: Neighborhood Leadership Academy

- Develop internal Neighborhood Leadership Academy for aspiring neighborhood leaders that want to learn about how the City operates, resource availability/constraints, etc.

Fiscal Stability Initiative

Element 1: Balanced General Fund Budget Policy

- Take actions necessary to eliminate use of reserves by July 1, 2009
- Focus on efficiency improvements and employee innovations
- Saving jobs top priority, but reduction of staff may be necessary
- Attrition first goal in reducing staffing numbers
- May recommend retirement enhancement to induce departures

Element 2: Long Range Financial Plans

- Council adoption of long range financial planning fiscal policy
- Development of General Fund 10-year Financial Plan
- Development of 10-year Financial Plans, Other major funds

Element 3: Internal Service Fund Establishment

- Fleet Replacement
- Facilities Replacement (components and capacity)
- Technology Replacement (components and capacity)
- Liability/Workers Compensation
- Retiree Medical Liability Fund
 - Determine estimated annual funding requirements for each fund
 - Use available one time monies as seed funding for establishing funds and build reserves over the 10-year plan

Element 4: Capital Improvement Program (CIP)

- Development of 10-year CIP
- Include operating cost obligations associated with projects
- Identify alternative funding sources for needed improvements
- Maximize Redevelopment investments

Element 5: Performance Based Budgeting (PBB)

- Establishment of outcome driven budgeting
- Inclusion of performance indicators (qualitative measurements)
- Inclusion of task measurements (quantitative measurements)
- Likely use of task force to develop

Element 6: Revenue Enhancement Efforts

- Establish full cost recovery as goal in appropriate areas
- Ensure fully-loaded charges to all funds back to General Fund
- Look at all possible/legal alternative funding sources
- Propose revenue measure to public to support service level maintenance
- Review fees annually for all services and apply CPI
- Evaluate inter-jurisdictional partnerships/fees for service (fleet maintenance partnership, technology services partnerships, etc.)

Organizational Change Initiative

Element 1: Mission, Ambitions, and Values Task Force

- Creation of the MAV Employee Task Force to establish the organization's Mission, Ambitions and Values

Element 2: Innovations Task Force

- Creation of an employee task force to look at best practices and evaluate for implementation (underway)

Element 3: Management Achieving Performance System (MAPS) Implementation

- Implementation of performance planning and evaluation system for all management and executive team staff (underway)

Element 4: Departmental Realignment for Service Delivery Improvement and increased accountability

- Develop budget recommendation to integrate all Maintenance Services operations (structure to be determined)
- Evaluate Development Services for possible integration of process elements
- Integrate Neighborhood Services programs (structure to be determined)

Element 5: Customer Service Task Force

- Creation of an employee task force to develop departmental customer service action plan framework

Element 6: Accountability

- Active enforcement of personnel policies regarding work environment, harassment, behavior, work habits, etc. Department Heads, managers, and supervisors to be held accountable for ensuring personnel policies are adhered to.
- The Human Resources Department will train at least two members of their staff to assist departments in conducting administrative investigations.
- Employee evaluations will be conducted regularly and in a quality manner and will be reviewed by appropriate departmental staff

Element 7: Outcome Orientation Development

- A process to develop benchmarks for all program areas will be established and included within future budget documents. Department Heads and their managers will be held accountable for establishing, measuring and working toward benchmark goals.
- Problem solving will become an organizational focus. "We can if" will replace "We can't because" within our organizational culture.

Table of Contents

City Council Priorities	1
Table of Contents/Budget Guide	3
Budget Calendar	5
Budget Message/Balancing Plan	7
Financial Summaries	19
General Fund	25
Enterprise Funds	45
Other Revenue Funds	53
Staffing Summary.....	61
Department Financials	
City Attorney	89
City Clerk	92
City Council & Mayor.....	93
City Manager.....	94
Development Services.....	98
Finance	101
Fire	106
Human Resources	108
Information Technology	111
Library & Community Services	112
Maintenance Services	117
Police.....	120
Public Works – Engineering & Transportation	123
Public Works – Utilities & Environmental Services.....	126
Supplemental	
Capital Improvement Projects.....	129
Resolutions	139
Glossary & Acronyms	159

Budget Guide

The purpose of the City of Hayward's budget is to provide a financial plan that integrates Council goal-setting into the budget process and supports the City Council Priorities and Initiatives. It also represents the official organizational plan by which City policies, priorities and programs are implemented. The budget serves as a communication tool with residents, businesses and employees about how the City's financial resources are allocated to provide services to the community.

The following is a brief outline of the contents of the budget book:

City Council Priorities: Each year, Council establishes and affirms their priorities for staff to help guide the development of the upcoming annual budget, and to provide a platform for assessing work productivity and performance at the end of each year

Budget Guide: The Budget Guide presents a brief description of the budget process and the key elements of the budget.

Budget Message: City Manager's transmittal letter to the City Council details the budget, including budget issues and policies that lead to the development of the budget.

Financial Summaries: Financial summaries for all city funds.

General Fund: City's discretionary General Fund summaries of expenditures and revenues, detailed summaries of key General Fund revenues, ten-year forecast and reserves.

Enterprise/Internal Service Funds, and Other Revenue Funds: Multi-year forecasts and summaries for the city's key non-general fund operating funds.

Staffing Summary: Provides detailed staffing information, at both a summary level and by department.

Department Financial Summaries: Provides department financial overviews at a fund and program level.

Supplemental: This section contains other related budget materials such as a Capital Improvement Program overview, related budget resolutions and a glossary.

Budget Calendar

On June 25, 2013, the City Manager will present to the Mayor and Council the **Proposed FY 2014 Mid-Biennial Operating Budget Update**. The budget will be considered by the Mayor and Council at several work sessions. The public is invited to all meetings and there is a public comment period at every budget meeting.

Budget Calendar and Budget Documents – Below is a list of all City Council meetings with a tentative budget work session or agenda item, and will be updated with a link to the Council report or presentation as they become available.

- Items with a "work session" agenda are discussed during the regular 7 p.m. City Council meeting. The Council does not vote in a work session.
- Items on an "action" or "consent" agenda are part of the regular (7 p.m.) meeting.

Please visit the [City Council Meeting's web page](#) for more information about the Council's meeting schedule and to read the Council agenda's.

Date	Council Agenda	Proposed FY 2014 Mid-Biennial Operating Budget Update
Tuesday, May 7	Legislative Session	Presentation to City Council of the Proposed FY 2014 Mid-Biennial Operating Budget Update
Tuesday, May 21	Work session #1	FY 2014 Mid-Biennial Budget Update
Tuesday, May 28	Work session #2	FY 2014 Mid-Biennial Budget Update
Tuesday, June 4	Work session #3	FY 2014 Mid-Biennial Budget Update
Tuesday, June 18	Action: Public Hearing	Public Hearing on Proposed FY 2014 Mid-Biennial Operating Budget Update
Tuesday, June 25	Action	Adoption of the FY 2014 Mid-Biennial Operating Budget Update; FY 2014 Gann Appropriation Limit; the Recommended FY 2014 Capital Improvement Budget Update.

This page left intentionally blank.



May 7, 2013

Honorable Mayor and Members of the City Council:

I am pleased to submit to you the City of Hayward FY 2014 Proposed Mid-Biennial Operating Budget Update (FY 2014 Update) for your consideration over the next eight weeks prior to adopting the budget – which is tentatively scheduled for June 24, 2013. This is an update to the two-year budget previously adopted by Council in June 2012. The next two months will include several budget work sessions and a public hearing so that both City Council and the public will have an opportunity to review and comment on the recommended FY 2014 funding levels for City programs and services. While there are a few modifications, overall, the budget is fairly unchanged from the original FY 2014 budget.

Although the trend appears toward improvement, most economic forecasters are looking at the economy in 2013 and into FY 2014 as being something of an up and down ride. The City of Hayward is just beginning to see glimmers of economic improvement. Sales tax revenues are improving and the real estate market is beginning to see some increased activity, albeit at reduced valuation levels from previous years. While revenues overall have increased by 10% since FY 2008, expenditures have increased by over 15%. Additionally, some revenue categories (e.g. Property Tax and Property Transfer Tax) have not reached 2008 levels. In 2008, revenues exceeded expenditures; and in 2014, expenditures exceed revenues. So while revenues are improving, our cost of operations, unfunded benefit liabilities and unmet capital needs continue to dramatically rise; hence, the City's ongoing structural gap.

When City Council adopted the biennial budget on June 26, 2012, they did so with the use of the General Fund Reserve for both FY 2013 and FY 2014 (\$6.9 million projected for FY 2014). While the FY 2014 forecast was updated in March 2013 (revised use of reserve to \$4 million), and has again been further refined as part of the budget process, there still exists a significant operating structural gap – currently projected at \$2.3 million for FY 2014, which assumes all bargaining units achieve the 17% concession target – and grows with each fiscal year.

As the organization shifts its limited resources to address service needs, staff proposes some operational and department reorganizations in the FY 2014 Update. However, we have worked toward identifying offsetting revenues or expenditure reductions to mitigate any new costs. The budget is largely balanced through structural savings from compensation and benefit concessions made by the incredible contributions of our City employees, operating expenditure cuts, new revenue, and a limited use of the General Fund Reserve.

Office of the City Manager

777 B Street • Hayward • CA • 94541-5007
Tel: 510-583-4300 • Fax: 510-583-3601 • Website: www.hayward-ca.gov

The use of the Reserve (a one-time balancing measure) is intended to mitigate the need for further program and service reductions, while phasing in concession agreements with the bargaining groups and identifying additional long-term balancing measures. In addition, the use of the Reserve is also a mechanism to “buy time” while economic development efforts are employed to generate new revenues to further close the gap. The intent is to erase the remaining gap by FY 2015, achieving a budget that is structurally balanced – with a long-term plan to address remaining unfunded liabilities and capital needs.

FY 2014 CITY BUDGET OVERVIEW

Citywide Financials

The City operating budget is comprised of a number of different funding sources.¹ The General Fund is the largest single fund and represents the revenue for which the City Council has the most discretion. The total proposed City expenditure budget for the FY 2014 Update is \$247.8 million, with a General Fund budget of \$126.4 million.

The Proposed FY 2014 Update assumes additional labor concessions that reflect savings targets established for the labor groups with which the City is currently bargaining. These targets total \$1.75 million (\$1.1 million for the General Fund and \$650,000 for other funds). Not realizing these savings will increase the gap and thus the use of the Reserve.

Table 1: City Expenditure Budget Summary – All Funds

<i>in 1,000's</i>	FY 2012 Adopted	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Updated	\$ FY 2014 Change	% FY 2014 Change
General Fund	121,952	123,524	127,094	126,403	(691)	-0.5%
All Other Funds	121,907	116,399	122,328	121,404	(924)	-0.8%
Total City Budget	243,859	239,923	249,422	247,807	(1,615)	-0.6%

The FY 2014 Update reflects minimal change in expenditures from the FY 2014 adopted budget (less than 1%) – and the savings is attributed to assumed concession savings and some reductions in costs related to water and wastewater enterprise fund operations.

Citywide Staffing

Staffing resources over the last eleven years have shrunk by 20% in the General Fund from a high in FY 2003 of 772.8 General Fund positions to 621.55 positions as adopted for FY 2014 (a loss of 151.25 FTE). Total citywide staffing (inclusive of all operating funds) has shrunk by 16% since FY 2003 (from 937 to 790.5 FTE). This reduction in labor resources has been in response to budget shortfalls and has caused several departments to be at or below their critical minimum staffing levels, particularly in the administrative support areas. Other service delivery departments have been cut to the bone as well; and further reductions will likely necessitate the complete elimination of whole programs. In spite of years of these significant resource

¹ Other funds is comprised of all non-General Fund revenue sources with key funds including the City’s enterprise funds (Water, Sewer, Airport, etc.), Internal Service Funds (Facilities, Equipment, Technology).

reductions, departments continue to provide high-quality services to Hayward residents through innovation, creativity, and extreme employee productivity.

The FY 2014 Update reflects a number of staffing changes due to department reorganizations and program changes, resulting in a net increase of 6.5 Full Time Equivalents (FTE) to the General Fund – largely offset by new grant or program revenues or expenditure reductions. In addition, there are 4.6 FTE changes that affect other revenue funds. Many of these changes were previously approved by City Council during the FY 2013 mid-year review.

The additional staffing strengthens identified weaknesses in administrative functions like Finance and Information Technology, and adds critical economic development-related positions in the City Manager’s office to support implementation of the recently Council-adopted Economic Development Strategic Plan. Other staffing changes support the needs of operating departments, including, adding key oversight and permit activity support to the Fire Department, increased analytical support for Development Services programs, and improved oversight at the Water Pollution Control Plant. The Staffing section of the budget document provides more details regarding staffing changes.

Table 2: Staffing Summary

FTE Summary	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014	#Change	%Change
				Adopted	Update		
General Fund	652.7	616.6	621.6	621.6	628.1	6.5	1.0%
All Other Funds	183.5	169.8	169.8	168.9	173.5	4.6	2.7%
Total City Postions	836.2	786.4	791.4	790.45	801.55	11.1	1.4%

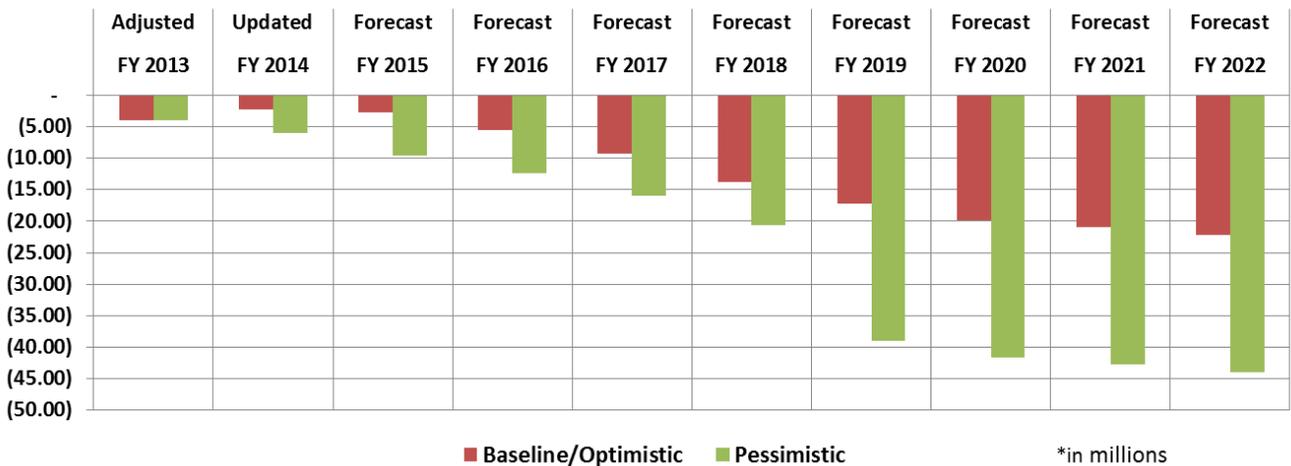
GENERAL FUND DISCUSSION

The General Fund represents about 51% of the City’s total operating budget, providing many important services such as public safety, street maintenance, code enforcement, library and learning services, and other community programs for the residents of Hayward. The economic crisis has hit the General Fund the hardest of all of the City’s revenue funds. The impacts of this crisis, coupled with long-term chronic shortfall between revenues and expenditures, required the implementation of significant balancing measures in recent years; and if the City did nothing, the projected shortfall in FY 2014 could continue to grow to \$44 million by FY 2022.

In considering the various assumptions, staff provides two Ten-Year Plan perspectives (Baseline/Optimistic & Pessimistic) to provide a range of General Fund impacts. Unfortunately, even the “optimistic” set of assumptions leaves the City with a continued structural gap. The key differences between these two sets of assumptions revolve around these drivers:

1. Continuation or sunset of the UUT
2. Continuation or loss of current concession agreements
3. Addition of new concession savings

Table 3: General Fund 10-Year Gap Forecast



Basic General Fund Ten-Year Plan Assumptions

The City’s Ten-Year Plan is dynamic and is updated several times a year to serve as a long-term financial planning tool. The Plan contains a number of driving assumptions. While Table 3 identifies two different scenarios, the focus will be on the red bars, as these represent the FY 2014 General Fund budget as proposed in this update.

Baseline/Optimistic Assumptions

- ❑ Updated revenue assumptions for FY 2014; 2% - 3% growth in future years
- ❑ Utility Users Tax is re-authorized by the voters in 2018 – 0% growth
- ❑ All labor concessions carry forward as ongoing, structural change
- ❑ No across-the-board cost of living increases for FY 2013 – FY 2015; 2% annual growth FY 2016+
- ❑ Updated CalPERS rates from June 30, 2011 valuation & new rate increases effective FY 2016 due to amortization and smoothing policy changes (adopted by CalPERS 4/17/2013)
- ❑ Updated health rates effective January 1, 2013
- ❑ Vacancy savings: Non-sworn (\$0), Police (\$1.3M) and Fire (\$350K); reduces in future years
- ❑ Funding for assumed debt service for Fire Station #7 rehabilitation project
- ❑ Funding for creation of vehicle replacement fund
- ❑ Additional labor concessions (\$1.1M) are budgeted to bring all units to the 17% target
- ❑ Effective FY 2014, increased annual allocation toward funding the City’s Retiree Medical (OPEB) required annual contribution to \$4 million/year by FY 2019

Pessimistic Assumptions

- ❑ Savings achieved through current concession agreements sunset:
 - Firefighters Association Local 1909 and Fire Management; Fire Chief’s Association: 7/1/13
 - Hayward Police Officers Association: 7/1/14
- ❑ Some bargaining units do not achieve 17% target
- ❑ UUT sunsets in FY 2019

Use of the General Fund Reserve

The estimated General Fund Reserve (cash) is about \$23.8 million, and assumes the need to use about \$4.0 million of the Reserve in FY 2013, which could change depending on the actual results of FY 2013. \$25.3 million represents 20% of the gross proposed FY 2014 General Fund expenditure budget. 20% is a prudent reserve level for a city of Hayward’s size and in keeping with current Council policy. Council has been wise in the past use of reserves, and staff has

made every effort to maintain those reserve levels as close to Council policy as possible. The reserve is one-time funding that is intended for emergency needs (such as a catastrophic natural disaster). It also provides some flexibility to address one-time priority programs, smooth out economic swings, and to buffer the loss of state and federal funds.

After implementing significant balancing measures, making considerable adjustments to revenue projections, and assuming all labor concessions hit the 17% target and are on-going, the remaining operating *structural* General Fund gap is projected at \$2.3 million in FY 2014. While this gap is reduced from prior projections, it does not include many of the unfunded City liabilities and capital needs. Table 4 illustrates the change in the projected gap from the original projections for FY 2014 and the revised projections for the FY 2014 Update that include increased revenues and increased concession savings.

Table 4: General Fund FY 2014 Gap

<i>(in 1,000's)</i>	FY 2014 Adopted	FY 2014 Update
Projected General Fund gap	19,409	6,832
Employee Concessions	(10,859)	(1,114)
Operating Expense (Reductions)/additions	(2,077)	422
New Revenue	(741)	(3,856)
General Plan Update	1,100	
Gap/Use of the General Fund Reserve	6,832	2,284

**FY 2014 Update reflects changes from the Adopted. For example, the \$1.1M in employee concessions are new, assumed concessions as discussed in this document.*

Hayward's City Employees Help Close the Gap

When approaching the FY 2013 & FY 2014 Biennial Budget in late 2011, the original General Fund deficit for FY 2014 was projected at \$19 million. Given the challenge of closing such a large shortfall, it was necessary to again turn to the strong partnership between the City and employees, with a goal of implementing recurring, structural change. All employee groups were asked to consider wage and benefit concessions of 17% to be achieved by FY 2015. To date, most groups have achieved 10.5% to 17% in overall structural savings, allowing the City to avoid significant service reductions and to preserve jobs. The FY 2014 Update assumes the permanent continuation of these concessions and reflects an additional \$1.1 million to represent the balance of concessions to bring all bargaining groups to a full 17%.

What is the Long-term Plan to Balance the General Fund Budget?

The FY 2014 budget is balanced, albeit it is balanced with the use of the General Fund Reserves and reliance on employee concessions. Without permanent structural changes to the operating budget, the gap grows in future years and continued use of the City's Reserve is not sustainable. As the City approaches the next two-year budget cycle (FY 2015 & FY 2016), City Council, City Manager, employees, and Hayward citizens will be faced with the difficult task of identifying how to structurally balance the General Fund operating budget. Without other changes, including a significant improvement in the economy, this will likely involve program and service reductions. Council will begin considering these issues in September 2013.

KEY FY 2014 BUDGET CHANGES

General Fund Revenues

Recognizing some economic improvement and having more complete revenue information for FY 2013, staff is proposing increases to several revenue projections. These recommendations build off of the projections presented this past March during the FY 2013 mid-year review. Overall, staff is proposing to increase FY 2014 revenues over the adopted by \$3.86 million or 3.2%.

Table 5: FY 2014 General Fund Revenues

	Adopted FY 2013	Adusted FY 2013	Adopted FY 2014	Update FY 2014	FY 2014 \$Change	FY 2014 %Change
Revenue						
Property Tax	35,768	35,768	36,588	37,541	953	2.6%
Sales Tax	26,590	27,940	27,312	29,500	2,188	8.0%
UUT	15,096	15,096	15,398	15,000	(398)	-2.6%
Franchise Fees	9,686	9,686	9,917	9,917	0	0.0%
Property Transfer Tax	3,525	4,000	3,600	4,500	900	25.0%
Business License Tax	2,448	2,448	2,497	2,500	3	0.1%
Transient Occupancy Tax	1,418	1,418	1,460	1,460	0	0.0%
Other Taxes - Emergency Facilities Tax	1,754	1,754	1,807	1,807	0	0.0%
Charges for Services	8,190	8,140	8,259	8,596	337	4.1%
Other Revenue	3,850	3,850	3,978	3,978	0	0.0%
Intergovernmental	2,713	3,302	2,728	3,341	613	22.5%
Fines and Forfeitures	2,570	2,770	2,579	1,869	(710)	-27.5%
Interest and Rents	453	453	264	264	0	0.0%
Total Revenue	114,061	116,625	116,387	120,273	3,886	3.3%
Transfers in	3,867	3,836	3,875	3,845	(30)	-0.8%
Total Revenue/Resources	117,928	120,461	120,262	124,119	3,857	3.2%

Property Tax +\$953K

Property Tax is tied directly to assessed valuation and the decline in these revenues since 2009 (high of \$40.7 million) coupled with California's tax controls, make rapid recovery unlikely. However, with the majority of the second installment of Property Tax revenues received in April 2013 by the City, and following a discussion with the County Assessor about projected FY 2014 valuations in late March, staff is proposing a modest increase to Property Tax revenue projections. While the market is still slow to recover, we are seeing some improvements in valuation and the Assessor has indicated that he will assess the full 2% growth on value for FY 2014 (the City then receives 1% of this as revenue).

The FY 2014 Adopted projection already increased over FY 2013 and assumed the new revenue generated by CalPine (about \$800,000). The FY 2014 Update increase reflects this assumption, limited growth, and also includes \$350,000 returned from the Real Property Tax Trust Fund as a redistribution of redevelopment revenues, which is allocated toward funding the Economic Development Strategic Plan. The additional revenue (both property and sales tax) projected to result from activities identified in the Economic Development Strategic Plan is not captured in the current revenue projections because the Strategic Plan is only in the very early stages of implementation. As activities commence, staff will adjust both property and sales tax projections as appropriate based on the related outcomes.

Sales Tax +\$2.2M

As discussed during the mid-year update, we are seeing an increase in Sales Tax receipts. In response to this improvement, revenue projections for FY 2014 have been adjusted accordingly – an 8% increase over original projections.

The most recent four quarters for Hayward of net cash receipts (March 2012-March 2013) indicate a 5.4% increase over the same period last year and a 14.8% increase for the most recent four quarters (April 2012 through March 2013) over the prior year. Projections for FY 2013 and FY 2014 include some one-time use tax revenues generated by large equipment purchases for the new power plant located in Hayward. The projections for FY 2014 account return the City to revenue levels similar to the higher level of 2008. Based on the City's current sales tax base, we do not anticipate seeing large jumps in sales tax receipts in future years. However, considering some economic development improvements and a sustained level receipts, staff assumes a steady economic growth of 3% - 4% in future years.

Utility Users Tax -\$398K

Based on current receipts and an indication that we may have reached the maximum market with regard to the tax, staff is recommending a slight (-2.6%) reduction to the FY 2014 projection. In addition to "market saturation," staff anticipates impacts from several consumer trends such as the increasing use of pre-paid or disposable mobile phones and the inability to assess the UUT on those related services. Staff feels that this tax has reached the vast majority of payees in the City and that without significant population or business growth, there will not be growth in the UUT. The zero-growth forecast reflects the fact that over time, revenues will erode do to the changing nature of telephone and related telecommunication services and result in the loss of related UUT revenue. This picture is further impacted by the potential actions the State and Federal governments could take regarding taxing telecommunications.

Real Property Transfer Tax +\$900K

The FY 2014 Adopted Budget reflects a projection of \$3.6 million in annual revenue from Real Property Transfer Tax, down by almost 50% since the \$7.1 million received in FY 2007. In reviewing revenues year-to-date for FY 2013, we are seeing some trending upwards in this revenue and staff is recommending an increase in these projections. Residential transactions have increased and we are seeing some increase in commercial transactions as the lending market opens up again. The adjustment to the FY 2014 Update is \$900K more than originally adopted and represents a 25% increase in revenues.

RPTT Volatility and Base Annual Revenues

RPTT is volatile revenue – and is totally connected to Hayward's real estate market conditions, both value and rate of churn. It is reasonable to assume that Hayward will receive an annual base of revenues due to normal property turnover. However, given the unpredictability of this revenue, it is also reasonable to assume that spikes to this revenue are one-time in nature. Meaning, revenues received in excess of an annual base (to be established) should be considered non-recurring and used toward one-time expenses such as capital improvements and reduction of benefit liabilities. This prudent fiscal approach helps avoid the mistake of budgeting recurring costs against one-time spikes in revenue – thereby exacerbating the City's structural gap.

Charges for Services +\$337K

This adjustment to revenues is largely related to a projected increase in fee revenue related to fire inspections due to increased fire inspection resources, as well as a variety of other minor revenue adjustments based on current trends. An offsetting expenditure is included in the Fire Department budget for a related revenue-generating position.

Intergovernmental +\$613K

This adjustment is directly attributed to grant funding from the new \$3.6 million Community Oriented Policing Services (COPS) Hiring Program grant award from the U.S. Department of Justice to help support the funding of nine police officer positions over a four year period – beginning in FY 2014 and ending in FY 2017. This amount represents the prorated, first year of grant funding.

Fines & Forfeitures -\$710K

The loss of this revenue is directly attributed to the elimination of the Red Light Camera Program and is largely offset by a like reduction in associated program expenses. The loss of the red light program revenue of \$1 million is offset by increases in other program revenues.

General Fund Expenditures

Overall – the proposed FY 2014 expenditures have reduced from the FY 2014 adopted budget by \$691,000 or -.5%. While there are several “ups and downs,” the primary reason for the projected change is the assumed \$1.1 million in new employee concession savings.

Table 6: FY 2014 General Fund Expenditures

	Adopted FY 2013	Adusted FY 2013	Adopted FY 2014	Update FY 2014	FY 2014 \$Change	FY 2014 %Change
Expenditures						
Salary	64,680	63,215	64,680	64,863	183	0.3%
Overtime	5,384	6,513	5,384	5,384	0	0.0%
Target Salary/Vacancy Savings	(1,500)	(1,270)	(1,650)	(1,650)	0	0.0%
Medical Benefits	9,854	9,854	10,840	10,886	46	0.4%
Dental Benefits	1,080	1,080	1,101	1,120	19	1.7%
Retiree Medical	2,321	2,586	2,428	2,347	(81)	-3.4%
Worker's Compensation	4,939	4,939	4,939	4,949	10	0.2%
Other Benefits	1,276	1,275	1,276	1,669	393	30.8%
PERS	15,317	15,193	16,804	15,912	(892)	-5.3%
Staffing Subtotal	103,351	103,385	105,802	105,479	(323)	-0.3%
Interdepartmental (ID) Charges	(5,113)	(5,300)	(5,212)	(5,295)	(83)	1.6%
Net Staffing Expense	98,238	98,085	100,590	100,184	(406)	-0.4%
Maintenance & Utilities	1,018	1,018	1,018	1,018	0	0.0%
Supplies & Services	6,374	6,374	6,527	6,092	(435)	-6.7%
Internal Service Fees	9,294	9,294	9,313	9,409	96	1.0%
Minor Capital	0	0	0	30	30	
Transfers Out (includes CIP)	8,600	8,600	9,646	10,784	1,138	11.8%
Assumed Labor Concessions				(1,114)	(1,114)	
FY 2013 Mid-Year Adjustments		1,072				
Total Expenditures	123,524	124,443	127,094	126,403	(691)	-0.5%

The key cost changes in Employee Services relate to the staffing modifications described previously and further described in the Staffing section of the budget document (net increase of \$183,000) and changes to the cost of benefits, particularly an adjustment in budgeted CalPERS retirement rates for FY 2014 (reduction of \$892,000).

CalPERS Retirement Rates

The change in retirement costs is due to the FY 2014 actual rates provided by PERS being lower than the budgeted rates. When Council adopted the biennial budget, CalPERS had recently lowered the expected investment rate of return from 7.75% to 7.5% and staff was anticipating large rate increases in FY 2014. Because CalPERS ended up “smoothing” this rate increase, the full impact was not entirely felt in FY 2014; therefore, the budgeted number was higher than the actual rates finalized by CalPERS for FY 2014. Retirement rates still reflect an increase over FY 2013 – and grow at an alarming rate through FY 2020.

On April 17, 2013, the CalPERS Board adopted changes to the CalPERS amortization and smoothing policies, resulting in significant employer rate increases starting in FY 2016. The General Fund Ten-Year Plan includes these estimated rate increases (phased over FY 2016 – FY 2020). These increases reflect phased growth as a percentage of payroll up to 8% - 14% by FY 2020. The precise rate amounts will likely be refined over the next six months as CalPERS finalizes the actual employer rates for all agencies.

Other key expenditure changes include a decrease in costs for Services & Supplies (-\$435K) mainly attributed to the elimination of the Red Light Camera Program and the resultant contract termination savings. The Update reflects an increased allocation toward the OPEB (Other Post-Employment Benefit) Retiree Medical unfunded liability of \$918,000. This is basically an offset to the one-time savings experienced in the budgeted PERS rates and appropriately reallocates these benefit liability budgeted savings toward the severely underfunded OPEB liability.

Other Funds Expenditures and Revenues

Overall, revenues and expenditures in other funds are largely unchanged. The most significant changes are related to the Water and the Wastewater Enterprise Funds.

Water Fund

- ❑ Lowering the assumed rate increase for FY 2014 from 14% to 6% - a reduction in projected revenue of \$2.1 million.
- ❑ Lowering the assumed cost of water from \$26.6 million to \$22.2 million due to reduced water consumption and cost savings related to pre-paying debt to the SFPUC.
- ❑ Allocating \$100,000 to fund periodic landscape and other improvements on City-owned properties related to reducing irrigation water use.

Wastewater Fund

- ❑ The FY 2014 budget originally assumed a 4% sewer service charge increase. For the FY 2014 Update staff proposes no rate increase and lowers revenue projections accordingly.
- ❑ Reduction of \$725,000 related to the maintenance agreement associated with a new fuel cell cogeneration facility. The City has decided to utilize a different technology and

this funding is no longer needed and the allocation can be returned to fund balance. The FY 2015 budget will include a request for funds to support maintenance of the new cogeneration system.

- Add 1 FTE WPFC Operations Supervisor position.

UNFUNDED NEEDS & LIABILITIES

While the FY 2014 Operating Budget reflects the basic operating needs of the City, as well as the inclusion of funding toward some benefit liabilities and capital needs, it does not reflect the full spectrum of need – as many of these needs are by necessity “unfunded.” As you can see in the discussion below regarding benefit liabilities, the City is not fully funding these obligations. The FY 2014 Capital Improvement Program Update reflects “Identified Capital Needs” totaling almost \$370 million for which funding is undetermined. In accord with Council policy, the General Fund 10-Year Plan begins to include an allocation toward these unfunded CIP needs effective FY 2015.

Benefit Liabilities

The City of Hayward, like all cities and municipal agencies, manages unfunded benefit liabilities as part of its financial picture. Unfunded liabilities are defined as identifiable obligations of an organization for which the organization does not have 100% of the funding (cash or other assets) set aside to cover the cost should all obligations become immediately due.

Generally, an organization manages a balance between funding a portion of all of those obligations and the associated risk that the obligations will be due at the same time. This balance is considered the practical and responsible approach since payment demands of these obligations rarely, if ever, occur simultaneously. The alternative would be to 100% fund the obligations causing a great portion of the City’s cash to be reserved and not available for funding critical and desired City services and operations.

The City completes annual actuarial valuations for most benefit liabilities. These valuations consider economic, demographic, and historical composition of the benefit programs and establish amounts that the City should set aside each year to fund its benefit-related financial obligations. In today’s economic climate it is critical that the City continue to actively manage its liabilities to ensure long-term fiscal stability.

The City’s four primary benefit liabilities include:

- 1) Retirement
- 2) Workers’ Compensation
- 3) Other Post-Employee Benefits (OPEB) – Retiree Medical Benefits, and
- 4) Accrued Leave Payouts.

Table 7: Summary of Benefit Liabilities

<i>(in millions)</i>	Actuarial Valuation Date	Accrued Liability	Actuarial Value of Assets	Funded Ratio	Unfunded Liability (1)	Unfunded Ratio
CalPERS Police Safety Plan	6/30/2011	\$ 254.1	\$ 194.9	76.7%	\$ 59.2	23.3%
CalPERS Fire Safety Plan	6/30/2011	\$ 206.4	\$ 161.5	78.2%	\$ 44.9	21.8%
CalPERS Miscellaneous Plan	6/30/2011	\$ 340.5	\$ 262.9	77.2%	\$ 77.6	22.8%
Retiree Medical (all groups)	6/30/2011	\$ 69.0	\$ 0.5	0.7%	\$ 68.4	99.3%
Workers' Compensation	6/30/2012	\$ 11.7	\$ 4.0	34.1%	\$ 7.7	65.9%
Accrued Leave Payouts (2)	6/30/2012	\$ 6.1	\$ -	0.0%	\$ 6.1	100.0%
Total		\$ 887.7	\$ 623.8	70.3%	\$ 263.9	29.7%

(1) The percent of unfunded liability in the chart above is based on the Actuarial Value of the Assets, which assumes smoothing over time. If the Market Value of Assets is used to perform the calculation the CalPERS funded liability status would be 68% for Police and Misc. plans and 69.4 for the Fire plan.

(2) Accrued Leave Payouts - no actuarial valuation

Each of the benefit liabilities is unique in its structure and funding. As demonstrated in Table 7, the degree of funding varies depending on the benefit. While the City's CalPERS plans reflect a relatively high level of funding, these levels are reduced from prior years (at one time 100% funded) due primarily to the performance of the CalPERS investment portfolio and overall construct of the CalPERS actuarial assumptions and methodology.

Funding Status by Plan Type

Retirement Annual cost (\$22 million)

The City is fully meeting its annual required contribution (ARC) amounts based on the CalPERS premium rates. Given the CalPERS "smoothing" methodology, meeting this ARC does not necessarily pay down future unfunded liability. In fact, given the economic impact on the CalPERS investment portfolio, the unfunded liability actually grows. As mentioned earlier, changes implemented by CalPERS related to the rate methodology and possible actuarial assumptions changes will dramatically increase the employer contribution rates paid by cities. However, these actions will help lessen the long-term liability of the plans.

Workers' Compensation (Annual Cost: \$4.7 million)

The City is self-funded for Workers' compensation. While the City fully funds present day costs it is not funding future liability.

Retire Medical (OPEB) (Annual Cost: \$2.7 million for current retirees)

The actuarial calculation of the City's ARC is \$6.6 million. The City is not funding the ARC – falling short by about \$4 million. The General Fund Ten-Year Plan addresses this situation, and effective FY 2014, phases in the cost of fully funding the ARC by FY 2018. However, this does not address the total unfunded liability.

Accrued Leave Payouts (Annual Cost: FY 2012= \$1.9 million)

Each year the City pays for vested leave accruals as employees retire or leave the organization. Historically, these payments have been funded through vacancy salary savings and are not specifically budgeted for. As staffing numbers have diminished, the capacity to absorb these costs

has as well. To proactively address this liability, staff is considering building a funding mechanism into payroll and a component of the fringe benefit rate (e.g., 1% of payroll for non-sworn and 2% of payroll for sworn positions). This will result in a budgeted increase to the City budget without offsetting budgetary decreases.

Council will further discuss these benefit liabilities and unfunded capital needs during an upcoming budget work session.

CONCLUSION

The City of Hayward has long prided itself as a lean and efficient organization, making the most of the resources entrusted to us. The prolonged recession has forced the organization to make hard choices about which services will be provided to the community, and how best to provide them. While the FY 2014 Update presents a balanced budget plan, the City must still resolve the remaining structural operating budget gap and establish a long-term funding plan for the City's unfunded liabilities and capital needs. Absent a significantly improved economy, this may involve more difficult choices and sacrifices in the immediate future. The projected FY 2014 General Fund operating budget gap is \$2.3 million (with assumed labor concessions) and grows each fiscal year.

The budget reflects the presumed spending plan for FY 2014 in keeping with City Council priorities. However, there are many unfunded needs not represented in this budget that will impact future funding levels – including retirement and retiree medical benefit liabilities and capital infrastructure and technology needs.

I would like to thank both the City Council and City staff for the strong partnership that has enabled the City to effectively meet the challenges we face. All City employees, including the Mayor, Council, and executives, have all made impressive contributions toward reducing wage and benefits costs. It is through partnership with the City's bargaining groups and unrepresented employees that the City is able to close the structural deficit to the degree reflected in this budget; and Council's prudent use of reserves allows staff to present a balanced fiscal plan.

I look forward to FY 2014 as we make progress toward fiscal stability as well as the continued provision of quality services to Hayward citizens.

Sincerely,



Fran David
City Manager
ICMA-CM

Financial Summaries

All Funds

This section provides an overview of City of Hayward operating funds. The following is a brief summary of each type of fund.

Governmental Fund Types

These fund types are used to account for tax-supported governmental activities.

General Fund

The general operating fund of the City, used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds

Special Revenue funds are used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted. Examples of restricted revenues include grant funding, enabling legislation, or earmarking funds for a specific purpose.

- Community Development Block Grant Fund
- Downtown Business Improvement Fund
- Housing and Homeownership Funds
- Small Business Economic Development Loan Fund
- Citizen’s Option for Public Safety Fund
- Measure B – Paratransit Fund
- Narcotics Asset Seizure Fund
- Recycling Fund
- Neighborhood Stabilization Program
- Energy Efficiency and Conservation Block Grant
- Park Dedication
- Landscape & Lighting Districts
- Maintenance Districts

Debt Service Funds

Debt Service funds are used to account for the accumulation of resources and the payment of general long-term debt.

- General Debt Service (COP)
- Hayward Redevelopment Agency
- Special Assessments

Proprietary Fund Types

These fund types are used to account for a government’s business-type activities (activities supported, at least in part, by fees or charges).

Enterprise Funds

Enterprise Funds present City operations that are financed and operated like private business enterprises. This type of fund permits user charges to finance or recover the costs, including depreciation, of providing the services to the general public on a continuing basis.

- Airport Maintenance and Operation Fund
- Stormwater Maintenance and Operation Fund
- Wastewater Maintenance and Operation Fund
- Water Maintenance and Operation Fund

Internal Service Funds

Internal Service Funds are used to finance and account for goods and/or services provided by one City department to another, on a cost reimbursement basis.

