



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE February 17, 1998

AGENDA ITEM _____

WORK SESSION ITEM WS# 3

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: 1997 STATE OF THE CITY REPORT

RECOMMENDATION

It is recommended that the City Council review and comment on the 1997 State of the City Report, including the annual report on compliance with growth management principles and standards.

BACKGROUND

State law requires that the Planning Commission provide an annual report to the City Council on the status of the General Plan and progress in its implementation. Since adoption of the comprehensive revision to the General Policies Plan in 1986, the City has fulfilled this requirement through the General Plan Annual Review process. Another purpose of the review process is to provide a medium for consideration of proposed policy adjustments and city-initiated amendments to the General Plan. In addition, the annual report has typically included an overview of current socioeconomic and development trends in Hayward.

Since adoption of the Growth Management Element in 1993, the City has placed a high priority on assessing the cumulative impacts of growth through monitoring "quality of life" indicators such as traffic congestion, crime, impacted schools and library services. Quantitative measurements include defined levels of service, crime rates, response times, national standards, or simply comparison of similar data with other cities. The Growth Management Element calls for an annual report on compliance with adopted growth management principles and standards.

The attached *1997 State of the City Report* incorporates in one document the General Plan Annual Review report and the Annual Growth Management Report. The overall objective of the State of the City Report is to provide a review of the past year's accomplishments as well as an outlook for the coming year. In addition, one of the primary purposes of the State of the City Report is to assist the City Council in identifying possible planning goals and priorities which could be included as work program objectives in the budget for the next fiscal year.

The *1997 State of the City Report* begins with an overview of current socioeconomic trends in the areas of population, housing and employment. Next, is a summary of the current status of the General Plan and its various elements. No amendments to the General Plan are being proposed as

part of this year's Annual Review. The last section contains the report on compliance with growth management principles and standards.

SUMMARY OF 1997 ACTIVITY

- * In the **Downtown area**, construction of the new City Hall was completed, planning got underway for a new parking garage, and the Atherton Place townhomes sold out.
- * **Residential construction** slowed considerably with the buildout of several large subdivisions; however, other major housing developments were either beginning construction (the 343-unit Twin Bridges project in the Fairway Park area), approved (Bailey Ranch and Blue Rock Country Club on Walpert Ridge), or under review (as part of the South of Route 92 Specific Plan).
- * In the **Industrial Corridor**, construction was approved for over 1,800,000 square feet of new office, manufacturing and warehouse space, while construction neared completion on the new Berkeley Farms processing and distribution facility.
- * In the **Shoreline area**, work continued on various marsh restoration and habitat enhancement projects at the Oro Loma marsh (East Bay Regional Park District), the former Oliver property north of Route 92 (Hayward Area Recreation and Park District), and the Baumberg Tract (State Wildlife and Conservation Board).
- * Several major **transportation improvement projects** either were completed (West A Street widening and Amtrak intercity rail station), or began construction (D Street widening); in addition, two long-range transportation planning efforts, including the City's Circulation Element Update and the County's Measure B Reauthorization process, neared the required approvals.
- * Other major planning efforts undertaken by the City include completion of the two remaining neighborhood studies as part of the **Neighborhood Planning Program**, the continuing implementation of the **Economic Development Element**, and initiation of studies for the gateway annexation areas.
- * The **Hayward Unified School District** faced several major challenges this past year as it continued implementation of class size reduction in the early grades, undertook renovation of 23 schools under the state's school modernization program, and initiated a school facilities master planning process.
- * The **Library** commemorated its one-hundredth anniversary with a Centennial Celebration and also began enhancing its services through an upgrade to the automated systems.
- * The **Hayward Area Recreation and Park District** continued with renovation of existing parks with funding guaranteed by the passage of Measure Q, and continued to work with the City in

the design and development of several new community facilities, including the approved 34-acre 9-hole golf course in the Fairway Park area and a proposed 25-acre sports park in the South of Route 92 Specific Plan area.

- * **Fire protection** in the South Hayward area has been significantly enhanced with the addition of Fire Station #7; the Department also implemented a new paramedic training program.
- * Continued **crime prevention** efforts by the Police Department and involved city residents this past year have resulted in a further reduction in the violent crime rate.
- * The City continued its efforts in the area of **environmental protection and enhancement** with approval of a new franchise agreement for expanded garbage pickup and recycling programs.

