



City of Hayward

PROPOSED COMMUNITY FACILITIES DISTRICTS (CFDS)

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April 21, 2015



Overview

- ▶ Staff discussed CFD definition & formation with:
 - ▶ Council Budget & Finance Committee on 12/8/14
 - ▶ City Council Work Session on 2/3/2015
- ▶ Tonight's actions are to form CFD No, 3 and annex properties into existing CFD No. 2
- ▶ First of two City Council meetings.



What is a Community Facilities District (CFD)?

- ▶ Mello Roos Community Facilities Act of 1982
 - ▶ Special Tax

- ▶ City has two existing CFDs:
 1. CFD No. 1: Eden Shores (2009) – infrastructure improvements
 2. CFD No. 2: Cannery Place (2009) – police services

- ▶ Council policy is to consider a CFD for new residential development to cover the cost of providing additional services



CFD No. 3 Formation Process

- ▶ CFD No. 3 is a new district formation
 1. Landowners “petition to form” received
 2. Council to adopt Resolution of Intention
 3. Record the boundary map
 4. Establish Rate Method Apportionment (RMA)
 5. Public Hearing on May 26, 2015 to adopt Resolution of Formation
 6. Council to approve Ordinance
- ▶ 357 units (206 market rate, 151 affordable)



South Hayward BART – CFD No. 3

- ▶ Property owners are AMCAL & Eden Housing
- ▶ CFD established in Owners' Participation Agreement (OPA)
- ▶ For new police & fire services
- ▶ Rate set via OPA = \$484.00/unit/year



CFD Annexation Process

- ▶ CFD No. 2 is annexation of two properties into the existing CFD: Libitzky & Burbank Residual
 1. Landowners submit Unanimous Approval to annex
 2. Council to adopt Resolution approving annexation
 3. First reading of annexation Ordinance on April 21, 2015
 4. Second reading of annexation ordinance on April 28, 2015
 5. Amendment No. 1 to Notice of Special Tax Lien recorded
- ▶ Residual Burbank site = 57 units
- ▶ Libitzky site = 157 units



CFD No. 2 (Cannery Place) Annexations (Libitzky & Residual Burbank)

- ▶ Property owners are HAYPCR,LLC (Burbank)
- ▶ Tri-Pointe Homes (Libitzky)
- ▶ For new police services pursuant to CFD No. 2
- ▶ Rates set via model/RMA
 - ▶ Burbank = \$439.91/unit/year
 - ▶ Libitzky = \$432.64/single family unit/year
\$284.76/single family attached units/year
\$ 245.49/multi-family unit/year



Revenue Impact

- ▶ At total build-out (all units)
- ▶ CFD No. 3 = \$172,788/year (new police & fire services)
- ▶ Burbank = \$ 25,075/year (new police services)
- ▶ Libitzky = \$ 52,398/year (new police services)
- TOTAL: \$250,261/year



Next Steps

- April 28,. 2015 Second reading of Annexation Ordinance
- May 26, 2015 Formation Adopted - CFD No. 3
- August, 2015 Submitted for tax roll



Questions & Discussion