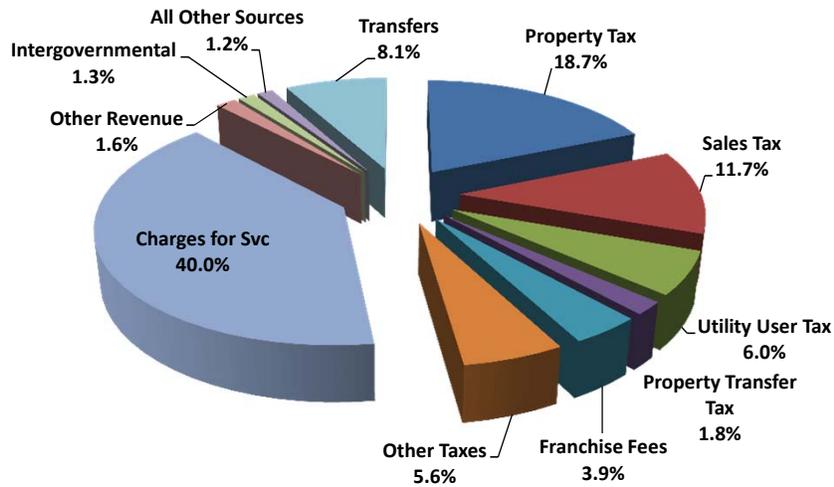
- Employee Benefits Fund (Retiree Medical)
- Facilities Management Fund
- Fleet Management Fund
- Information Technology Fund
- Risk Management Fund
- Worker's Compensation Fund

All Operating Funds - Summary							FY 2014
<i>\$'s in 1000's</i>							Proposed Updated
FY 2014							
	General	Special Revenue	Debt Service	Enterprise	Internal Service	Successor RDA	TOTAL
Revenues							
Property Tax	37,541	-	-	-	-	9,603	47,144
Sales Tax	29,500	-	-	-	-	-	29,500
Utility User Tax (New Oct 2009)	15,000	-	-	-	-	-	15,000
Real Property Transfer Tax	4,500	-	-	-	-	-	4,500
Franchise Fees	9,917	-	-	-	-	-	9,917
Other Taxes	5,769	8,430	-	-	-	-	14,199
Charges for Service	8,596	-	-	70,299	21,830	-	100,725
Other Revenue	3,978	-	-	-	-	-	3,978
Intergovernmental	3,341	-	-	-	-	-	3,341
From All Other Sources	2,133	-	992	-	-	-	3,125
	120,275	8,430	992	70,299	21,830	9,603	231,429
Transfers from other funds*	3,844	3,323	6,749	2,439	3,930	-	20,285
Total Revenues	124,119	11,753	7,741	72,738	25,760	9,603	251,714
Expenditures							
Salary							
Regular	64,862	952	-	9,738	3,381	143	79,076
Overtime	5,384	-	-	382	166	-	5,932
Vacancy Savings	(1,650)	-	-	-	-	-	(1,650)
Benefits							
Medical Benefits	10,886	179	-	2,212	671	36	13,984
Retiree Medical	2,347	20	-	221	68	4	2,660
Other Benefits	7,738	66	-	1,127	282	8	9,221
PERS	15,912	185	-	1,900	650	28	18,675
Charges (to)/from other programs	(5,295)	(57)	12	468	117	97	(4,658)
<i>Net Staffing Expense</i>	100,184	1,345	12	16,048	5,335	316	123,240
Maintenance & Utilities	1,018	360	-	2,524	2,364	26	6,292
Supplies & Services	5,413	5,075	53	10,469	5,432	152	26,594
Internal Service Fee	9,409	69	-	2,445	411	2	12,336
Capital	30	-	-	-	-	-	30
Debt Service	-	-	7,765	4,954	1,754	800	15,273
All Other Uses	679	1,277	-	22,200	6,861	7	31,024
	16,549	6,781	7,818	42,592	16,822	987	91,549
Total Expense	116,733	8,126	7,830	58,640	22,157	1,303	214,789
Transfers to other funds*	10,784	430	35	13,749	2,537	6,597	34,132
Subtotal Expenditures	127,517	8,556	7,865	72,389	24,694	7,900	248,921
Assumed Labor Concession Savings	(1,114)	-	-	-	-	-	(1,114)
Total Expenditures	126,403	8,556	7,865	72,389	24,694	7,900	247,807
(Use) / Add to fund balance	(3,398)	3,197	(124)	349	1,066	1,703	2,793

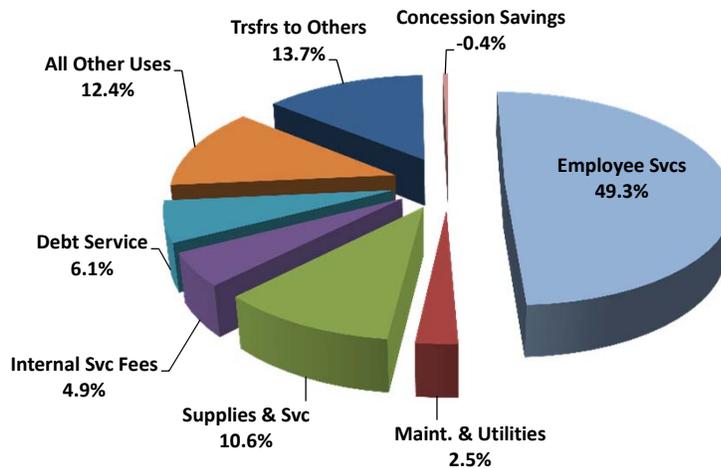
Note: General Fund column represents fund 100 only.

All Operating Funds <i>Summary of Revenues and Expenditures</i>	FY 2014 Proposed Updated
---	---

FY 2014 All Operating Funds Revenues - By Type
\$251.7 Million
(Amounts Stated in Millions)



FY 2014 All Operating Funds Expenditures - By Category
\$247.8 Million
(Amounts Stated in Millions)

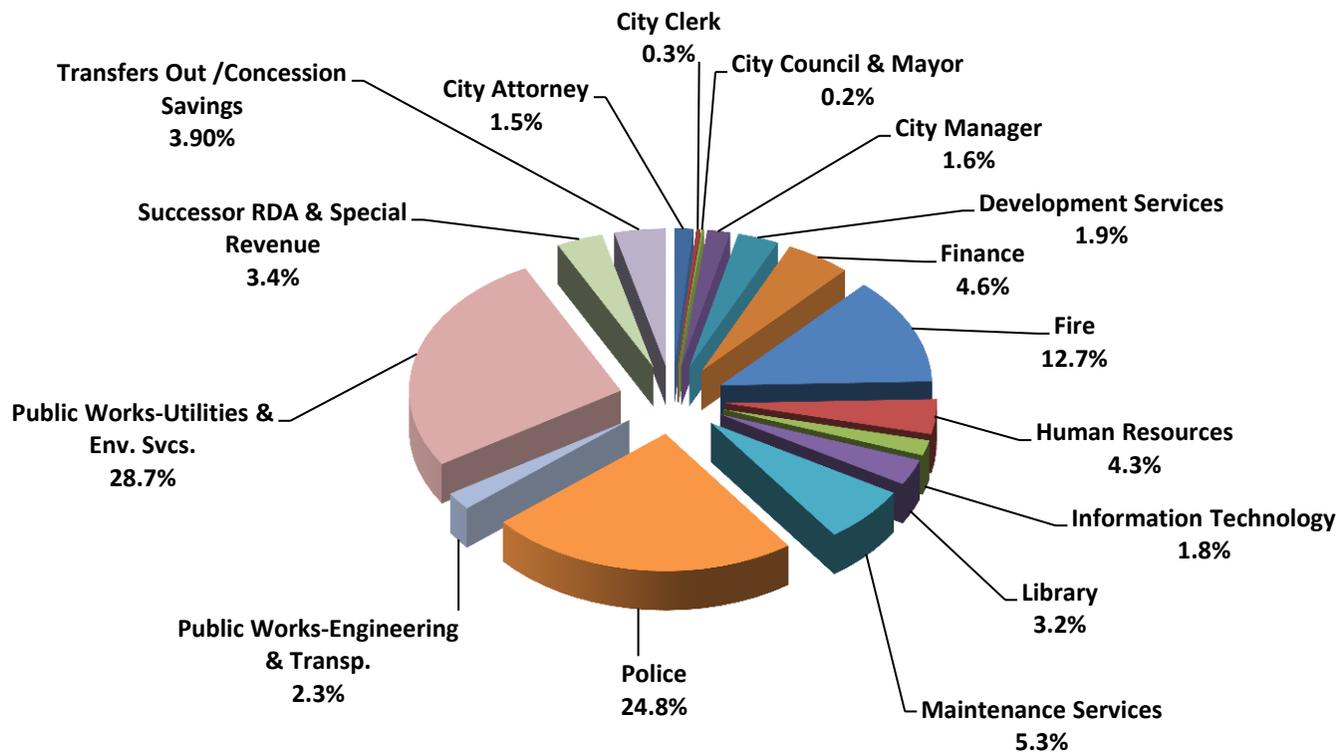


Summary of Expenditures by Department - All Funds

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
City Attorney	3,794,690	2,983,564	3,601,810	3,630,984	3,549,101
City Clerk	529,145	763,709	588,773	779,493	775,883
City Council & Mayor	505,022	495,426	528,091	541,590	505,797
City Manager	2,680,119	2,693,154	3,743,826	3,725,931	4,378,551
Development Services	5,892,520	6,367,384	4,467,440	4,566,068	7,749,113
Finance*	12,211,498	15,704,465	12,098,404	12,182,074	12,422,449
Fire	30,009,518	30,753,307	30,484,478	31,013,823	31,415,279
Human Resources	9,236,908	8,178,238	10,301,574	10,329,609	10,184,315
Information Technology	4,627,732	4,709,759	4,331,528	4,350,822	4,472,511
Library	9,538,831	6,605,193	7,552,421	7,349,540	7,560,687
Maintenance Services	17,721,385	15,062,411	15,112,358	15,732,546	16,485,307
Police	59,299,927	59,151,308	59,535,147	60,765,523	58,778,718
Public Works-Engineering & Transp.	5,491,213	5,027,286	5,410,825	5,309,761	5,269,483
Public Works-Utilities & Env. Svcs.	51,863,595	59,035,985	65,469,050	71,188,959	65,777,401
Successor RDA & Special Revenue	24,474,198	7,263,480	8,098,503	8,309,749	8,813,179
Transfers Out/Concession Savings	6,265,824	8,514,356	8,599,784	9,645,475	9,669,462
<i>Transfers Out</i>	6,265,824	8,514,356	8,599,784	9,645,475	10,783,462
<i>Assumed Labor Concession Savings</i>	-	-	-	-	(1,114,000)
	\$ 244,142,125	\$ 233,309,025	\$ 239,924,012	\$ 249,421,947	\$ 247,807,236

*FY2012 includes a one-time transfer of RDA Successor Agency debt.

FY 2014 Proposed Updated



This page left intentionally blank.

General Fund Summary and Cash Fund Balance Designations

<i>\$ in 1,000s</i>	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
Beginning Cash Fund Balance	\$ 29,339	\$ 29,549	\$ 27,018	\$ 21,422	\$ 21,422
Revenues					
Property Tax	\$ 35,726	\$ 35,715	\$ 35,768	\$ 36,588	\$ 37,541
Sales Tax	25,492	26,346	26,590	27,312	29,500
Utility Users Tax	14,700	14,797	15,096	15,398	15,000
Franchise Fees	9,091	9,892	9,686	9,917	9,917
Real Property Transfer Tax	3,821	4,778	3,525	3,600	4,500
Other Taxes	5,342	5,814	5,620	5,764	5,769
Charges for Services	8,916	7,696	8,190	8,259	8,596
Inter-Governmental	5,046	3,716	2,713	2,728	3,341
Fines & Forfeitures	2,792	2,403	2,570	2,579	1,869
Other Revenues	3,417	3,797	3,850	3,978	3,978
Interest & Rents	548	510	453	264	264
Transfers In	6,462	4,514	3,867	3,875	3,844
Total Operating Revenues:	\$ 121,353	\$ 119,978	\$ 117,928	\$ 120,262	\$ 124,119
Expenditures					
Salaries & Benefits	\$ 96,827	\$ 98,041	\$ 98,238	\$ 100,590	\$ 100,184
Maintenance & Utilities	1,932	810	1,018	1,018	1,018
Supplies & Services	6,311	5,793	6,374	6,527	6,092
Internal Service Fees	9,600	9,280	9,294	9,313	9,409
Capital	53	71	-	-	30
Assumed Additional Concession Savings	-	-	-	-	(1,114)
Transfers Out	6,420	8,514	8,600	9,646	10,784
Total Operating Expenditures:	\$ 121,143	\$ 122,509	\$ 123,524	\$ 127,094	\$ 126,403
Annual Surplus/(Shortfall)	\$ 210	\$ (2,531)	\$ (5,596)	\$ (6,832)	\$ (2,284)
Ending Fund Cash Balance (CAFR)	\$ 29,549	\$ 27,018	\$ 21,422	\$ 14,590	\$ 19,138
Cash Fund Balance Designations					
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
Unassigned					
Contingencies	\$ 10,695	\$ 5,572	\$ 5,000	\$ 5,000	\$ 5,000
Economic Uncertainty	9,350	7,020	5,855	259	4,138
Liquidity	4,675	5,810	5,000	5,000	5,000
Emergencies	-	4,000	5,000	5,000	5,000
Public Safety	1,000	1,000	-	-	-
Hotel Conference Center	190	190	-	-	-
Retirement Reserve	522	-	-	-	-
Undesignated Fund Balance	3,118	1,747	-	-	-
Total Designated Fund Balance	\$ 29,550	\$ 25,339	\$ 20,855	\$ 15,259	\$ 19,138

DRAFT General Fund Ten-Year Plan: FY 2014 Proposed Update

	PY2 Actual FY 2011	PY1 Actual FY 2012	Year 1 Adopted FY 2013	Year 1 Adjusted FY 2013	Year 2 Adopted FY 2014	Year 2 Update FY 2014	Year 3 Forecast FY 2015	Year 4 Forecast FY 2016	Year 5 Forecast FY 2017	Year 6 Forecast FY 2018	Year 7 Forecast FY 2019	Year 8 Forecast FY 2020	Year 9 Forecast FY 2021	Year 10 Forecast FY 2022	
Revenue															
1	Property Tax	35,726	35,716	35,768	35,768	36,588	37,541	38,260	38,995	40,090	41,219	42,395	43,607	44,856	46,143
2	Sales Tax	25,492	26,346	26,590	27,940	27,312	29,500	30,321	31,243	32,965	33,954	35,312	36,724	38,193	39,721
3	UUT	14,700	14,797	15,096	15,096	15,398	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
4	Franchise Fees	9,091	9,892	9,686	9,686	9,917	9,917	10,358	10,488	10,235	10,024	9,849	9,709	9,600	9,519
5	Property Transfer Tax	3,821	4,778	3,525	4,000	3,600	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272
6	Business License Tax	2,390	2,483	2,448	2,448	2,497	2,500	2,550	2,805	2,861	2,918	2,977	3,036	3,097	3,159
7	Transient Occupancy Tax	1,253	1,466	1,418	1,418	1,460	1,460	1,489	1,519	1,549	1,580	1,612	1,644	1,677	1,711
8	Other Taxes - Emergency Facilities Tax	1,699	1,751	1,754	1,754	1,807	1,807	1,816	1,825	1,834	1,843	1,853	1,862	1,871	1,881
9	Charges for Services	8,914	7,811	8,190	8,140	8,259	8,596	8,767	8,942	9,121	9,303	9,488	9,678	9,871	10,068
10	Other Revenue	3,417	3,797	3,850	3,850	3,978	3,978	4,113	4,255	4,404	4,560	4,724	4,897	5,078	5,268
11	Intergovernmental	5,046	3,717	2,713	3,302	2,728	3,341	3,756	3,772	3,387	2,804	2,821	2,838	2,856	2,875
12	Fines and Forfeitures	2,793	2,403	2,570	2,770	2,579	1,869	1,883	1,898	1,913	1,927	1,942	1,958	1,973	1,988
13	Interest and Rents	549	511	453	453	264	264	268	273	279	285	291	298	305	313
14	Total Revenue	114,891	115,465	114,061	116,625	116,387	120,273	123,173	125,696	128,414	130,288	133,233	136,319	139,546	142,916
15	Transfers in	6,462	4,514	3,867	3,836	3,875	3,845	3,943	4,084	4,231	4,385	4,547	4,715	4,892	5,077
16	Total Revenue/Resources	121,354	119,979	117,928	120,461	120,262	124,119	127,115	129,780	132,645	134,673	137,779	141,034	144,438	147,993
Expenditures															
Salaries & Benefits															
19	Salary	62,548	61,697	64,680	63,215	64,680	64,863	65,007	66,303	67,625	68,974	70,350	71,753	73,184	74,644
20	Overtime	5,261	5,412	5,384	6,513	5,384	5,384	5,492	5,602	5,714	5,828	5,944	6,063	6,185	
21	Target Salary/Vacancy Savings	-	-	(1,500)	(1,270)	(1,650)	(1,650)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
22	Medical Benefits	8,211	8,515	9,854	9,854	10,840	10,886	11,974	13,172	14,489	15,938	17,532	19,285	21,213	23,335
23	Dental Benefits	-	988	1,080	1,080	1,101	1,120	1,142	1,165	1,188	1,212	1,236	1,261	1,286	1,312
24	Retiree Medical	2,141	2,560	2,321	2,586	2,428	2,347	2,444	2,550	2,667	2,796	2,938	3,094	3,266	3,455
25	Worker's Compensation	-	4,877	4,939	4,939	4,939	4,949	5,091	5,190	5,294	5,396	5,504	5,611	5,724	5,838
26	Other Benefits	7,511	1,726	1,276	1,275	1,276	1,669	1,670	1,696	1,718	1,739	1,768	1,789	1,813	1,837
27	PERS	16,081	17,492	15,317	15,193	16,804	15,912	16,866	18,833	20,862	22,796	24,559	26,672	27,219	27,777
28	Furlough Savings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Salaries & Benefits Subtotal	101,753	103,267	103,351	103,385	105,802	105,479	108,577	113,400	118,445	123,565	128,715	134,410	138,769	143,383
30	Interdepartmental (ID) Charges	(5,047)	(5,332)	(5,113)	(5,300)	(5,212)	(5,295)	(5,295)	(5,401)	(5,509)	(5,619)	(5,731)	(5,846)	(5,963)	(6,082)
31	Net Staffing Expense	96,706	97,935	98,238	98,085	100,590	100,184	103,282	108,000	112,936	117,946	122,983	128,564	132,806	137,300
Operating Expenses															
33	Maintenance & Utilities	1,932	810	1,018	1,018	1,018	1,018	1,028	1,038	1,049	1,059	1,070	1,081	1,091	1,102
34	Supplies & Services	6,311	5,900	6,374	6,374	6,527	6,092	6,153	6,214	6,277	6,339	6,403	6,467	6,531	6,597
35	Internal Service Fees	9,721	9,280	9,294	9,294	9,313	9,409	9,503	9,598	9,694	9,791	9,889	9,988	10,088	10,189
36	Capital (now included in Transfers)	56	71	-	-	-	30	-	-	-	-	-	-	-	-
37	Transfers Out of the General Fund*	6,420	8,514	8,600	8,600	9,646	10,784	11,024	11,552	12,979	14,420	15,745	15,869	15,980	16,095
38	FY 2013 Mid-Year Adjustments	-	-	-	1,072	-	-	-	-	-	-	-	-	-	-
39	Net Operating Expense	24,440	24,575	25,286	26,358	26,504	27,333	27,708	28,403	29,999	31,609	33,107	33,404	33,691	33,983
40	Expenditures Subtotal	121,146	122,510	123,524	124,443	127,094	127,517	130,990	136,402	142,935	149,556	156,090	161,968	166,497	171,283
41	Assumed Additional Labor Concessions	-	-	-	-	-	(1,114)	(1,114)	(1,114)	(1,114)	(1,114)	(1,114)	(1,114)	(1,114)	(1,114)
42	Total Expenditures	121,146	122,510	123,524	124,443	127,094	126,403	129,876	135,288	141,821	148,442	154,976	160,854	165,383	170,169
43	Total Surplus/(Shortfall)	208	(2,531)	(5,596)	(3,982)	(6,832)	(2,284)	(2,761)	(5,509)	(9,176)	(13,769)	(17,197)	(19,820)	(20,944)	(22,176)
44															
45	Beginning Fund Balance	29,343	29,550	27,764	27,764	22,168	23,782	21,498	18,737	6,172	(4,368)	(18,353)	(36,445)	(58,583)	(81,387)
46	Change to Reserves	208	(2,531)	(5,596)	(3,982)	(6,832)	(2,284)	(2,761)	(5,509)	(9,176)	(13,769)	(17,197)	(19,820)	(20,944)	(22,176)
47	<i>Change to Deposits</i>														
48	<i>Adjustments to fund balance</i>		745												
49	Ending Fund Balance	29,550	27,764	22,168	23,782	15,336	21,498	18,737	6,172	(4,368)	(18,353)	(36,445)	(58,583)	(81,387)	(104,995)
50	City Council Reserve Policy	24,229	24,502	24,705	24,889	25,419	25,281	25,975	27,058	28,364	29,688	30,995	32,171	33,077	34,034
51	<i>(20% of Total Expenditures)</i>														
52	Under Reserve Policy			(2,537)	(1,106)	(10,083)	(3,783)	(7,238)	(20,886)	(32,732)	(48,041)	(67,440)	(90,754)	(114,464)	(139,029)
53				<i>-10%</i>	<i>-4%</i>	<i>-40%</i>	<i>-15%</i>	<i>-28%</i>	<i>-77%</i>	<i>-115%</i>	<i>-162%</i>	<i>-218%</i>	<i>-282%</i>	<i>-346%</i>	<i>-409%</i>
54	*Transfers Out include debt service, insurance, capital funding, OPEB liability funding														

General Fund - Fund Transfer Summary

Fund Transfers (FY 2011 - 2014)

<i>\$'s in 1,000's</i>	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014 Proposed
	Actual	Actual	Adopted	Adopted	Updated

Transfers into the General Fund

Transfer for Cost Allocation	2,783	2,696	2,449	2,449	2,449
Transfer from Special Gas Tax	2,225	1,691	1,140	1,148	1,148
Miscellaneous					
Transfer from Housing Mort Bond Fund	467	-	-	-	-
Transfer from Debt Service Close Out					
Transfer from Citizen's Option Grant	158	-	184	184	184
Transfer from Byrnes Justice Assist Grant	89	-	86	86	55
Transfer from Fleet Capital	24	-	-	-	-
Transfer from RDA, Gen Fund Repmt*	-	-	-	-	-
Transfer from RDA, Misc	165	128	-	-	-
Transfer from Local Imprv Dist Fund	357	-	-	-	-
Transfer from Comm Fac Dist Fund	175	-	8	8	8
Transfer from RDA, Low & Mod Housing	-	-	-	-	-
Transfer from Fire Education Reimbursement	-	-	-	-	-
Transfer from Debt Service	19	-	-	-	-
Transfer from Housing Fund	-	-	-	-	-
Transfers into the General Fund	6,462	4,515	3,867	3,875	3,844

Transfers out of the General Fund

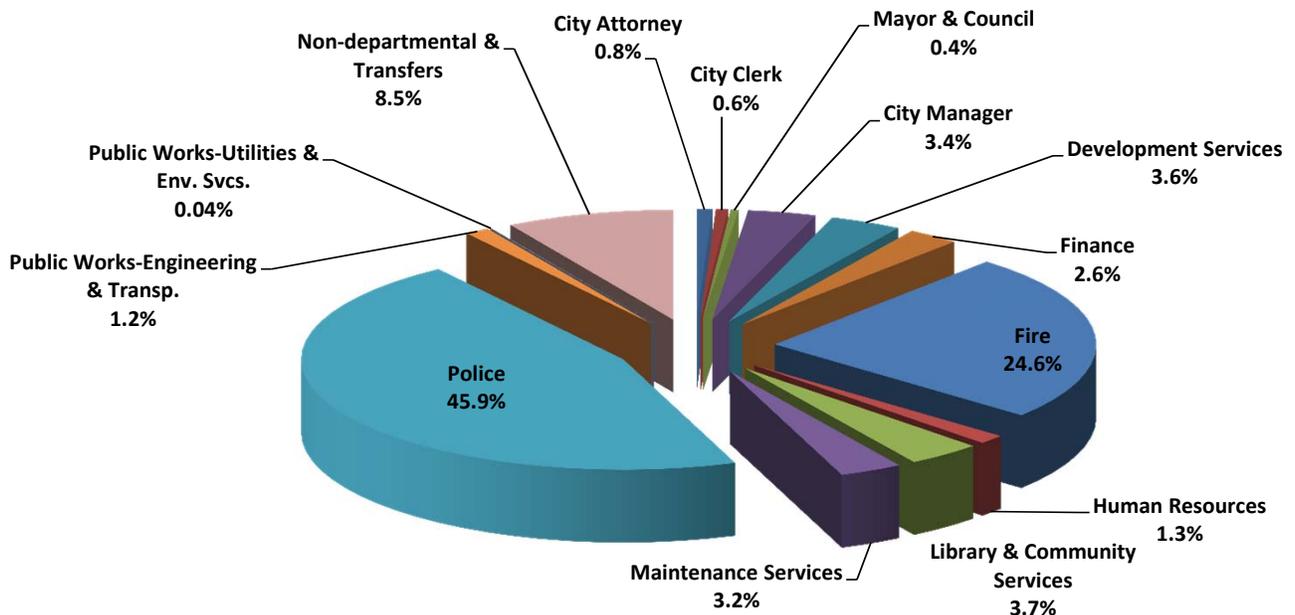
Transfer to Debt Service	2,772	2,781	2,822	2,809	2,809
Transfer for Risk Management Premium	2,347	2,465	2,331	2,331	2,621
Transfer to Centennial Hall		-	-	-	-
Transfer to Trans Sys Improvement Fund		50	350	350	350
Transfer to Worker's Compensation Fund	-	310	310	510	310
Transfer to Capital Projects	810	2,192	1,101	1,102	1,102
Transfer to Ent Rrc Plng	-	-	-	-	-
Transfer to COP	-	2	-	-	-
Transfer to Library Grant Fund	-	98	-	-	-
Transfer to Information Technology Operating	-	-	-	-	130
Transfer to Facilities Operating	163	-	-	-	-
Transfer to Fire Capital	326	429	797	1,369	1,369
To Tech Replacement Fund	-	-	209	216	216
Transfer to Fleet Management	-	42	500	600	600
Transfer to Police Capital	-	145	170	349	349
Transfer to Maintenance Services Capital	-	-	10	10	10
Transfer to Retiree Medical Fund	-	-	-	-	918
Transfers out of the General Fund	6,418	8,514	8,600	9,646	10,784

Summary of Expenditures by Department - General Fund

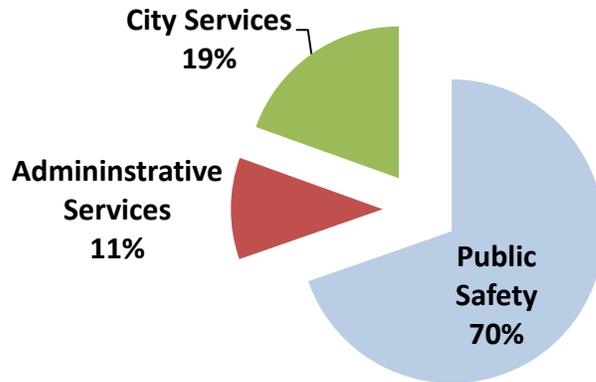
	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
City Attorney	1,086,845	962,717	1,026,608	1,044,801	992,742
City Clerk	529,145	763,709	588,773	779,493	775,883
Mayor & Council	505,024	495,426	528,091	541,590	505,797
City Manager	2,630,849	2,753,799	3,743,826	3,725,931	4,378,551
Development Services	5,312,524	5,059,476	4,391,140	4,489,768	4,621,932
Finance	3,116,983	2,952,152	3,233,526	3,294,292	3,347,890
Fire	29,994,479	31,052,839	30,484,478	31,013,823	31,415,279
Human Resources	1,198,790	995,471	1,830,483	1,852,071	1,720,020
Library & Community Services	4,996,073	4,762,628	4,606,357	4,677,113	4,768,528
Maintenance Services	3,784,135	3,829,832	3,867,644	3,938,776	4,035,507
Police	58,887,700	58,825,906	59,091,147	60,495,523	58,539,718
Public Works-Engineering & Transp.	2,682,921	1,509,780	1,481,562	1,542,922	1,579,070
Public Works-Utilities & Env. Svcs.	-	29,022	51,207	51,689	51,906
Non-departmental & Transfers	6,419,609	8,516,000	8,599,784	9,645,475	10,783,462
	\$ 121,145,077	\$ 122,508,757	\$ 123,524,626	\$ 127,093,267	\$ 127,516,285

Note: Does not include assumed Labor Concession savings of \$1.1 million.

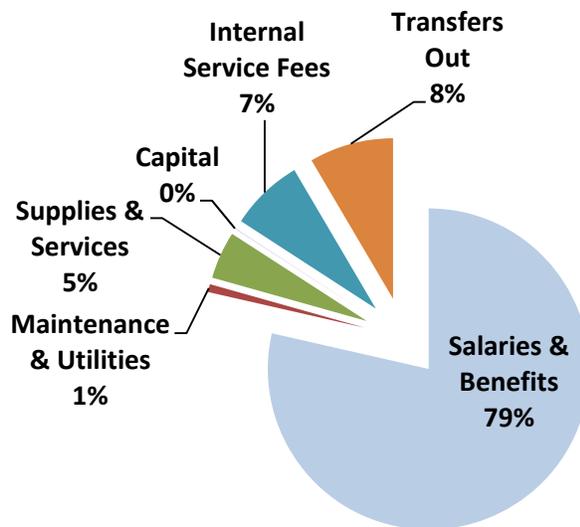
FY 2014 = \$127.5M



**FY 2014
General Fund Staffing by Service Area**



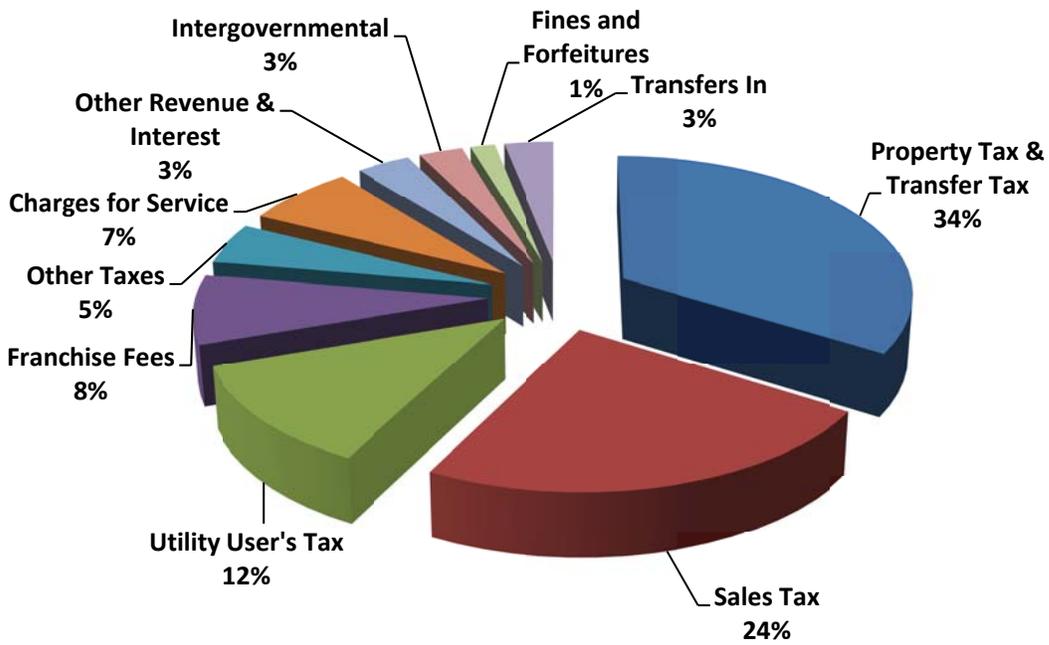
**FY 2014
General Fund Expenditures by Category**



**General Fund Revenues
by Source**

FY 2014 General Fund Update

**Revenues/Resources Summary
\$124.1 million**



Summary of General Fund Revenues

Revenues by Category	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014 Proposed
<i>in 1,000's</i>	Actual	Actual	Adopted	Adopted	Update
Property Taxes					
Property Tax Secured	\$ 21,608	\$ 21,587	\$ 21,853	\$ 22,616	\$ 22,700
Property Tax Unsecured	1,328	1,384	1,167	1,179	1,300
In-Lieu (Enterprise Funds)	1,620	1,649	1,629	1,629	1,629
RDA Pass Thru	218	434	298	298	298
Trust Fund Redistribution (RDA)	-	-	-	-	350
Property Tax - VLF Swap	10,131	10,096	10,071	10,071	10,564
Airport	821	565	750	795	700
Total Property Taxes	\$ 35,726	\$ 35,715	\$ 35,768	\$ 36,588	\$ 37,541
Sales & Use Tax					
Sales and Use Taxes	\$ 18,243	\$ 19,597	\$ 19,827	\$ 20,408	\$ 21,300
Sales Tax/Public Safety	620	677	570	587	700
Sales Tax Triple Flip	6,629	6,072	6,193	6,317	7,500
Total Sales & Use Tax	25,492	26,346	26,590	27,312	29,500
Utility Users Tax	14,700	14,797	15,096	15,398	15,000
Franchise Fee Tax					
Franchise - Waste MGMT	\$ 3,746	\$ 3,951	\$ 3,806	\$ 3,997	\$ 3,997
Franchise - Water	1,940	2,326	2,490	2,490	2,490
Franchise - Sewer	1,308	1,363	1,365	1,365	1,365
Franchise - PG & E	964	977	946	964	964
Franchise - Cable TV	1,133	1,275	1,079	1,101	1,101
Total Franchise Fee Tax	9,091	9,892	9,686	9,917	9,917
Real Property Transfer Tax	\$ 3,821	\$ 4,778	\$ 3,525	\$ 3,600	\$ 4,500
Other Taxes					
Business License Tax	\$ 2,390	\$ 2,483	\$ 2,448	\$ 2,497	\$ 2,500
Emergency Facilities Tax	1,699	1,751	1,754	1,807	1,809
Construction Tax	-	114	-	-	-
Transient Occupancy Tax	1,253	1,466	1,418	1,460	1,460
Total Other Taxes	\$ 5,342	\$ 5,814	\$ 5,620	\$ 5,764	\$ 5,769
Charges for Services <i>(comprised of Licenses & Permits, Fees & Service Charges, Construction Related Fees)</i>					
Licenses and Permits					
Fire Licenses & Permits	\$ 1,219	\$ 1,327	\$ 1,487	\$ 1,515	\$ 1,645
Police Licenses & Permits	233	322	300	305	305
Other Licenses & Permits	272	178	157	160	219
Total Licenses and Permits	\$ 1,724	\$ 1,827	\$ 1,944	\$ 1,980	\$ 2,169
Fees and Service Charges					
Fire Fees & Svc Charges	\$ 931	\$ 727	\$ 647	\$ 660	\$ 757
Police Fees & Svc Charges	1,022	932	939	948	979
Residential Rental Inspections	473	628	593	594	560
Vehicle Maintenance & Operations	35	44	-	-	22
Other Fees & Svc Charges	974	365	502	506	418
Total Fees and Service Charges	\$ 3,435	\$ 2,696	\$ 2,681	\$ 2,708	\$ 2,736

Summary of General Fund Revenues

Revenues by Category	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014 Proposed Update
<i>in 1,000's</i>	Actual	Actual	Adopted	Adopted	Update
Construction Related Fees					
Construction Permits	\$ 1,534	\$ 1,351	\$ 1,388	\$ 1,388	\$ 1,700
Plan Checking Fees	825	860	1,157	1,157	1,157
Supplemental Improvement Tax	243	143	306	312	120
New Construction Inspections	1,155	820	714	714	714
Total Construction Related Fees	\$ 3,757	\$ 3,174	\$ 3,565	\$ 3,571	\$ 3,691
Total Charges for Services	\$ 8,916	\$ 7,697	\$ 8,190	\$ 8,259	\$ 8,596
Inter-Governmental					
Police Grants/Reimb	\$ 3,389	\$ 3,035	\$ 1,756	\$ 1,756	\$ 2,355
Fire County EMS Reimb	354	472	486	501	501
Vehicle License Fee (VLF)	695	76	76	76	76
State Mandate Reimb	126	30	-	-	-
Fire Mutual Aid Reimb	75	40	390	390	390
Library Grants	354	51	-	-	-
Miscellaneous	53	13	5	5	19
Total From Other Agencies	\$ 5,046	\$ 3,717	\$ 2,713	\$ 2,728	\$ 3,341
Fines and Forfeitures					
Vehicle Fines	\$ 189	\$ 505	\$ 203	\$ 205	\$ 205
Parking Citations - In House	525	542	738	743	863
Parking Citations - DMV	179	221	113	114	114
FTB Parking Tax Offset	36	77	4	4	4
Photo Red Light	1,303	486	1,000	1,000	-
Criminal Fines	394	453	430	430	430
Administrative Citations	54	9	-	-	5
Code Enforcement	-	-	-	-	165
Library Fines	112	110	82	83	83
Total Fines and Forfeitures	\$ 2,792	\$ 2,403	\$ 2,570	\$ 2,579	\$ 1,869
Other Revenues					
Fairview Fire Protection District	\$ 2,223	\$ 2,450	\$ 2,573	\$ 2,701	\$ 2,701
Workers' Comp Salary Reimb	1,035	1,199	1,200	1,200	1,200
Account closure (one-time)	-	-	-	-	-
Other	159	148	77	77	77
Total Other Revenues	\$ 3,417	\$ 3,797	\$ 3,850	\$ 3,978	\$ 3,978
Interest & Rents					
Interest Earned	\$ 127	\$ 56	\$ 150	\$ 150	\$ 150
Miscellaneous Interest Income	65	19	128	114	114
Laydown Rental Income	355	433	175	-	-
Vehicle Reimbursement	-	-	-	-	-
Building & Parking Rental	1	2	-	-	-
Total Interest & Rents	\$ 548	\$ 510	\$ 453	\$ 264	\$ 264
Total General Fund Revenues					
	\$ 114,891	\$ 115,466	\$ 114,061	\$ 116,387	\$ 120,275
Transfers In	6,462	4,514	3,867	3,875	3,844
Total Revenues Including Transfers	\$ 121,353	\$ 119,980	\$ 117,928	\$ 120,262	\$ 124,119

PROPERTY TAXES

Property Tax revenues are the City's largest General Fund revenue source, comprising 34% of General Fund revenues.

Real Property Taxes

Under the State Constitution, Real Property Taxes (Property Taxes) are applied to all taxable real and personal property (i.e., possessory interest, and other personal property considered to be permanently attached to the property), and are set at 1% of the assessed value. The Alameda County Assessor maintains property tax assessment rolls that account for all property. Property Taxes are adjusted per the following:

- ❑ The assessed value of real property that has not changed ownership increases by the change in the California Consumer Price Index up to a maximum of 2% per year.
- ❑ Property that changes ownership; is substantially altered; is newly constructed; "state-assessed" rather than "local-assessed" property; and personal property (i.e., possessory interest, and other personal property considered to be permanently attached to the property), is assessed at the full market value in the first year, and subject to the 2% cap, thereafter.

In 1979, in order to mitigate the loss of Property Tax revenues after approval of Proposition 13, the State legislature approved AB 8. This action was approved to provide a permanent method for allocating the proceeds from the 1% property tax rate, by allocating revenues back to local governments based on their historic shares of property tax revenues. As part of the State's FY 1994 budget, the AB 8 formula was altered requiring another ongoing shift in City Property Tax revenue to K-12 schools and community colleges (Education Revenue Augmentation Fund or ERAF).

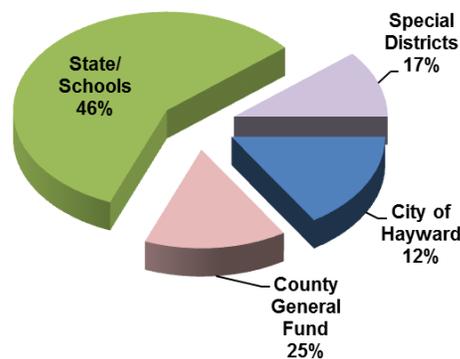
Proposition 1A, enacted in November 2004 and Proposition 22, enacted in November 2010, provides protection for local property taxes, sales taxes, and Vehicle In-lieu Tax/License Fees (VLF) revenues by prohibiting the State Legislature from taking any action that would:

- ❑ Reduce the local Bradley-Burns Uniform sales and Use Tax rate or alter its allocation.
- ❑ Decrease VLF revenue from the 0.65% rate without providing replacement funding.
- ❑ Shift property taxes from cities, counties or special districts.

PROPERTY TAXES, cont.

The City's Property Tax is collected by Alameda County. The City currently receives approximately 12% of the 1% countywide real property tax levied, and most of the revenue is received in December and April.

Allocation of County-wide Property Tax



Supplemental Property Taxes

Supplemental Taxes are the result of the reassessment of property as of the 1st day of the month following either an ownership change or completion of new construction. In most cases, this reassessment results in one or more supplemental tax bills being sent to the property owner during the year, in addition to the annual property tax bill.