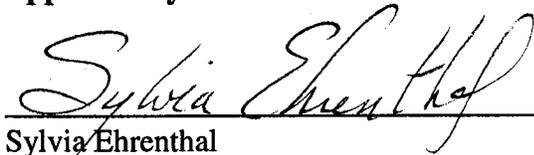
The Planning Commission reviewed the 1997 State of the City Report on January 29, 1998 and recommended that the City Council accept the report as submitted.

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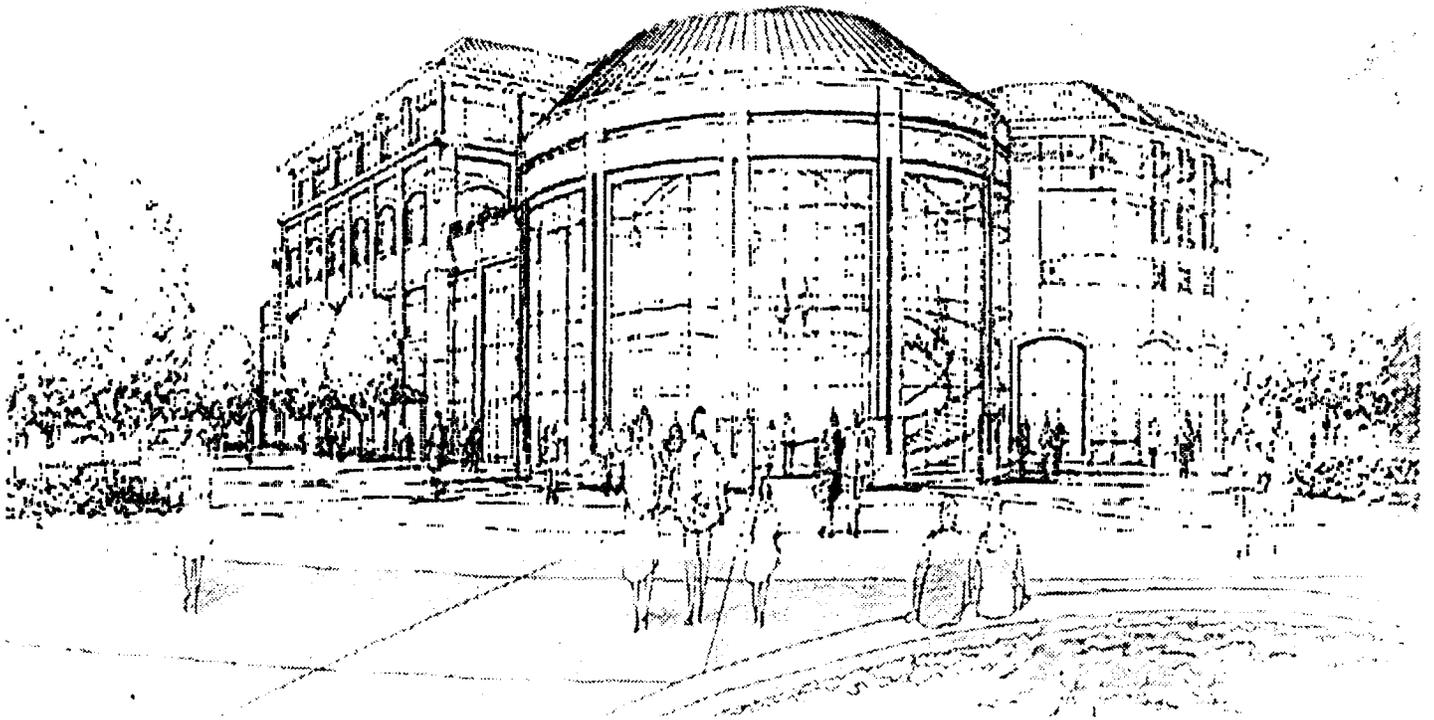
Approved by:



Jesús Armas
City Manager

Attachment: 1997 State of the City Report

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STATE
of the
CITY REPORT



CITY OF HAYWARD

1997 STATE OF THE CITY REPORT

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Introduction

The General Plan Annual Review process has provided the framework for the preparation and review of the 1997 "State of the City" report. This report is envisioned as a document which will be used in conjunction with the mid-year budget review process as a basis for the preparation and review of the budget for the ensuing fiscal year. This report has three major components:

- * An overview of current socioeconomic and development trends;
- * A review of the status of the General Plan and its implementation; and
- * A report on compliance with growth management principles and standards

The following paragraphs provide additional background on the purpose of the latter two components. Overall goals and priorities established by the City Council for this fiscal year are presented at the conclusion of this section.