Vehicle In-lieu Tax/License Fees (VLF)

Motor Vehicle In-Lieu Tax (VLF) is a tax imposed by the State on the ownership of a registered vehicle. VLF is collected by the State Department of Motor Vehicles (DMV) and more than 95% of these fees are divided equally between counties and cities, and their aggregate shares are distributed in proportion to the respective populations of the cities and counties. The State withholds less than 5% of these fees for the support of the Department of Motor Vehicles. Until FY 1999, the annual license fee was 2% of the market value of the vehicle as determined by the DMV. In 1998-99, the State reduced the license fees by 25%, but agreed to backfill local jurisdictions for this loss in revenue.

In 2004, the Governor lowered the annual VLF to 0.65%, from 2.0%. In the budget agreement between the Governor and cities and counties, the Governor agreed to backfill the 1.35% difference in VLF with property taxes from the Education Revenue Augmentation Fund (ERAF). Beginning in FY 2006, this property tax in lieu of VLF was presumed to grow at the same rate as the change in gross assessed valuation of taxable property in the City from the prior year.

PROPERTY TAXES, cont.

Personal Property Taxes

Personal Property Tax is assessed at the rate of 1% of the market value on a business' personal property, such as office furniture, machinery and other equipment. The tax is billed by Alameda County in a single installment due August 31st, and most of the amount due to the City is remitted in September and credited to the General Fund.

Analysis

Factors that affect the revenue generated by property taxes are:

- ❑ Changes in assessed values, which are caused by inflation adjustments up to 2% of construction activity, sales of properties and Proposition 8 reassessments
- ❑ Economic growth in the Bay Area
- ❑ Supplemental Taxes are affected by sales of real property and/or new construction in the City that occurs after the assessment lien date (of January 1st) until the end of the fiscal year (June 30th).
- ❑ Factors that have affected the revenue generated by VLF in the past include the sales of new vehicles in California, DMV administrative costs, and the proportion of Hayward's population to the total for the State and County. Starting in FY 2006, the rate of growth in the assessed values of properties also impacted VLF revenues, as the amount of the VLF backfill paid increased by the change in gross assessed values of taxable properties.
- ❑ Factors that affect the revenue generated by taxes on personal property are business capital expenditures growth, and the collection rate. The growth in annual personal property tax revenues should generally be close to the growth in annual assessed values, except for significant changes in collection rates.

Major General Fund Revenues

PROPERTY TAXES, cont.

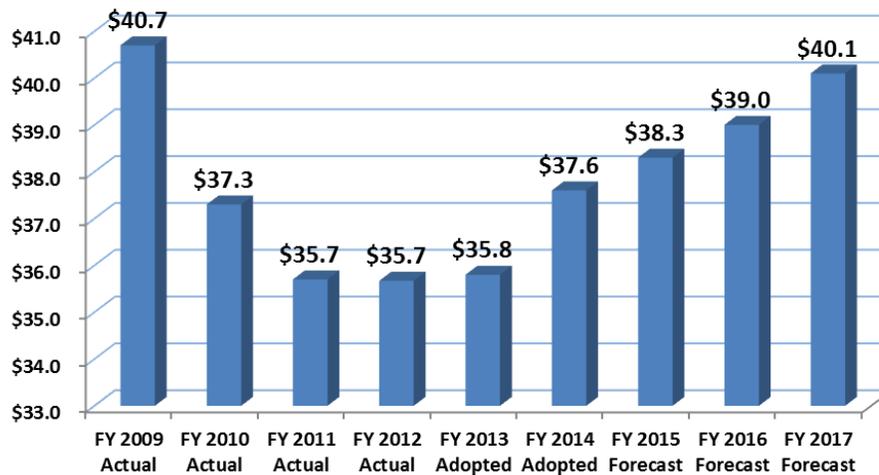
Forecast

The revenue projection for Real Property Tax revenue is primarily based on the annual County Assessor's Office estimate of assessed values, which is provided before May 10th each year. The difference between the estimate in May and the actual certification in August is generally small.

Real Property Tax revenue is projected to show minor growth in FY 2013 and FY 2014. Revenues are conservatively projected to begin growing in FY 2015 (1% - 2% growth each year).

PROPERTY TAXES (All)	Actual Revenue		Projected Revenue				
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Total Collections	35,726	35,716	35,768	37,541	38,260	38,995	40,090
\$ Change		(10)	52	1,773	719	735	1,095
% Change		-0.03%	0.15%	4.96%	1.92%	1.92%	2.81%

FY 2014 revenue projections reflect the infusion of new annual property tax (about \$800,000/year) from CalPine for their new facility. Recent information from the County Assessor indicates net land and improvements value growth as of April 7, 2013 of 3.65% for FY 2014. The FY 2014 projections consider this growth in valuation. Future growth is estimates at 2% to 3% annually and is consistent with relatively stable, yet slow growing, real estate market conditions. As depicted in the chart below, revenues may only return to their FY 2009 levels by FY 2017.



SALES AND USE TAXES

Sales and Use Tax is the City’s second largest source of General Fund revenue and represents 24% of total General Fund revenue. Sales Tax is an excise tax imposed on retailers for the privilege of selling or leasing tangible personal property. The Use Tax is an excise tax imposed for the storage, use, or other consumption of tangible personal property purchased from any retailer. The proceeds of sales and use taxes imposed within the boundaries of Hayward are distributed by the State to various agencies, with the City of Hayward receiving the equivalent of 1% of the amount collected.

The State modified the structure of city sales tax revenues, effective July 1, 2004, when they enacted legislation from a voter-approved deficit financing bond measure. This measure included a reduction of the local Bradley-Burns sales tax share from 1% to 0.75%, routing the 0.25% to other State funding needs. The .25% was fully replaced with property tax revenues (sales tax back-fill) to make cities whole. This shuffle of revenues is commonly referred to as the “Triple Flip.”

Effective April 1, 2009, the State sales and use tax rate was increased by 1. This 1% tax rate increase expired on July 1, 2011. However, Proposition 30, temporary Taxes to Education, was approved by voters on November 6, 2012. This measure provided for an increase in the tax rate of .25% for four years (January 2013 through December 31, 2016)

The total sales tax rate for Hayward is currently 9.00% and distributed as follows:

**DISTRIBUTION
OF SALES TAX
COLLECTIONS
WITHIN
ALAMEDA
COUNTY**

Agency	%
State of California	5.50%
State Public Safety Fund (Proposition 172)	0.50%
State Education Protection account	0.25%
City of Hayward (includes .25% Triple Flip reimbursement)	1.00%
Alameda County	0.25%
Alameda County Transportation Improvement Authority	0.50%
Alameda County Essential Health Care Services	0.50%
Alameda County BART	0.50%
Total Sales Tax in Hayward	9.00%

Major General Fund Revenues

SALES AND USE TAXES, cont.

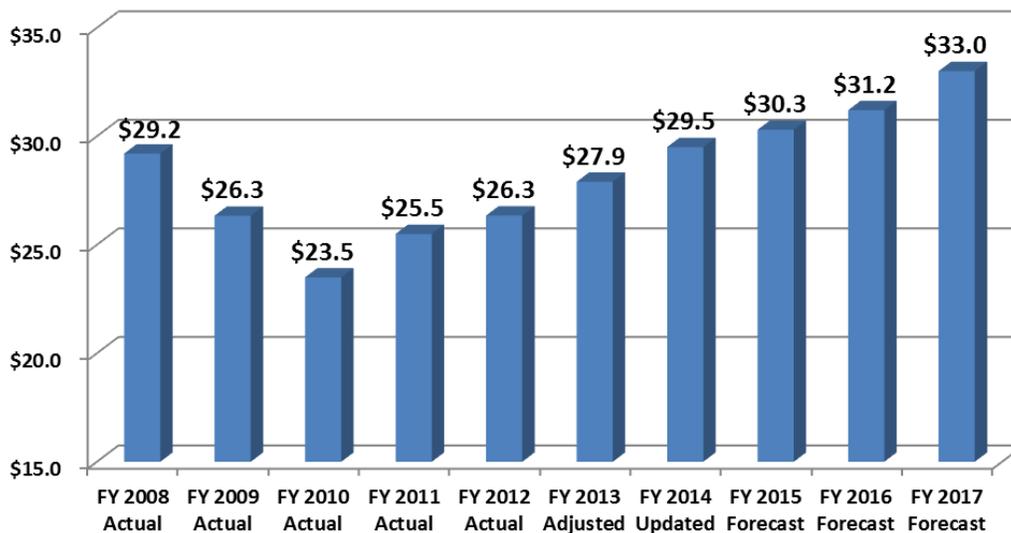
Analysis of Sales Tax

Factors that affect the revenue generated by Sales Tax include:

- ❑ Overall economic growth in the Bay Area and competition from neighboring cities;
- ❑ Growth rate of specific dominant commercial/industrial sectors in Hayward;
- ❑ Hayward's business attraction/retention efforts, especially on retail establishments; and
- ❑ Catalog and Internet sales
- ❑ Success of the City's Use Tax efforts

Forecast

Hayward saw a dramatic reduction in overall sales tax in FY 2010 (\$23.5 million) from the FY 2009 level of \$26.3 million. In part this was due to the failing economy, and in part from a reimbursement correction made by the State. The State significantly reduced the City's sales tax Triple Flip backfill amount in FY 2010 to reconcile overpayments in prior years. For FY 2011 and FY 2012, staff had conservatively projected these revenues at the lower FY 2010 level. Data from the State Board of Equalization regarding a true-up of the City's Triple Flip backfill revenue adjusts this portion of the sales tax revenue back to the normal base. Total Sales Tax received in FY 2012 was \$26.3 million (and included some one-time revenues) and we project receipt of about \$27.9 million in FY 2013.



**Major General Fund
Revenues**

SALES AND USE TAXES, cont.

Base sales tax is projected to grow by 5.58% in FY 2014 and 3.0% - 5.0% in the out years. This level of growth reflects a stabilizing economy and also includes some one-time use tax revenues (FY 2013 and FY 2014) related to the construction of a new power plant in Hayward.

The projections for FY 2014 return the City to revenue levels similar to the higher level of 2008. Based on the City's current sales tax base, we do not anticipate seeing large jumps in sales tax receipts in future years (absent significant economic development growth). However, considering some economic development improvements and a sustained level receipts, staff assumes a steady economic growth in future years.

SALES TAX (in 1,000s)	Actual Revenue		Projected Revenue				
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Collections	\$25,492	\$26,346	\$27,940	\$29,500	\$30,321	\$31,243	\$32,965
\$ Change		854	1,594	1,560	821	922	1,722
% Change		3.35%	6.05%	5.58%	2.78%	3.04%	5.51%

Major General Fund Revenues

UTILITY USERS TAX

Utility Users Tax (UUT) has generally been a steady and reliable source of General Fund revenue for most governmental entities, and is the third largest source of General Fund revenue for Hayward. Effective March 1, 2009, the City began imposing a 5.5% UUT on electric, gas, cable services, and telecommunications services. The tax is not applicable to State, County, or City agencies, or to insurance companies and banks.

Analysis

Some factors that affect the revenue generated by UUT are:

- ❑ Consumption/use of gas, electricity, telecommunication services, cable, and cellular;
- ❑ Regulatory actions, including deregulation and re-regulation;
- ❑ PUC rate changes;
- ❑ Market forces;
- ❑ Evolution of technology; and
- ❑ Legislative actions at State and Federal levels

Forecast

UUT is expected to increase approximately just less than 1% in FY 2012, with projected annual growth of 2% in FY 2013. Gas and electricity rates are likely to rise in future years, but trends indicate that reduced consumption offset much of these cost increases (and resulting UUT revenues).

UTILITY USERS TAX	Actual Revenue		Projected Revenue				
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Total Collections	\$14,700	\$14,797	\$15,096	\$15,000	\$15,000	\$15,000	\$15,000
\$ Change		97	299	-96	0	0	0
% Change		0.66%	2.02%	-0.64%	0.00%	0.00%	0.00%

Based on current receipts and the indication that we have reached the maximum market with regard to the tax, staff is recommending a slight reduction to the FY 2014 projection over FY 2013 estimates. In addition to “market saturation,” staff anticipates impacts from several consumer trends such as the increasing use of pre-paid or disposable mobile phones and the inability to assess the UUT on those related services. Staff feels that this tax has reached the vast majority of payees in the City and that without significant population or business growth, there will not be growth in the UUT. The zero-growth forecast reflects the fact that over time, revenues will erode due to the changing nature of telephone and related telecommunication services and result in the loss of related UUT revenue. This picture is further impacted by the potential actions the State and Federal governments could take regarding taxing telecommunications.

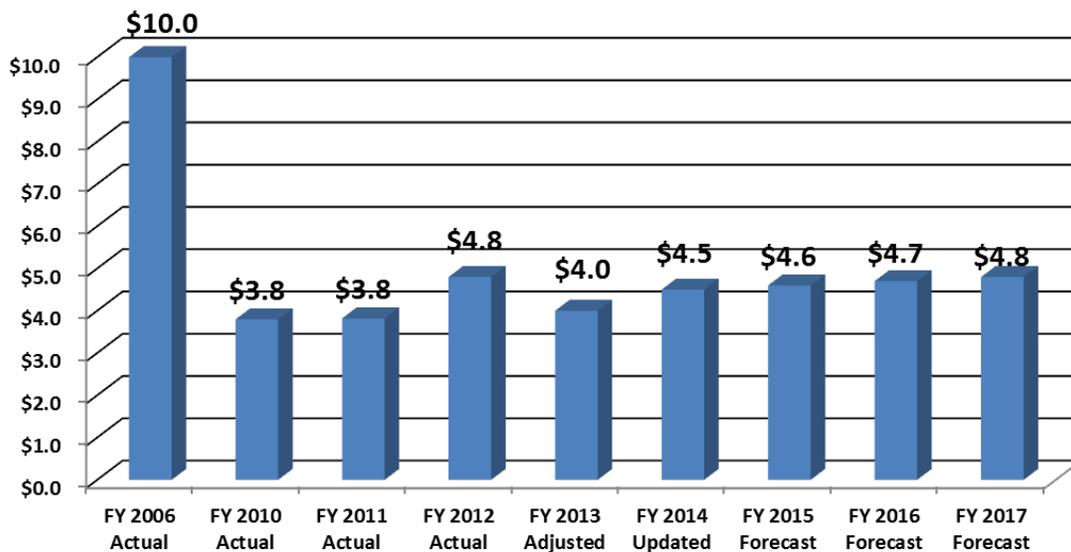
Major General Fund Revenues

REAL PROPERTY TRANSFER TAXES

The Real Property Transfer Tax (Transfer Tax) rate set by the City of San Hayward is \$4.50 per \$1,000 of the value of consideration paid for the documented sale of real property or any transfer of interest in real property. The tax is due when the documents of transfer are recorded with the County. Title companies collect the tax as part of the sale closing process, and remit the funds to Alameda County when sales or transfers are finalized. Penalties are imposed on delinquent payments, and interest is charged from the date of delinquency until paid. Alameda County remits the amounts due monthly, and the amounts are credited to the General Fund.

Analysis

Because Real Property Transfer Tax is tied directly to all real property sales, it is a volatile revenue source, and difficult to predict more than one year at a time. Factors that affect the revenue generated by Transfer Taxes are the sale price of property and the frequency with which property is sold. These immediate factors are driven by the availability of mortgage loans, the level of long-term interest rates, the supply and demand for real estate in Hayward, and general economic growth in the Bay Area. Currently, all of these factors, except long-term interest rates, are negative and have continued to result in sharply lower Property Transfer Tax revenues. The chart below illustrates the sharp decline in revenues in response to the real estate market collapse.



**Major General Fund
Revenues**

REAL PROPERTY TRANSFER TAXES cot.

Forecast

Hayward continues to feel the impact of the struggling housing market. While we may never see the type of revenue we saw in FY 2006 – we do project mild growth starting in FY 2013 consistent with the property tax forecast.

PROPERTY TRANSFER TAX	Actual Revenue		Projected Revenue				
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Total Collections	\$3,821	\$4,778	\$4,000	\$4,500	\$4,590	\$4,682	\$4,775
\$ Change		957	-778	500	90	92	93
% Change		25.05%	-16.28%	12.50%	2.00%	2.00%	1.99%

Revenues received on FY 2012 totaled \$4.8 million, about \$800,000 of that was attributed to a large commercial transaction – a rare, one-time occurrence. Through the end of December 2012, the City received over \$2 million, with the spring sales season still to come. It is reasonable to expect that the City will receive another \$2 million by year-end. Therefore, staff adjusted FY 2013 projections accordingly.

The FY 2014 Proposed Update reflects a projection of \$4.5 million in annual revenue from Real Property Transfer Tax, which is 900K more than originally adopted and represents a 25% increase in revenues. Residential transactions have increased and we are seeing some increase in commercial transactions as the lending market opens up again.

BUSINESS LICENSE TAX

A tax receipt (colloquially called a “business license”) is issued each year upon payment of a Business License Tax (BLT), which is either a fixed amount or based on a varying percentage of the prior year’s gross receipts, depending on the type of business. The Business License must be renewed on January 1st each year, and the required tax is delinquent if paid after February 28th.

Analysis

Factors that affect the BLT revenue are:

- ❑ Number of business renewals;
- ❑ Commercial and industrial growth rates;
- ❑ Attraction/loss of businesses;
- ❑ Economic growth in the Bay Area; and
- ❑ Results of Finance BLT collection activity; and the City Auditor’s and Finance Department audit programs.

The City of Hayward’s Business License Ordinance is extremely outdated and requires a comprehensive revision. Given the outdated business categories and rates, it is assumed that such a revision will result in at least a 10% increase in overall revenues. This is a large project that ultimately will need to be approved by a vote of Hayward residents.

Forecast

The BLT revenues are expected to decrease by 1.4% in FY 2013 over the prior year, with forecasted annual growth of 2% starting in FY 2013. The forecast includes an assumed growth of 10% in FY 2016 following the implementation of an updated Business License Ordinance. This is a very conservative estimate – as actual revenue growth could be higher following implementation of the new ordinance..

BUSINESS LICENSE TAX	Actual Revenue		Projected Revenue				
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Collections	\$2,390	\$2,483	\$2,448	\$2,500	\$2,550	\$2,805	\$2,861
\$ Change		93	-35	52	50	255	56
% Change		3.89%	-1.41%	2.12%	2.00%	10.00%	2.00%

This page left intentionally blank.

WATER MAINTENANCE & OPERATIONS FUND (621)

The Water Maintenance & Operations Enterprise Fund provides funding for the operation and maintenance of the Water Distribution System. The System is comprised of 360 miles of pipeline, 14 water storage reservoirs, and 7 pump stations, all of which are used to convey a current average of 16 million gallons per day of water to Hayward residences, businesses, educational facilities, and hospitals. The Fund also supports the purchase of water supplies from the San Francisco Public Utilities Commission (SFPUC) and pays the costs of meter reading, billing, and utility-related customer service functions.

Staff is proposing water rate adjustments for FY 2014 and FY 2015, which would result in average increases of 6% in each year. However, water consumption has decreased in recent years by more than 10%, so some customers are seeing a much lower actual consumption cost increase due to conservation. Future rate increases will depend on SFPUC wholesale rates and water consumption patterns; however, the five-year forecast assumes increases of 6% in FYs 2016 and 2017.

Analysis

The major issue impacting the Water Fund is the rising wholesale cost of purchasing water, due in part to the costs of improving the reliability of the regional water system. The SFPUC approved an 11.4% increase in the wholesale rate in FY 2013 and had anticipated a further increase of 7.2% in FY 2014, followed by a 16.6% adjustment in FY 2015. The proposed FY 2014 rate and future rate projections have been modified due, in part, to the recent pre-payment to SFPUC of existing capital debt. Briefly, wholesale purchasers, including Hayward, issued revenue bonds in January 2013 and used the proceeds to prepay SFPUC for capital costs previously recovered through the wholesale rate. As a result, the cost of purchasing water will essentially consist of two components: 1) the SFPUC wholesale rate; and 2) an annual surcharge of about \$2.7 million for Hayward's share of the debt service associated with the capital debt prepayment. As a practical matter, the combined cost of purchasing a one hundred cubic foot (ccf) unit of water, 750 gallons, is expected to increase from the current \$2.93 to \$3.77, including the annual surcharge, in FY 2017, an increase of 29%, based on projected wholesale rates and water consumption.

Beginning in FY 2014, the Water Fund will support a portion of the proposed new Revenue Manager and Deputy Director of Finance positions, both in the Finance Department. In addition, the Fund will support a portion of the proposed flexibly staffed position of Sustainability Technician/Assistant to assist with implementation of sustainability programs, including water conservation measures. The cost of the position will be largely offset by the elimination of the vacant secretary position.

The Water Fund is also impacted by the quantity of water consumption. During the last three years water usage has decreased, both in Hayward and region-wide. While the causes of this decrease are not fully understood, it may be, in part, the result of the economic situation and climatic factors. Hayward has not yet experienced a return to normal usage. Future projected use conservatively assumes continued reduced usage during the next three years, with return to normal use in FY 2017.

Multi-Year Forecast Enterprise Funds

Despite the recommended rate increase, some budget deficits are occurring. The deficits, related in large part to the significant wholesale water rate increases, were anticipated and planned for by developing a sufficient fund reserve to reduce the impact to Hayward customers. With appropriate rate adjustments and prudent spending constraints, the annual shortfall will be erased by FY 2017.

Forecast

Water Maintenance & Operations Fund 621

	FY 2012	FY 2013	FY 2013	FY 2014	FY 2014	FY 2015	FY 2016	FY 2017
	Actual	Adopted	Estimated	Adopted	Proposed Update	Projected	Projected	Projected
Beginning Fund Balance	17,287,872	16,610,100	16,610,100	14,641,992	14,641,992	16,473,467	14,236,200	12,532,300
Program Revenues								
Water Sales	31,007,187	33,200,000	33,200,000	38,500,000	36,400,000	39,400,000	42,700,000	46,000,000
Service Charges	3,749,412	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000
Installation Fees	198,489	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Other Revenues	125,960	260,000	260,000	260,000	260,000	260,000	260,000	260,000
Interest	47,889	150,000	150,000	130,000	130,000	73,000	71,000	63,000
Transfers In	523,156	569,275	569,275	490,315	490,315	489,600	490,300	490,100
Total Revenues	35,652,093	38,329,275	38,329,275	43,530,315	41,430,315	44,372,600	47,671,300	50,963,100
Expenditures								
Personnel	5,543,014	6,093,027	6,114,809	6,248,458	6,262,787	6,513,100	6,773,400	7,044,500
Non-Personnel	7,506,155	7,880,110	8,112,636	7,683,692	7,873,777	7,437,300	7,690,200	6,915,700
Water Purchases	20,177,473	24,800,000	22,800,000	26,600,000	22,200,000	29,000,000	31,200,000	31,800,000
Transfers Out	3,152,722	3,269,938	3,269,938	3,769,938	3,262,276	3,659,500	3,711,600	3,766,200
Total Expenditures	36,379,364	42,043,075	40,297,383	44,302,088	39,598,840	46,609,900	49,375,200	49,526,400
Annual Surplus/(Shortfall)	(727,271)	(3,713,801)	(1,968,109)	(771,773)	1,831,475	(2,237,300)	(1,703,900)	1,436,700
Ending Fund Balance	16,610,100	12,896,300	14,641,992	13,870,219	16,473,467	14,236,200	12,532,300	13,969,000

Forecast Assumptions

- Water sales revenue for FY 2014 and FY 2015 based on proposed average rate adjustments of 6%, depending on usage, to be considered by the City Council in July 2013 and effective October 1, 2014 and 2015. Planning level rate adjustments of 6% each year in FY 2016 and FY 2017. Actual proposed adjustments beyond FY 2015 will depend on SFPUC wholesale rates and water consumption.
- No increases assumed in other revenue sources.
- Estimated water consumption conservatively assumed to rebound by 9% to the FY 2010 usage level in FY 2017.
- Water purchase costs in accordance with most current projections from SFPUC.
- Debt service obligation of \$800,000 annually, of which about 60% is paid from the Water System Capital Improvement Fund and other funds.

WASTEWATER MAINTENANCE & OPERATIONS FUND (611/612)

The Wastewater Maintenance & Operations Enterprise Fund provides funding for the collection, treatment and disposal of wastewater from residential and non-residential sources. This includes operation and maintenance of 320 miles of sanitary sewer pipelines, nine wastewater lift stations, and the Water Pollution Control Facility (WPCF).

The Fund also supports costs associated with the Industrial Pretreatment Program, which performs permitting, inspection and monitoring of industrial wastewater to ensure compliance with all Federal, State and local discharge regulations for protection of the WPCF and the public waters.

Staff is proposing that sewer service rates not be increased in FY 2014, with a 3% adjustment in FY 2015. The five-year forecast assumes a further 3% increase in FY 2017.

Analysis

The major issue impacting the Wastewater Fund is the cost of capital improvements to ensure that Hayward continues to meet all Federal and State wastewater discharge standards, notably repayment of a low-interest \$54 million loan from the State Water Resources Control Board Revolving Fund to pay for Phase I of the WPCF Improvement Project. A portion of the debt service is paid from the Wastewater Capital Improvement Fund.

Beginning mid-year in FY 2013, the Wastewater Fund supports the position of Water Pollution Control Facility (WPCF) Operations and Maintenance Manager, which had been vacant for a number of years and was unfunded in the FY 2013 adopted budget. This position provides for enhanced safety training, updating of standard operating procedures and coordinated oversight of operational and maintenance functions. Staff had considered leaving the position of WPCF Operations Supervisor vacant upon retirement of the incumbent. However, it has been determined that filling this position provides the most effective operational and preventative maintenance control, and it is recommended that the position be retained in the budget.

Beginning in FY 2014, the Wastewater Fund will support a portion of the proposed new Revenue Manager and Deputy Director of Finance positions, both in the Finance Department. In addition, the Fund will support a portion of the proposed flexibly staffed position of Sustainability Technician/Assistant to assist with implementation of sustainability programs, including pollution prevention measures. The cost of the position will be largely offset by the elimination of the vacant secretary position.

Despite the recommended rate adjustment in FY 2015, some budget deficits are occurring. The budget deficits were anticipated and planned for by developing a sufficient fund reserve. The Fund is expected to be out of a deficit situation by FY 2019. Staff will continue to utilize staff resources efficiently and seek opportunities to reduce expenditures in the meantime.

Multi-Year Forecast Enterprise Funds

Forecast

Wastewater Maintenance & Operations Funds 611/612

	FY 2012 Actual	FY 2013 Adopted	FY 2013 Estimated	FY 2014 Adopted	FY 2014 Proposed Update	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected
Beginning Fund Balance	15,036,883	13,912,907	13,912,907	13,266,368	13,266,368	12,289,185	11,192,000	9,922,100
Program Revenues								
Sewer Service Charges	18,178,904	18,200,000	18,200,000	19,000,000	18,200,000	18,600,000	18,800,000	19,200,000
Sewer Connection Fees	2,733,497	2,000,000	2,000,000	5,000,000	5,000,000	4,000,000	4,000,000	2,000,000
Other Revenues	170,370	96,000	96,000	96,000	96,000	96,000	96,000	96,000
Interest	26,351	120,000	120,000	115,000	115,000	61,000	56,000	50,000
Transfers In	2,030,706	2,030,037	2,030,112	1,948,813	1,948,813	1,950,400	1,951,600	1,734,700
Total Revenues	23,139,828	22,446,037	22,446,112	26,159,813	25,359,813	24,707,400	24,903,600	23,080,700
Expenditures								
Personnel	5,834,251	6,220,936	6,195,495	6,359,543	6,651,999	6,918,100	7,194,900	7,482,700
Non-Personnel	9,872,169	10,912,024	10,636,184	11,534,052	10,809,869	10,667,500	10,774,600	9,547,100
Transfers Out	8,555,253	6,260,972	6,260,972	8,910,972	8,875,129	8,219,000	8,204,000	6,275,000
Total Expenditures	24,261,673	23,393,932	23,092,651	26,804,567	26,336,997	25,804,600	26,173,500	23,304,800
Annual Surplus/(Shortfall)	(1,121,845)	(947,895)	(646,539)	(644,754)	(977,184)	(1,097,200)	(1,269,900)	(224,100)
Ending Fund Balance	13,912,907	12,965,012	13,266,368	12,621,615	12,289,185	11,192,000	9,922,100	9,698,000

Assumptions

- Wastewater service charge revenue for FY 2014 and FY 2015 based on proposed average rate adjustments of 3% in FY 2015 only, to be considered by the City Council in July 2013 and effective October 1, 2014. Planning level rate adjustment of 3% in FY 2017.
- Increase in sewer connection fees due to payments from Calpine for Russell City Energy Center. Funds are transferred to Sewer Capital Improvement Fund and do not impact the Wastewater Operating Fund.
- Debt service obligation of about \$4,200,000 annually, of which about 50% is paid from Capital Improvement and Replacement Funds.

Multi-Year Forecast Enterprise Funds

STORMWATER MAINTENANCE & OPERATIONS FUND (601/602)

The Stormwater Maintenance & Operations Enterprise Fund provides funding for the maintenance of the City's stormwater conveyance system to comply with State and Federal mandates to reduce pollutants in stormwater runoff. The Fund supports street sweeping to remove debris, storm drain cleaning and maintenance, and inspection and abatement activities related to illicit discharges to the storm drain system.

Analysis

The major issue impacting the Stormwater Fund is the fact that the Stormwater fees, which provide the majority of revenues, are characterized as taxes, and, as such, limited to current levels without explicit voter approval. Stormwater fee increases are not expected since a 2/3 majority of voters would need to approve such increases, which is very unlikely. A second source of revenue, street cleaning fees, are assessed to recover costs associated with debris clean-up as a result of garbage collection, and are paid through garbage billings. There is potential for the City Council to consider an increase in this revenue source when a new franchise agreement is developed in FY 2017. For planning purposes, it is assumed that the street cleaning fee revenue would increase by about 20%, beginning in FY 2017, generating an additional \$150,000 annually.

The Fund projects an annual shortfall starting in FY 2015. While there is an adequate fund balance to cover the gap in the near term, absent new revenues, the only option to balance the fund in the future will be to either transfer funds from the City's General Fund or reduce expenses.

Forecast

Stormwater Maintenance & Operations Funds 601/602

	FY 2012 Actual	FY 2013 Adopted	FY 2013 Estimated	FY 2014 Adopted	FY 2014 Proposed Update	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected
Beginning Fund Balance	2,513,458	2,901,565	2,901,565	2,902,163	2,902,163	2,935,356	2,874,000	2,736,100
Program Revenues								
Stormwater Fees	1,997,785	1,990,000	1,990,000	1,990,000	1,990,000	2,000,000	2,000,000	2,010,000
Street Cleaning Fees ⁽¹⁾	713,488	666,000	666,000	670,000	670,000	680,000	690,000	840,000
Inspection Fees	12,519	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Other Revenues	14,258	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Interest	9,713	32,000	32,000	35,000	35,000	15,000	14,000	14,000
Transfers In	0	0	0	0	0	0	0	0
Total Revenues	2,747,763	2,705,000	2,705,000	2,712,000	2,712,000	2,712,000	2,721,000	2,881,000
Expenditures								
Personnel	1,570,150	1,679,209	1,746,209	1,709,979	1,680,526	1,751,000	1,817,500	1,890,200
Non-Personnel	665,262	881,870	833,293	881,713	879,067	897,800	911,200	927,500
Transfers Out	124,900	124,900	124,900	124,900	119,214	124,600	130,200	136,100
Total Expenditures	2,360,312	2,685,979	2,704,402	2,716,592	2,678,807	2,773,400	2,858,900	2,953,800
Annual Surplus/(Shortfall)	387,451	19,021	598	-4,592	33,193	(61,400)	(137,900)	(72,800)
Ending Fund Balance	2,901,565	2,920,586	2,902,163	2,897,571	2,935,356	2,874,000	2,736,100	2,663,300

(1) FY 2017 revenue assumes increase in street cleaning fee; not yet approved by City Council

Multi-Year Forecast Enterprise Funds

Assumptions

- No assumed stormwater fee increases.
- Street cleaning fee increase assumed in FY 2017 for planning purposes, resulting in additional revenue of \$150,000 annually.

Multi-Year Forecast Enterprise Funds

AIRPORT ENTERPRISE FUND (631)

Hayward Executive Airport is a 527 acre public facility under the City's Department of Public Works-Engineering & Transportation. The airport serves as a reliever to the Oakland, San Francisco and San Jose International airports, and has 207 City-owned hangars and 106 tiedown spaces. There are 432 based-aircraft reported in 2013, and the 2012 total operations reported by the FAA is 83,275. The Airport Enterprise Fund provides funding for the operation and maintenance of the airport, including hangar maintenance, pavement rehabilitation, renovation of runway and airfield lighting & markings, a noise abatement program, and the security & safety of the airport.

Analysis

The major issue impacting the Airport Fund is the fact that the economic downturn has greatly affected the aviation industry and aviation-related businesses. This translates to less operations, less fuel flowage commissions collected, slower development of land leases, and a declining demand for hangar and tiedown spaces. However, once the aviation industry rebounds as the economy improves, it will have a positive effect on airport revenue.

The fund maintains a healthy fund balance, yet reflects an annual shortfall. While not yet reflected in the forecast, Hayward anticipates new development at the airport that will translate to additional enterprise fund revenues. The shortfall will be corrected through appropriate rate adjustments, new development, restructuring of landing fees and prudent spending practices.

Forecast

Airport Operating Fund - Fund 631

	FY 2011	FY 2012	FY 2012	FY 2013	FY 2013	FY 2014	FY 2014	FY 2015	FY 2016	FY 2017
	Actual	Adopted	Actual	Adopted	Estimated	Adopted	Proposed Update	Projected	Projected	Projected
Beginning Fund Balance	3,597,048	3,389,311	3,389,311	3,073,511	3,073,511	2,544,111	2,544,111	1,974,678	1,619,082	1,282,718
Program Revenues										
Rents	2,476,296	2,498,582	2,556,794	2,632,014	2,590,000	2,723,090	2,723,090	2,811,483	2,867,115	2,961,675
Commissions	303,835	382,790	344,971	370,000	305,200	370,000	320,000	330,000	340,000	350,000
Interest	53,598	113,500	39,893	92,598	12,800	48,060	48,060	48,910	49,870	50,942
Other Revenues	9,298	113,278	14,452	7,550	45,000	5,950	5,950	7,450	7,450	7,450
Total Revenues	2,843,027	3,108,150	2,956,110	3,102,162	2,953,000	3,147,100	3,097,100	3,197,843	3,264,435	3,370,067
Expenditures										
Personnel	1,110,358	1,249,443	1,350,498	1,441,068	1,242,457	1,487,618	1,421,533	1,425,743	1,454,118	1,483,040
Non-Personnel	494,039	678,232	495,493	554,101	495,000	559,000	510,000	515,000	520,000	525,000
Transfers Out	1,446,367	1,678,464	1,425,919	1,934,094	1,744,943	1,735,000	1,735,000	1,612,696	1,626,681	1,543,205
Total Expenditures	3,050,764	3,606,139	3,271,910	3,929,263	3,482,400	3,781,618	3,666,533	3,553,439	3,600,799	3,551,245
Annual Surplus/(Shortfall)	-207,737	-497,989	-315,800	-827,101	-529,400	-634,518	-569,433	-355,596	-336,364	-181,178
Ending Fund Balance	3,389,311	2,891,322	3,073,511	2,246,410	2,544,111	1,909,593	1,974,678	1,619,082	1,282,718	1,101,540

Assumptions

- Hangar rates increase every other year (biennially) on odd numbered years (e.g. July 2009, July 2011, July 2013). This rate adjustment applies to all hangars and storage spaces, excluding tiedowns. The rate adjustment is based on a seventy-five percent (75%) of the percentage increase in the Consumer Price Index (CPI) for the San-Francisco-Oakland-San Jose area. A market analysis is conducted every four (4) years to ensure that hangar rates are consistent with the prevailing market rates.
- Land lease rents are adjusted every five years. The increases are alternately based on the Consumer Price Index (CPI) and Fair Market Value (FMV) (e.g. CPI Adjustment: January in the years 2003, 2013, 2023, 2033, 2043 and Market Analysis: January in the years 2008, 2018, 2028, 2038).
- Commissions are collected from fuel flowage and Hayward Area Recreational District (HARD). The commission from fuel flowage is five cents per gallon of petroleum products delivered or an amount equal to 3 percent of the gross receipts, whichever amount is greater. The commission from HARD (for the Skywest Golf Course & Restaurant) is calculated at six percent of the first \$100,000, eight percent of the next \$50,000, and ten percent of all receipts in excess of \$150,000.

Multi-Year Forecast Internal Service Funds

FACILITY MAINTENANCE & OPERATIONS FUND (720)

Facility Management is part of the Maintenance Services Department and is responsible for management and maintenance of City owned, occupied, and leased structures, which include 35 structures, four fountains, three lighting sites, and two leased buildings. Management of facilities includes oversight of janitorial and burglar alarm services, maintenance and replacement of flooring, management of the City Hall Volunteer Station, and booking and facilitating the use of City Council Chambers, Rotunda, and City Hall Plaza. Maintenance of facilities includes electrical and lighting, painting, heating/ventilating/air conditioning, locksmith services, plumbing, appliance repair/installation, furniture repair/refinishing, cabinet and countertop making, and roof repair/replacement. Fifteen City emergency generators and corresponding underground fuel storage tanks are inspected annually, along with periodic inspection of fire sprinkler systems in City buildings. Other responsibilities include the design and construction required for remodeling City facilities, and maintenance of the Hayward Amtrak Station.

Program revenue is generated by City department service fees for the operation, maintenance, repair, and capital improvement of City facilities. Facility capital projects are fully funded by revenue from these service fees.

Forecast

Facilities Operations - Fund 720

	FY 2012	FY 2013	FY 2013	FY 2014	FY 2014	FY 2015	FY 2016	FY 2017
	Actual	Adjusted	Estimated	Adopted	Proposed Update	Projected	Projected	Projected
Beginning Fund Balance	\$ (64,491)	\$ 439,756	\$ 406,487	\$ 408,452	\$ 408,452	\$ 353,869	\$ 387,965	\$ 497,091
Program Revenues								
Service Fees	\$ 3,734,412	\$ 3,462,744	\$ 3,462,744	\$ 3,462,744	\$ 3,462,744	\$ 3,635,881	\$ 3,817,675	\$ 4,008,559
Building and Rotunda Rental	\$ 77,949	\$ 50,800	\$ 83,985	\$ 22,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000
Interest Income	\$ (419)	\$ 3,000	\$ 574	\$ 3,000	\$ 500	\$ 500	\$ 500	\$ 500
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,811,942	\$ 3,516,544	\$ 3,547,303	\$ 3,487,744	\$ 3,495,244	\$ 3,668,381	\$ 3,850,175	\$ 4,041,059
Expenditures								
Staffing	\$ 1,117,938	\$ 1,128,032	\$ 1,127,499	\$ 1,153,638	\$ 1,144,893	\$ 1,167,791	\$ 1,191,147	\$ 1,214,970
Maintenance	\$ 727,404	\$ 690,000	\$ 726,579	\$ 690,000	\$ 748,376	\$ 770,828	\$ 793,952	\$ 817,771
Utilities	\$ 725,548	\$ 779,800	\$ 747,314	\$ 793,300	\$ 769,734	\$ 792,826	\$ 816,611	\$ 841,109
Other Operational Expense	\$ 357,897	\$ 390,614	\$ 382,579	\$ 366,909	\$ 394,056	\$ 405,878	\$ 418,054	\$ 430,596
Debt Service	\$ 159,038	\$ 261,497	\$ 261,497	\$ 172,897	\$ 172,897	\$ 172,897	\$ 172,897	\$ 172,897
CIP Project Funding	\$ 80,000	\$ 160,000	\$ 160,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 200,000	\$ 225,000
Transfers Out	\$ 139,870	\$ 139,870	\$ 139,870	\$ 139,870	\$ 139,870	\$ 144,066	\$ 148,388	\$ 152,840
Total Expenditures	\$ 3,307,695	\$ 3,549,813	\$ 3,545,338	\$ 3,496,614	\$ 3,549,827	\$ 3,634,286	\$ 3,741,049	\$ 3,855,182
Annual Surplus/(Shortfall)	\$ 504,247	\$ (33,269)	\$ 1,965	\$ (8,870)	\$ (54,583)	\$ 34,096	\$ 109,126	\$ 185,877
Ending Fund Balance	\$ 439,756	\$ 406,487	\$ 408,452	\$ 399,582	\$ 353,869	\$ 387,965	\$ 497,091	\$ 682,967

Assumptions

- **Revenue growth rate:**
 - Facility service rates will remain unchanged for FY 2014. Starting in FY 2015, a 5% growth rate is applied to facility service rates.
- **Expense growth rate:**
 - A 2% growth rate is applied for staff expense starting in FY 2015.
 - A 3% growth rate is applied for maintenance and utilities, and other operational expense starting in FY 2015.
 - Debt Service expense includes a 2005 Solar Power Loan, and a 2012 California Energy Commission loan for installation of two solar photovoltaic panels and upgraded lighting systems at various City facilities. The payments are offset by realized energy savings.
 - A 3% growth rate is applied for Internal Service Fee expense starting in FY 2015.
 - A 3% growth rate is applied to transfers out, which include the General Fund Cost Allocation charge, along with the Risk Management Liability Insurance charge, starting in FY 2015.
- **Working Capital Balance:**
 - The Facilities Operating Fund plans to utilize its positive working capital balance in FY 2014 until increased facility service rates in FY 2015 provide enough revenue to offset expenses.
- **Facility Capital Projects:**
 - Starting in FY 2011, the facilities internal service fund began self-funding its capital improvement projects through its facilities service rates. Facilities capital improvement projects are presented in the Capital Improvement Program budget in Fund 721. A decrease in service rates in FY 2013 constrained the ability of the program to complete future facilities capital projects.

Multi-Year Forecast Internal Service Funds

FLEET MAINTENANCE & OPERATIONS FUND (730)

Fleet Management is part of the Maintenance Services Department and provides for the operation, maintenance, repair, and acquisition of a City fleet of 400 pieces of equipment. Fleet Management is responsible for performing preventative maintenance services, vehicle repairs, State mandated inspections, and complying with all applicable hazardous material regulations.

Program revenue is generated by City department service fees, which are based on operation, maintenance, and repair of the vehicles and equipment. Funding for new and replacement vehicle purchases is accomplished with a combination of bank loans and City cash resources.

Forecast

Fleet Operating Fund - Fund 730

	FY 2012	FY 2013	FY 2013	FY 2014	FY 2014	FY 2015	FY 2016	FY 2017
	Actual	Adopted	Estimated	Adopted	Proposed Update	Projected	Projected	Projected
Beginning Fund Balance	761,411	1,044,327	1,044,327	1,124,421	1,124,421	1,004,750	818,666	736,426
Program Revenues								
Service Rates	4,013,149	4,107,889	4,107,889	4,107,889	4,107,889	4,272,205	4,443,093	4,620,816
Other Revenues	10,057	0	2,100	0	2,000	2,000	2,000	2,000
Lease Proceeds	814,000	520,000	520,000	900,000	1,385,000	1,350,000	925,000	0
Transfers In	184,456	0	8,734	0	0	0	0	0
Total Revenues	5,021,662	4,627,889	4,638,723	5,007,889	5,494,889	5,624,205	5,370,093	4,622,816
Expenditures								
Staffing	1,006,100	1,151,003	1,069,794	1,176,858	1,078,174	1,099,737	1,121,732	1,144,167
Fuel	984,619	950,000	1,030,000	975,000	1,060,900	1,092,727	1,125,509	1,159,274
Other Operational Expenses	630,170	699,297	699,297	714,797	720,276	741,884	764,141	787,065
Debt Service (CIP Vehicle Purchase)	1,011,416	953,833	949,761	1,051,694	1,080,258	1,227,289	1,208,341	1,015,654
Internal Service Fees	135,911	133,247	133,247	133,422	133,422	137,425	141,547	145,794
Transfer Lease Proceeds to Capital	814,000	520,000	520,000	900,000	1,385,000	1,350,000	925,000	0
Transfers Out	156,530	156,530	156,530	156,530	156,530	161,226	166,063	171,045
Total Expenditures	4,738,746	4,563,910	4,558,629	5,108,301	5,614,560	5,810,288	5,452,333	4,422,998
Annual Surplus/(Shortfall)	282,916	63,979	80,094	-100,412	-119,671	-186,084	-82,240	199,818
Ending Fund Balance	1,044,327	1,108,306	1,124,421	1,024,009	1,004,750	818,666	736,426	936,245

Assumptions

- **Revenue growth rate:**
 - Fleet service rates will remain unchanged for FY 2014. Starting in FY 2015, a 4% growth rate is applied to fleet service rates.
- **Expense growth rate:**
 - A 2% growth rate is applied for staff expense starting in FY 2015.
 - A 3% growth rate is applied for fuel, auto parts, and other operational expenses starting in FY 2015.
 - Debt Service expense for vehicle purchases is based on forecasted bank financing, as budgeted in the Capital Improvement Project budget.
 - A 3% growth rate is applied for Internal Service Fee expense starting in FY 2015.
 - Transfer of Loan funds to the CIP is based on forecasted bank financing, as budgeted in the Capital Improvement Project budget.
 - A 3% growth rate is applied to transfers out, which include the General Fund Cost Allocation charge, along with the Risk Management Liability Insurance charge, starting in FY 2015.
- **Working Capital Balance:**
 - The Fleet Operating Fund plans to utilize its positive working capital balance in FY 2014, 2015, and 2016, until increased fleet service rates provide enough revenue to offset expenses.
- **Equipment Purchases:**
 - **Budget:** Fleet equipment purchases are budgeted in the Capital Improvement Program budget.
 - **Funding Source:** Equipment is purchased using a combination of bank loans and City cash. Bank loans have been the primary source of funding for the majority of the City's equipment since FY 2005. For the next three years, the City plans to use a combination of bank loans and cash. Beginning in FY 2017, the City plans to discontinue bank loans and use 100% cash to finance equipment purchases.
 - **General Fund Vehicle Purchases:** Starting in FY 2013, the General Fund began contributing cash funds to assist in the purchase of General Fund equipment, in combination with bank loans. This annual contribution will be increased each year, as represented in the General Fund Ten Year Plan.
 - **Enterprise Fund Vehicle Purchases:** Starting in FY 2011, Enterprise programs began contributing vehicle replacement funds. These cash funds are deposited into the enterprise vehicle capital fund and are used to purchase enterprise program equipment.

Multi-Year Forecast Internal Service Funds

INFORMATION TECHNOLOGY FUND (725)

The Information Technology Internal Service Fund supports the operations of the Information Technology Department. The Department implements technology initiatives that are consistent with the strategic goals and resources of the City. The Fund supports operations for a citywide, comprehensive management information system, the City's Public Safety CAD/RMS system and related mobile computing environment, the development process tracking system and the City's financial database. This includes managing and maintaining the citywide network and server infrastructure, supporting the citywide VOIP telephone system, and administering Public-Educational-Government cable television programming. Funding is generated primarily through internal service charges collected from all city departments.

Analysis

As technology advances, the demands on the Information Technology Department and its supporting enterprise funds increase. Major capital expenses are funded through the Information Technology CIP Fund (Fund 726) – which derives funding from transfers from the Information Technology Fund and transfers from the General Fund.

Forecast

Information Technology Fund 725

	FY 2012 Actual	FY 2013 Adopted	FY 2013 Estimated	FY 2014 Adopted	FY 2014			
					Proposed Update	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected
Beginning Fund Balance	635,461	601,433	601,433	566,873	566,873	543,815	481,442	418,384
Program Revenues								
Information Technology Fee	3,524,909	3,633,720	3,633,720	3,663,680	3,663,680	4,031,902	4,152,859	4,277,445
CAD/RMS Debt Svc Reimb-GF	412,977	405,248	405,248	397,773	397,773	397,773	397,773	0
Information Technology Capital F	0	0	0	0	0	200,000	204,000	208,080
PEG Revenue	256,791	220,000	220,000	220,000	220,000	220,000	220,000	220,000
Other Revenue	34,925	32,000	32,000	32,000	32,000	32,000	32,000	32,000
Fund Interest	9,140	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Transfers In	0	0	0	0	130,000	0	0	0
Total Revenues	4,238,742	4,296,968	4,296,968	4,319,453	4,449,453	4,887,675	5,012,632	4,743,525
Expenditures								
Personnel	2,321,189	2,212,795	2,212,795	2,259,554	2,391,032	2,462,763	2,536,646	2,612,745
Non-Personnel	1,763,701	1,930,853	1,930,853	1,903,388	1,887,950	2,087,950	2,129,730	1,766,390
Transfers Out	187,880	187,880	187,880	187,880	193,529	399,335	409,315	419,554
Total Expenditures	4,272,770	4,331,528	4,331,528	4,350,822	4,472,511	4,950,048	5,075,691	4,798,690
Annual Surplus/(Shortfall)	-34,028	-34,560	-34,560	-31,369	-23,058	-62,373	-63,058	-55,165
Ending Fund Balance	601,433	566,873	566,873	535,504	543,815	481,442	418,384	363,219

Assumptions

- Fee increase in FY 2015 due to ERP software maintenance expense and capital transfer
- Expenditure and fee decrease in FY 2017 due to maturity of CAD/RMS system debt service
- Minimal use of fund balance over next two fiscal years

RECYCLING FUND (213/214/215)

The Recycling Fund supports activities related to the City's recycling and waste reduction programs.

Analysis

The major issue impacting the Recycling Fund is the fact that Measure D funds, the primary revenue source, are decreasing. Measure D funds are a direct function of solid waste deposited in landfills; to the extent that City waste diversion and recycling programs are successfully diverting solid waste from landfills, the amount of Measure D revenue decreases. Staff anticipates the annual disbursement of Measure D funds to stabilize after FY 2016. This decrease is causing an annual shortfall in the fund.

There is potential for the City Council to approve an integrated waste management fee to supplement Measure D funds when a new solid waste and recycling services franchise agreement is developed in FY 2017. For planning purposes, \$400,000/year beginning in FY 2017 is projected for this new fee. Actual revenue from this source, if any, will depend on Council's decision about implementing such a fee. It should be noted that the forecasted revenue below includes funding from an integrated waste management fee.

Beginning in FY 2014, the Recycling Fund will support the proposed flexibly staffed position of Sustainability Technician/Assistant to assist with implementation of sustainability programs such as residential and commercial energy conservation, development of alternative energy sources in the community and City facilities, pursuit of grant funding and low interest loans, and implementation of the City's Climate Action Plan. The cost of the position will be largely offset by the elimination of the vacant secretary position. Also a portion of the cost of the new position will be allocated to the Water and Wastewater Funds in recognition of the support provided to water conservation and pollution prevention programs.

The Fund projects an annual shortfall, and while there is an adequate fund balance to cover the gap in the near term, absent new revenues, the only option to balance the fund in the future will be to either transfer funds from the City's General Fund or reduce expenses.

Multi-Year Forecast Other Funds

Forecast

	FY 2012 Actual	FY 2013 Adopted	FY 2013 Estimated	FY 2014 Adopted	FY 2014 Proposed Update	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected
Beginning Fund Balance	1,461,462	1,490,118	1,490,118	1,289,606	1,289,606	1,094,659	857,500	585,800
Program Revenues								
Measure D Funds	424,989	380,000	380,000	380,000	380,000	370,000	360,000	360,000
ACWMA Mitigation Funds	100,788	80,000	80,000	0	0	0	0	0
DOC Grant	39,310	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Used Oil Grants/CalRecycle	80,904	50,000	50,000	40,000	40,000	40,000	40,000	40,000
Donations (student contest)	2,325	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Interest	5,277	16,000	16,000	16,000	16,000	6,000	5,000	4,000
Integrated Waste Management Fee ⁽¹⁾	0	0	0	0	0	0	0	400,000
Reimb for Del Assessment	25,965	0	0	0	0	0	0	0
Total Revenues	679,558	568,500	568,500	478,500	478,500	458,500	447,500	846,500
Expenditures								
Personnel	366,781	427,198	427,198	437,574	420,107	436,800	454,500	472,300
Non-Personnel	174,722	256,686	256,686	171,152	171,152	172,800	174,500	176,200
Transfers Out	85,128	85,128	85,128	85,128	82,188	86,100	90,200	94,500
Total Expenditures	626,631	769,012	769,012	693,854	673,447	695,700	719,200	743,000
Annual Surplus/(Shortfall)	52,927	(200,512)	(200,512)	(215,354)	(194,947)	(237,200)	(271,700)	103,500
Ending Fund Balance	1,490,118	1,289,606	1,289,606	1,074,252	1,094,659	857,500	585,800	689,300
(1) Based on assumed integrated waste management fee beginning in FY 2017; not yet approved by City Council								

Assumptions

- No assumed Measure D fund increases.
- Potential waste management fee assumed in FY 2017 for planning purposes, with projected annual revenue of \$400,000.

This page left intentionally blank.

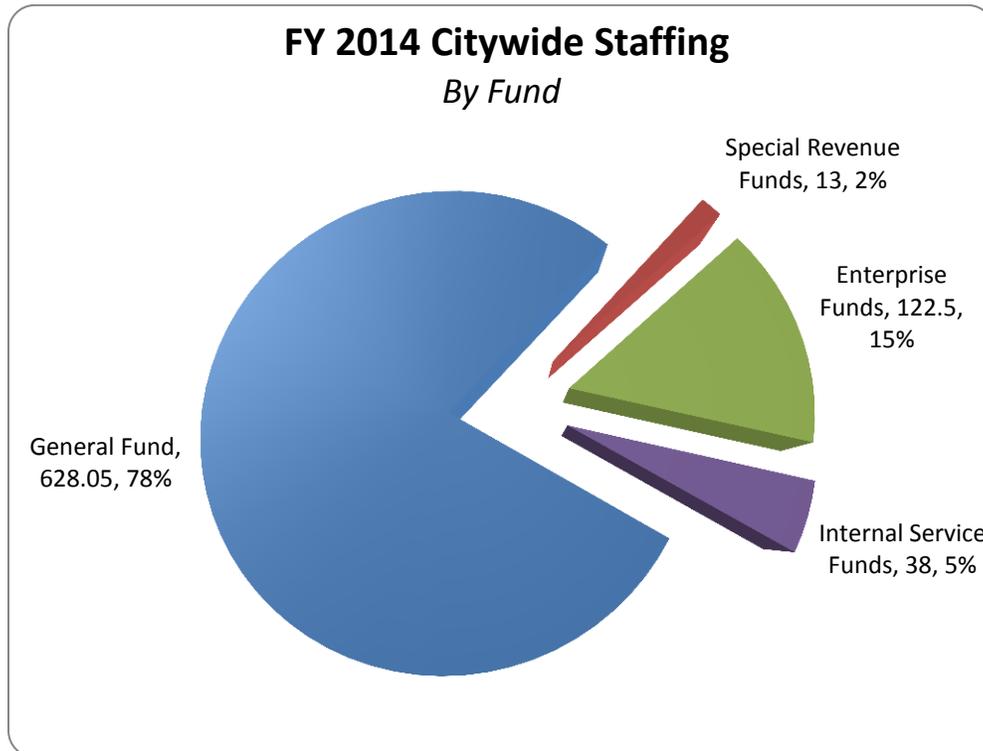
City of Hayward Staffing Summary

Citywide Staffing

FY 2014 Citywide staffing totals 801.55 FTE.

The Staffing Summary Section provides an overview of City of Hayward staffing. In department sections, staffing schedules are presented by individual fund.

In FY 2014, adopted budget includes a total of 801.55 full time equivalent (FTE) positions. The majority of City staffing (78% or 628.05 FTE) is funded in the General Fund. For FY 2014, a net citywide increase of 11.1 FTE positions is included (when comparing the change from FY 2014 Adopted to FY 2014 Proposed Updated). The change includes a net increase of 6.5 FTE positions in the General Fund, a net increase of 2.00 FTE in Special Revenue Funds, a net increase of 2.1 FTE in Enterprise Funds, and a net increase of 0.5 FTE in Internal Service Funds.

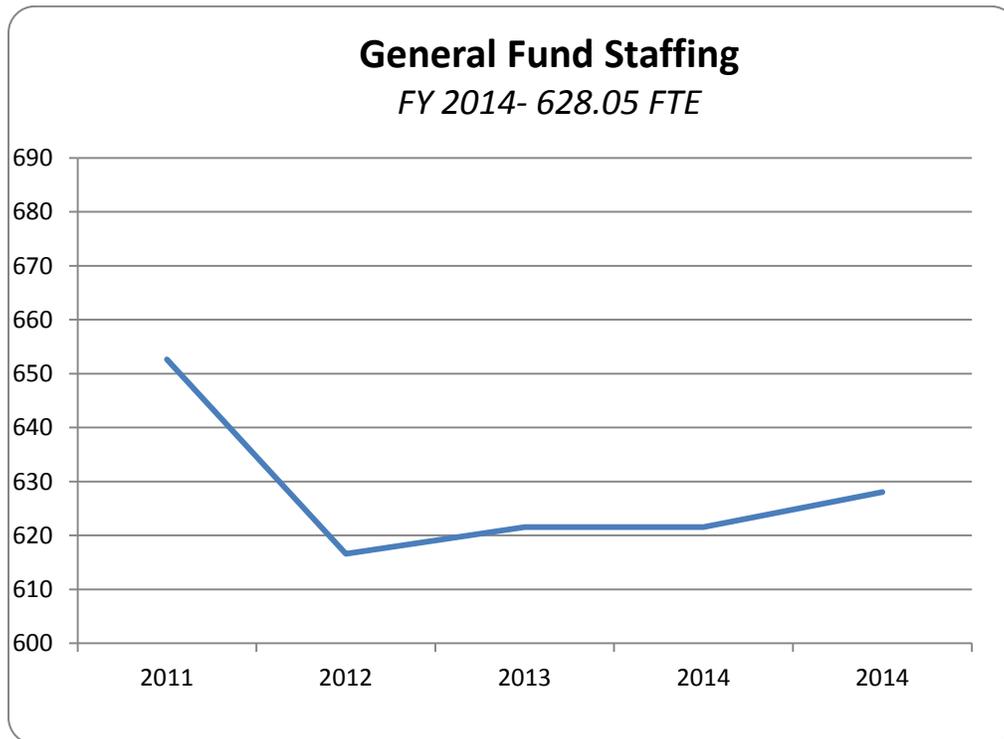


City of Hayward Staffing Summary

General Fund

FY 2014 General Fund staffing totals 628.05 FTE.

In FY 2014, a net increase of 6.5 FTE positions is included (when comparing the change from FY 2014 Adopted to FY 2014 Proposed Updated). The increase of 6.5 FTE positions is a result of a combination of a number of department reorganizations and restructuring.



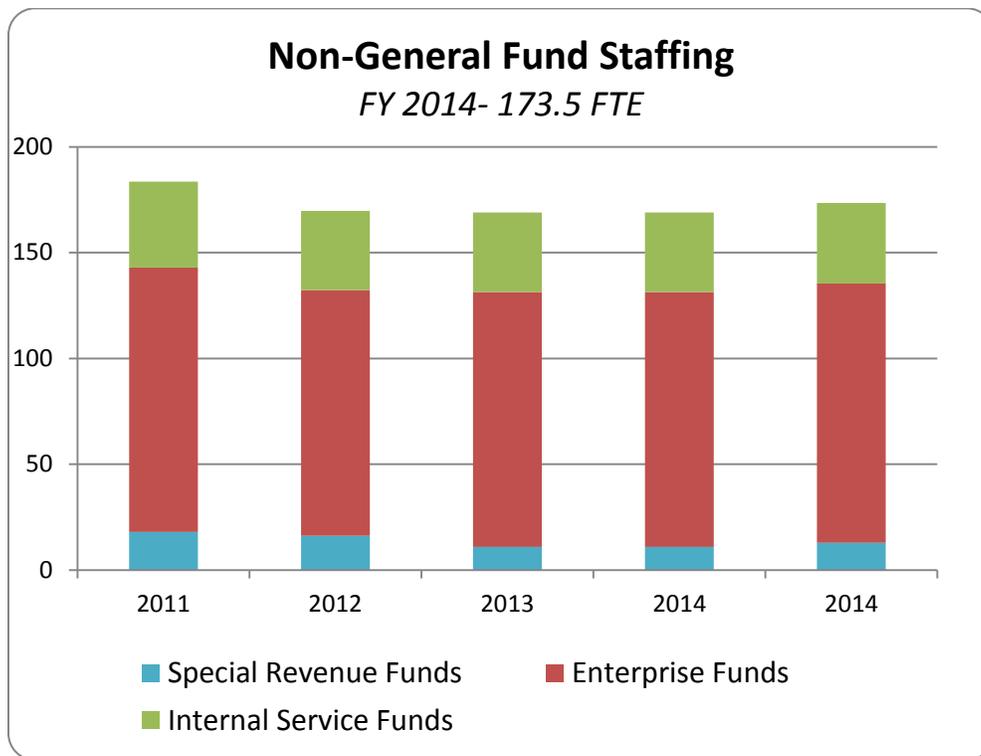
City of Hayward Staffing Summary

Non-General Fund Staffing Totals

FY 2014 Non-General Fund staffing totals 173.5 FTE.

Staffing outside of the General Fund falls into three different funding groups. The funding groups include Internal Service, Enterprise and Special Revenue.

In FY 2014, a net increase of 4.6 FTE is included (when comparing the change from FY 2014 Adopted to FY 2014 Proposed Updated). The increase of 4.6 FTE is a result of a combination of a number of department reorganizations and restructuring.



Summary Proposed FY 2014 Department Staffing Changes

Over the course of FY 2013, departments have worked toward restructuring to best meet the service needs of the City. Several departments have made staffing changes to provide more efficient and improved services. Below is a summary of the “net” position changes in comparing the FY 2014 Adopted Budget to the FY 2014 Proposed Update.

City Manager +5 FTE

The primary changes to the City Manager’s Office staffing levels are in the Economic Development Division. City Council adopted an Economic Development Strategic Plan in FY 2013 that provides vision and direction for the City’s marketing/branding efforts and business attraction/retention efforts. In support of this plan, the Council authorized the reclassification of one position and the addition of two new positions. The Division will now have three professional positions supporting the economic development work efforts and one administrative support position. While these positions represent an added cost to the General Fund, the strategic plan highlights work efforts that will likely result in added revenues for the City, which is something bargaining units have been advocating.

Additionally, the Code Enforcement Division proposes to add a Code Enforcement Inspector, which is funded by, and will support the activities of, the Federal Promise Neighborhoods grant; and add one Senior Code Enforcement Inspector that will focus inspection efforts on use permit violations and construction without permits, areas where the City previously lacked enforcement resources. Both positions will be offset by either grant revenues or enforcement fees/fines, resulting in a limited (if any) cost impact to the General Fund.

The final addition to the City Manager’s Office comes in the Housing Authority budget. Staff proposes to add a two year limited term Administrative Clerk position to the Mortgage Revenue Bond Fund. The position is supported from bond administrative fees paid by affordable housing developments in the City with no impact on the General Fund and will work on the backlog of administrative duties related to the monitoring of these housing developments.

Development Services +1 FTE

Staff is proposing the addition of an Administrative Analyst I/II to provide needed analytical support. Currently, the department receives support from .25 FTE of an analyst and this has proven to be insufficient to meet the demanding needs of such a complex department.

Finance Department +1.6FTE

In response to recent audit findings regarding the department’s staffing, the department is embarking on a reorganization to enhance oversight and increase resources in critical areas.

City of Hayward Staffing Summary

The net 1.6 FTE is the result of: elimination of a vacant Financial Analyst position and the creation of a new Deputy Director of Finance position; addition of a Revenue Manager position; increasing three part time Customer Account Clerk positions to full time. There is minimal General Fund impact – as the majority of this cost is offset by a position deletion in the General Fund and appropriate charges to enterprise funds for related services.

Fire Department +1FTE

The department is proposing to permanently establish a third Fire Staff Captain as part of its permit and prevention activities. This new position is entirely offset by corresponding increases in program revenues.

Information Technology Department +1.5FTE

The department is proposing to add a new technology analyst to support public safety operations and is proposing to increase a part-time video assistant position to full-time.

Public Works – Utilities & Environmental Services Department +1FTE

The department is proposing to reinstate a Water Pollution Control Facility (WPCF) Operations Supervisor position. A mid-year adjustment was made to fund a WPCF Operations and Maintenance Manager, with the intention of discontinuing the funding for the Operations Supervisor position as it became vacant. It has since become apparent that retaining this position will provide the most effective operational and preventative maintenance control at the plant. The position is fully funded through the enterprise funds. The department also proposes to add a Sustainability Technician Assistant position to support implementation of sustainability programs, and to eliminate a vacant secretary position.

Citywide Staffing Summary - By Fund					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund					
100 General Fund ¹	652.65	616.6	621.55	621.55	628.05
Special Revenue Funds					
215 Recycling Fund	4	3	3	3	3
223 Housing Revolving Loan Program ²	2	2	2	2	0
225 Community & Economic Dev Block Grant Fund ³	2	2.25	2	2	4
227 Small Business Loan Delivery	1	1	0	0	0
235 Neighborhood Services Promise Grant ⁴	0	0	0	0	2
241 Housing Authority	0	3	0	0	0
245 Housing Mortgage Bond Fund	1	1	1	1	1
246 Paratransit Fund	1	1	1	1	1
451 Redevelopment Agency Operating Fund	4	3	0	0	0
452 Low & Moderate Housing Fund	3	0	0	0	0
470 Redevelopment Successor Agency	0	0	2	2	2
	18	16.25	11	11	13
Enterprise Funds					
602 Stormwater Operating Fund ⁵	10	9	9	9	10
612 Wastewater Operating Fund ⁶	44.5	40.5	42	42	43
621 Water Operating Fund ⁷	60	56	58.4	58.4	58.5
631 Airport Operating Fund	10.5	10.5	11	11	11
	125	116	120.4	120.4	122.5
Internal Service Funds					
710 Workers' Compensation Fund	2	2	2	2	2
711 Risk Management Fund	3	3	3	3	3
720 Facilities Management Fund	9	8	8	8	8
725 Information Technology Fund ⁸	16.5	15.5	15.5	15.5	17
730 Fleet Management ⁹	10	9	9	9	8
	40.5	37.5	37.5	37.5	38
	836.15	786.35	790.45	790.45	801.55

Staffing Changes to Updated FY 2014:

1. Addition of 6.5 FTE in General Fund.
2. Deletion of 2.0 FTE in Housing Revolving Loan Program Fund.
3. Addition of 2.0 FTE in Community & Economic Dev Block Grant Fund.
4. Addition of 2.0 FTE in Neighborhood Services Promise Grant Fund.
5. Addition of 1.0 FTE in Stormwater Operating Fund.
6. Addition of 1.0 FTE in Wastewater Operating Fund.
7. Addition of 0.1 FTE in Water Operating Fund.
8. Addition of 1.5 FTE in Information Technology Fund.
9. Deletion of 1.0 FTE in Fleet Management Fund.

Citywide Staffing Summary By Department - All Funds

	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
SUMMARY BY DEPARTMENT - ALL FUNDS					
City Attorney Department	9	8	8	8	8
City Clerk Department	4	4	4	4	4
City Council & Mayor Department	8	8	8	8	8
City Manager Department ¹	22	20	22	22	27
Development Services Department ²	38.5	33.25	30	30	31
Finance Department ³	26.25	25.5	27.4	27.4	29
Fire Department ⁴	134.5	133.5	133.5	133.5	134.5
Human Resources Department	8.75	8	9	9	9
Information Technology ⁵	16.5	15.5	15.5	15.5	17
Library & Community Services Department	43.45	39.1	39.55	38.55	38.55
Maintenance Services Department	59	53	53	53	53
Police Department	317.7	303.00	303.00	303.00	303.00
Public Works Department	148.5	135.5	0	0	0
Public Works - Engineering & Transportation	0	0	43	43	43
Public Works - Utilities & Environmental Services ⁶	0	0	95.5	95.5	96.5
	738.65	786.35	791.45	790.45	801.55

Staffing Changes to Updated FY 2014:

1. Addition of 5.0 FTE City Manager Department.
2. Addition of 1.0 FTE Development Services Department.
3. Addition of 1.6 FTE Finance Department.
4. Addition of 1.0 FTE Fire Department.
5. Addition of 1.5 FTE Information Technology Department.
6. Addition of 1.0 FTE Public Works - Utilities & Environmental Services Department.

City Attorney Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
General Fund (100)					
City Attorney	1	1	1	1	1
Assistant City Attorney ¹	3	2	3	3	2
Deputy City Attorney II ²	0	1	0	0	1
Legal Secretary I/II	2	1	1	1	1
	6	5	5	5	5
Risk Management Fund (711)					
Assistant City Attorney	2	2	1	1	1
Deputy City Attorney	0	0	1	1	1
Legal Secretary II	1	1	1	1	1
	3	3	3	3	3

Staffing Changes to Adopted FY 2014:

1. Deletion of 1.0 FTE Assistant City Attorney.
2. Addition of 1.0 FTE Deputy City Attorney II.

City Clerk Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
General Fund (100)					
City Clerk	1	1	1	1	1
Deputy City Clerk	1	1	1	1	1
Administrative Secretary	0	0	0	0	0
Senior Secretary	2	2	2	2	2
	4	4	4	4	4

Staffing Changes to Adopted FY 2014:

1. None.

City Council/Mayor Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
General Fund (100)					
Mayor	1	1	1	1	1
City Council	6	6	6	6	6
Administrative Secretary (Conf)	1	0	0	0	0
Executive Assistant	0	0	1	1	1
HR Administrative Secretary	0	1	0	0	0
	8	8	8	8	8

Staffing Changes to Adopted FY 2014:

1. None

City Manager Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated 2014
General Fund (100)					
City Manager	1	1	1	1	1
Assistant City Manager	1	1	1	1	1
Neighborhood Development Manager	1	1	1	1	1
Economic Development Manager	1	1	1	1	1
Neighborhood Partnership Manager	1	1	1	1	1
Community Preservation Supervisor	1	1	0	0	0
Code Enforcement Supervisor	0	0	1	1	1
Senior Code Enforcement Inspector ¹	0	0	0	0	1
Code Enforcement Inspector ²	0	0	0	0	7
Community Preservation Inspector ²	5	4	4	4	0
Housing Inspector ²	0	0	3	3	0
Economic Development Specialist ³	0	0	0	0	2
Economic Development Coordinator ⁴	0	0	1	1	0
Community & Media Relations Officer	0	0	1	1	1
Executive Assistant	1	1	1	1	1
Senior Secretary ⁵	0	0	0	0	1
Secretary	1	1	1	1	1
Management Fellow	0	0	1	1	1
Administrative Clerk I/II	0	0	1	1	1
	13	12	19	19	22
Small Business Loan Fund (227)					
Economic Development Coordinator	1	1	0	0	0
	1	1	0	0	0
Neighborhood Services-Promise Grant (235)					
Code Enforcement Inspector (1/1/2014) ⁶	0	0	0	0	1
Community Service Officer ⁷	0	0	0	0	1
	0	0	0	0	2
Housing Authority Fund (241)					
Housing Manager	0	1	0	0	0
Housing Development Specialist	0	1	0	0	0
Secretary	0	1	0	0	0
	0	3	0	0	0

City Manager Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
Housing Mortgage Bond Fund (245)					
Housing Development Specialist	0	0	1	1	1
Community Programs Specialist	1	1	0	0	0
	1	1	1	1	1
Redevelopment Operating Fund (451)					
Redevelopment Director	1	1	0	0	0
Redevelopment Project Manager	2	1	0	0	0
Senior Secretary	1	1	0	0	0
	4	3	0	0	0
Low & Moderate Housing Fund (452)					
Housing Manager	1	0	0	0	0
Housing Development Specialist	1	0	0	0	0
Secretary	1	0	0	0	0
	3	0	0	0	0
Redevelopment Successor Agency (470)					
Redevelopment Project Manager ⁸	0	0	1	1	0
Administrative Analyst I/II ⁹	0	0	0	0	1
Senior Secretary ¹⁰	0	0	1	1	0
Administrative Clerk I/II ¹⁰	0	0	0	0	1
	0	0	2	2	2

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Senior Code Enforcement Inspector.
2. Reclass of 4.0 FTE Comm. Pres. Inspectors and 3.0 FTE Housing Inspectors to 7.0 FTE Code Enforcement Inspectors.
3. Addition of 2.0 FTE Economic Development Specialists.
4. Deletion of 1.0 FTE Economic Development Coordinator.
5. Addition of 1.0 FTE Senior Secretary.
6. Addition of 1.0 FTE Code Enforcement Inspector (Promise Grant - 2 Year position)
7. Addition of 1.0 FTE Community Service Officer (Promise Grant - 2 Year position)
8. Deletion of 1.0 FTE Redevelopment Project Manager.
9. Addition of 1.0 FTE Administrative Analyst I/II.
10. Underfilling of 1.0 FTE Senior Secretary with 1.0 Administrative Clerk I/II.

Development Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Development Services Director	1	1	1	1	1
City Building Official	1	1	1	1	1
Planning Manager	1	1	1	1	1
Landscape Architect	0	1	1	1	1
Development Review Engineer	1	1	1	1	1
Supervising Building Inspector	1	0	0	0	0
Supervising Housing Inspector	1	1	0	0	0
Plan Checking Engineer	1	1	1	1	1
Senior Planner	2	2	2	2	2
Associate Planner	3	3	3	3	3
Senior Plan Checker	1	1	1	1	1
Senior Building Inspector/Electrical	1	1	1	1	1
Senior Building Inspector/Plum-Mech.	1	1	1	1	1
Senior Building Inspector/Structural	1	1	1	1	1
Administrative Analyst I/II ¹	1	0.75	0	0	1
Plan Checker	2	2	2	2	2
Senior Housing Inspector	0	0	0	0	0
Development Review Specialist	1	0	0	0	0
Building Inspector	4	3	3	3	3
Housing Inspector	3	2	0	0	0
Senior Permit Technician	1	1	1	1	1
Administrative Secretary	1	1	1	1	1
Graphics/Planning Illustrator	0.5	0.5	1	1	1
Permit Technician	3	4	4	4	4
Senior Secretary	2	1	1	1	1
Secretary	2	2	2	2	2
Administrative Clerk II	2	0	0	0	0
	38.5	33.25	30	30	31

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Administrative Analyst I/II.

Finance Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Director Of Finance	1	1	1	1	1
Deputy Director of Finance ¹	0	0	0	0	1
Finance Operations Manager	1	0	0	0	0
Purchasing & Services Manager	1	1	1	1	1
Accounting Manager	0	1	1	1	1
Budget Officer	1	1	0	0	0
Revenue Manager ²	0	0	0	0	1
Revenue Officer	1	0	0	0	0
Financial Analyst ³	0	0	2	2	1
Finance Supervisor	0	1	1	1	1
Senior Accountant	1	1	1	1	1
Administrative Analyst II	0	0	0	0	0
Senior Accounting Technician	4	2	2	2	2
Administrative Secretary	1	1	0	0	0
Accounting Technician ⁴	1	3	3	3	2
Purchasing Assistant	1	0	0	0	0
Purchasing Technician	0	1	1	1	1
Finance Technician ⁴	0	0	1	1	2
Senior Account Clerk	2	2	2	2	2
Senior Customer Account Clerk	1	1	1	1	1
Customer Account Clerk ⁸	2.75	2	2.5	2.5	3
Mail & Purchasing Clerk	1	1	1	1	1
	19.75	19	20.5	20.5	22
Water Fund (621)					
Senior Accounting Technician ⁵	1	1	1	1	0
Accounting Technician ⁶	0	0	0	0	1
Senior Customer Account Clerk	2	2	2	2	2
Customer Account Clerk ⁷	3.5	3.5	3.5	3.5	4
Administrative Clerk I ⁹	0	0	0.4	0.4	0
	6.5	6.5	6.9	6.9	7

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Deputy Director of Finance.
2. Addition of 1.0 FTE Revenue Manager.
3. Deletion of 1.0 FTE Financial Analyst.

Finance Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014

- 4. Reclass of 1.0 FTE Accounting Technician to 1.0 FTE Finance Technician.
- 5. Deletion of 1.0 FTE Senior Accounting Technician.
- 6. Addition of 1.0 FTE Accounting Technician.
- 7. Addition of 0.5 FTE Customer Account Clerk (increase 2 - 0.75 FTE Customer Account Clerks to 1.0 FTE).
- 8. Addition of 0.5 FTE Customer Account Clerk.
- 9. Deletion of 0.4 FTE Administrative Clerk I.

Fire Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Fire Chief	1	1	1	1	1
Deputy Fire Chief	2	2	2	2	2
Fire Marshal	1	1	1	1	1
Fire Training Officer	1	1	1	1	1
Staff Fire Captain ¹	2	2	2	2	3
Battalion Chief (56 Hr)	6	6	6	6	6
Fire Captain (56 Hr)	33	33	33	33	33
Apparatus Operator (56 Hr)	33	33	33	33	33
Firefighter (56 Hr)	41	41	41	41	41
Hazardous Materials Program Coordinator	1	1	1	1	1
Fire Protection Engineer	1	1	1	1	1
Emergency Medical Services Coordinator	1	1	1	1	1
Fire Prevention Inspector	2	2	2	2	2
Fire Services Supervisor	0	0	1	1	1
Administrative Analyst III	1	1	1	1	1
Hazardous Materials Investigator	2	2	2	2	2
Administrative Secretary	1	1	0	0	0
Permit Technician	2	2	0	0	0
Fire Services Technician I/II	0	0	3	3	3
Senior Secretary	1	1	0	0	0
Secretary	1	1	0	0	0
Administrative Clerk I/II	1	0	1	1	1
Mail Clerk	0.5	0.5	0.5	0.5	0.5
	134.5	133.5	133.5	133.5	134.5

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Staff Fire Captain (40 HR).

Human Resources Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
General Fund (100)					
Human Resources Director	1	1	1	1	1
Human Resources Manager	1	1	1	1	1
Senior Human Resources Analyst	0	0	0	0	0
Human Resources Analyst I/II	3	3	3	3	3
Human Resources Administrative Secretary ¹	1	0	1	1	0
Human Resources Technician ¹	0.75	1	1	1	2
	6.75	6	7	7	7
Worker's Compensation Fund (710)					
Employee Benefits Administrator	1	0	0	0	0
Human Resources Analyst I/II	0	1	1	1	1
Human Resources Technician	1	1	1	1	1
	2	2	2	2	2

Staffing Changes to Adopted FY 2014:

1. Deletion of 1.0 FTE Human Resources Administrative Secretary.
2. Addition of 1.0 FTE Human Resources Technician.

Information Technology Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
Information Technology Fund (725)					
Information Technology Director	1	1	1	1	1
Information Systems Manager	1	1	1	1	1
Data & Systems Coordinator	1	1	1	1	1
Network Systems Specialist	2	1	1	1	1
Technology Solutions Analyst I/II ¹	0	0	0	0	1
Geographic Info Systems Coordinator	1	1	1	1	1
Programmer Analyst	2	2	2	2	2
IT Analyst I/II	0	0	1	1	1
Web Specialist	1	1	1	1	1
Network/Microcomputer Specialist	4	4	3	3	3
Administrative Secretary	1	1	1	1	1
Audio Video Specialist	1	1	1	1	1
Secretary (Conf)	0	0	0	0	0
Data Systems Operator	1	1	1	1	1
Technical Assistant	0.5	0.5	0	0	0
Video Assistant ²	0	0	0.5	0.5	1
	16.5	15.5	15.5	15.5	17

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Technology Solutions Analyst I/II (FY2013).
2. Increase 0.5 FTE Video Assistant to 1.0 FTE Video Assistant.

Library & Community Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Library & Neighborhood Services Director	0	0	0	0	0
Library & Community Services Director	1	1	1	1	1
Social Services Planning Manager	0	0	0	0	0
Library Operations Manager	1	1	1	1	1
Supervising Librarian I	4	3	3	3	3
Administrative Secretary	1	1	1	1	1
Information Systems Support Technician	1	1	1	1	1
Librarian I	8	6.5	6.5	6.5	6.5
Educational Services Coordinator	0	0	1	1	1
Literacy Program Coordinator	1	1	1	1	1
Lead Library Assistant	3	2	1	1	1
Senior Library Assistant	3	3	3	3	3
Library Assistant	8	7.5	7.5	7.5	7.5
Administrative Clerk I	0.25	0.25	0.25	0.25	0.25
Senior Library Page	3	2.4	2.4	2.4	2.4
Library Page	4.2	4.2	3.9	3.9	3.9
	38.45	33.85	33.55	33.55	33.55
Housing Revolving Loan Program (Fund 223)					
Senior Property Rehabilitation Specialist	1	1	0	0	0
Administrative Analyst I/II ¹	0	0	1	1	0
Secretary ²	1	1	1	1	0
	0	0	2	2	0
Community & Economic Development Block Grant Fund (Funds 225)					
Community Services Manager ³	0	0	0	0	1
Social Services Planning Manager ⁴	1	1	1	1	0
Property Rehabilitation Specialist	0	0	0	0	0
Community Programs Specialist	1	1	0	0	0
Administrative Analyst I/II ⁵	0	0.25	1	1	3
	2	2.25	2	2	4

Library & Community Services Staffing Summary					
	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
Paratransit Fund (246)					
Senior Property Rehabilitation Specialist	0	0	1	1	1
Paratransit Coordinator	1	1	0	0	0
	1	1	1	1	1

Staffing Changes to Adopted FY 2014:

1. Deletion of 1.0 FTE Administrative Analyst I/II (FY2013).
2. Deletion of 1.0 FTE Secretary.
3. Addition of 1.0 FTE Community Services Manager.
4. Deletion of 1.0 FTE Social Services Planning Manager.
5. Addition of 2.0 FTE Administrative Analyst I/II (FY2013).