General Plan Annual Review

Since the adoption of the last comprehensive revision to the General Policies Plan in 1986, City staff have worked with the Planning Commission in submitting an annual report to the City Council on the status of the General Plan and progress in its implementation. The General Plan Annual Review process enables the City to achieve several objectives, one of which is to meet annual reporting requirements pursuant to state law. Another purpose of the review process is to provide a medium for consideration of proposed policy adjustments and City-initiated amendments to the General Plan. In addition, the annual report has typically included an overview of current socioeconomic and development trends in Hayward.

Annual Growth Management Report

Since adoption of the Growth Management Element in 1993, the City has placed a high priority on assessing the cumulative impacts of growth through monitoring "quality of life" indicators such as traffic congestion, crime, and library services. Examples of quantitative measurements used to measure these indicators include defined levels of traffic service, crime rates, response times, national standards, or simply comparison with similar data from other cities. Evaluation of the most appropriate measurements is a continuing process. The Growth Management Element calls for an annual report on compliance with adopted growth management principles and standards.

Overall Goals and Priorities for Fiscal Year 1997-1998

As reflected in the adopted budget, the City Council agreed on the following priority areas for this fiscal year:

- * Neighborhood services, including sidewalk repairs;
- * Public Safety, including animal control operations;
- * Library services, particularly in the area of technology;
- * Economic development, including the downtown; and
- * Attention to the City's infrastructure.

Overview of Socioeconomic Trends and Forecasts

This overview provides a socioeconomic profile of Hayward residents and workers, a summary of recent development trends and the remaining development potential, and forecasts of growth over the next twenty years. Continuous assessment of the remaining development potential and long-range forecasts is essential in planning for future public facilities and service requirements as well as attaining economic development goals and objectives.

Socioeconomic Profile

Population

The City's population was estimated at 123,934 as of January 1, 1997, according to the State Department of Finance. This represents an increase of 1,702 people from the 1996 estimated population of 122,232 and an increase of 12,496 from the 1990 census population of 111,498. Approximately 20% of the population increase since the 1990 census figure is a result of the annexations in the Happyland and Tennyson-Alquire areas. Since there were no annexations to the City during 1996 and few residential building permits issued, the increase from January 1, 1996 to January 1, 1997 was primarily due to an overall increase in household size, from 2.74 persons per household in 1990 to an estimated 2.91 persons in 1997. The increase in the average household size is generally attributed to more dwellings being occupied by several families or extended families, as well as the larger family size of many newer households.

The City's population is becoming more diverse in its racial and ethnic composition, as indicated in Figure 1 on the following page. The non-Hispanic white population decreased from 1980 to 1990, while the size of the City's other primary populations, Hispanic, Black, and Asian, increased. More recent data on the general population is not currently available; however, this trend appears to be continuing based on student enrollment data for the Hayward Unified School District.

Households

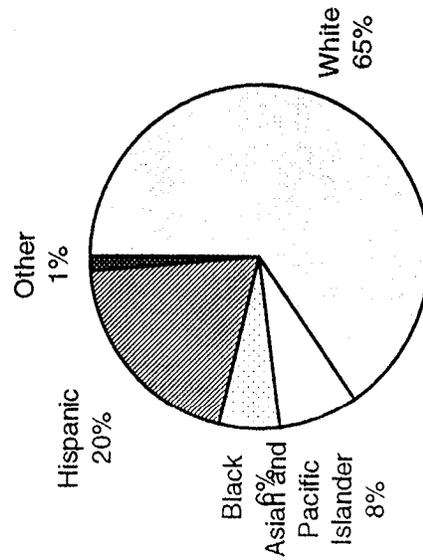
The total number of households is estimated at approximately 42,079, a slight increase from the 41,967 estimated in 1996 and from 40,117 in 1990. While the number of family households accounted for 69% of the total households in 1990, the "traditional" family household, defined as a married couple with or without children, comprised 50% of all households in 1990, down from 57% in 1980. The percentage of family households headed by either a single female or male increased from 20% in 1980 to over 26% in 1990, accounting for over 76% of the growth in family households. Non-family households comprised approximately 31% of the total households in 1990.