Maintenance Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Director Of Maintenance Services	1	1	1	1	1
Landscape Maintenance Manager	1	0	0	0	0
Streets Maintenance Supervisor	1	1	1	1	1
Landscape Maintenance Supervisor	0	1	1	1	1
Administrative Analyst II	1	1	1	1	1
Senior Maintenance Leader ¹	1	1	1	1	2
Groundskeeper III	1	1	1	1	1
Administrative Secretary	1	1	1	1	1
Tree Trimmer	3	3	2	2	2
Maintenance Leader	2	2	2	2	2
Groundskeeper II	1	0	1	1	1
Maintenance Worker/Laborer ^{2,3}	7	4	4	4	3
Sweeper Equipment Operator	0	1	1	1	1
Groundskeeper I/Laborer	10	8	8	8	8
Secretary	0	1	1	1	1
	30	26	26	26	26
Stormwater Fund (602)					
Lead Sweeper Equipment Operator	1	0	0	0	0
Senior Sweeper Equipment Operator ⁴	0	1	1	1	0
Sweeper Equipment Operator ⁵	3	3	3	3	4
Maintenance Worker ⁷	2	2	2	2	3
	6	6	6	6	7
Water Fund (621)					
Groundskeeper II	2	2	2	2	2
Groundskeeper I	2	2	2	2	2
	4	4	4	4	4
Facilities Fund (720)					
Facilities & Building Manager	1	1	1	1	1
Administrative Analyst I/II	1	1	1	1	1
Electrician I/II	1	1	1	1	1

Maintenance Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
Facilities Painter II	1	1	1	1	1
Facilities Carpenter II	2	2	2	2	2
Facilities Painter I	1	1	1	1	1
Storekeeper - Expediter	1	0	0	0	0
Facilities Service Worker II	1	1	1	1	1
	9	8	8	8	8
Fleet Fund (730)					
Equipment Manager	1	0	0	0	0
Fleet Management Supervisor	0	1	1	1	1
Equipment Mechanic I/II ⁶	7	6	6	6	5
Senior Secretary	1	1	1	1	1
Equipment Parts Storekeeper	1	1	1	1	1
	10	9	9	9	8

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Senior Maintenance Leader.
2. Addition of 1.0 FTE Maintenance Worker (FY2013).
3. Deletion of 1.0 FTE Maintenance Worker.
4. Deletion of 1.0 FTE Senior Sweeper Equipment Operator.
5. Addition of 1.0 FTE Sweeper Equipment Operator
6. Deletion of 1.0 FTE Equipment Mechanic I/II (FY2013).
7. Addition of 1.0 FTE Maintenance Worker.



Police Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Chief Of Police	1	1	1	1	1
Police Captain	2	2	2	2	2
Operations Support Services Manager	1	1	1	1	1
Police Lieutenant	11	11	11	11	11
Youth & Family Services Administrator	1	1	1	1	1
Police Sergeant ¹	25	25	25	25	26
Inspector ²	13	12	10	10	7
Police Officer ³	149	142.5	142	142	144
Counseling Supervisor	2	1	1	1	1
Administrative Analyst III	2	2	1	1	1
Crime Analyst	0	0	1	1	1
Animal Services Administrator	1	1	1	1	1
Personnel & Training Administrator ⁴	0	0	0	0	1
Communications Administrator	1	1	1	1	1
Jail Administrator	1	0	0	0	0
Records Administrator	1	1	1	1	1
Property/Evidence Administrator	1	1	1	1	1
Property & Evidence Supervisor	1	1	1	1	1
Police Programs Analyst I/II	0	0	1	1	1
Communications Supervisor	4	4	4	4	4
Family Counselor I	8	8	8	8	8
Jail Supervisor	4	4	4	4	4
Communications Operator	18.5	18.5	19	19	19
Crime Prevention Supervisor	1	0	0	0	0
Administrative Secretary	2	2	2	2	2
Animal Services Supervisor ⁵	1	1	1	1	0
Records Supervisor	3	3	3	3	3
Crime Scene Technician	4	4	4	4	4
Community Service Officer ⁶	19	20	21	21	20
Crime Prevention Specialist	2	2	2	2	2
Property Technician ⁷	3	2	2	2	3
Animal Control Officer ⁸	1	1	1	1	2
Secretary	3	3	3	3	3
Police Records Clerk II ⁹	19	17	17	17	16
Animal Shelter Supervisor	2	2	2	2	2
Animal Care Attendant	9	8	8	8	8
Traffic Safety Assistant	1.2	0	0	0	0
	317.7	303	303	303	303

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Police Sergeant.
2. Deletion of 3.0 FTE Inspectors.
3. Addition of 2.0 FTE Police Officers.
4. Addition of 1.0 FTE Personnel & Training Administrator (FY2013).
5. Deletion of 1.0 FTE Animal Services Supervisor (FY2013).



Police Staffing Summary

	Adjusted 2011	Adopted 2012	Adopted 2013	Adopted 2014	Proposed Updated 2014
--	------------------	-----------------	-----------------	-----------------	-----------------------------

- 6. Deletion of 1.0 FTE Community Service Officer (Redflex).
- 7. Addition of 1.0 FTE Property Technician.
- 8. Addition of 1.0 FTE Animal Control Officer (FY2013).
- 9. Deletion of 1.0 FTE Police Records Clerk II.

Public Works - Engineering & Transportation Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
General Fund (100)					
Director Of Public Works	1	1	1	1	1
Deputy Director of Pulbic Works	1	1	0	0	0
Assistant City Engineer	1	1	1	1	1
Transportation Manager	1	1	1	1	1
Senior Civil Engineer	1	1	1	1	1
Senior Transportation Engineer	0	0	1	1	1
Supervising Construction Inspector	1	1	1	1	1
Survey Engineer	1	0	0	0	0
Assoc Civil Engineer/Assist Civil Engineer	9	9	9	9	9
Assoc Transportation Engineer	2	1	1	1	1
Senior Construction Inspector	2	2	2	2	2
Administrative Analyst I/II	2	2	1	1	1
Assistant Transportation Engineer	1	1	1	1	1
Surveyor	1	1	1	1	1
Construction Inspector	4	3	3	3	3
Engineering Technician	4	4	4	4	4
Traffic Signal Technician	0	0	1	1	1
Administrative Secretary	1	1	0	0	0
Senior Secretary	2	2	2	2	2
Secretary	1	1	1	1	1
	36	33	32	32	32
Airport Fund (631)					
Airport Manager	1	1	1	1	1
Airport Operations Manager	1	1	1	1	1
Administrative Analyst I/II	1	1	1	1	1
Administrative Secretary	1	0	0	0	0
Senior Airport Maintenance Worker	1	1	1	1	1
Airport Maintenance Worker	4	4	4	4	4
Secretary	1	1	1	1	1
Senior Secretary	0	1	1	1	1
Airport Attendant	0	0	0	0	0
Administrative Intern	0.5	0	0	0	0
Noise Abatement Analyst	0	0.5	1	1	1
	10.5	10.5	11	11	11

Staffing Changes to Adopted FY 2014:

1. None.

Public Works - Utilities & Environmental Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
Recycling Fund (215)					
Solid Waste Manager	1	1	1	1	1
Recycling Specialist	1	1	1	1	1
Sustainability Technician/Assistant ¹	0	0	0	0	1
Secretary ²	1	1	1	1	0
Administrative Intern	1	0	0	0	0
	4	3	3	3	3
Stormwater Fund (602)					
Water Pollution Control Admin	1	1	1	1	1
Water Pollution Control Source Inspector	2	1	1	1	1
Secretary	1	1	1	1	1
	4	3	3	3	3
Waste Water Fund (612)					
Water Pollution Control Facility (WPCF) Manager	1	1	1	1	1
WPCF Operations & Maintenance Manager ³	1	0	0	0	1
Senior Utilities Engineer	1	1	1	1	1
WPCF Maintenance Supervisor	1	1	1	1	1
WPCF Operations Supervisor ^{4,5}	1	1	1	1	1
Lab Supervisor	1	1	1	1	1
Associate Civil Engineer	1	1	1.5	1.5	1.5
Electrician I/II	4	4	4	4	4
Senior Water Pollution Source Control Inspector	1	1	1	1	1
Senior Utility Leader	1	1	1	1	1
Water Pollution Source Control Inspector	3	2	2	2	2
WPCF Lead Operator	6	6	6	6	6
Utilities Maintenance Mechanic	4	4	4	4	4
Laboratory Technician	3	2	2	2	2
WPCF Operator	6	5	5	5	5
Utility Leader	2	2	2	2	2
Equipment Operator	1	1	1	1	1
Utility Worker	4	4	4	4	4
Administrative Analyst I/II	0	0	1	1	1
Senior Secretary	1	1	1	1	1
Maintenance Worker	1	1	1	1	1
Technical Intern	0.5	0.5	0.5	0.5	0.5

Public Works - Utilities & Environmental Services Staffing Summary					
	Adjusted	Adopted	Adopted	Adopted	Proposed
	2011	2012	2013	2014	Updated
					2014
	44.5	40.5	42	42	43
Water Fund (621)					
Director of Public Works	0	0	1	1	1
Deputy Director of Public Works	1	1	0	0	0
Utilities Superintendent	1	1	0	0	0
Landscape Architect	1	0	0	0	0
Utilities Operations & Maintenance Manager	1	1	1	1	1
Environmental Services Manager	0	0	1	1	1
Senior Utilities Engineer	1	1	1	1	1
Utilities Maintenance Supervisor	1	1	0	0	0
Utilities Operations & Maintenance Supervisor	0	0	1	1	1
Utilities Field Services Supervisor	0	0	1	1	1
Associate Civil Engineer	1	1	1	1	1
Administrative Analyst III	1	1	1	1	1
Electrician I/II	1	1	1	1	1
Senior Utility Leader	1	1	1	1	1
Senior Utility Customer Service Leader	1	1	1	1	1
Senior Utility Service Representative	1	1	1	1	1
Utilities Maintenance Mechanic	5	5	5	5	5
Utility Leader	3	3	3	3	3
Administrative Secretary	1	1	2	2	2
Cross Connection Control Specialist	1	1	1	1	1
Water Meter Mechanic	3	3	3	3	3
Equipment Operator	2	2	2	2	2
Utilities Service Worker	2	2	2	2	2
Utility Worker	14	11	11	11	11
Senior Secretary	1	1	1	1	1
Storekeeper - Expediter	1	1	1	1	1
Backflow/Cross Connection Tester	1	1	1	1	1
Water Meter Reader	2.5	2.5	2.5	2.5	2.5
Secretary	1	1	1	1	1
	49.5	45.5	47.5	47.5	47.5

Staffing Changes to Adopted FY 2014:

1. Addition of 1.0 FTE Sustainability Technician/Assistant.
2. Deletion of 1.0 FTE Secretary.
3. Addition of 1.0 FTE WPCF Operations & Maintenance Manager (FY2013).
4. Deletion of 1.0 FTE WPCF Operations Supervisor (FY2013).
5. Addition of 1.0 FTE WPCF Operations Supervisor.

This page left intentionally blank.

Department Summary
All Funds Summary - By Category

City Attorney Department
All Funds

All Funds Summary - By Category

Funding: General Fund and Risk Management Fund.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Update
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	82,280	47,660	37,615	38,367	38,367
Risk Management Fund	3,360,980	3,454,227	3,273,845	3,273,845	3,490,252
Risk Management Fund Balance	(653,133)	(1,433,380)	(698,643)	(687,662)	(933,893)
	2,790,127	2,068,507	2,612,817	2,624,550	2,594,726
Fund Subsidy					
General Fund Subsidy	1,004,563	915,057	988,993	1,006,434	954,375
Total Revenues	3,794,690	2,983,564	3,601,810	3,630,984	3,549,101
EXPENDITURES					
Expenditures					
Salary					
Regular	1,008,269	897,740	1,020,020	1,020,020	970,818
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	110,147	106,616	118,391	130,231	125,140
Retiree Medical	19,629	14,424	14,424	14,424	14,400
Other Benefits	59,940	55,127	62,732	63,020	53,337
PERS	200,038	168,492	185,900	202,631	190,844
Charges (to)/from other programs	(15,050)	(2,160)	-	-	-
<i>Net Staffing Expense</i>	1,382,973	1,240,239	1,401,467	1,430,326	1,354,539
Maintenance & Utilities	738	1,442	1,800	1,800	1,800
Supplies & Services	1,998,710	1,321,853	1,792,829	1,792,829	1,787,729
Internal Service Fees	94,263	92,484	78,168	78,483	77,487
Capital	-	-	-	-	-
<i>Net Operating Expense</i>	2,093,711	1,415,779	1,872,797	1,873,112	1,867,016
Transfers out to other funds	318,006	327,546	327,546	327,546	327,546
Total Expenditures	3,794,690	2,983,564	3,601,810	3,630,984	3,549,101

Department Summary

All Funds Summary - By Program

City Attorney Department

All Funds

All Funds Summary - By Program

Funding: General Fund and Risk Management Fund.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Update
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	82,280	47,660	37,615	38,367	38,367
Risk Management Fund	3,360,980	3,454,227	3,273,845	3,273,845	3,490,252
Risk Management Fund Balance	(653,133)	(1,433,380)	(698,643)	(687,662)	(933,893)
	2,790,127	2,068,507	2,612,817	2,624,550	2,594,726
Fund Subsidy					
General Fund Subsidy	1,004,563	915,057	988,993	1,006,434	954,375
	3,794,690	2,983,564	3,601,810	3,630,984	3,549,101
EXPENDITURES					
Expenditures and Transfer Out to Other Funds By Program					
General Fund	1,086,843	962,717	1,026,608	1,044,801	992,742
Risk Management Fund	2,707,847	2,020,847	2,575,202	2,586,183	2,556,359
	3,794,690	2,983,564	3,601,810	3,630,984	3,549,101
Net Change			-	-	-

Department Summary
Department: 100-1300

City Attorney Department
General Fund

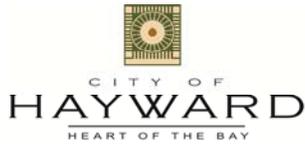
Office of the City Attorney

Description: General legal services.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Update
REVENUES					
Revenue					
Rental Review Fees	82,280	47,660	37,615	38,367	38,367
Total Revenues	\$82,280	\$47,660	\$37,615	\$38,367	\$38,367
EXPENDITURES					
Expenditures					
Salary					
Regular	694,925	648,032	689,379	689,379	651,163
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	68,772	62,493	64,956	71,452	77,613
Retiree Medical	13,086	9,015	9,015	9,015	9,000
Other Benefits	41,062	37,599	41,576	41,756	35,373
PERS	139,840	116,937	125,640	136,947	128,006
Charges (to)/from other programs	(8,130)	2,502	-	-	-
<i>Net Staffing Expense</i>	949,555	876,578	930,566	948,549	901,155
Maintenance & Utilities	738	1,200	1,500	1,500	1,500
Supplies & Services	71,439	22,244	43,529	43,529	38,429
Internal Service Fees	65,110	62,695	51,013	51,223	51,658
Capital Outlay	-	-	-	-	-
<i>Net Operating Expense</i>	137,287	86,139	96,042	96,252	91,587
Total Expenditures	\$1,086,843	\$962,717	\$1,026,608	\$1,044,801	\$992,742
General Fund Subsidy	\$1,004,563	\$915,057	\$988,993	\$1,006,434	\$954,375

FY 2014 Significant Budget Changes:

1. Decrease 1.0 FTE Assistant City Attorney (FY2013).
2. Increase 1.0 FTE Deputy City Attorney II (FY2013).



Department Summary
100-1400

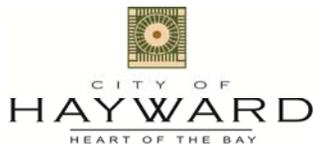
City Clerk Department
General Fund

Office of the City Clerk

Description: Office of the City Clerk.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Update
REVENUES					
Revenue					
Sale Of Documents - Passports	16,454	13,057	16,370	16,697	16,697
Sale of Documents - Election	-	11,000	-	-	-
Sale of Documents - General	2,002	1,789	899	917	917
Total Revenues	18,456	25,846	17,269	17,614	17,614
EXPENDITURES					
Expenditures					
Salary					
Regular	277,146	306,057	332,333	332,333	330,978
Overtime	-	1,436	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	40,362	45,344	48,807	53,687	54,709
Retiree Medical	8,724	7,212	7,212	7,212	7,200
Other Benefits	18,528	23,709	22,360	22,504	19,430
PERS	53,353	68,049	60,567	66,018	65,064
Charges (to)/from other programs	6,602	67	-	-	-
<i>Net Staffing Expense</i>	404,714	451,874	471,279	481,754	477,381
Maintenance & Utilities	676	640	800	800	800
Supplies & Services	47,750	35,977	42,280	42,280	42,280
Internal Service Fees	76,005	77,983	74,414	74,659	75,422
Election Expense	-	197,235	-	180,000	180,000
<i>Net Operating Expense</i>	124,430	311,835	117,494	297,739	298,502
Total Expenditures	529,145	763,709	588,773	779,493	775,883
General Fund Subsidy	510,689	737,863	571,504	761,879	758,269

FY 2014 Significant Budget Changes:
1. None.



Department Summary
 Department: 100-1100

City Council & Mayor Department
 General Fund

Office of the City Council and Mayor

Description: Office of the City Council and Mayor.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
EXPENDITURES					
Expenditures					
Salary					
Regular	268,100	266,624	268,840	268,840	272,122
Overtime	-	619	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	91,122	77,334	92,024	101,227	64,168
Retiree Medical	-	14,424	14,424	14,424	14,400
Other Benefits	39,967	19,128	19,951	20,095	18,437
PERS	36,324	44,165	45,383	49,465	48,699
Charges (to)/from other programs	-	-	-	-	-
<i>Net Staffing Expense</i>	435,513	422,294	440,622	454,051	417,826
Supplies & Services	33,276	36,207	58,628	58,628	58,628
Internal Service Fees	36,233	36,925	28,841	28,911	29,343
<i>Net Operating Expenses</i>	69,509	73,132	87,469	87,539	87,971
Total Expenditures	505,022	495,426	528,091	541,590	505,797
General Fund Subsidy	505,022	495,426	528,091	541,590	505,797

FY 2014 Significant Budget Changes:

1. None.

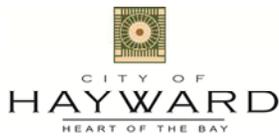
Department Summary
All Funds Summary - By Category

City Manager Department
All Funds

All Funds Summary - By Category

Funding: General, Redevelopment, Successor Agency RDA and Special Revenue funds.

	FY 2011 Actual	FY2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue and Transfers In From Other Funds					
General Fund Revenue	347,690	192,219	616,916	616,916	724,716
Promise Grant Revenue	-	-	-	-	371,696
Housing Mortgage Rev Bond Prog	148,941	198,817	138,828	97,453	90,078
Home Loan Program	75,328	180,595	255,270	-	242,507
Rental Housing Development Grants	6,126	4,990	-	-	-
Downtown Business Improvement Prog	105,364	89,694	50,000	50,000	50,000
Redevelopment Agency	12,279,824	5,230,788	-	-	-
Successor Agency RDA	-	3,375,429	9,363,306	9,602,654	9,602,654
Housing Authority	583,890	5,670,452	2,712,304	3,403,122	3,403,122
Home Ownership Loan Program	18,436	57,732	-	-	-
Neighborhood Stabilization Grant Program	820,034	1,817,089	-	-	-
	14,385,632	16,817,805	13,136,624	13,770,145	14,484,773
(Contribution to)/ Use of Fund Balance					
Promise Grant	-	-	-	-	(734)
Housing Mortgage Rev Bond Prog	1,026,888	(29,083)	109,734	152,461	35,681
Home Loan Program	49,951	(30,246)	-	-	-
Rental Housing Development Grants	(6,126)	(4,990)	-	-	-
Downtown Business Improvement Prog	19,388	(19,555)	5,000	5,000	5,000
Redevelopment Agency	8,182,743	(4,906,279)	-	-	-
Successor Agency RDA	-	(299,611)	(2,553,999)	(1,690,786)	(1,702,643)
Housing Authority	785,091	(3,796,633)	(2,583,970)	(3,310,155)	(3,284,182)
Home Ownership Loan Program	(219,515)	(319,399)	602,030	-	-
Neighborhood Stabilization Grant Program	441,758	(261,312)	-	-	-
	10,280,177	(9,667,108)	(4,421,205)	(4,843,480)	(4,946,144)
Fund Subsidy					
General Fund Subsidy	2,332,430	2,500,935	3,126,910	3,109,015	3,653,835
Total Revenues	26,998,238	9,651,632	11,842,329	12,035,680	13,192,464
EXPENDITURES					
Expenditures					
Salary					
Regular	2,102,174	1,881,953	2,198,324	2,198,324	2,516,219
Overtime	4,207	20,290	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	222,268	223,310	342,182	376,403	495,207
Retiree Medical	45,801	32,003	39,666	39,666	48,600
Other Benefits	119,516	136,529	153,601	154,393	175,226
PERS	389,437	428,409	398,986	434,895	492,425
Charges (to)/from other programs	13,795	(120,480)	(21,154)	62,517	48,137
<i>Net Staffing Expense</i>	2,897,199	2,602,014	3,111,605	3,266,198	3,775,814



Department Summary
All Funds Summary - By Category

City Manager Department
All Funds

All Funds Summary - By Category

Continued

	FY 2011 Actual	FY2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
Supplies & Services	1,383,395	975,168	1,001,274	882,220	1,199,557
Pass Thru Payments	1,241,590	-	-	-	-
ERAF Payments	910,283	-	-	-	-
Grants & Loans	3,053,104	2,626,289	240,036	-	228,035
Community Promotions	117,777	118,051	102,000	102,000	27,000
HUSD/HARD Contracts	236,081	9,000	9,000	9,000	9,000
Hayward Clean and Green	9,802	8,361	10,000	10,000	10,000
Neighborhood Initiatives	2,808	4,011	17,060	17,060	15,060
Eden Info & Referral	-	-	-	-	-
Internal Service Fees	242,438	219,785	252,025	252,795	252,352
Maintenance & Utilities	37,558	28,539	38,061	38,822	39,971
Loan Interest	-	-	31,141	27,289	27,289
Principal Retirement	-	-	768,859	772,711	772,711
Project Expenditures	121,387	506,297	304,160	7,000	163,704
Capital	708	-	-	-	30,000
<i>Net Operating Expense</i>	7,356,929	4,495,501	2,773,616	2,118,897	2,774,679
Transfers to Other Funds	16,900,189	2,859,119	5,957,108	6,650,585	6,641,237
Total Expenditures	27,154,317	9,956,634	11,842,329	12,035,680	13,191,730
Net Change			-	-	734

Department Summary
All Funds Summary - By Category

City Manager Department
All Funds

All Funds Summary - By Program

Funding: Redevelopment, Successor Agency RDA and Special Revenue funds.

	FY 2011	FY2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In From Other Funds					
General Fund Revenue	347,690	192,219	616,916	616,916	724,716
Promise Grant	-	-	-	-	371,696
Housing Mortgage Rev Bond Prog	148,941	198,817	138,828	97,453	90,078
Home Loan Program	75,328	180,595	255,270	-	242,507
Rental Housing Development Grants	6,126	4,990	-	-	-
Downtown Business Improvement	105,364	89,694	50,000	50,000	50,000
Redevelopment Agency Summary	12,279,824	5,230,788	-	-	-
Successor Agency RDA	-	3,375,429	9,363,306	9,602,654	9,602,654
Housing Authority	583,890	5,670,452	2,712,304	3,403,122	3,403,122
Home Ownership Loan Program	18,436	57,732	-	-	-
Neighborhood Stabilization Grant Program	820,034	1,817,089	-	-	-
	14,385,632	16,817,805	13,136,624	13,770,145	14,484,773
(Contribution to)/ Use of Fund Balance					
Promise Grant	-	-	-	-	(734)
Housing Mortgage Rev Bond Prog	1,026,888	(29,083)	109,734	152,461	35,681
Home Loan Program	49,951	(30,246)	-	-	-
Rental Housing Development Grants	(6,126)	(4,990)	-	-	-
Downtown Business Improvement	19,388	(19,555)	5,000	5,000	5,000
Redevelopment Agency Summary	8,182,743	(4,906,279)	-	-	-
Successor Agency RDA	-	(299,611)	(2,553,999)	(1,690,786)	(1,702,643)
Housing Authority	785,091	(3,796,633)	(2,583,970)	(3,310,155)	(3,284,182)
Home Ownership Loan Program	(219,515)	(319,399)	602,030	-	-
Neighborhood Stabilization Program	441,758	(261,312)	-	-	-
	10,280,177	(9,667,108)	(4,421,205)	(4,843,480)	(4,946,144)
Fund Subsidy					
General Fund Subsidy	2,332,430	2,500,935	3,126,910	3,109,015	3,653,835
Total Revenues	26,998,238	9,651,632	11,842,329	12,035,680	13,192,464
EXPENDITURES					
Expenditures and Transfer Out to Other Funds					
Office of the City Manager	2,680,119	2,693,154	3,743,826	3,725,931	4,378,551
Promise Grant	-	-	-	-	370,962
Housing Mortgage Rev Bond Prog	1,175,829	169,734	248,562	249,914	125,759
Home Loan Program	125,279	150,349	255,270	-	242,507
Downtown Business Improvement	124,752	70,139	55,000	55,000	55,000
Redevelopment Agency Summary	20,462,566	324,509	-	-	-
Successor Agency RDA	-	3,380,820	6,809,307	7,911,868	7,900,011
Housing Authority	1,168,981	1,582,152	128,334	92,967	118,940
Home Ownership Loan Program	155,000	30,000	602,030	-	-
Neighborhood Stabilization Program	1,261,791	1,555,777	-	-	-
Total Expenditures	27,154,317	9,956,634	11,842,329	12,035,680	13,191,730
Net Change	(156,079)	(305,002)	-	-	734

Department Summary
Department: 100-1200

City Manager Department
General Fund

City Manager Department - General Fund Summary

Description: Office of the City Manager, Economic Development, Neighborhood Services, and Community

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Community Preservation Fees	329,326	180,251	176,200	176,200	171,553
Rental Inspection Fees	-	-	440,716	440,716	388,163
Fines and Forfeitures	-	-	-	-	165,000
Other Revenue	18,364	11,968	-	-	-
Total Revenues	347,690	192,219	616,916	616,916	724,716
EXPENDITURES					
Expenditures					
Salary					
Regular	1,388,843	1,463,485	1,894,214	1,894,214	2,160,160
Overtime	4,207	20,102	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits	-	-			
Medical Benefits	147,030	170,199	307,285	338,016	425,486
Retiree Medical	28,353	21,636	34,257	34,257	39,600
Other Benefits	79,759	107,149	133,827	134,511	147,145
PERS	261,672	329,872	344,454	375,455	423,612
Charges (to)/from other programs	(252,574)	(292,370)	(2,601)	(56,612)	(90,939)
<i>Net Staffing Expense</i>	1,657,289	1,820,073	2,711,436	2,719,841	3,105,064
Maintenance & Utilities	9,459	6,877	12,671	12,671	13,820
Supplies & Services	454,202	543,429	638,124	611,124	928,461
Community Promotions	117,777	118,051	102,000	102,000	27,000
HUSD/HARD Contracts	236,081	9,000	9,000	9,000	9,000
Hayward Clean and Green	9,802	8,361	10,000	10,000	10,000
Neighborhood Initiatives	2,808	4,011	17,060	17,060	15,060
Eden Info & Referral	-	-	-	-	-
Internal Service Fees	191,994	183,352	243,535	244,235	240,146
Capital	708	-	-	-	30,000
<i>Net Operating Expense</i>	1,022,830	873,081	1,032,390	1,006,090	1,273,487
Total Expenditures	2,680,119	2,693,154	3,743,826	3,725,931	4,378,551
General Fund Subsidy	2,332,430	2,500,935	3,126,910	3,109,015	3,653,835



Department Summary
All Funds Summary - By Category

Development Services Department
All Funds

All Funds Summary - By Category

Funding: General Fund, Energy Efficiency Cons. Block Grant, and Park District Funds.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue					
General Fund Revenue	4,401,366	3,834,153	3,544,607	3,544,607	3,856,827
Park Districts	654,913	371,698	113,297	115,563	3,700,518
Energy Efficiency Conserv. Block Grant	233,898	793,167	-	-	-
	5,290,178	4,999,018	3,657,904	3,660,170	7,557,345
(Contribution)/Use of Fund Balance					
Park District Funds	(429,867)	143,043	(36,997)	(39,263)	(573,337)
	(429,867)	143,043	(36,997)	(39,263)	(573,337)
Fund Subsidy					
General Fund Subsidy	1,032,209	1,225,323	846,533	945,161	765,105
Total Revenues	5,892,520	6,367,384	4,467,440	4,566,068	7,749,113
EXPENDITURES					
Expenditures					
Salary					
Regular	3,284,048	3,088,430	2,922,726	2,922,726	2,963,767
Overtime	5,122	8,343	2,700	2,700	2,700
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	454,768	454,934	438,480	482,329	536,599
Retiree Medical	85,059	61,302	54,090	54,090	55,800
Other Benefits	200,185	233,419	192,397	193,441	193,759
PERS	658,637	771,949	528,819	576,416	580,006
Charges (to)/from other programs	(335,492)	(509,900)	(612,609)	(607,976)	(598,044)
<i>Net Staffing Expense</i>	4,352,327	4,108,477	3,526,603	3,623,726	3,734,587
Maintenance & Utilities	12,897	8,879	8,650	8,650	8,650
Supplies & Services	513,629	705,559	378,211	378,211	3,445,192
Internal Service Fees	760,269	751,302	553,976	555,481	560,684
Capital	19,500	-	-	-	-
Projects	233,898	793,167	-	-	-
<i>Net Operating Expense</i>	1,540,193	2,258,907	940,837	942,342	4,014,526
Total Expenditures	5,892,520	6,367,384	4,467,440	4,566,068	7,749,113



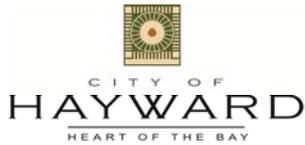
Department Summary
All Funds Summary - By Program

Development Services Department
All Funds

All Funds Summary - By Program

Description: General Fund, Energy Efficiency Conservation, Block Grant, and Park District Funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Building	4,183,575	3,582,297	2,980,933	2,980,933	3,293,153
Planning	217,791	251,856	563,674	563,674	563,674
Energy Efficiency Conserv. Block Grant	233,898	793,167	-	-	-
Park Districts	654,913	371,698	113,297	115,563	3,700,518
	5,290,178	4,999,018	3,657,904	3,660,170	7,557,345
(Contribution)/Use of Fund Balance					
Park District Funds	(429,867)	143,043	(36,997)	(39,263)	(573,337)
	(429,867)	143,043	(36,997)	(39,263)	(573,337)
Fund Subsidy					
General Fund Subsidy	1,032,209	1,225,323	846,533	945,161	765,105
	1,032,209	1,225,323	846,533	945,161	765,105
Total Revenues	5,892,520	6,367,384	4,467,440	4,566,068	7,749,113
EXPENDITURES					
Expenditures					
Administration	377,282	392,525	418,273	425,514	552,006
Building	3,463,714	3,250,503	2,795,112	2,859,691	2,876,238
Planning	1,592,579	1,416,448	1,177,755	1,204,563	1,193,688
Energy Efficiency Conserv. Block Grant	233,898	793,167	-	-	-
Park Districts	225,046	514,741	76,300	76,300	3,127,181
	225,046	514,741	76,300	76,300	3,127,181
Total Expenditures	5,892,520	6,367,384	4,467,440	4,566,068	7,749,113



Department Summary
 Department: 100-3600

Development Services Department
 General Fund

Development Services - General Fund Summary

Description: Administration, Building, and Planning.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Licenses & Permits	1,585,285	1,418,978	1,446,656	1,446,656	1,758,876
From Other Agencies	-	-	-	-	-
Fees & Service Charges	2,798,437	2,413,429	2,097,506	2,097,506	2,097,506
Other Revenue	17,644	1,746	445	445	445
Total Revenues	4,401,366	3,834,153	3,544,607	3,544,607	3,856,827
EXPENDITURES					
Expenditures					
Salary					
Regular	3,284,048	3,088,430	2,922,726	2,922,726	2,963,767
Overtime	5,122	8,343	2,700	2,700	2,700
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	454,768	454,934	438,480	482,329	536,599
Retiree Medical	85,059	61,302	54,090	54,090	55,800
Other Benefits	200,185	233,419	192,397	193,441	193,759
PERS	658,637	771,949	528,819	576,416	580,006
Charges (to)/from other programs	(339,971)	(517,411)	(613,909)	(609,276)	(603,244)
<i>Net Staffing Expense</i>	4,347,848	4,100,966	3,525,303	3,622,426	3,729,387
Maintenance & Utilities	12,897	8,879	8,650	8,650	8,650
Supplies & Services	293,062	198,329	303,211	303,211	323,211
Internal Service Fees	760,269	751,302	553,976	555,481	560,684
Capital	19,500	-	-	-	-
<i>Net Operating Expense</i>	1,085,728	958,510	865,837	867,342	892,545
Total Expenditures	5,433,575	5,059,476	4,391,140	4,489,768	4,621,932
General Fund Subsidy	1,032,209	1,225,323	846,533	945,161	765,105

All Funds Summary - By Category

Funding: General Fund, Water, and Debt Service funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In From Other Funds					
General Fund Revenue	3,667,273	3,972,819	3,866,000	3,957,000	3,960,000
Debt Service	8,044,109	4,958,921	7,750,477	7,740,503	7,702,103
	11,711,382	8,931,740	11,616,477	11,697,503	11,662,103
(Contribution)/Use of Fund Balance					
Debt Service Funds	157,404	4,061,607	103,266	103,266	163,516
Fund Subsidy					
General Fund Subsidy	(550,284)	(1,020,667)	(632,474)	(662,708)	(612,110)
Water Fund Subsidy	892,996	957,274	1,006,977	1,022,163	1,208,940
	342,712	(63,393)	374,503	359,455	596,830
Total Revenues	12,211,498	12,929,954	12,094,246	12,160,224	12,422,449
EXPENDITURES					
Expenditures By Category					
Salary					
Regular	1,906,416	1,845,459	2,170,385	2,170,385	2,360,264
Overtime	11,874	8,961	8,000	8,000	8,000
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	256,269	288,488	390,091	429,103	466,539
Retiree Medical	58,887	46,878	52,287	52,287	52,200
Other Benefits	122,947	147,441	141,427	142,399	148,332
PERS	353,864	424,612	392,280	427,583	459,644
Charges (to)/from other programs	(4,574)	11,398	(47,688)	(48,248)	(98,023)
<i>Net Staffing Expense</i>	2,705,683	2,773,237	3,106,782	3,181,509	3,396,956
Maintenance & Utilities	4,156	6,842	6,845	6,845	6,845
Supplies & Services	807,327	617,943	604,880	604,880	647,429
Internal Service Fees	390,572	398,958	367,267	368,492	369,618
Postage	144,133	159,057	201,264	201,264	201,264
Principal	3,125,880	3,331,671	3,595,240	3,715,000	3,755,000
Interest	4,457,138	4,310,647	4,176,968	4,047,234	4,010,337
Capital	708	-	-	-	-
<i>Net Operating Expense</i>	8,929,913	8,825,118	8,952,464	8,943,715	8,990,493
Transfers Out To Other Funds	575,903	4,106,110	35,000	35,000	35,000
Total Expenditures	12,211,498	15,704,465	12,094,246	12,160,224	12,422,449
Net Change			-	-	-

All Funds Summary - By Program

Funding: General Fund, Water, and Debt Service funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
General Fund	3,667,273	3,972,819	3,866,000	3,957,000	3,960,000
Debt Service	8,044,109	11,742,799	7,750,477	7,740,503	7,702,103
	11,711,382	15,715,618	11,616,477	11,697,503	11,662,103
(Contribution)/Use of Fund Balance					
Debt Service Funds	157,404	52,240	103,266	103,266	163,516
Fund Subsidy					
General Fund Subsidy	(550,284)	(1,020,667)	(632,474)	(662,708)	(612,110)
Water Fund Subsidy	892,996	957,274	1,006,977	1,022,163	1,208,940
	342,712	(63,393)	374,503	359,455	596,830
Total Revenues	12,211,498	15,704,465	12,094,246	12,160,224	12,422,449
EXPENDITURES					
Expenditures By Program					
Administration	742,503	552,008	809,791	825,183	787,464
Accounting	1,189,013	1,188,003	1,202,049	1,225,248	1,205,146
Purchasing	513,723	536,490	545,944	553,481	553,099
Revenue	671,751	675,651	675,742	690,380	802,181
Utility Billing	892,996	957,274	1,006,977	1,022,163	1,208,940
Debt Service	8,201,513	11,795,039	7,853,743	7,843,769	7,865,619
Total Expenditures	12,211,498	15,704,465	12,094,246	12,160,224	12,422,449
Net Change	-	-	-	-	-

Finance - General Fund Summary

Description: Administration, Accounting, Purchasing, and Revenue.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Business Tax	2,388,857	2,483,442	2,448,000	2,497,000	2,500,000
Transient Occupancy Tax	1,252,797	1,465,937	1,418,000	1,460,000	1,460,000
Other Revenue	25,620	23,440	-	-	-
Total Revenues	3,667,273	3,972,819	3,866,000	3,957,000	3,960,000
EXPENDITURES					
Expenditures					
Salary					
Regular	1,531,776	1,472,180	1,736,592	1,736,592	1,923,062
Overtime	10,722	7,566	2,000	2,000	2,000
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	219,254	228,505	322,819	355,104	375,386
Retiree Medical	43,620	34,257	37,863	37,863	39,600
Other Benefits	95,190	114,145	112,759	113,497	119,197
PERS	281,414	329,375	313,605	341,828	374,731
Charges (to)/from other programs	(96,240)	(57,686)	(146,018)	(147,478)	(322,279)
<i>Net Staffing Expense</i>	2,085,736	2,128,342	2,379,620	2,439,406	2,511,697
Maintenance & Utilities					
Maintenance & Utilities	2,301	5,180	2,000	2,000	2,000
Supplies & Services					
Supplies & Services	623,026	420,840	438,288	438,288	416,248
Internal Service Fees					
Internal Service Fees	337,540	345,703	315,160	316,140	319,487
Postage					
Postage	67,678	52,087	98,458	98,458	98,458
Capital					
Capital	708	-	-	-	-
<i>Net Operating Expense</i>	1,031,253	823,810	853,906	854,886	836,193
Total Expenditures	3,116,989	2,952,152	3,233,526	3,294,292	3,347,890
General Fund Subsidy	(550,284)	(1,020,667)	(632,474)	(662,708)	(612,110)

Debt Service - Summary

Description: Debt service accounts are used to account for the accumulation of resources for, and the payment of general long-term debt.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
<i>\$'s in 1,000s</i>	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Certificate of Participation	9,069	1,334	3,000	3,000	3,000
Hayward Redevelopment Agency	3,666	207	-	-	-
Successor RDA	-	216	-	-	-
Special Assessment	1,361,218	910,307	988,700	988,700	950,300
	1,373,953	912,064	991,700	991,700	953,300
Fund Transfers In From Other Funds					
Various	6,670,156	10,830,735	6,758,777	6,748,803	6,748,803
	6,670,156	10,830,735	6,758,777	6,748,803	6,748,803
Total Revenues	8,044,109	11,742,799	7,750,477	7,740,503	7,702,103
EXPENDITURES					
Expenditures					
Charges (to)/from other programs	9,878	7,168	8,316	8,316	12,474
Supplies & Services	32,715	39,443	38,219	38,219	52,808
Interest	4,457,138	4,310,647	4,176,968	4,047,234	4,010,337
Principal Retirement	3,125,880	3,331,671	3,595,240	3,715,000	3,755,000
	7,625,610	7,688,929	7,818,743	7,808,769	7,830,619
Fund Transfers Out To Other Funds					
Various	575,903	4,106,110	35,000	35,000	35,000
	575,903	4,106,110	35,000	35,000	35,000
Total Expenditures	8,201,513	11,795,039	7,853,743	7,843,769	7,865,619
Net Change	(157,404)	(52,240)	(103,266)	(103,266)	(163,516)

Fund Summary

Finance Department

Debt Service - Summary By Type

Debt Service Funds

Debt Service - Summary By Type

Description: Debt service accounts are used to account for the accumulation of resources for, and the payment of general long-term debt.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
<i>\$'s in 1,000s</i>	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Certificate of Participation	2,713,550	2,784,767	2,724,955	2,711,646	2,711,646
Hayward Redevelopment Agency	3,944,341	1,238,847	-	-	-
Successor RDA	-	6,783,878	4,009,822	4,013,157	4,013,157
Special Assessment	1,386,218	935,307	1,015,700	1,015,700	977,300
Total Revenues	8,044,109	11,742,799	7,750,477	7,740,503	7,702,103
EXPENDITURES					
Certificate of Participation	2,793,332	2,855,981	2,722,208	2,708,899	2,708,899
Hayward Redevelopment Agency	3,941,362	5,243,874	-	-	-
Successor RDA	-	2,774,511	4,012,458	4,015,793	4,015,793
Special Assessment	1,466,819	920,673	1,119,077	1,119,077	1,140,927
Total Expenditures	8,201,513	11,795,039	7,853,743	7,843,769	7,865,619
Net Change	(157,404)	(52,240)	(103,266)	(103,266)	(163,516)

Department Summary
General Fund - Summary By Category

Fire Department
General Fund

Fire - General Fund Summary

Description: Administration, Special Operations, and Operations.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue					
Licenses & Permits	1,226,697	1,327,009	1,427,968	1,456,528	1,645,177
Fees & Service Charges	933,397	687,460	644,638	657,534	756,895
Fairview FPD Reimbursement	2,222,787	2,449,534	2,573,000	2,701,000	2,701,000
EMS Reimbursement	353,869	471,825	486,000	501,000	501,000
Mutual Aid Reimbursement	74,530	39,787	390,000	390,000	390,000
Mt Eden Fire Services	39,440	39,942	-	-	-
Other Revenue	265,865	316,876	193	193	193
Total Revenues	5,116,584	5,332,433	5,521,799	5,706,255	5,994,265
EXPENDITURES					
Expenditures					
Salary					
Regular	16,820,438	16,953,509	16,965,612	16,965,612	17,174,918
Overtime	1,887,308	2,104,502	2,523,646	2,523,646	2,523,646
Vacancy Savings*	-	-	(500,000)	(650,000)	(350,000)
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	1,756,017	1,854,847	2,083,120	2,291,450	2,337,012
Retiree Medical	516,588	696,662	696,662	696,662	796,500
Other Benefits	1,929,145	2,026,792	1,763,803	1,768,519	1,806,497
PERS	4,673,352	4,767,910	4,654,665	5,118,116	4,818,363
Charges (to)/from other programs	(2,532)	(12,176)	-	-	-
<i>Net Staffing Expense</i>	27,580,315	28,392,046	28,187,508	28,714,005	29,106,936
Maintenance & Utilities					
Maintenance & Utilities	78,631	69,812	59,000	59,000	59,000
Supplies & Services					
Supplies & Services	667,133	634,528	600,657	600,657	585,690
Internal Service Fees					
Internal Service Fees	1,680,299	1,654,162	1,637,313	1,640,161	1,663,653
Capital					
Capital	3,140	2,759	-	-	-
<i>Net Operating Expense</i>	2,429,204	2,361,261	2,296,970	2,299,818	2,308,343
Total Expenditures	30,009,518	30,753,307	30,484,478	31,013,823	31,415,279
General Fund Subsidy	24,892,934	25,420,874	24,962,679	25,307,568	25,421,014

*Target Vacancy Savings

Note: \$390,000 of budgeted overtime is budgeted for mutual aid.

Department Summary
General Fund - Summary By Program

Fire Department
General Fund

General Fund - Summary By Program

Description: Administration, Special Operations, and Operations.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Administration	38,475	-	-	-	-
Special Operations	2,161,137	2,018,351	2,072,799	2,114,255	2,402,265
Operations	2,916,972	3,314,082	3,449,000	3,592,000	3,592,000
Total Revenues	5,116,584	5,332,433	5,521,799	5,706,255	5,994,265
EXPENDITURES					
Expenditures					
Administration	617,179	793,013	633,211	645,927	643,196
Special Operations	2,389,008	2,390,898	2,372,781	2,426,188	2,701,713
Operations	27,003,331	27,868,928	27,478,486	27,941,708	28,070,370
Total Expenditures	30,009,518	31,052,839	30,484,478	31,013,823	31,415,279
General Fund Subsidy	24,892,934	25,720,406	24,962,679	25,307,568	25,421,014

Department Summary

Human Resources Department

All Funds Summary - By Category

All Funds

All Funds Summary - By Category

Funding: General Fund and Internal Service funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In from Other Funds					
General Fund Revenue	26,354	29,626	-	-	-
Worker's Compensation Fund	5,499,980	6,042,798	6,197,627	6,397,627	6,197,627
Employee Benefits Fund	2,539,657	3,027,162	2,631,526	2,631,526	2,631,526
	8,065,991	9,099,586	8,829,153	9,029,153	8,829,153
(Contributions)/Use of Fund Balance					
Worker's Compensation	202,073	(1,412,344)	(323,944)	(517,497)	(330,740)
Employee Benefits	(171,688)	(474,849)	(34,118)	(34,118)	(34,118)
	30,385	(1,887,193)	(358,062)	(551,615)	(364,858)
Fund Subsidy					
General Fund Subsidy	1,140,531	965,845	1,830,483	1,852,071	1,720,020
Total Revenues	9,236,908	8,178,238	10,301,574	10,329,609	10,184,315
EXPENDITURES					
Expenditures By Expense Category					
Salary					
Regular	779,764	615,324	831,538	831,538	798,999
Overtime	2,046	2,355	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	118,338	90,329	135,793	149,374	96,298
Retiree Medical	19,629	14,424	16,227	16,227	16,200
Other Benefits	50,451	39,002	56,189	56,513	47,485
PERS	142,562	109,419	150,783	164,353	155,603
Charges (to)/from other programs	(106,775)	(455)	-	-	(38,033)
<i>Net Staffing Expense</i>	1,006,014	870,398	1,190,530	1,218,005	1,076,552
Worker's Compensation Expense	4,842,917	3,508,712	4,900,530	4,900,530	4,900,530
Retiree Medical Benefits	2,367,969	2,552,313	2,597,408	2,597,408	2,597,408
Maintenance & Utilities	1,738	2,059	500	500	500
Supplies & Services	747,451	966,554	1,320,052	1,320,052	1,317,052
Internal Service Fees	116,842	119,487	133,839	134,399	133,425
Capital	-	-	-	-	-
<i>Net Operating Expense</i>	8,076,917	7,149,125	8,952,329	8,952,889	8,948,915
Transfers Out To Other Funds	153,976	158,715	158,715	158,715	158,848
Total Expenditures	9,236,908	8,178,238	10,301,574	10,329,609	10,184,315
Net Change	-	-	-	-	-

Department Summary
All Funds Summary - By Program

Human Resources Department
All Funds

All Funds Summary - By Program

Funding: General Fund and Internal Service funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In from Other Funds					
General Fund	26,354	29,626	-	-	-
Worker's Compensation Fund	5,499,980	6,042,798	6,197,627	6,397,627	6,197,627
Employee Benefits Fund	2,539,657	3,027,162	2,631,526	2,631,526	2,631,526
	8,065,991	9,099,586	8,829,153	9,029,153	8,829,153
(Contributions)/Use of Fund Balance					
Worker's Compensation	202,073	(1,412,344)	(323,944)	(517,497)	(330,740)
Employee Benefits	(171,688)	(474,849)	(34,118)	(34,118)	(34,118)
	30,385	(1,887,193)	(358,062)	(551,615)	(364,858)
Fund Subsidy					
General Fund Subsidy	1,140,531	965,845	1,830,483	1,852,071	1,720,020
Total Expenditures	9,236,908	8,178,238	10,301,574	10,329,609	10,184,315
EXPENDITURES					
Expenditures and Transfer Out to Other Funds By Program					
HR - General Fund	1,166,885	995,471	1,830,483	1,852,071	1,720,020
Worker's Compensation	5,702,053	4,630,454	5,873,683	5,880,130	5,866,887
Employee Benefits	2,367,969	2,552,313	2,597,408	2,597,408	2,597,408
Total Expenditures	9,236,908	8,178,238	10,301,574	10,329,609	10,184,315
Net Change	-	-	-	-	-

Department Summary

Department: 100-1600

Human Resources Department

General Fund

Human Resources

Description: Human Resources.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Medicare Part D Subsidy	26,354	29,639	-	-	-
Interim Supplement Impv Tax	-	(28)	-	-	-
HR Outside Training	-	15	-	-	-
Total Revenues	26,354	29,626	-	-	-
EXPENDITURES					
Expenditures					
Salary					
Regular	632,814	463,277	675,450	675,450	642,645
Overtime	768	1,382	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	86,083	55,886	98,700	108,571	65,598
Retiree Medical	15,267	10,818	12,621	12,621	12,600
Other Benefits	39,749	28,575	44,959	45,211	37,656
PERS	113,468	82,588	122,336	133,346	124,867
Charges (to)/from other programs	(106,775)	(118,817)	-	-	(38,033)
<i>Net Staffing Expense</i>	781,374	523,709	954,066	975,199	845,333
Maintenance & Utilities	1,738	2,059	500	500	500
Supplies & Services	293,249	378,322	772,838	772,838	769,838
Internal Service Fees	90,524	91,381	103,079	103,534	104,349
Capital Outlay	-	-	-	-	-
<i>Net Operating Expense</i>	385,511	471,762	876,417	876,872	874,687
Total Expenditures	1,166,885	995,471	1,830,483	1,852,071	1,720,020
General Fund Subsidy	1,140,531	965,845	1,830,483	1,852,071	1,720,020

FY 2014 Significant Budget Changes:

1. Deletion of 1.0 FTE HR Administrative Secretary (FY2013).
2. Addition of 1.0 FTE Human Resources Technician (FY2013).

Fund Summary

Fund: 725

Information Technology Department

Internal Service Fund

Information Technology

Description: Citywide Information Technology

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue					
Information Technology Internal Service Fee	4,072,640	3,937,886	4,038,968	4,061,453	4,061,453
Fund Interest	(6,339)	9,140	6,000	6,000	6,000
PEG Revenue	226,697	256,791	220,000	220,000	220,000
Other Revenue	33,039	34,925	32,000	32,000	32,000
<i>Total Revenue</i>	4,326,037	4,238,742	4,296,968	4,319,453	4,319,453
Fund Transfers In from					
General Fund	467,485	379,692			130,000
<i>Total Transfers In</i>	467,485	379,692	-	-	130,000
Total Revenues	4,793,522	4,618,434	4,296,968	4,319,453	4,449,453
EXPENDITURES					
Expenditures					
Salary					
Regular	1,559,787	1,561,129	1,560,825	1,560,825	1,626,263
Overtime	52,093	66,395	41,000	41,000	41,000
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	175,927	187,112	217,988	239,788	288,950
Retiree Medical	34,896	28,848	28,848	28,848	30,600
Other Benefits	92,832	110,297	93,027	93,585	98,849
PERS	295,481	366,136	271,107	295,508	305,370
Charges (to)/from other programs	(1,265)	1,272	-	-	-
<i>Net Salary & Benefits</i>	2,209,751	2,321,189	2,212,795	2,259,554	2,391,032
Maintenance & Utilities	720,382	708,340	628,720	628,720	628,720
Supplies & Services	550,395	539,850	631,101	631,101	628,401
Internal Service Fees	119,317	140,511	142,412	142,412	129,674
Debt Svc Computer Equip	111,480	115,976	123,394	103,486	103,486
Debt Svc VOIP	262,055	-	-	-	-
Debt Svc CAD/RMS	467,485	379,692	405,226	397,669	397,669
Capital	5,498	(463,535)	-	-	-
<i>Net Operating Expense</i>	2,236,612	1,420,834	1,930,853	1,903,388	1,887,950
Fund Transfers Out to					
General Fund - Cost Allocation	127,877	131,713	131,713	131,713	131,713
Cap Proj Transf To Tech Replacement	-	759,591	-	-	-
Information Technology Capital Fund	-	20,265	-	-	-
Liability Insurance Premium	53,492	56,167	56,167	56,167	61,816
	181,369	967,736	187,880	187,880	193,529
Total Expenditures	4,627,732	4,709,759	4,331,528	4,350,822	4,472,511
Net Change	165,790	(91,325)	(34,560)	(31,369)	(23,058)

FY 2014 Significant Budget Changes:

1. Addition of 1.0 FTE Technology Solutions Analyst II (FY2013).
2. Increase of 0.5 FTE Video Assistant to 1.0 FTE Video Assistant.

Department Summary

Library & Community Services Department

All Funds Summary - By Category

All Funds

All Funds Summary - By Category

Funding: General and Special Revenue funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In From Other Funds					
General Fund Revenue	401,085	152,931	82,407	83,231	83,231
Community & Econ Block Grant	1,787,308	2,815,112	2,192,816	2,251,040	1,612,847
Paratransit Program	811,007	685,441	703,000	728,000	728,000
Community & Economic Block - Stimulus Grants	70,964	-	-	-	-
Homeless Prev Rapid Housing - Stimulus Grants	-	-	-	-	-
	3,070,364	3,653,484	2,978,223	3,062,271	2,424,078
(Contribution)/Use of Fund Balance					
Community & Econ Block Grant	1,845,841	(1,468,736)	(234,500)	(95,442)	176,477
Paratransit Program	(317,296)	(189,252)	284,748	38,634	274,835
Community & Economic Block - Stimulus Grants	57,401	-	-	-	-
Homeless Prev Rapid Housing - Stimulus Grants	293,666	-	-	-	-
	1,879,612	(1,657,988)	50,248	(56,808)	451,312
Fund Subsidy					
General Fund Subsidy	4,588,854	4,609,697	4,523,950	4,593,882	4,685,297
Total Revenues	9,538,831	6,605,193	7,552,421	7,599,345	7,560,687
EXPENDITURES					
Expenditures					
Salary					
Regular	2,705,269	2,612,028	2,591,033	2,591,033	2,607,271
Vacancy Savings	-	-	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	366,208	390,712	446,315	490,949	458,329
Retiree Medical	139,584	106,377	100,968	100,968	100,800
Other Benefits	173,803	201,319	164,915	165,989	156,726
PERS	507,578	619,031	452,494	493,219	487,539
Charges (to)/from other programs	46,357	25,197	(49,966)	(51,251)	(128,417)
<i>Net Staffing Expense</i>	3,938,800	3,954,664	3,705,759	3,790,907	3,682,248
Maintenance & Utilities	117,305	184,940	177,627	177,627	177,627
Supplies & Services	3,609,138	1,210,114	2,503,563	2,458,525	2,682,834
Stimulus Grant	422,031	-	-	-	-
Grants	441,400	302,038	278,000	278,000	339,100
Internal Service Fees	717,342	716,754	611,872	613,972	614,224
Capital	28,784	-	-	-	-
<i>Net Operating Expense</i>	5,336,000	2,413,846	3,571,062	3,528,124	3,813,785
Transfers to Other Funds	264,031	236,683	275,600	280,314	64,654
Total Expenditures	9,538,831	6,605,193	7,552,421	7,599,345	7,560,687
Net Change	-	-	-	-	-

Department Summary

Library & Community Services Department

All Funds Summary - By Program

All Funds

All Funds Summary - By Program

Funding: General and Special Revenue funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	401,085	152,931	82,407	83,231	83,231
Community & Econ Block Grant	1,787,308	2,815,112	2,192,816	2,251,040	1,612,847
Paratransit Program	811,007	685,441	703,000	728,000	728,000
Community & Economic Block - Stimulus Grants	70,964	-	-	-	-
Homeless Prev Rapid Housing - Stimulus Grants	-	-	-	-	-
	3,070,364	3,653,484	2,978,223	3,062,271	2,424,078
(Contribution)/Use of Fund Balance					
Community & Econ Block Grant	1,817,331	(1,418,736)	(234,500)	(66,932)	176,477
Paratransit Program	(317,296)	(189,252)	284,748	38,634	274,835
Community & Economic Block - Stimulus Grants	57,401	-	-	-	-
Homeless Prev Rapid Housing - Stimulus Grants	293,666	-	-	-	-
	1,851,102	(1,607,988)	50,248	(28,298)	451,312
Fund Subsidy					
General Fund Subsidy	4,588,854	4,609,697	4,523,950	4,593,882	4,685,297
Total Revenues	9,510,321	6,655,193	7,552,421	7,627,855	7,560,687
EXPENDITURES					
Expenditures and Transfers Out to Other Funds					
Administration	431,570	410,664	463,044	473,784	452,329
Library Services	4,065,137	3,964,550	3,726,987	3,787,003	3,780,176
Community Services	493,232	387,414	416,326	416,326	536,023
Community & Econ Block Grant	3,633,149	1,346,376	1,958,316	2,155,598	1,789,324
Paratransit Program	493,712	496,189	987,748	766,634	1,002,835
Community & Economic Block - Stimulus Grants	128,365	-	-	-	-
Homeless Prev Rapid Housing - Stimulus Grants	293,666	-	-	-	-
Total Expenditures	9,538,831	6,605,193	7,552,421	7,599,345	7,560,687
Net Change	(28,510)	50,000	-	28,510	-

Department Summary
Department: 100 - 3300

Library & Community Services Department
General Fund

Library - General Fund Summary

Description: Administration, Library, and Community Services.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Library Fines	112,486	110,461	82,407	83,231	83,231
Grants	288,599	45,849	-	-	-
Other Revenue	-	(3,379)	-	-	-
Total Revenues	401,085	152,931	82,407	83,231	83,231
EXPENDITURES					
Expenditures					
Salary					
Regular	2,152,379	2,087,844	2,116,772	2,116,772	2,122,938
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	281,785	309,907	355,791	391,372	364,836
Retiree Medical	126,498	95,559	91,953	91,953	91,800
Other Benefits	140,119	161,772	135,330	136,224	128,434
PERS	395,524	486,343	366,060	399,006	392,739
Charges (to)/from other programs	34,158	(53,504)	30,000	29,515	88,597
<i>Net Staffing Expense</i>	3,130,463	3,087,921	3,095,906	3,164,842	3,189,344
Maintenance & Utilities	117,198	184,940	177,627	177,627	177,627
Supplies & Services	597,743	512,201	483,030	483,030	483,030
Grants	441,400	302,038	278,000	278,000	339,100
Internal Service Fees	674,351	675,528	571,794	573,614	579,427
Capital	28,784	-	-	-	-
<i>Net Operating Expense</i>	1,859,476	1,674,707	1,510,451	1,512,271	1,579,184
Total Expenditures	4,989,939	4,762,628	4,606,357	4,677,113	4,768,528
General Fund Subsidy	4,588,854	4,609,697	4,523,950	4,593,882	4,685,297

Fund Summary

Library & Community Services Department

Funds: 223, 225, 227, 229, 230, 231

Special Revenue Fund

Community & Economic Block Grant - By Category

Description: Funds received from the U.S. Department of Housing and Urban Development.
Activities include providing housing, neighborhood facilities, and economic development serving low and moderate-income residents and downtown commercial building facade improvements.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Grants	1,201,712	2,316,606	1,619,289	1,619,289	1,240,325
Delayed Loan Payments	233,333	141,819	150,000	175,000	182,500
Principal Payments	144,888	169,095	138,600	138,600	138,600
Interest Earned	10,212	23,164	40,830	40,830	50,330
Other Revenue	12,776	10,136	42,500	42,500	1,092
	1,602,921	2,660,820	1,991,219	2,016,219	1,612,847
Transfers In From Other Funds					
From Revlng Loan to Com Econ Dev Blk Grant	62,707	119,007	-	-	-
From HRLP Loan to HRLP Admin	-	-	201,597	206,311	-
From Sm Bus Loan to Sm Bus Loan Delivery	121,680	35,285	-	-	-
	184,387	154,292	201,597	234,821	-
Total Revenues	1,787,308	2,815,112	2,192,816	2,251,040	1,612,847
EXPENDITURES					
Expenditures					
Salary					
Regular	467,222	437,047	375,170	375,170	380,360
Vacancy Savings	-	-	-	-	-
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	71,204	66,652	70,526	77,579	85,068
Retiree Medical	10,905	9,015	7,212	7,212	7,200
Other Benefits	28,410	32,557	22,796	22,940	22,264
PERS	94,818	109,811	68,375	74,529	74,771
Charges (to)/from other programs	14,096	27,309	(92,084)	(93,004)	(235,594)
<i>Net Staffing Expense</i>	686,655	682,391	451,995	464,426	334,069
Maintenance & Utilities					
Supplies & Services	107	-	-	-	-
Internal Service Fees	38,537	175,879	95,591	81,635	26,044
Grants	35,550	34,024	27,343	27,518	20,134
Project Costs	2,622,066	231,669	1,122,057	1,315,975	1,358,760
<i>Net Operating Expense</i>	2,696,260	441,572	1,244,991	1,425,128	1,404,938
Fund Transfers Out to					
From Revlng Loan to Com Econ Dev Blk Grant	62,707	-	-	-	-
From HRLP Loan to HRLP Admin	-	119,007	201,597	206,311	-
From Sm Bus Loan to Sm Bus Loan Delivery	121,680	35,285	-	-	-
Cost Allocation to General Fund	50,901	52,428	44,040	44,040	44,040
Liability Insurance Premium	14,946	15,693	15,693	15,693	6,277
	250,234	222,413	261,330	266,044	50,317
Total Expenditures	3,633,149	1,346,376	1,958,316	2,155,598	1,789,324
Net Difference Gain (Use) of Fund Bal	(1,845,841)	1,468,736	234,500	95,442	(176,477)

FY 2014 Significant Changes:

1. Deletion of 1.0 FTE Social Services Planning Manager.
2. Addition of 1.0 FTE Community Services Manager.

Fund Summary Continued

Library & Community Services Department

Fund: 223, 225, 227, 229, 230, 231

Special Revenue Fund

Community & Economic Block Grant - By Program

Description: Funds received from the U.S. Department of Housing and Urban Development. Activities include providing housing, neighborhood facilities, and economic development serving low and moderate-income residents and downtown commercial building facade improvements.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Adopted	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
223 Revolving Loan Program - Admin	63,010	68,704	581,597	586,311	-
225 Comm Econ Dev Blk Grant	1,040,436	1,933,084	1,246,789	1,246,789	1,195,417
227 Small Business Loan Delivery	121,521	184,889	35,000	35,000	-
229 Revolving Loan Program	224,645	383,684	150,000	175,000	175,000
230 Rental Rehab Grant	-	-	-	-	-
231 Small Business Revolving Loan	366,206	194,751	179,430	179,430	242,430
Total Revenues	1,815,818	2,765,112	2,192,816	2,222,530	1,612,847
EXPENDITURES					
Expenditures					
223 Revolving Loan Program - Admin	80,419	122,784	581,597	586,311	-
225 Comm Econ Dev Blk Grant	3,006,074	694,953	717,747	974,385	1,114,324
227 Small Business Loan Delivery	190,115	170,290	34,015	34,161	-
229 Revolving Loan Program	62,858	123,093	351,597	381,311	175,000
231 Small Business Revolving Loan	293,683	235,256	273,360	179,430	500,000
Total Expenditures	3,633,149	1,346,376	1,958,316	2,155,598	1,789,324
Net Difference Gain (Use) of Fund Bal	(1,817,331)	1,418,736	234,500	66,932	(176,477)

FY 2014 Significant Changes:

1. Deletion of 1.0 FTE Social Services Planning Manager.
2. Addition of 1.0 FTE Community Services Manager.

Department Summary
All Funds Summary - By Category

Maintenance Services Department
All Funds

All Funds Summary - By Category

Funding: General Fund; Water Fund; Stormwater Fund; Facilities Mgmt Fund; Centennial Hall; and Mgmt Fleet Fund.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
General Fund Revenue	66,102	73,484	300,000	300,000	420,000
Stormwater Revenue	12,259	13,462	-	-	-
Facilities Revenue	3,238,843	3,808,976	3,516,544	3,487,744	3,495,244
Centennial Hall Revenue	-	-	-	-	-
Fleet Revenue	7,784,057	4,837,206	4,627,889	5,007,889	5,495,889
LLD/MD	729,910	826,131	836,357	836,357	836,357
	11,831,171	9,559,259	9,280,790	9,631,990	10,247,490
(Contribution)/Use of Fund Balance					
Facilities	(420,256)	(452,243)	9,269	8,870	64,114
Centennial Hall	-	-	-	-	-
Fleet Management	(304,121)	(83,322)	(63,979)	100,412	146,254
LLD/MD	(136,724)	(18,478)	(25,219)	(25,219)	(25,219)
	(861,101)	(554,043)	(79,929)	84,063	185,149
Fund Subsidy					
General Fund Subsidy - Maint Svc	3,718,028	3,756,348	3,567,644	3,638,776	3,615,507
General Fund Subsidy - Facilities	-	-	-	-	-
Stormwater Fund Subsidy - Streets	1,452,214	1,370,249	1,599,318	1,622,692	1,597,594
Water Fund Subsidy - Landscape	682,293	746,142	744,535	755,025	839,567
	5,852,535	5,872,739	5,911,497	6,016,493	6,052,668
Transfers In From Other Funds	898,780	184,456	-	-	-
Total Revenues	17,721,385	15,062,411	15,112,358	15,732,546	16,485,307
EXPENDITURES					
Expenditures					
Salary					
Regular	4,095,372	3,770,572	3,939,236	3,939,236	3,925,043
Overtime	264,389	402,201	419,778	419,778	449,778
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	800,987	821,956	914,844	1,006,334	1,020,629
Retiree Medical	128,679	95,559	95,559	95,559	95,400
Other Benefits	483,691	543,604	487,399	488,977	481,442
PERS	794,401	946,294	716,397	780,872	770,758
Charges (to)/from other programs	(199,361)	(394,264)	(109,919)	(111,740)	(105,540)
<i>Net Staffing Expense</i>	6,368,159	6,185,922	6,463,294	6,619,016	6,637,510
Maintenance & Utilities	2,255,656	2,285,071	2,466,646	2,480,146	2,600,727
Supplies & Services	2,517,680	2,517,631	2,443,450	2,484,000	2,603,692
Internal Service Fees	1,593,832	1,523,026	1,542,888	1,544,043	1,532,978
Debt Service	1,463,547	1,360,361	1,219,680	1,228,941	1,253,155
Capital Outlay	1,050	-	-	-	-
<i>Net Operating Expense</i>	7,831,765	7,686,089	7,672,664	7,737,130	7,990,552
Transfers Out to Other Funds	3,521,461	1,190,400	976,400	1,376,400	1,857,245
Total Expenditures	17,721,385	15,062,411	15,112,358	15,732,546	16,485,307
Net Change	-	-	-	-	-

Department Summary
All Funds Summary - By Program

Maintenance Services Department
All Funds

All Funds Summary - By Program

Funding: General Fund; Water Fund; Stormwater Fund; Facilities Mgmt Fund; Centennial Hall; and Mgmt Fleet Fund.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Landscape - General Fund	33,483	35,875	-	-	-
Streets - General Fund	289,906	424,767	300,000	300,000	420,000
Streets - Stormwater	12,259	13,462	-	-	-
Facilities - Internal Svc Fund	3,859,373	3,808,976	3,516,544	3,487,744	3,495,244
Centennial Hall - Enterprise Fund	-	-	-	-	-
Fleet Management - Internal Svc Fund	7,784,057	4,837,206	4,627,889	5,007,889	5,495,889
LLD/MD - Special Revenue Fund	729,910	826,131	836,357	836,357	836,357
	12,708,987	9,946,417	9,280,790	9,631,990	10,247,490
(Contribution)/Use of Fund Balance					
Facilities	(420,256)	(452,243)	9,269	8,870	64,114
Centennial Hall	-	-	-	-	-
Fleet Management	(304,121)	(83,322)	(63,979)	100,412	146,254
LLD/MD	(136,724)	(18,478)	(25,219)	(25,219)	(25,219)
	(861,101)	(554,043)	(79,929)	84,063	185,149
Fund Subsidy					
Gen Fund Subsidy - Maint Svc	3,718,028	3,756,348	3,567,644	3,638,776	3,615,507
Gen Fund Subsidy - Centennial Hall	-	-	-	-	-
Transfers In - Fleet Management	278,250	184,456	-	-	-
Water Fund Subsidy - Landscape	682,293	746,142	744,535	755,025	839,567
Stormwater Subsidy - Streets	1,452,214	1,370,249	1,599,318	1,622,692	1,597,594
	6,130,785	6,057,195	5,911,497	6,016,493	6,052,668
Total Revenues	17,978,671	15,449,569	15,112,358	15,732,546	16,485,307
EXPENDITURES					
Expenditures					
Administration - Gen Fund	191,648	204,277	59,084	64,447	65,677
Landscape - Gen Fund	2,198,725	2,181,254	2,359,691	2,401,806	2,376,022
Landscape - Water Fund	682,293	746,142	744,535	755,025	839,567
Streets - Gen Fund	1,393,758	1,444,301	1,448,869	1,472,523	1,593,808
Streets - Stormwater Fund	1,464,472	1,383,711	1,599,318	1,622,692	1,597,594
Facilities	3,439,117	3,356,733	3,525,813	3,496,614	3,559,358
Centennial Hall	-	-	-	-	-
Fleet	7,758,186	4,938,340	4,563,910	5,108,301	5,642,143
LLD/MD	593,186	807,653	811,138	811,138	811,138
Total Expenditures	17,721,385	15,062,411	15,112,358	15,732,546	16,485,307
Net Change	257,286	387,158	-	-	-

Maintenance Services - General Fund Summary

Description: Administration, Landscape Maintenance, and Street Maintenance.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Interest & Rents	-	-	-	-	-
Fees & Service Charges	12,410	12,563	300,000	300,000	420,000
Other Revenue	53,692	60,921	-	-	-
Total Revenues	66,102	73,484	300,000	300,000	420,000
EXPENDITURES					
Expenditures					
Salary					
Regular	1,950,078	1,826,148	1,937,774	1,937,774	1,940,345
Overtime	132,956	195,278	285,778	285,778	285,778
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	411,670	412,794	458,633	504,499	495,650
Retiree Medical	65,430	46,878	46,878	46,878	46,800
Other Benefits	226,770	258,715	228,847	229,614	224,812
PERS	373,380	456,835	353,161	384,945	381,435
Charges (to)/from other programs	(703,155)	(630,555)	(787,992)	(795,872)	(688,317)
<i>Net Staffing Expense</i>	2,457,130	2,566,093	2,523,079	2,593,616	2,686,503
Maintenance & Utilities	193,468	183,379	238,119	238,119	238,118
Supplies & Services	204,308	209,542	220,415	220,415	220,410
Internal Service Fees	929,225	870,818	886,031	886,626	890,476
<i>Net Operating Expense</i>	1,327,001	1,263,739	1,344,565	1,345,160	1,349,004
Total Expenditures	3,784,131	3,829,832	3,867,644	3,938,776	4,035,507
General Fund Subsidy	3,718,028	3,756,348	3,567,644	3,638,776	3,615,507

Department Summary
All Funds Summary - By Category

Police Department
All Funds

All Funds Summary - By Category

Funding: General Fund, Special Revenue, and Enterprise funds.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	7,238,512	5,648,937	4,024,884	4,039,209	3,039,209
Community Oriented Policing Grant	150,134	243,329	-	-	184,000
Byrnes Grant	89,528	71,548	86,000	86,000	55,000
Narcotic Asset Seizure	17,148	547,735	-	-	-
	7,495,322	6,511,549	4,110,884	4,125,209	3,278,209
(Contribution)/Use of Fund Balance					
Community Oriented Policing Grant	7,994	(243,329)	184,000	184,000	-
Byrnes Grant	90	-	-	-	-
Narcotic Asset Seizure	41,582	(293,881)	174,000	-	-
	49,666	(537,210)	358,000	184,000	-
Fund Subsidy					
General Fund Subsidy	51,754,939	53,176,969	55,066,263	56,456,314	55,500,509
Total Revenues	59,299,927	59,151,308	59,535,147	60,765,523	58,778,718
EXPENDITURES					
Expenditures By Expense Category					
Salary					
Regular	31,365,655	30,881,527	31,951,769	31,951,769	31,878,151
Overtime	2,313,743	1,817,175	2,563,623	2,563,623	2,563,623
Vacancy Savings*	-	-	(1,000,000)	(1,000,000)	(1,300,000)
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	4,300,051	4,444,200	5,105,238	5,615,807	5,534,218
Retiree Medical	1,065,885	1,502,319	1,258,739	1,365,789	1,175,700
Other Benefits	4,594,500	4,326,729	4,380,034	4,390,798	4,385,732
PERS	8,497,358	9,298,420	7,826,217	8,594,578	7,948,915
Charges (to)/from other programs	11,357	20,790	-	-	-
<i>Net Staffing Expense</i>	52,148,550	52,291,160	52,085,620	53,482,364	52,186,339
Maintenance & Utilities					
Maintenance & Utilities	362,992	344,909	507,723	507,723	505,723
Supplies & Services					
Supplies & Services	2,187,524	2,187,124	2,188,383	2,188,383	1,478,703
Internal Service Fees					
Internal Service Fees	4,284,633	3,946,622	4,309,421	4,317,053	4,368,953
Capital					
Capital	68,482	309,945	-	-	-
<i>Net Operating Expense</i>	6,903,631	6,788,600	7,005,527	7,013,159	6,353,379
Transfers to other funds	247,746	71,548	444,000	270,000	239,000
Total Expenditures	59,299,927	59,151,308	59,535,147	60,765,523	58,778,718
Net Change	-	-	-	-	-

*Target Vacancy Savings



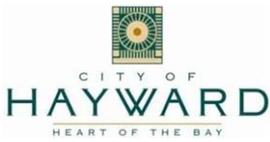
Department Summary
All Funds Summary - By Program

Police Department
All Funds

All Funds Summary - By Program

Funding: General Fund and Special Revenue funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers in from Other Funds					
Office of the Chief	60,744	39,424	48,000	48,000	48,000
Field Operations	2,208,691	1,332,074	1,218,139	1,218,534	218,534
Investigations	2,155,905	1,645,078	1,420,589	1,420,667	1,420,667
Support Services	1,292,706	1,128,789	988,156	1,002,008	1,002,008
Special Programs	1,537,457	1,503,572	350,000	350,000	350,000
Community Oriented Policing Grant	150,134	243,329	-	-	184,000
Byrnes Grant	89,528	71,548	86,000	86,000	55,000
Narcotic Asset Seizure	17,148	547,735	-	-	-
	7,512,312	6,511,549	4,110,884	4,125,209	3,278,209
(Contribution)/Use of Fund Balance					
Community Oriented Policing Grant	7,994	(243,329)	184,000	184,000	-
Byrnes Grant	90	-	-	-	-
Narcotic Asset Seizure	41,582	(293,881)	174,000	-	-
	49,666	(537,210)	358,000	184,000	-
Fund Subsidy					
General Fund Subsidy	51,754,939	53,176,969	55,066,263	56,456,314	55,500,509
Total Revenues	59,316,917	59,151,308	59,535,147	60,765,523	58,778,718
EXPENDITURES					
Expenditures and Transfer Out to Other Funds					
Office of the Chief	2,290,791	2,390,875	2,539,775	2,592,025	2,725,410
Field Operations	30,777,302	30,365,078	29,707,388	30,441,923	29,240,454
Investigations	13,759,201	13,986,753	15,016,897	15,384,487	14,788,404
Support Services	10,357,579	10,366,036	10,197,953	10,402,432	10,141,549
Special Programs (Grants)	1,808,578	1,717,164	1,629,134	1,674,656	1,643,901
Community Oriented Policing Grant	158,128	-	184,000	184,000	184,000
Byrnes Grant	89,618	71,548	86,000	86,000	55,000
Narcotic Asset Seizure	58,730	253,854	174,000	-	-
Total Expenditures	59,299,927	59,151,308	59,535,147	60,765,523	58,778,718
Net Change	16,990	-	-	-	-



Department Summary
 Department: 100-1800

Police Department
 General Fund

Police - General Fund Summary

Description: Office of the Chief, Field Ops Special Ops Spt Svcs, and Spec Progs.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Licenses & Permits	318,830	322,110	299,554	304,805	304,805
Photo Red Light	1,302,895	485,643	1,000,000	1,000,000	-
Interest & Rents	-	-	-	-	-
Intergovernmental	3,681,080	3,034,905	1,755,275	1,755,275	1,755,275
Fees & Service Charges	1,115,892	932,059	969,684	978,758	978,758
Other Revenue	819,815	874,220	371	371	371
Total Revenues	7,238,512	5,648,937	4,024,884	4,039,209	3,039,209
EXPENDITURES					
Expenditures					
Salary					
Regular	31,365,655	30,881,527	31,951,769	31,951,769	31,878,151
Overtime	2,313,743	1,817,175	2,563,623	2,563,623	2,563,623
Vacancy Savings*	-	-	(1,000,000)	(1,000,000)	(1,300,000)
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	4,300,051	4,444,200	5,105,238	5,615,807	5,534,218
Retiree Medical	1,065,885	1,502,319	1,258,739	1,365,789	1,175,700
Other Benefits	4,594,500	4,326,729	4,380,034	4,390,798	4,385,732
PERS	8,497,358	9,298,420	7,826,217	8,594,578	7,948,915
Charges (to)/from other programs	11,357	20,790	-	-	-
<i>Net Staffing Expense</i>	52,148,550	52,291,160	52,085,620	53,482,364	52,186,339
Maintenance & Utilities	362,992	344,909	507,723	507,723	505,723
Supplies & Services	2,163,031	2,175,124	2,188,383	2,188,383	1,478,703
Internal Service Fees	4,284,633	3,946,622	4,309,421	4,317,053	4,368,953
Capital	34,245	68,091	-	-	-
<i>Net Operating Expense</i>	6,844,901	6,534,746	7,005,527	7,013,159	6,353,379
Total Expenditures	58,993,451	58,825,906	59,091,147	60,495,523	58,539,718
General Fund Subsidy	51,754,939	53,176,969	55,066,263	56,456,314	55,500,509

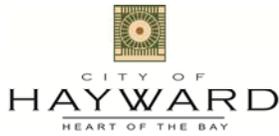
*Target Vacancy Savings

Department Summary
All Funds Summary - By Category

All Funds Summary - By Category

Funding: General Fund and Enterprise funds.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue and Transfers In from Other Funds					
General Fund Revenue	219,048	189,974	214,248	217,644	217,957
Airport Maint & Operation	2,882,322	2,959,486	3,102,162	3,169,534	3,152,513
	3,101,370	3,149,460	3,316,410	3,387,178	3,370,470
(Contribution)/Use of Fund Balance					
Airport Maint & Operation	(23,399)	(536,133)	827,101	597,305	537,900
	(23,399)	(536,133)	827,101	597,305	537,900
Fund Subsidy					
General Fund Subsidy	2,413,242	1,372,280	1,267,314	1,325,278	1,361,113
Total Revenues	5,491,213	3,985,607	5,410,825	5,309,761	5,269,483
EXPENDITURES					
Expenditures By Expense Category					
Salary					
Regular	3,817,593	4,169,594	4,053,887	4,053,887	4,096,738
Overtime	40,464	57,886	23,400	23,400	23,400
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	464,458	533,030	637,001	700,705	732,186
Retiree Medical	100,326	84,741	77,529	77,529	77,400
Other Benefits	260,594	345,163	311,400	312,913	306,501
PERS	743,972	978,306	733,238	799,229	798,309
Charges (to)/from other programs	(3,348,210)	(3,922,666)	(3,510,726)	(3,550,162)	(3,633,643)
<i>Net Staffing Expense</i>	2,079,198	2,246,054	2,325,729	2,417,501	2,400,891
Maintenance & Utilities	1,358,865	203,167	224,667	228,962	228,962
Supplies & Services	339,058	336,530	406,916	407,275	405,023
Internal Service Fees	839,840	867,667	757,645	759,255	742,218
Capital	-	-	-	-	-
<i>Net Operating Expense</i>	2,537,762	1,407,364	1,389,228	1,395,492	1,376,203
Transfers Out to Other Funds	874,253	1,373,868	1,695,868	1,496,768	1,492,389
Total Expenditures	5,491,213	5,027,286	5,410,825	5,309,761	5,269,483
Net Change	-	(1,041,679)	-	-	-



**Public Works Department
Engineering & Transportation**
All Funds

Department Summary
All Funds Summary - By Program

All Funds Summary - By Program

Funding: General Fund and Enterprise funds.