Citywide Race and Ethnic Composition

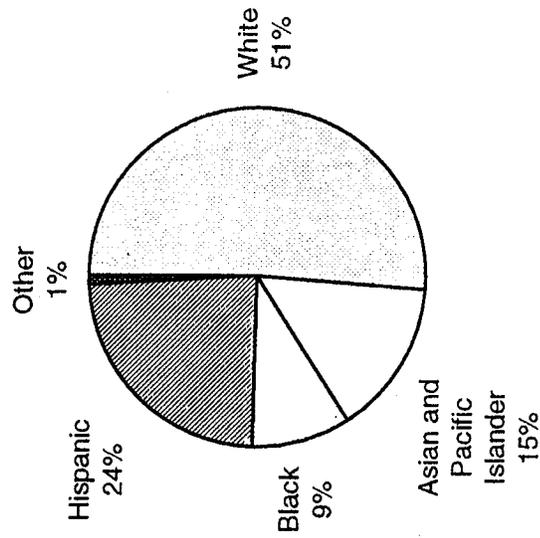
Source: 1980 and 1990 Census data

	1980	1990
White	65.4%	51.1%
Asian and Pacific Islander	7.5%	14.7%
Black	5.6%	9.4%
Hispanic	20.2%	23.9%
Other	1.3%	0.9%

1980 Census Data



1990 Census Data



Income and Education

The mean household income in Hayward in 1995 was \$52,200, according to the Association of Bay Area Governments. This represents a slight increase from \$51,544 in 1990. The mean household income for Alameda County increased from \$57,187 to \$58,800 during the same period. The most recent estimate of the proportion of lower-income households (those earning less than 80% of the Bay Area median) in Hayward was 46% in 1990.

The most recent data on education levels is from the 1990 census. Educational attainment of Hayward residents over the age of 25 for 1980 and 1990 is as follows:

Educational Level	1980	1990
Less than High School Diploma	30.1%	24%
High School Diploma	36.7%	29%
Some college work; no Bachelors Degree	19.7%	31%
Bachelors degree or Graduate degree	13.5%	17%

Employed Residents

Over the decade from 1980 to 1990, there was an increase in the number of Hayward residents employed in "white collar" occupations. In 1990, approximately 22% of residents were employed in executive, administrative, or managerial occupations; 36.2% were employed in technical, sales, or support positions; 11% were employed in service occupations, and nearly 30% were employed in some sort of manufacturing or production occupation. In 1980, 18% of residents were employed in executive, administrative, or managerial occupations; 34.6% were employed in technical, sales, or support positions; 11.2% were employed in service occupations, and 35.3% were employed in some sort of manufacturing or production occupation. More recent data on the occupational status of employed residents is not readily available.

According to 1990 census data, approximately 74% of Hayward residents work in Alameda County. Additionally, 7.8% work in San Mateo County, 7.7% work in San Francisco, 6.3% work in Santa Clara County, and 3.5 % work in Contra Costa County. The remaining handful of residents work in either Marin, Napa, or Solano Counties. Of the nearly 40,000 Hayward residents that work in Alameda County, 43.2% work in Hayward, 14% work in Oakland, 9% work in San Leandro, 8.3% work in Fremont, and all of the remaining cities in the County each account for less than 4% apiece of the workforce distribution.

Recent Development Trends

Housing

As of January 1, 1997, the State Department of Finance estimated that there are approximately 44,287 housing units in Hayward. This is an increase from an estimated 44,169 units in 1996 and 42,216 in 1990. Of these 44,287 units, 24,795 are single-family dwellings, 17,206 are multi-family units, and 2,286 are mobile homes.

Annual new housing construction, as measured by the number of housing units for which building permits were issued, dropped dramatically from 225 new units in 1996 to only 16 new units in 1997. This decrease is viewed as an aberration because the annual average since 1990 has been over 200 units. Figure 2 illustrates the number of housing units for which building permits were issued during the period from 1990 to 1996. It appears that the low number of permits reflects the buildout of numerous smaller subdivisions approved in recent years as well as the dwindling supply of available land. As noted later in this section, several large residential development projects are either just beginning construction or nearing the approval stage. As a result, the number of permits issued should increase to at least the previous level over the next five to ten years.

Housing mix by type and tenure as of 1990 is depicted in Figure 3. Overall, the number of rental multi-family units being built per year has declined as the number of single-family homes has increased. In 1997, all of the housing units built were single-family housing. Of the 2,003 proposed units in approved or pending projects, 1,723 are single-family units and 280 are multi-family units. It is unknown whether this proportion of single-family homes will continue, but it is unlikely that the number of multi-family units built in new construction will approach the high levels experienced in Hayward in the 1980's. The potential for further housing development in the City is discussed in the next section.