	FY 2011 Actual	FY 2012 Actual	FY 2013 Adopted	FY 2014 Adopted	FY 2014 Proposed Updated
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	219,048	189,974	214,248	217,644	217,957
Hayward Executive Airport	2,882,322	2,959,486	3,102,162	3,169,534	3,152,513
	3,101,370	3,149,460	3,316,410	3,387,178	3,370,470
(Contribution)/Use of Fund Balance					
Hayward Executive Airport	(23,399)	(536,133)	827,101	597,305	537,900
	(23,399)	(536,133)	827,101	597,305	537,900
Fund Subsidy					
General Fund Subsidy	2,413,242	1,372,280	1,267,314	1,325,278	1,361,113
Total Revenues	5,491,213	3,985,607	5,410,825	5,309,761	5,269,483
EXPENDITURES					
Expenditures and Transfer Out to Other Funds By Program					
General Fund	2,632,291	1,562,254	1,481,562	1,542,922	1,579,070
Executive Airport	2,858,923	2,423,353	3,929,263	3,766,839	3,690,413
Total Expenditures	5,491,213	3,985,607	5,410,825	5,309,761	5,269,483
Net Change	-	-	-	-	-

Division Summary

Division: 100 - 2100

Engineering & Transportation
Description: Eng & Transportation Svc; Plan Checking, Survey and Mapping, Construction Inspection, Design, Transportation Planning & Op, and Street Lighting.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Sales and Other Taxes	-	-	-	-	1,700
Interest and Rents	-	-	-	-	22,160
Intergovernmental	26,735	13,257	4,800	4,800	18,900
Fees & Service Charges	119,557	107,019	169,787	173,183	136,197
Other Revenue	72,756	69,698	39,661	39,661	39,000
Total Revenues	219,048	189,974	214,248	217,644	217,957
EXPENDITURES					
Expenditures					
Salary					
Regular	2,725,532	3,097,622	3,188,161	3,188,161	3,207,670
Overtime	23,000	36,969	6,400	6,400	6,400
FY11 EE Commitment - FY12 Furloughs	-	-	-	-	-
Benefits					
Medical Benefits	333,352	398,087	478,323	526,159	554,535
Retiree Medical	71,973	59,499	57,696	57,696	57,600
Other Benefits	167,638	240,786	218,297	219,449	216,139
PERS	542,923	752,185	576,050	627,893	625,657
Charges (to)/from other programs	(3,027,634)	(3,699,453)	(3,640,266)	(3,680,997)	(3,689,309)
<i>Net Staffing Expense</i>	836,785	885,695	884,661	944,761	978,692
Maintenance & Utilities	1,150,429	2,431	9,899	9,899	9,899
Supplies & Services	45,390	38,315	67,239	67,239	64,987
Internal Service Fees	551,955	583,339	519,763	521,023	525,492
<i>Net Operating Expense</i>	1,747,775	624,085	596,901	598,161	600,378
Total Expenditures	2,584,559	1,509,780	1,481,562	1,542,922	1,579,070
General Fund Subsidy	2,365,511	1,319,806	1,267,314	1,325,278	1,361,113
Division Staffing FTE	33.0	30.0	32.0	32.0	32.0

FY 2014 Significant Budget Changes:

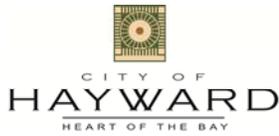
1. None.

Department Summary
All Funds Summary - By Category

All Funds Summary - By Category

Funding: General Fund, Special Revenue, and Enterprise funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers In from Other Funds					
General Fund Revenue	-	-	8,095	8,257	8,257
Recycling Program	966,766	679,558	568,500	478,500	478,500
Stormwater Maint & Operation	2,732,682	2,747,763	2,705,000	2,712,000	2,712,000
Waste Water Maint & Operation	20,575,286	23,139,828	22,446,038	26,159,815	25,359,815
Water Maint & Operation	29,911,805	35,860,271	38,329,274	43,530,316	41,430,316
Regional Water Inter-Tie	4,700	51,071	50,000	50,000	83,500
	54,191,239	62,478,491	64,106,907	72,938,888	70,072,388
(Contribution)/Use of Fund Balance					
Recycling Program	(380,987)	60,075	195,610	217,014	194,947
Stormwater Maint & Operation	(1,749,799)	(1,770,852)	(1,618,636)	(1,617,212)	(1,630,787)
Waste Water Maint & Operation	209,475	(516,475)	930,043	644,752	977,186
Water Maint & Operation	(440,215)	(1,232,434)	1,844,514	(1,005,415)	(3,879,982)
Regional Water Inter-Tie	5,836	(11,842)	(32,500)	(32,500)	-
	(2,355,690)	(3,471,528)	1,319,031	(1,793,361)	(4,338,636)
Fund Subsidy					
General Fund Subsidy	28,046	29,022	43,112	43,432	43,649
	28,046	29,022	43,112	43,432	43,649
Total Revenues	51,863,595	59,035,985	65,469,050	71,188,959	65,777,401
EXPENDITURES					
Expenditures By Expense Category					
Salary					
Regular	8,466,372	8,176,658	8,982,544	8,982,544	9,103,460
Overtime	444,169	541,755	364,900	364,900	364,900
Benefits					
Medical Benefits	1,463,198	1,515,117	1,835,973	2,019,582	2,085,925
Retiree Medical	257,358	198,330	207,345	207,345	207,000
Other Benefits	1,132,329	1,061,384	1,046,330	1,049,764	1,054,936
PERS	1,647,447	2,018,290	1,626,051	1,772,393	1,776,351
Charges (to)/from other programs	6,689	(156,638)	405,506	409,562	501,824
<i>Net Staffing Expense</i>	13,417,561	13,354,896	14,468,649	14,806,090	15,094,396
Maintenance & Utilities					
Maintenance & Utilities	1,817,238	1,589,465	2,203,417	2,928,842	2,308,842
Supplies & Services					
Supplies & Services	8,690,387	9,594,896	10,212,728	10,129,728	10,274,922
Internal Service Fees					
Internal Service Fees	2,343,384	2,252,393	2,276,409	2,279,244	2,252,538
Water Purchases					
Water Purchases	15,435,741	20,177,473	24,800,000	26,600,000	22,200,000
Debt Service					
Debt Service	4,851,382	5,111,605	5,117,739	4,953,997	4,953,997
Capital					
Capital	-	-	-	-	-
<i>Net Operating Expense</i>	33,138,132	38,725,832	44,610,293	46,891,811	41,990,299
Transfers Out to Other Funds					
Other Department Operating Costs	(3,039,761)	(3,087,127)	(3,350,830)	(3,399,880)	(3,646,101)
Total Expenditures	51,863,595	59,035,985	65,469,050	71,188,959	65,777,401
Net Change	-	-	-	-	-



Public Works Department
Utilities & Environmental Services
All Funds

Department Summary
All Funds Summary - By Program

All Funds Summary - By Program

Funding: General Fund, Special Revenue, and Enterprise funds.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue and Transfers in from Other Funds					
General Fund Revenue	-	-	8,095	8,257	8,257
Recycling Program	966,766	679,558	568,500	478,500	478,500
Stormwater	2,732,682	2,747,763	2,705,000	2,712,000	2,712,000
Wastewater	20,575,286	23,139,828	22,446,038	26,159,815	25,359,815
Water	29,911,805	35,860,271	38,329,274	43,530,316	41,430,316
Regional Water Inter-Tie	4,700	51,071	50,000	50,000	83,500
	54,191,239	62,478,491	64,106,907	72,938,888	70,072,388
(Contribution)/Use of Fund Balance					
Recycling Program	(380,987)	60,075	195,610	217,014	194,947
Stormwater	(1,749,799)	(1,770,852)	(1,618,636)	(1,617,212)	(1,630,787)
Wastewater	209,475	(516,475)	930,043	644,752	977,186
Water	(440,215)	(1,232,434)	1,844,514	(1,005,415)	(3,879,982)
Regional Water Inter-Tie	5,836	(11,842)	(32,500)	(32,500)	-
	(2,355,690)	(3,471,528)	1,319,031	(1,793,361)	(4,338,636)
Fund Subsidy					
General Fund Subsidy	28,046	29,022	43,112	43,432	43,649
Total Revenues	51,863,595	59,035,985	65,469,050	71,188,959	65,777,401
EXPENDITURES					
Expenditures and Transfer Out to Other Funds By Program					
General Fund	28,046	29,022	51,207	51,689	51,906
Recycling	585,779	739,633	764,110	695,514	673,447
Stormwater	982,882	976,911	1,086,364	1,094,788	1,081,213
Wastewater	20,784,761	22,623,353	23,376,081	26,804,567	26,337,001
Water	29,471,590	34,627,837	40,173,788	42,524,901	37,550,334
Regional Water Inter-Tie	10,536	39,229	17,500	17,500	83,500
Total Expenditures	51,863,595	59,035,985	65,469,050	71,188,959	65,777,401
Net Change	-	-	-	-	-

Program Summary
Program: 100 - 4632

Solid Waste Program

Description: Oversee the City's contract with Waste Management of Alameda County.

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2014
	Actual	Actual	Adopted	Adopted	Proposed Updated
REVENUES					
Revenue					
Fees & Service Charges	-	-	8,095	8,257	8,257
Total Revenues	-	-	8,095	8,257	8,257
EXPENDITURES					
Expenditures					
Salary					
Regular	-	-			
Overtime	-	-			
Benefits					
Medical Benefits	-	-			
Retiree Medical	-	-			
Other Benefits	-	-			
PERS	-	-			
Charges (to)/from other programs	26,490	26,753	48,278	48,760	48,977
<i>Net Staffing Expense</i>	26,490	26,753	48,278	48,760	48,977
Maintenance & Utilities	144	-	-	-	-
Supplies & Services	1,411	2,269	2,929	2,929	2,929
Internal Service Fees	-	-	-	-	-
Capital	-	-	-	-	-
<i>Net Operating Expense</i>	1,556	2,269	2,929	2,929	2,929
Total Expenditures	28,046	29,022	51,207	51,689	51,906
General Fund Subsidy	28,046	29,022	43,112	43,432	43,649

FY 2014 Significant Budget Changes:

1. None.

Capital Improvement Program



Capital Improvement Program Summary FY 2014 – FY 2022

CIP OVERVIEW AND PROCESS

The Capital Improvement Program (CIP) is a ten-year planning document, and is a separate and distinct document from the City's operating budget. The CIP process is aligned with the two-year operating budget process, with a full CIP process occurring every other year. In the second year, no new projects are added to the program except in unusual circumstances, the first two years of the program are updated, and the review process is abbreviated. The CIP contains revenue and expenditure estimates for public infrastructure projects (street construction and improvements, sewer and water systems upgrades), seismic retrofitting of public facilities, airport projects, replacement of major equipment, and other miscellaneous projects.

A capital budget is adopted annually by the City Council to authorize spending on the projects represented in the CIP. These funding allocations are not reflected in the City's operating budget – except for transfers for operating revenue funds to the CIP funds.

The capital program is supported through a variety of funding sources; and is largely comprised of restricted-use funds, such as the Gas Tax, Measure B, and enterprise (e.g., Sewer, Water, and Airport) funds. The General Fund supports specific capital projects, providing a source of revenue for general capital needs. In addition, City staff has been successful in recent years in obtaining capital projects financing from outside funding sources such as state and federal grants.

During the biennial CIP process, available funding is reviewed and capital project requests are submitted by City departments for evaluation by an internal capital infrastructure review committee. The recommended Ten-Year Capital Improvement Program is compiled and presented to the Planning Commission for conformance with the General Plan, to the City Council Budget and Finance Committee and then to the full City Council. A public hearing at which the public is invited to comment on the proposals in the CIP is conducted at the same time as the operating budget public hearing. The capital spending plan for the upcoming year is adopted by the Council by resolution along with the operating budget. Capital projects are budgeted on a life-to-date basis, and modifications are made to the CIP when additional funds become available or expenditure projections are refined.

FY 2014 CAPITAL IMPROVEMENT BUDGET

The FY 2014 capital budget totals about \$98 million, with approximately \$320 million programmed for the period FY 2014 through FY 2022. The CIP also includes a list of additional identified capital needs – for which there is no funding – totaling about \$370 million.

The CIP contains 24 funds in which projects are funded and programmed: Gas Tax (210), Measure B - Local Transportation (211), Measure B - Pedestrian & Bicycle (212), Vehicle Registration Fee (217), Housing Authority Capital (242), Capital Improvement (410), Street System Improvement (413), Police Capital Project (415), Fire Capital Project (416), Maintenance Services Capital (417), Library and Community Services Capital (418), Transportation System Improvement (420), Route 238 Trust (430), Sewer Capital Improvement (613), Sewer Collection Replacement (614), Water Pollution Control Facility Replacement (616), Water Capital Improvement (622), Water System Replacement (623), Regional Water Intertie Capital (627), Airport Capital (632), Facilities Internal Service (721), Technology Services Internal Service (726), Fleet Management General Fund Capital (731), and Fleet Management Enterprise Capital (732).

Capital Improvement Program Summary FY 2014 – FY 2022
--

Major new project expenditures in the FY 2014 capital budget include the following:

* Sidewalk Rehabilitation FY15 – Districts 1 & 8 (413)	800,000
* Fire Station No. 7 – Construction (416)	7,800,000
* 750’ Reservoir Inspection and Testing (622)	750,000
* Airport Striping Repair (632)	600,000

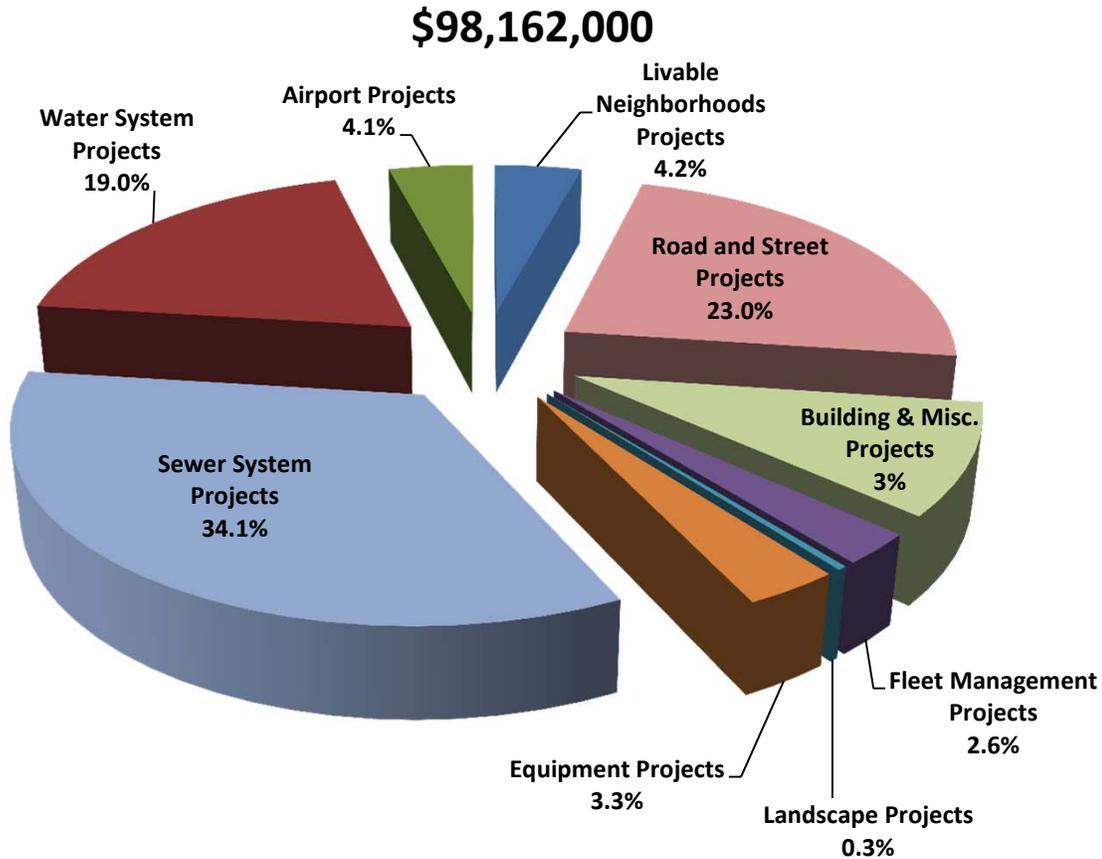
Major continuing project expenditures in the FY 2014 capital budget include the following:

* New and Replacement Streetlights (210)	610,000
* Pavement Rehabilitation FY15-FY22 (210)	3,650,000
* Pavement Reconstruction Measure B FY16-FY22 (211)	600,000
* Pavement Rehabilitation Measure B FY16-FY22 (211)	1,400,000
* Route 238 Corridor Improvement Project-Phase III (430)	10,900,000
* Public Safety Mobile Replacement Project (726)	498,000
* Vehicle Replacement Needs – Fire FY14-FY22 (731)	2,531,000
* Vehicle Replacement Needs – Other FY14-FY22 (731)	875,000
* Vehicle Replacement Needs – Police FY14-FY22 (731)	1,758,000
* WPCF Administration Building Renovation (613)	2,000,000
* Flow Equalization Pond Evaluation, Expansion and Lining Rehab (616)	1,500,000
* Mission Aqueduct Seismic Improvements (622)	3,125,000
* Seismic Retrofit Maitland Reservoir (622)	1,440,000
* Sulphur Creek Mitigation-Design & Construction (632)	1,000,000

OPERATING BUDGET IMPACTS

Because the City operating budget essentially funds many CIP projects through transfers to the CIP funds, the initial project costs have an immediate budgetary impact – and must be considered within the context of the full City budget. In developing the CIP, the impact of new projects on the operating budget is considered and identified in the project description pages of those projects considered to have impacts on the operating budget. Many of the capital projects listed above will likely have minimal operations and maintenance impacts on the operating budget. The introduction of new infrastructure into the City's systems can be expected to result in long-term savings due to decreased maintenance requirements associated with older infrastructure. However, in the long term, the City will need to identify funding for maintenance of the new Route 238 Corridor.

Citywide Capital Improvement Project Expenditures by Category FY 2014 - All Funding Sources



Project Category	FY 2014 Adopted	FY 2014 Proposed	Change (+/-)
Livable Neighborhoods Projects	\$ 2,917,000	\$ 4,128,000	\$ 1,211,000
Road and Street Projects	18,567,000	22,535,000	3,968,000
Building & Misc. Projects	1,362,000	9,283,000	7,921,000
Fleet Management Projects	1,867,000	2,580,000	713,000
Landscape Projects	329,000	329,000	-
Equipment Projects	2,090,000	3,229,000	1,139,000
Sewer System Projects	7,466,000	33,455,000	25,989,000
Water System Projects	10,755,000	18,617,000	7,862,000
Airport Projects	750,000	4,006,000	3,256,000
Total Capital Improvement Projects	\$ 46,103,000	\$ 98,162,000	\$ 52,059,000

General Fund Five-Year CIP Plan

Program Areas	FY 2014 Adopted	FY 2014 Proposed Updated	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected	FY 2018 Projected
Transportation System Improvement						
Citywide Intersection Improvement Study	150	150	-	-	-	-
Traffic Control Devices Repair/Replacement	40	40	40	40	40	40
Speed Lump Installation Program	70	80	80	80	80	80
Controller Cabinet Replacement Program	25	25	25	25	25	25
Transportation System Management Projects	40	40	40	40	40	40
Quick Response Traffic Safety Projects	15	15	15	15	15	15
Intersection Improvement Project - TBD	-	-	50	250	50	250
Total Projects	340	350	250	450	250	450
Transfer from General Fund	350	350	350	350	350	350
Funded from Other Sources	(10)	-	(100)	100	(100)	100
Citywide Capital Projects						
Mural Art Program	50	25	-	-	-	-
General Plan Update & Identified Capital Needs	1,102	1,102	1,500	1,000	1,000	1,000
UST Remediation Study - Fire Station 2	25	46	25	-	-	-
Landscape Material/Street Tree Replacements	55	55	55	55	55	55
Surplus Property Maintenance	15	15	15	15	15	15
Property Taxes on Excess Right-of-Way	5	5	5	5	5	5
Project Predesign Services	35	35	35	35	35	35
Annual Median Tree & Shrub Replacement	50	50	50	50	50	50
Neighborhood Partnership Program Project	50	50	50	50	50	50
City Hall Rotunda Sound System	-	25	-	-	-	-
Improvements to City Council Chambers	-	25	-	-	-	-
Disaster Preparedness Exercise	-	50	-	-	-	-
Foothill Gateway Landscape Plan	-	50	-	-	-	-
Total Projects	1,387	1,533	1,735	1,210	1,210	1,210
Transfer from General Fund	1,102	1,102	1,500	1,000	1,000	1,000
Funded from Other Sources	285	431	235	210	210	210
Information Technology Replacement						
Enterprise Resource Planning (ERP) System	940	978	140	140	-	-
Desktop Computer Replacement Program	100	100	100	100	100	100
Public Safety Mobile Replacement Project	50	390	10	10	10	10
Network Server Replacement Project	-	-	100	100	100	100
Geographic Information System Improvements	-	-	25	25	25	25
Total Projects	1,090	1,468	375	375	235	235
Transfer from General Fund	216	216	224	232	240	248
Funded from Other Sources	874	1,252	151	143	(5)	(13)
Fleet Management						
Vehicle Replacement Needs - Fire	675	1,100	1,380	905	1,010	1,040
Vehicle Replacement Needs - Other General Fund	276	400	345	705	425	840
Vehicle Replacement Needs - Police	550	535	550	705	685	720
Total Projects	1,501	2,035	2,275	2,315	2,120	2,600
Transfer from General Fund	600	600	1,000	1,500	2,000	2,500
Funded from Other Sources	901	1,435	1,275	815	120	100

General Fund Five-Year CIP Plan						
Program Areas	FY 2014 Adopted	FY 2014 Proposed Updated	FY 2015 Projected	FY 2016 Projected	FY 2017 Projected	FY 2018 Projected
Maintenance Services Capital						
Replacement Equipment	10	10	10	10	10	10
Total Projects	10	10	10	10	10	10
Transfer from General Fund	10	10	10	10	10	10
Funded from Other Sources	-	-	-	-	-	-
Fire Capital						
Debt Service for Construction of Fire Station #7	590	590	590	590	590	590
Emergency Equipment Cargo Trailer	-	100	-	-	-	-
Shallow Water Rescue Boat	-	130	-	-	-	-
Station-Based Air Compressor for SCBA Bottles	-	130	-	-	-	-
Self-Contained Breathing Apparatus	750	750	-	-	-	-
Apparatus Appliances	12	12	12	12	12	12
Hose (5", 3", 1 3/4", 1 1/2", 1")	25	25	25	25	25	25
Furnishings	20	20	20	20	20	20
Nozzles	7	7	7	7	7	7
Physical Fitness Equipment	18	18	18	18	18	18
Hydraulic Rescue Tool	-	-	-	-	75	-
Defibrillators	-	-	-	-	-	240
Emergency Notification System	-	40	-	-	-	-
Rotary Rescue Saws	-	-	-	-	9	-
Float-O-Pumps	-	-	-	-	4	-
Positive Pressure Blowers	-	-	-	-	10	-
Portable Generators	-	-	-	-	20	-
Lucas Chest Compression System	-	-	-	-	-	75
Total Projects	1,422	1,822	672	672	790	987
Transfer from General Fund	779	1,369	727	730	732	735
Funded from Other Sources	643	453	(55)	(58)	58	252
Police Capital						
Dispatch Equipment	18	18	146	65	3	19
Patrol Rifles and Shotguns	14	15	6	6	6	6
SWAT Team Equipment	27	27	40	40	1	31
K9 Handler Setup	2	2	2	2	2	-
Tasers	-	-	-	-	-	96
Traffic Enforcement Equipment	-	-	12	18	-	-
Body Armor	22	25	81	22	111	22
Field Operations Equipment	1	1	1	1	1	1
Criminal Investigations Equipment	5	5	27	2	5	-
Special Investigations Equipment	3	3	-	-	3	1
K9 Units	16	33	-	17	17	-
Total Projects	108	129	315	173	149	176
Transfer from General Fund	349	349	173	93	127	134
Funded from Other Sources	(241)	(220)	142	80	22	42
Total Transfer from General Fund	3,406	3,996	3,984	3,915	4,459	4,977

FY 2014 - FY 2022 CAPITAL IMPROVEMENT PROGRAM

LIVABLE NEIGHBORHOODS EXPENDITURE SUMMARY

PROJECT DESCRIPTION	TOTAL	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Pedestrian and Bicycle Improvements	295	175	15	15	15	15	15	15	15	15
Wheelchair Ramps	1,070	122	120	108	120	120	120	120	120	120
Sidewalk Rehabilitation & New Sidewalks	10,890	1,260	1,260	1,260	1,160	1,160	1,160	1,210	1,210	1,210
Speed Hump Installation & Traffic Calming	1,442	162	160	160	160	160	160	160	160	160
Street Trees/Median Landscaping/Murals	4,310	930	605	205	975	1,175	105	105	105	105
Traffic Signal & Streetlight Energy/Maintenance	8,415	839	863	887	912	938	965	985	1,003	1,023
New and Replacement Street Lights	880	640	30	30	30	30	30	30	30	30
TOTAL CAPITAL EXPENDITURES	27,302	4,128	3,053	2,665	3,372	3,598	2,555	2,625	2,643	2,663

NOTE: All expenditures expressed in \$1,000's.

FY14 LIVABLE NEIGHBORHOODS

Expenditure amounts do not include reimbursements, transfers between funds, or vehicle replacements and operating/maintenance expense.			PRIOR	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTAL
			EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.
			(In thousands)										
FUND:	PROJECT NUMBER	DESCRIPTION											
PEDESTRIAN AND BICYCLE IMPROVEMENTS													
Measure B Tax (212)	5175	Pedestrian Traffic Signal Improvements	187	15	15	15	15	15	15	15	15	15	135
Street System Imp (413)	5198	West A Street Sidewalk Improvements	22	160									160
		SUBTOTAL		175	15	295							
WHEELCHAIR RAMPS													
Gas Tax Fund (210)	5115	Wheelchair Ramps FY14 - Districts 7 & 10	12	110									110
Gas Tax Fund (210)	TBD	Wheelchair Ramps FY15 - Districts 1 & 8	0	12	108								120
Gas Tax Fund (210)	TBD	Wheelchair Ramps FY16 - FY22	0	0	12	108	120	120	120	120	120	120	840
		SUBTOTAL		122	120	108	120	120	120	120	120	120	1,070
SIDEWALK REHABILITATION & NEW SIDEWALK													
Measure B Tax (212)	5154	New Sidewalks FY14: Huntwood, D St., Industrial	50	350									350
Measure B Tax (212)	TBD	New Sidewalks FY15	0	50	400								450
Measure B Tax (212)	TBD	New Sidewalks FY16 - FY22	0	0	50	450	450	450	450	500	500	500	3,350
Measure B Tax (212)	New	Project Predesign Services	0	10	10	10	10	10	10	10	10	10	90
Street System Imp (413)	TBD	Sidewalk Rehab Project FY14 - Districts 7 & 10	0	800									800
Street System Imp (413)	TBD	Sidewalk Rehab Project FY15 - Districts 1 & 8	0	50	750								800
Street System Imp (413)	TBD	Sidewalk Rehabilitation FY16 - FY22	0	0	50	800	700	700	700	700	700	700	5,050
		SUBTOTAL		1,260	1,260	1,260	1,160	1,160	1,160	1,210	1,210	1,210	10,890
SPEED HUMP INSTALLATION & TRAFFIC CALMING													
Measure B Tax (211)	5166	Speed Monitoring Devices	178	32	30	30	30	30	30	30	30	30	272
Capital Imp (410)	6950	Neighborhood Partnership Program Project	319	50	50	50	50	50	50	50	50	50	450
Transp Sys Imp (420)	5734	Speed Hump Installation Program	70	80	80	80	80	80	80	80	80	80	720
		SUBTOTAL		162	160	1,442							
													136

FY14 LIVABLE NEIGHBORHOODS

Expenditure amounts do not include reimbursements, transfers between funds, or vehicle replacements and operating/maintenance expense.			PRIOR	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTAL
			EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.	EXPEND.
(In thousands)													
FUND:	PROJECT NUMBER	DESCRIPTION											
STREET TREES/MEDIAN LANDSCAPING/MURALS													
Capital Imp (410)	6906	Mural Art Program	100	25									25
Capital Imp (410)	6978	Foothill Gateway Landscape Plan	0	50									50
Capital Imp (410)	5102	Landscape Material/Street Tree Replacements	55	55	55	55	55	55	55	55	55	55	495
Capital Imp (410)	6938	Annual Median Tree & Shrub Replacement	50	50	50	50	50	50	50	50	50	50	450
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY12 - Industrial Parkway - Hwy 880 to Mission	1,000	150									150
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY13 - Winton-Hesperian to Santa Clara	100	100									100
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY14 - Industrial Parkway - Hesperian to Hwy 880	0	500									500
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY15 - Hesperian - Winton to Chabot Ct.	0	0	500								500
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY16 - Hesperian - West A St. to Winton	0	0	0	100	770						870
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY17 - Industrial Blvd. - Hwy 92 to Arf Ave.	0	0	0	0	100	1,070					1,170
		SUBTOTAL		930	605	205	975	1,175	105	105	105	105	4,310
TRAFFIC SIGNAL AND STREETLIGHT ENERGY/MAINTENANCE													
Gas Tax Fund (210)	5186	Traffic Signal Energy	181	72	74	76	78	80	83	85	86	88	722
Gas Tax Fund (210)	5187	Traffic Signal Maintenance	415	248	253	258	263	268	274	279	284	289	2,416
Gas Tax Fund (210)	5188	Streetlight Energy	1,114	315	328	341	355	369	383	391	398	406	3,286
Gas Tax Fund (210)	5189	Streetlight Maintenance	400	204	208	212	216	221	225	230	235	240	1,991
		SUBTOTAL		839	863	887	912	938	965	985	1,003	1,023	8,415
NEW AND REPLACEMENT STREETLIGHTS													
Gas Tax Fund (210)	5132	New and Replacement Street Lights	151	640	30	30	30	30	30	30	30	30	880
		SUBTOTAL		640	30	880							
TOTAL LIVABLE NEIGHBORHOODS PROJECTS				4,128	3,053	2,665	3,372	3,598	2,555	2,625	2,643	2,663	27,302

This page left intentionally blank.

Resolutions



HAYWARD CITY COUNCIL

RESOLUTION NO. 12-119

Introduced by Council Member Zermeño

RESOLUTION APPROVING THE OPERATING BUDGET OF
THE CITY OF HAYWARD FOR FISCAL YEARS 2013 AND
2014; ADOPTING APPROPRIATIONS FOR FISCAL YEAR
2013, EXCEPT FOR THE SOCIAL SERVICES PROGRAM

WHEREAS, the City Manager has submitted to the City Council of the City of Hayward estimates of revenues from all sources and estimates of expenditures required for the proper conduct of the activities of the City of Hayward for fiscal years 2013 and 2014 contained in those documents entitled "City of Hayward Recommended Operating Budget Fiscal Years 2013 and 2014," with adjustments to the Recommended Budget as approved at the June 19, 2012 Council Public Hearing; and

WHEREAS, four Council Work Sessions and a public hearing were held by the City Council of the City of Hayward, at which time all interested persons were afforded an opportunity to be heard on matters pertaining to the budget recommended by the City Manager.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That the budget presented by the City Manager in the document entitled "City of Hayward Recommended Biennial Operating Budget Fiscal Years 2013 and 2014" including Council Priorities and Service Delivery Outcomes, with adjustments to the Recommended Budget as outlined in the June 19, 2012 Public Hearing Budget Report is hereby approved and adopted as the budget of the City of Hayward for FY 2013 and FY 2014, with the specific exception of the Social Services Program, which is separately addressed in Resolution No. 12-122. Copies of the budget documents and the staff reports presented by the City Manager are on file in the office of the City Clerk and are hereby referred to, incorporated herein, and made a part of this resolution as though set forth in full.
2. That except as may be otherwise provided, any and all expenditures relating to the objectives described in the budget are hereby approved and authorized and payments therefore may be made by the Director of Finance of the City of Hayward without further action of Council.
3. That for the purposes of determining whether the City Manager is authorized to execute a contract for a commodity or service pursuant to City Charter section 701 subsection 8, the City Manager shall have the authority to expend such funds and enter into and execute any and all contracts and documents necessary to carry out the priorities and service delivery outcomes of the Council's appropriations as set forth in this budget.

4. The City Manager shall have the authority to bind and prepay all coverage and to negotiate and execute all documents necessary to obtain the insurance, third party administration services, loss fund stabilization and defense of claims budgeted for in the Liability Insurance Fund. In consultation with the City Attorney, the City Manager and/or City Attorney shall be authorized to represent the City on the board of the Exclusive Risk Management Authority of California and take any and all actions necessary or appropriate to advance the City's interests in connection with risk management services and procuring of insurance coverage.
5. The Director of Finance is hereby authorized to transfer the amounts from one fund to another as indicated in Exhibit A at such time as he/she may determine, giving consideration to the intended purposes for which the transfers are made and available balances in each of the funds.
6. The amounts as reflected in Exhibit B are hereby appropriated for expenditure.
7. Any monies received during FY 2013 as a consequence of a grant application approved by the City Council are hereby appropriated for the purposes for which the grant has been approved. Such appropriation includes authorization for the City Manager to expend such monies and for the Director of Finance to make payments therefore in accordance with the terms and conditions and for the purposes of the grant.
8. The Director of Finance is directed to comply with GASB 31 (Unrealized investment gains and losses) and is authorized to make such entries as are required to the City's financial records. In addition, the Director of Finance is authorized to make such changes to the budget as are required by GASB 31.
9. There are hereby appropriated the following amounts to Reserves and Designations of Fund Balances, which the Director of Finance shall enter upon the records and reflect in the financial statement of the City:

<u>General Fund</u>	<u>FY 2013</u>
Designated for:	
Economic Uncertainty	4,743
Liquidity	5,000
Emergencies	5,000
Contingencies	5,000
Total Designated Fund Balance	19,743
Proposed Use of the Reserve	5,596
Total Reserved and Designated	\$25,339

In addition to the above specified amounts, the balances in each fund that are not otherwise appropriated are hereby appropriated to Contingency Reserves in those funds.

Expenditures from Reserves or Designated Fund Balances shall require the approval of the City Council.

10. The Director of Finance is hereby authorized and directed to distribute the above appropriations, transfers, and reserves to the various accounts of the City in accordance with generally accepted accounting principles and consistent with the purposes and objectives as outlined in the approved budget.
11. Any contract for professional service included in the annual budget that will cost more than \$25,000 shall be executed by the City Manager only upon approval of the contract by the City Council given at a meeting of the City Council.
12. The City Manager is hereby authorized to enter into a revolving loan Credit Agreement with Bank of the West, in a form which is satisfactory to the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA June 26, 2012

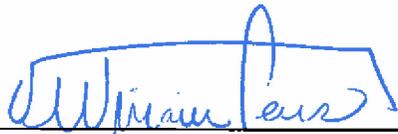
ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
MAYOR: Sweeney

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:


City Attorney of the City of Hayward

FY 2013 Fund Transfers To/From

EXHIBIT A

General Fund Transfers In				
100	9801	215	Cost Allocation From Recycling Fund	(72,573)
100	9801	225	Cost Allocation From CDBG Fund	(44,040)
100	9801	241	Cost Allocation From Low & Mod Fund	(40,531)
100	9801	246	Cost Allocation From Paratransit	(11,132)
100	9801	602	Cost Allocation From StormWater	(90,363)
100	9801	611	Cost Allocation From Sewer Revenue	(418,725)
100	9801	621	Cost Allocation From Water	(824,700)
100	9801	631	Cost Allocation From Airport	(114,181)
100	9801	710	Cost Allocation From Workers Comp	(152,438)
100	9801	711	Cost Allocation From Liability Insurance	(327,546)
100	9801	720	Cost Allocation From Facilities Fund	(108,187)
100	9801	725	Cost Allocation From Tech Services Fund	(131,713)
100	9801	730	Cost Allocation From Equipment Mgmt	(113,170)
100	9804	210	Transfer From Gas Tax Fund	(1,140,000)
100	9835	278	Transfer From Citizens Option Pub	(184,000)
100	9840	273	Transfer-Byrnes Justice Assist Grant	(86,000)
100	9892	870	Misc Transfer From CFD #1 Trustee	(8,000)
Transfers In Total				(3,867,299)

General Fund Transfers Out				
100	9905	410	Transfer To Capital Projects	1,101,000
100	9905	415	Transfer To Police Capital FD	170,000
100	9905	416	Transfer to Fire Capital FD	797,000
100	9909	711	Liability Insurance Allocation	2,330,829
100	9919	420	Capital Transfer To Transp Sys Improve	350,000
100	9921	417	Supplemental To Maintenance Services	10,000
100	9921	726	Supplemental To Tech Rplcmt Fund	209,000
100	9937	320	D/S ABAG 2001-02 (ABAG 33)	96,115
100	9947	320	D/S City Hall Debt Service	2,624,175
100	9967	330	D/S Promissory Note-Fire S Equipment	100,000
100	9992	320	Misc Trsfr To COP	1,665
100	9992	710	Misc Trsfr To Workers Comp Fund	310,000
100	9992	731	Misc Trsfr To Fleet Capital	500,000
Transfers Out Total				8,599,784

Recycling Fund				
215	9901	100	Trsfr Out Cost Allocation to General Fund	72,573
215	9909	711	Trsfr Out Liability Insurance Allocation	12,555
Recycling Fund				85,128

HRLP Revolving Loan Program-Admin				
223	9892	229	Trsfr In Misc Trsfr From FTHBP Fund	(201,597)
223	9909	711	Trsfr Out To Liability Insurance Allocation	6,278
HRLP Revolving Loan Program-Admin				(195,319)

Community Development Block Grant Fund (CDBG)				
225	9901	100	Trsfr Out Cost Allocation to General Fund	44,040
225	9909	711	Trsfr Out To Liability Insurance Allocation	6,277
Com Devel Block Grant Fund (CDBG)				50,317

Small Business Loan Delivery Fund				
227	9909	711	Trsfr Out To Liability Insurance Allocation	3,138
Small Business Loan Delivery Fund				3,138

HRLP Revolving Loan Fund

229	9992	223	Trsfr Out Misc Trsfr To Hrlp Rvlvg Loan	201,597
HRLP Revolving Loan Fund				201,597

Housing Authority-Low/Mod HSG

241	9892	247	Trsfr In From First Time Homebuyer	(602,030)
241	9892	433	Trsfr In From RT 238 Admin	(738,672)
241	9892	470	Trsfr In From Successor Agency	(1,292,172)
241	9901	100	Trsfr Out Cost Alloc To General Fund	40,531
241	9909	711	Trsfr Out To Liability Insurance Fund	9,415
Housing Authority-Low/Mod HSG				(2,582,928)

Housing Mortgage Bond Fund

245	9909	711	Trsfr Out To Liability Insurance Allocation	3,138
Housing Mortgage Bond Fund				3,138

Housing Mortgage Bond Fund

246	9901	100	Trsfr Out Cost Alloc To General Fund	11,132
246	9909	711	Trsfr Out To Liability Insurance Allocation	3,138
Housing Mortgage Bond Fund				14,270

Housing Authority-Low/Mod Home Loans

247	9992	241	Trsfr Out To Housing Authority	602,030
Housing Auth-Low/Mod Home Loans				602,030

Narcotics Asset Seizure-DOT

272	9931	415	Trsfr Out To Police Capital	174,000
Narcotics Asset Seizure-DOT				174,000

Byrnes Justice Assist Grant Fund

273	9940	100	Trsfr Out Byrnes Justice Assist G	86,000
Byrnes Justice Assist Grant Fund				86,000

Citizen's Option in for Public Safety Fund

278	9935	100	Trsfr Out To Gen'l Fr Citizens Opt	184,000
Citizen's Opt in for Public Safety Fund				184,000

Successor Agency RDA Debt Svc

312	9817	470	Trsfr In D/S-Tabs RDA Success Agency	(3,368,982)
312	9847	470	Trsfr In D/S-06Tabs Fr RDA Suc Agency	(636,340)
312	9892	470	Trsfr In Misc Trsfr Fr Success Agency	(4,500)
Successor Agency RDA Debt Svc				(4,009,822)

Certificates of Participation Fund

320	9837	100	Trsfr In D/S ABAG 2001-02 (ABAG 33)	(96,115)
320	9847	100	Trsfr In D/S City Hall Debt Service	(2,624,175)
320	9892	100	Trsfr In Misc Trsfr From General Fund	(1,665)
Certificates of Participation				(2,721,955)

Successor Agency-RDA of COH

470	9917	312	Trsfr Out D/S-Tabs RDA Suc Agcy Dbt Svc	3,368,982
470	9947	312	Trsfr Out D/S-06Tabs RDA Suc Agency	636,340
470	9992	241	Trsfr Out To Housing Authority	1,292,172
470	9992	312	Trsfr Out Misc Trsfr-D/S Tabs Suc Agency	4,500
Successor Agency-RDA of COH				5,301,994

Stormwater Maint. & Operations Fund				
602	9901	100	Trsfr Out Cost Allocation To Gen Fund	90,363
602	9909	711	Trsfr Out To Liability Insurance Alloc	34,537
Stormwater Maint. & Operations Fund				124,900
Sewer Revenue Fund				
611	9817	613	Trsfr In D/S ABAG 2001-02 (ABAG XXIV)	(78,846)
611	9837	616	Trsfr In D/S07 Sewer Rev Refund Bds	(367,228)
611	9877	613	Trsfr In D/S CA SWRCB Loan/Sewer	(219,714)
611	9877	613	Trsfr In D/S CA SWRCB Loan/Sewer	(1,363,750)
611	9892	616	Trsfr In Misc Trsfr Fr WWTP Replace	(500)
611	9901	100	Trsfr Out Cost Allocation to Gen Fund	418,725
611	9908	614	Trsfr Out Capital Reserves to Sewer	1,000,000
611	9908	616	Trsfr Out Capital Reserves to WWTP	2,000,000
611	9919	726	Trsfr Out Capital Trsfr to Tech Serv ERP	124,500
611	9932	613	Trsfr Out Connect Fee Tran To Sewer Imp	2,000,000
Sewer Revenue Fund				3,513,187
Wastewater Revenue & Oper. Fund				
612	9909	711	Trsfr Out To Liability Insurance Allocation	367,747
612	9970	732	Trsfr Out To Fleet Mgmt-Ent Capital	350,000
Wastewater Revenue & Oper. Fund				717,747
Water Maintenance & Oper. Fund				
621	9817	622	Trsfr In D/S 1996 HPFA Fr Water Imprv	(78,846)
621	9837	622	Trsfr In D/S 04 Water Sys Transfer	(301,309)
621	9892	631	Trsfr In Misc Trsfr From Airport	(189,119)
621	9901	100	Trsfr Out Cost Alloc To General Fund	824,700
621	9909	711	Trsfr Out To Liability Insurance Allocation	292,738
621	9916	623	Trsfr Out Capital Reserves To Water	2,000,000
621	9919	726	Trsfr Out Capital Trsfr to Tech Serv ERP	152,500
Water Maintenance & Oper. Fund				2,700,664
Airport Operations Fund				
631	9901	100	Trsfr Out Cost Alloc To General Fund	114,181
631	9909	711	Trsfr Out To Liability Insurance Allocation	66,568
631	9916	632	Trsfr Out Cap Reserves To Airport Capital	1,300,000
631	9919	726	Trsfr Out Cap Trsfr to Tech Serv ERP	26,000
631	9992	621	Trsfr Out Misc Trsfr to Water Maintenance	189,119
Airport Operations Fund				1,695,868
Workers' Compensation Fund				
710	9805	100	Trsfr In From General Fund	(310,000)
710	9901	100	Trsfr Out Cost Allocation To Gen Fund	152,438
710	9909	711	Trsfr Out To Liability Insurance Alloc	6,277
Workers' Compensation Fund				(151,285)
Risk Management Fund				
711	9809	100	Trsfr In Liab Ins Alloc-General Fund	(2,330,829)
711	9809	215	Trsfr In Liab Ins Alloc-Recycling	(12,555)
711	9809	223	Trsfr In Liab Ins Alloc-HRLP Rev L P	(6,278)
711	9809	225	Trsfr In Liab Ins Alloc-Block Grant	(6,277)
711	9809	227	Trsfr In Liab Ins Alloc-Bus Develop	(3,138)
711	9809	241	Trsfr In Liab Ins Alloc-Low & Mod Hsg	(9,415)

FY 2013 Fund Transfers To/From

EXHIBIT A

711	9809	245	Trsfr In Liab Ins Alloc-Housing Mortg	(3,138)
711	9809	246	Trsfr In Liab Ins Alloc-Meas B2 PRTRNST	(3,138)
711	9809	602	Trsfr In Liab Ins Alloc-Stormwater	(34,537)
711	9809	612	Trsfr In Liab Ins Alloc-WWTP M & O	(367,747)
711	9809	621	Trsfr In Liab Ins Alloc-Water M & O	(292,738)
711	9809	631	Trsfr In Liab Ins Alloc-Airport	(66,568)
711	9809	710	Trsfr In Liab Ins Alloc-Workers Comp	(6,277)
711	9809	720	Trsfr In Liab Ins Alloc-Facilities FD	(31,683)
711	9809	725	Trsfr In Liab Ins Alloc-Tech Services FD	(56,167)
711	9809	730	Trsfr In Liab Ins Alloc-Equip Mgmt	(43,360)
711	9901	100	Trsfr Out Cost Alloc to General Fund	327,546
Risk Management Fund				(2,946,299)

Facilities Management Fund

720	9901	100	Trsfr Out Cost Alloc To General Fund	108,187
720	9909	711	Trsfr Out To Liability Insurance Alloc	31,683
720	9919	721	Trsfr Out Cap Proj Trsfr To Fac Cap FD	160,000
Facilities Management Fund				299,870

Technology Services Fund

725	9901	100	Trsfr Out Cost Alloc To General Fund	131,713
725	9909	711	Trsfr Out To Liability Insurance Alloc	56,167
Technology Services Fund				187,880

Fleet Management Fund

730	9901	100	Trsfr Out Cost Alloc To General Fund	113,170
730	9909	711	Trsfr Out To Liability Insurance Fund	43,360
730	9992	731	Trsfr Out Misc Trsfr to Fleet Mgmt Cap	520,000
Fleet Management Fund				676,530

Comm. Facility Dist. #1-Trustee Fund

870	9992	100	Trsfr Out Misc Trsfr To General Fund	8,000
870	9992	871	Trsfr Out To CFD #1 Adm FD	27,000
Comm. Facility Dist. #1-Trustee Fund				35,000

Comm. Facility Dist. #1 -Adm Fund

871	9892	870	Trsfr In Misc From CFD #1 Trustee	(27,000)
Comm. Facility Dist. #1 -Adm Fund				(27,000)

General Fund

100 123,524,626

Special Revenue Funds

213	Recycling Fund	122,500
214	Recycling Fund	40,000
215	Recycling Fund	601,610
223	HRLP Revolving Loan Prog	581,597
225	CDBG	717,747
227	Small Business Loan	34,015
228	Home Loan Fund	255,270
229	Revolving Fund Loan	351,597
231	Small Business Revolving	273,360
245	Housing Mortgage Bond Fund	248,562
246	Paratransit Fund	987,748
261	Park Dedication - Zone A	15,260
262	Park Dedication - Zone B	15,260
263	Park Dedication - Zone C	15,260
264	Park Dedication - Zone D	15,260
265	Park Dedication - Zone E	15,260
270	Downtown Bus Improvement	55,000
272	DOT	174,000
273	Byrne Justice Assistance	86,000
278	Citizen's Option for Public Safety	184,000
818	MD 2	88,230
820	LLD Zone 6	9,725
821	LLD Zone 9	1,815
822	LLD Zone 10	157,445
823	LLD Zone 11	143,658
824	LLD Zone 12	44,915
825	LLD Zone 13	6,295
831	LLD Zone 1	6,780
832	LLD Zone 2	7,775
833	LLD Zone 3	110,845
834	LLD Zone 4	20,815
835	LLD Zone 5	5,195
836	MD 1	35,195
837	LLD Zone 7	164,195
839	LLD Zone 8	8,255

Special Revenue Fund Total 5,600,444

Enterprise Funds

602	Stormwater	2,685,682
611	Wastewater Revenue	12,396,808
612	Wastewater	10,979,273
621	Water	41,925,300
631	Airport	3,929,263
628	Regional Intertie	17,500

Enterprise Fund Total 71,933,826

Debt Service Funds

312	SRDA Debt Service	4,012,458
320	Certificate of Participation	2,722,208
529	LID 16 Debt Service	246,063
534	LID 17 Debt Service	37,585
870	CFD #1	823,429

FY 2013 Fund Expenditure Appropriations - Operating Budget

EXHIBIT B

871	CFD #1 Adm Fund	16,158
	<i>Debt Service Fund Total</i>	<u>7,857,901</u>

Internal Service Funds

710	Worker's Compensation	5,873,683
711	Risk Management	2,575,202
720	Facilities	3,525,813
725	Technology Services	4,331,528
730	Fleet	4,563,910
740	Employee Benefits	2,597,408
	<i>Internal Service Fund Total</i>	<u>23,467,544</u>

REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RSA- 12-05

Introduced by Agency Member Zermeño

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD, ACTING AS THE GOVERNING BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD, APPROVING THE BUDGET OF THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HAYWARD AND ADOPTING APPROPRIATIONS FOR FISCAL YEAR 2013

WHEREAS, the City Manager has submitted to the Successor Agency of the Redevelopment Agency (the "Redevelopment Successor Agency") of the City of Hayward estimates of revenue from all sources and estimates of expenditures required for the proper conduct of the activities of the Redevelopment Successor Agency of the City of Hayward for fiscal year 2013; and

WHEREAS, a public hearing was held by the Redevelopment Successor Agency of the City of Hayward, at which time all interested persons were afforded an opportunity to be heard on matters pertaining to the recommended budget.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Successor Agency of the City of Hayward that:

1. The budget presented by the City Manager is hereby approved and adopted as the budget of the Redevelopment Successor Agency of the City of Hayward for FY 2013. The budget presented by the City Manager and approved by this resolution appears on pages 115, of the document entitled FY 2013 & FY 2014 Recommended Biennial Operating Budget, which is hereby referred to, incorporated herein, and made a part of this resolution as though set forth in full.
2. Any and all expenditures relating to the objectives described in the budget are hereby approved and authorized and payments therefore may be made by the Finance Director of the City of Hayward.
3. The following amounts are hereby appropriated for expenditure:

4. Except as limited in paragraph 6 of this resolution, the City Manager is authorized without further action from Council to enter into a contract or agreement for any commodity or service included in the annual budget of the Redevelopment Successor Agency.

5. For the purposes of determining whether the City Manager has the authority to execute a contract for a commodity or service pursuant to section 4 above, the City Manager shall have the authority to expend such funds and enter into and execute any and all contracts and documents necessary to carry out the objectives of the Redevelopment Successor Agency's appropriations as set forth in this budget.

6. Any contract for professional service included in the annual budget that will cost more than \$25,000 shall be executed by the City Manager only upon approval of the contract by the Redevelopment Successor Agency Board given at a meeting of the Redevelopment Successor Agency.

HAYWARD, CALIFORNIA June 26, 2012

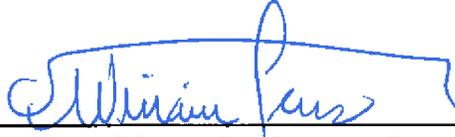
ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
CHAIR: Sweeney

NOES: AGENCY MEMBERS: None

ABSTAIN: AGENCY MEMBERS: None

ABSENT: AGENCY MEMBERS: None

ATTEST: 
Secretary of the Redevelopment Successor Agency
of the City of Hayward

APPROVED AS TO FORM:


General Counsel

HOUSING AUTHORITY OF THE CITY OF HAYWARD

RESOLUTION NO. HA 12-02

Introduced by Commissioner Zermeño

RESOLUTION CONFIRMING THE PROPOSED HAYWARD
HOUSING AUTHORITY BUDGET FOR FISCAL YEAR 2013

WHEREAS, the Executive Director has submitted to the Hayward Housing Authority Board of Directors estimates of revenues from all sources and estimates of expenditures required for the proper conduct of the activities of the Hayward Housing Authority for fiscal year 2013 contained in those documents entitled "FY 2013 & FY 2014 Recommended Biennial Operating Budget" with adjustments to the Recommended Budget as specified in the budget report of June 19, 2012; and

WHEREAS, a public hearing was held by the Housing Authority Board of Directors, on June 19, 2012, at which time all interested persons were afforded an opportunity to be heard on matters pertaining to the budget recommended by the Executive Director; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Hayward Housing Authority as follows:

1. That the budget for FY2013 presented by the Executive Director in the document entitled FY 2013 & FY 2014 Recommended Biennial Operating Budget, with adjustments to the Recommended Budget as outlined in the June 19, 2012 budget report, is hereby accepted and confirmed as the budget of the Hayward Housing Authority for FY 2013. Copies of the budget documents and the staff reports presented by the Executive Director are on file in the office of the City Clerk and are hereby referred to, incorporated herein, and made a part of this resolution as though set forth in full.

2. The following amounts are hereby appropriated for expenditure:

Fiscal Year 2013 Expenditure Budget	
Housing Authority Fund (Fund 241)	\$ 128,334
Housing Authority-Home Ownership Loans (Fund 247)	\$ 602,030
<hr/> Total:	<hr/> \$ 730,364

3. The Director of Finance is directed to comply with GASB 31 (Unrealized investment gains and losses) and is authorized to make such entries as are required to the Housing Authority's financial records. In addition, the Director of Finance is authorized to make such changes to the budget as are required by GASB 31.

HAYWARD, CALIFORNIA, June 26, 2012

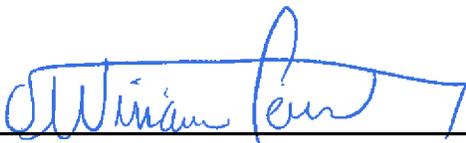
ADOPTED BY THE FOLLOWING VOTE:

AYES: COMMISSION MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
CHAIR: Sweeney

NOES: COMMISSION MEMBERS: None

ABSTAIN: COMMISSION MEMBERS: None

ABSENT: COMMISSION MEMBERS: None

ATTEST: 
Secretary of the Hayward Housing Authority

APPROVED AS TO FORM:


General Counsel

HAYWARD CITY COUNCIL

RESOLUTION NO. 12-121

Introduced by Council Member Zermefio

RESOLUTION APPROVING CAPITAL IMPROVEMENT
PROJECTS FOR FISCAL YEAR 2013

WHEREAS, the City Manager has submitted to the City Council of the City of Hayward estimates of revenues from all sources and estimates of expenditures required for the proper conduct of the activities of the City of Hayward for Fiscal Year 2013 contained in those documents entitled "City of Hayward Fiscal Year 2013 Recommended Budget" and "Ten-Year Capital Improvement Program FY13 – FY22"; and

WHEREAS, a public hearing was held by the City Council of the City of Hayward on June 19, 2012, at which time all interested persons were afforded an opportunity to be heard on matters pertaining to the Capital Improvement Program budget recommended by the City Manager; and

WHEREAS, by Resolution No.12-119, dated June 26, 2012, the City Council adopted the budget and appropriated funds for operating expenses for Fiscal Year 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That the Capital Improvement Projects for Fiscal Year 2013, as embodied in the Ten-Year Capital Improvement Program FY13 – FY22, are hereby adopted as the Capital Improvement Program for Fiscal Year 2013. Copies of the budget documents and the staff reports presented by the City Manager are on file in the office of the City Clerk and are hereby referred to, incorporated herein, and made a part of this resolution as though set forth in full.

2. That except as may be otherwise provided, any and all expenditures relating to the objectives described in the Capital Improvement Program budget are hereby approved and authorized and payments therefore may be made by the Director of Finance without further action of Council.

3. That for the purposes of determining whether the City Manager is authorized to execute a contract for a commodity or service pursuant to City Charter section 701 subsection 8, the City Manager shall have the authority to expend such funds and enter into and execute any and all contracts and documents necessary to carry out the objectives of the Council's appropriations as set forth in this Capital Improvement Program budget.

4. The following are hereby approved for expenditure:

I. CAPITAL PROJECTS EXPENDITURE APPROPRIATIONS

Gas Tax Fund (210)	6,192,000
Measure B Tax Fund [Local Transportation] (211)	2,140,000
Measure B Tax Fund [Pedestrian & Bicycle] (212)	515,000
Capital Improvement Fund (410)	2,109,000
Street System Improvement Fund (413)	10,300,000
Police Capital Project (415)	300,000
Fire Capital Project (416)	1,044,000
Maintenance Services Capital (417)	10,000
Library and Community Services Capital (418)	700,000
Transportation System Improvement Fund (420)	538,000
Route 238 Fund (430)	24,810,000
Sewer Capital Improvement Fund (613)	18,145,000
Sewer Replacement Fund (614)	2,345,000
Wastewater Treatment Plant Replacement Fund (616)	13,668,000
Water Improvement Fund (622)	9,206,000
Water Replacement Fund (623)	6,753,000
Airport Capital Fund (632)	3,404,000
Facilities Internal Service Fund (721)	416,000
Technology Services Internal Service Fund (726)	1,700,000
Fleet Management General Fund (731)	1,033,000
Fleet Management Enterprise (732)	947,000

TOTAL: ALL CAPITAL FUNDS 106,275,000

5. The Director of Finance is hereby authorized to transfer the following amounts from one fund to another as indicated below at such time as she may determine, giving consideration to the intended purposes for which the transfers are made and available balances in each of the funds.

II. FUND TRANSFERS

FROM FUND:	TO FUND:	AMOUNT:
Gas Tax (210)	General (100)	1,140,000
Route 238 (430)	Gas Tax (210)	200,000
General (100)	Capital Fund (410)	1,101,000
Gas Tax (210)	Street System Improvements (413)	1,486,000
Route 238 (430)	Street System Improvements (413)	250,000
General (100)	Police Capital Project (415)	170,000
Narcotics Asset Forfeiture (272)	Police Capital Project (415)	174,000

General (100)	Fire Capital Project (416)	797,000
General (100)	Maintenance Services Capital (417)	10,000
General (100)	Transp System Improvement (420)	350,000
Sewer Operations (611)	Sewer Capital (613)	2,000,000
Water System Capital (622)	Sewer Capital (613)	2,000,000
Technology Svcs Operating (725)	Sewer Capital (613)	405,000
Sewer Operations (611)	Sewer Replacement (614)	1,000,000
Sewer Operations (611)	WPCF Replacement (616)	2,000,000
Water Operating (621)	Water System Replacement (623)	2,000,000
Water System Capital (622)	Water System Replacement (623)	500,000
Airport Operations (631)	Airport Capital (632)	1,300,000
Facilities Operating (720)	Facilities Capital (721)	160,000
General (100)	Tech Svcs Capital (726)	209,000
Capital Fund (410)	Tech Svcs Capital (726)	320,000
Sewer Operations (611)	Tech Svcs Capital (726)	124,500
Water Operating (621)	Tech Svcs Capital (726)	152,500
Airport Operating (631)	Tech Svcs Capital (726)	26,000
General (100)	Fleet Capital (731)	500,000
Fleet Operating (730)	Fleet Capital (731)	520,000
Stormwater Operating (602)	Fleet Management Enterprise (732)	85,000
Sewer Operating (612)	Fleet Management Enterprise (732)	590,000
Water Operating (621)	Fleet Management Enterprise (732)	286,000
Airport Operations (631)	Fleet Management Enterprise (732)	71,000

In order to provide for completion of work on projects previously authorized but not completed as of June 30, 2011, in addition to the above appropriations for capital expenditures, appropriation balances remaining as of June 30, 2012, for capital projects previously authorized but uncompleted, are hereby appropriated for expenditure in fiscal year 2013.

6. Any monies received during Fiscal Year 2013 as a consequence of a grant application approved by the City Council are hereby appropriated for the purposes for which the grant has been approved. Such appropriation includes authorization for the City Manager to expend such monies and for the Finance Director to make payments therefore in accordance with the terms and conditions and for the purposes of the grant.

7. The Director of Finance is hereby authorized and directed to distribute the above appropriations to the various accounts of the City in accordance with generally accepted accounting practices and consistent with the purposes and objectives as outlined in the approved budget.

8. The budget for capital projects for Fiscal Year 2013, as contained in the document entitled "Ten-Year Capital Improvement Program FY13 – FY22," is hereby approved.

9. Any contract for professional service included in the annual budget that will cost more than \$25,000 shall be executed by the City Manager only upon approval of the contract by the City

Council given at a meeting of the City Council.

IN COUNCIL, HAYWARD, CALIFORNIA June 26, 2012

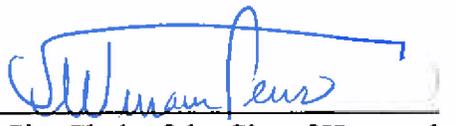
ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
MAYOR: Sweeney

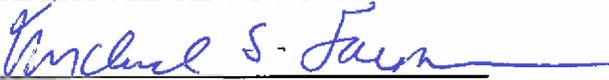
NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:


City Attorney of the City of Hayward

HAYWARD CITY COUNCIL

RESOLUTION NO. 12-120

Introduced by Council Member Zermeño

RESOLUTION ESTABLISHING THE APPROPRIATIONS
LIMIT FOR FISCAL YEAR 2013

WHEREAS, on November 6, 1979, the citizens of the State of California approved Proposition 4, which added Article XIII B to the Constitution of the State of California to place various limitations on the fiscal powers of State and local government; and

WHEREAS, on June 5, 1990, the citizens of the State of California approved Proposition 111, which provided new Proposition 111 adjustment formulas; and

WHEREAS, Senate Bill 1352, enacted by the Legislature of the State of California, provides for the implementation of Article XIII by defining various terms in this article; and

WHEREAS, pursuant to the requirements of Senate Bill 1352, the City Council, on June 19, 2012 adopted a Resolution that gave notice, as required by law, that the City Council would establish the City of Hayward appropriations limit for FY 2013 by a Resolution of the City Council on June 26, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward adopt a Resolution establishing the appropriations limit at \$226,378,611 for FY 2013 pursuant to Article XIII B of the Constitution of the State of California based on the calculations for the appropriations limit.

BE IT FURTHER RESOLVED, that in accordance with the requirements of State law regarding the appropriations limit, the annual adjustment factors for 2013 shall be the City of Hayward population growth and the California per capita income factor.

IN COUNCIL, HAYWARD, CALIFORNIA June 26, 2012

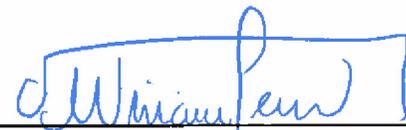
ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: Zermeño, Quirk, Halliday, Peixoto, Salinas, Henson
MAYOR: Sweeney

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:


City Attorney of the City of Hayward

Glossary & Acronyms



Glossary and Acronyms

2-1-1: 2-1-1 is a free, non-emergency, confidential, 3-digit phone number and service that provides easy access to housing information, and critical health and human services. 2-1-1 operates 24 hours a day, 7 days a week with multi-lingual capabilities.

Account Balance: Total dollars remaining in an account after current revenues are added and current expenditures are subtracted.

(ACTA) Alameda County Transportation Authority: The agency that administers the Alameda County transportation sales tax program.

(ACTIA) Alameda County Transportation Improvement Authority: The agency that administers the re-authorized Alameda County transportation sales tax program.

Activity: An accounting entity created to capture the revenues and expenses connected with a specific unit of work or service responsibility.

(ADA) American Disabilities Act: The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

(ALS) Advanced Life Support: implies that an emergency medical technician (EMT) is capable of performing advanced life support skills as either an EMT-A (Advanced), EMT-I (Intermediate) or an EMT-P (Paramedic), commonly referred to simply as a paramedic or medic. Also known as (FRALS) First Responder Advanced Life Support.

Appropriation: An authorization granted by the City Council to make expenditures and to incur obligations for specific purposes.

(ARRA) American Recovery and Reinvestment Act: On Feb. 13, 2009, Congress passed the American Recovery and Reinvestment Act of 2009. It was signed into law four days later. As a direct response to the economic crisis, the Recovery Act has three immediate goals: Create new jobs and save existing ones; Spur economic activity and invest in long-term growth; Foster unprecedented levels of accountability and transparency in government spending.

Assessed Valuation: A dollar value placed on real estate or other property by Alameda County as a basis for levying property taxes.

Audit: A review of the City's accounts by an independent accounting firm to verify that the City's financial statements accurately reflect the City's financial position.

Balanced Budget: The budget for a fund is balanced when total budgeted resources, including revenues, transfers in from other funds, and unallocated fund balance from previous years meet or exceed total budgeted use of resources, including expenditures and transfers out to other funds.

(BALIS) - Bay Area Library Information System: organization of public libraries created to enhance local library and information services through cooperative resource sharing. It is one of fifteen such cooperatives in California which are helping their members share the resources to better serve library users. The BALIS service area covers three counties: Alameda, Contra Costa and San Francisco, with a combined population of approximately three million.

(BART) Bay Area Rapid Transit: providing train service throughout the San Francisco metropolitan area including the East Bay.

Base Budget: Estimate of the funding level required to continue existing service levels during the next fiscal year, including the deletion of current year funding for one-time activities and additions necessary to meet current expenditure patterns and to provide for anticipated inflationary cost increases.

(BAAQMD) Bay Area Air Quality Management District: Agency which sponsors programs and regulates industry and employers to promote clean air.

(BIA) Business Improvement District: is a public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements within the district's boundaries. Also known as (DBI) Downtown Business Improvement.

Bond: Capital raised by issuing a written promise to pay a specified sum of money, called the face value or principal amount, with interest at predetermined intervals.

Budget: A comprehensive financial plan of operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

(CAD/RMS) Public Safety Computer Aided Dispatch/Records Management System: This system provides support for public safety dispatch and the management of the related records and reports that results from police and fire responses

(CALEA) Commission on Accreditation for Law Enforcement Agencies: It was created in 1979 as a credentialing authority through the joint efforts of law enforcement's major executive

Glossary and Acronyms

associations: International Association of Chiefs of Police (IACP); National Organization of Black Law Enforcement Executives (NOBLE); National Sheriffs' Association (NSA); and the Police Executive Research Forum (PERF). The purpose of CALEA's Accreditation Programs is to improve the delivery of public safety services, primarily by maintaining a body of standards, developed by public safety practitioners, covering a wide range of up-to-date public safety initiatives; establishing and administering an accreditation process; and recognizing professional excellence.

(CalPERS) California Public Employees' Retirement Systems: The retirement system, administered by the State of California, to which all permanent City employees belong.

Capital Acquisitions: Items of a permanent or semi-permanent nature that cost in excess of \$5,000.

Capital Improvements: A permanent major addition to the City's real property assets including the design, construction, purchase, or major renovation of land, buildings, or facilities. Examples are the installation or repair of new or existing streets, traffic signals, sewer lines, roads, and parks.

(CDBG) Community Development Block Grant: Federal funding that allows communities to create flexible, locally designed comprehensive community development strategies to enable them to develop viable urban communities (Title I, Housing and Community Development Act of 1974).

(CIP) Capital Improvement Program: An ongoing plan of single and multiple year capital expenditures, which is updated annually.

(COPs) Certificates of Participation: A lending agreement secured by a lease on the acquired asset or other City assets

(CPI) Consumer Price Index: An indicator of inflation, used in some salary-increase or other calculations.

Debt Service: The payment of interest and principal on borrowed funds.

Deficit: The result of an excess of expenditures over resources.

Department: A major administrative division of the City with overall management responsibility for an operation or a group of related operations within a functional area.

Designated Reserve: Funds specifically appropriated and set aside for anticipated expenditure requirements which are uncertain.

Division: An organizational sub-unit of a department which encompasses a substantial portion of the duties assigned to a department.

Eden I & R (Information and Referral): For over 34 years, Eden I & R has been successfully fulfilling its mission of "*linking people and resources*" by consistently and creatively responding to the community's changing needs. The agency's services are the results of collaborations that depend on the work of hundreds of community-based organizations. Because no other centralized source for health, housing, and human services information exists anywhere else in Alameda County, Eden I&R has become a critical resource for thousands of at-risk individuals, such as youth, non-English speakers, the economically disadvantaged, people living with HIV/AIDS, domestic violence survivors, the elderly, disabled, the homeless, and human service agencies seeking services or housing for their clients.

Employee Services: An expenditure category used to account for the salaries, overtime, and benefits for City employees.

Encumbrance: A commitment of funds for goods or services for which the expenditure has not yet occurred.

Enterprise Fund: A fund established to finance and account for the acquisition, operation, and maintenance of governmental facilities and services that are entirely or predominantly self-supported by user charges. In Hayward, examples of enterprise funds are those for water, sewer, and the airport.

(EOC) Emergency Operations Center: A centralized location where individuals responsible for responding to a large-scale emergency can have immediate communication with each other and with City management for the purpose of enhancing coordination in exercising direction and control of emergency response and recovery efforts.

(ERAF) Educational Revenue Augmentation Fund: In 1992, the State of California found itself in a serious deficit position. To meet its obligations to fund education at specified levels under Proposition 98, the state enacted legislation that shifted partial financial responsibility for funding education to local government (cities, counties, and special districts). The state did this by instructing county auditors to shift the allocation of local property tax revenues from local government to "educational revenue augmentation funds" (ERAFs), directing that specified amounts of city, county and other local agency property taxes be deposited into these funds to support schools.

(ERP) Enterprise Resource Planning: It is an integrated computer-based system used to manage internal and external resources including tangible assets, financial resources, materials, and human resources. It is a software architecture

Glossary and Acronyms

whose purpose is to facilitate the flow of information between all business functions inside the boundaries of the organization and manage the connections to outside stakeholders. Built on a centralized database and normally utilizing a common computing platform, ERP systems consolidate all business operations into a uniform and enterprise wide system environment

(ESG) Emergency Shelter Grant: The Emergency Shelter Grants program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The City of Hayward does not receive a direct annual allocation of ESG funds.

Expenditure: The amount of cash paid or to be paid for services rendered, goods received or an asset purchased.

(FB) Fund Balance: The total dollars remaining in a fund after current expenditures for operations and capital improvements are subtracted.

(FD) Fund: A separate, independent accounting entity used to set forth the financial position of results of operations related to the specific purpose for which the fund was created. Examples of funds used in the City of Hayward are the General Fund, the Community Development Block Grant Fund, and the Airport Operations Fund.

Franchise Fee: State statutes provide cities with the authority to impose fees on privately owned utility and other companies for the privilege of using city owned rights-of-way. The franchise fee is negotiated between the City and the utility.

For the City of Hayward, franchise fees are charged to the following: Waste Management of Alameda County (WMAC) (collection and disposal of residential and commercial waste), Pacific Gas & Electric Company (PG&E) (distribution of electric power and natural gas), and Comcast Cable (cable television provider).

The City Of Hayward owns and operates its own water distribution and wastewater collection and treatment systems, in which it charges a franchise fee to the utility funds, as authorized by State law.

(FTE) Full-time Equivalent: The decimal equivalent of a position converted to a full-time basis. For example, one person working half time would count as 0.5 FTE; one person working full-time would count as 1.0 FTE.

(FY) Fiscal Year: The twelve-month period to which the annual budget applies. In Hayward, this period of time is July 1 through June 30.

Gann Limit: State of California legislation that limits a City's appropriations growth rate to changes in population and either the change in California per capita income or the change in the local assessment roll due to non-residential new construction.

(GASB) Governmental Accounting Standards Board: This is the organization that establishes generally accepted accounting principles for state and local governments.

(GF) General Fund: The City's principal operating fund, which is supported by general taxes and fees and which can be used for any legal government purpose.

(GIS) Geographic Information System: It is any system that captures, stores, analyzes, manages, and presents data that are linked to a location. In the simplest terms, GIS is the merging of cartography and database technology. GIS systems are used in cartography, remote sensing, land surveying, utility management, photogrammetric, geography, urban planning, emergency management, navigation, and localized search engines.

Grant: A contribution by a government or other organization to support a particular function or project. Grants may be classified as either categorical or block, depending upon the amount of discretion allowed the recipient.

(HA) Housing Authority: Housing Authority provides affordable housing opportunities through a variety of mechanisms and programs. Among the powers, duties and functions of the Housing Authority are the ability to acquire, construct, finance, operate, rehabilitate, refinance, or development affordable housing.

(HARD) Hayward Area Recreation and Park District: The Hayward Area Recreation & Park District is an independent special use district providing park and recreation services for over 250,000 residents living within a 64 square-mile area which includes the City of Hayward, Castro Valley, San Lorenzo and the unincorporated Ashland, Cherryland and Fairview districts.

(HODAG) Rental Housing Development Grant: The Housing Development Action Grant program has been defunct since 1989. However, between 1983 and 1989, these funds were used to establish rent-stabilized housing for low income-eligible tenant households.

(HOME) HOME Investment Partnerships Program: HOME provides formula grants to States and localities that communities use-often in partnership with local nonprofit

Glossary and Acronyms

groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

(HRLP) Housing Rehabilitation Loan Program: Through this CDBG-funded, City-operated program, grants and deferred, below-market-rate loans are made to eligible households to maintain their housing, by improving accessibility, correcting code violations, and making health and safety related repairs.

(HUD) Housing and Urban Development: Department of Housing and Urban Development: the United States federal department that administers federal programs dealing with better housing and urban renewal; created in 1965

(HUSD) Hayward Unified School District: The Hayward Unified School District is comprised of 23 Elementary schools, 5 Middle schools, 3 High schools, an Alternative High School, English Language Center, Adult Education Center, and childcare centers for pre-school children. They have over 20,000 students in grades K-12 who interact with teachers in Hayward Unified's classrooms each day who bring with them diverse cultures, heritages, languages, and economic conditions.

Interdepartmental Charges and Credits: A mechanism through which one program may bill another program (charges) and be reimbursed (credits) for the cost of various services provided. Interdepartmental charges and credits are based on the actual, direct costs of the service provided. They function as cost allocation tools, allowing the financial reports to more accurately reflect the real cost of individual programs.

Infrastructure: Facilities on which the continuance and growth of the community depend on, such as roads, sidewalks, parks, public buildings, etc.

Inter-fund Transfers: The movement of money from one fund to another for costs associated with liability insurance, worker's compensation, and cost allocation. Most transfers are made on a quarterly basis.

(ISF) Internal Service Fund: A fund that is used to finance and account for goods and /or services provided by one City department to other City departments on a cost-reimbursement basis. These include the Worker's Compensation Insurance, Liability Insurance, and Equipment Management funds.

(KHCG) Keep Hayward Clean and Green: The KHCG Task Force was formed by the City Council to assist Council and City staff in addressing issues that impact community

appearance. The Task Force currently has 20 members, including a liaison from the Hayward Youth Commission. Members will get involved with clean-up efforts, encourage involvement by other community members, and assist the City in improving policies and procedures to support the overall KHCG effort.

(LLD) Landscape and Lighting District: A 1972 State of California Act: Landscaping and Lighting District is a flexible tool used by local government agencies to pay for landscaping, lighting and other improvements and services in public areas. As a form of benefit assessment, it is based on the concept of assessing only those properties that benefit from improvements financed, either directly or indirectly through increased property values. Because it is considered a benefit assessment, a 1972 Act assessment is not subject to Proposition 13 limitations.

(L & M) Low and Moderate Housing Program: The Low and Moderate Housing Fund provides housing assistance within and outside of the Redevelopment Area. Eligible activities include: assistance to first-time homebuyers; rehabilitation of single family and multifamily residences; gap financing for affordable housing; and acquisition, demolition, and new construction of rental or ownership housing.

(MD) Maintenance District: Maintenance Districts are formed for the payment, in whole or in part, of the costs and expenses of maintaining and operating public improvements which are local in nature and which specially benefit the lots or parcels assessed. It is intended that the costs and expenses of maintaining and operating such public improvements shall be payable from annual benefit assessments apportioned among the lots or parcels of property within the established maintenance district, the nature and formula.

Maintenance and Utilities: An expenditure category used to account for costs related to the repair and maintenance of equipment, buildings, and grounds that are not performed by City employees. This category also includes utility charges for some departments.

(MHR) Minor Home Repair: The Minor Home Repair Program provides grants for low-income Hayward homeowners, including seniors and people with disabilities, to make accessibility modifications, correct code violations and health and safety related repairs. The program emphasizes energy-efficient options and environmentally-friendly materials.

(MOU) Memorandum of Understanding: The documented agreements resulting from labor negotiations between the City of Hayward and its bargaining units.

Non-recurring Costs: One-time activities for which the expenditure should be budgeted only in the fiscal year in which the activity is undertaken.

Glossary and Acronyms

Object: A term used in the expenditure classification to distinguish the article purchased or services obtained, for example, salaries, utility costs, or office supplies.

(OPEB) Other Post Employment Benefits: Post-employment benefits are those benefits other than pension benefits, including post-employment healthcare (retiree medical) and other non-pension benefits.

Operating Budget: Annual appropriation of funds to support ongoing program costs, including employee services, maintenance, supplies, and equipment.

Ordinance: A formal legislative enactment by the City Council, which has the full force and effect of law within the City boundaries unless it is in conflict with any higher form of law, such as a state statute or constitutional provision.

Overhead: Charges to various funds to cover the cost of administrative services, rent, custodial services, etc.

(PEG) Public/Educational/Government service: The availability of a cable or state franchise holder's system for public, educational, or governmental use by various agencies, institutions, organizations, groups, and individuals, including the City and its designated access providers, to acquire, create, and distribute programming not under a state franchise holder's editorial control.

(PG&E) Pacific Gas and Electric: Pacific Gas and Electric Company, incorporated in California in 1905, is one of the largest combination natural gas and electric utilities in the United States. Based in San Francisco, the company is a subsidiary of PG&E Corporation. The company provides natural gas and electric service to approximately 15 million people throughout a 70,000-square-mile service area in northern and central California. Pacific Gas and Electric Company and other utilities in the state are regulated by the California Public Utilities Commission. The CPUC was created by the state Legislature in 1911.

Program: An activity or group of activities that is an organizational subunit of a department, and is directed toward providing a particular service or support function. Each City department may be responsible for a number of programs.

Property Tax: Property tax is an ad valorem (value-based) tax imposed on real property and tangible personal property within the City's jurisdiction.

The largest element of property tax includes secured or real property. For most of us, real property is our house and the land on which the house was built. Property Tax is determined by two factors: the assessed value of the

property and the tax rate for the area in which the property is located.

The two factors are controlled through the provisions of Proposition 13. The other element of property tax includes non-secured (or personal property), which is tangible property, such as machinery.

Business owners who have a taxable personal property cost of \$100,000 or more are required to submit a Business Property Statement annually. Similarly, owners of aircraft and boats are required to file a Vessel Property Statement.

Proprietary Fund: A term also used to describe enterprise funds or those funds used to account for City operations that are financed and operated like private business enterprises, i.e., facilities and services owned by the City.

(RDA) Redevelopment Agency: The Redevelopment Agency is an independent body responsible for developing and implementing redevelopment projects in the Hayward Redevelopment area. The Agency Board is comprised of the City Council. The fund supports expenditures related to the development and implementation of redevelopment projects in Hayward.

Reserved Fund Balance: Accounts used to record a portion of the fund balance as legally segregated for a specific use or not available for appropriation.

FY2013 & FY2014 will use new reserve definitions and the current Designation will be titled Committed, Assigned or Unassigned.

Resolution: A special order by the City Council that requires less legal formality than an ordinance in terms of public notice prior to approval.

Resources: Total amount available for appropriation, including estimated revenues, beginning fund balances, and fund transfers.

Revenue: Income received during the fiscal year from taxes, fees, permits, franchises, interest, and intergovernmental sources.

(RPTT) Real Property Transfer Tax: RPTT is levied when real property is sold, based on the sale price. It is typically paid by the buyer, but can be paid by the seller or a combination of the two. The City Council has the authority to set a real property transfer tax as a general tax. In FY 1992-93, the City increased its real property transfer tax to \$4.50 per thousand dollars, based on the full purchase price of residential, commercial, and industrial property transfers.

When combined with the \$1.10 documentary stamp tax levied by Alameda County, the total rate applied to property sales in Hayward is \$5.60 per thousand dollars.

Glossary and Acronyms

Real Property Transfer Tax is a volatile revenue source; based solely on the frequency and magnitude of local real estate transactions. As real estate transactions increase, so does this revenue source, assuming sales prices remain stable or increase.

Salaries and Benefits: A budget category that accounts for salaries of employees, overtime, and employee benefits, such as retire and medical premiums.

Sales Tax: Sales Tax is an excise tax imposed on retailers for the privilege of selling tangible personal property.

Special Revenue Fund: A fund used to account for revenue sources that are restricted by law or administrative action to expenditures for specified purposes. Examples of Hayward special revenue funds are the Small Business Economic Development Loan, Recycling, and Local Law Enforcement Block Grant funds.

Structural Deficit: The permanent financial gap that results when, discounting economic cycles, ongoing revenues do not match or keep pace with ongoing expenditures.

Supplies and Services: An expenditure category used to account for all departmental expenses except for personnel, maintenance, utilities, and capital costs.

(TOT) Transient Occupancy Tax: A tax imposed on travelers who stay in temporary lodging facilities within the City.

Undesignated Fund Balance: Accounts used to record a portion of the fund balance not legally segregated for a specific use and, therefore available for appropriation.

Use Tax: Use Tax is an excise tax imposed on a person for the storage, use, or other consumption of tangible personal property purchased from any retailer.

(UUT) Utility Users Tax: The UUT may be imposed by a city on the consumption of utility services, including (but not limited to) electricity, gas, water, sewer, telephone (including cell phone and long distance), sanitation and cable television. The rate of the tax and the use of its revenues are determined by the local agency. A UUT may be imposed as a special tax, earmarked for a specific purpose, or a general tax to be used for a variety of municipal service needs at the discretion of the city council. The tax is levied by the city, collected by the utility as a part of its regular billing procedure, and then remitted to the city.

(VLF) Vehicle License Fee: The “true” VLF component is a tax on the ownership of a registered vehicle in place of taxing vehicles as personal property. The in-lieu tax is

calculated based on individual vehicles’ market value and depreciation rate.