Employment

Total employment in Hayward in 1997 is currently estimated at approximately 77,000, according to the Association of Bay Area Governments. Employment was relatively stable in the early 1990's, although elsewhere in the Bay Area significant job losses were occurring due to military base closures and the California recession which began in 1990. This may be attributable to the fact that Hayward has not been as dependent as other localities on defense-related industry, such as commercial aircraft manufacturing, or the high technology sector, both of which experienced significant employment losses during this period. Employment trends for the 20 largest business groups in the city is shown in Figure 4.

	1990	1991	1992	1993	1994	1995	1996	1997
Multi-Family	260	136	56	72	0	37	60	0
Single-Family	246	120	42	146	237	191	165	16
Total	506	256	98	218	237	228	225	16

Single Family = detached housing; Multi-Family = attached housing (apartments, condos, townhomes)

Number of Housing Units for which Building Permits were issued

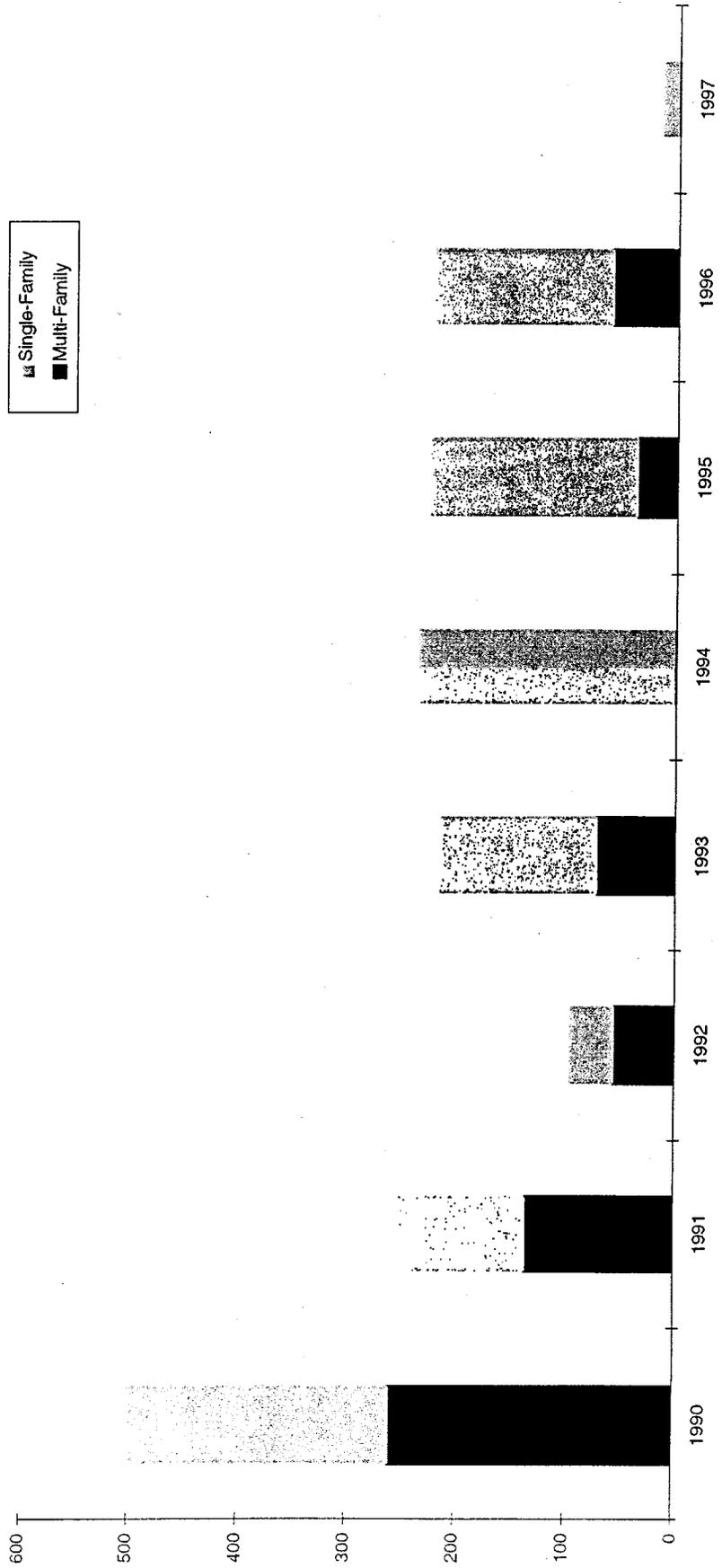
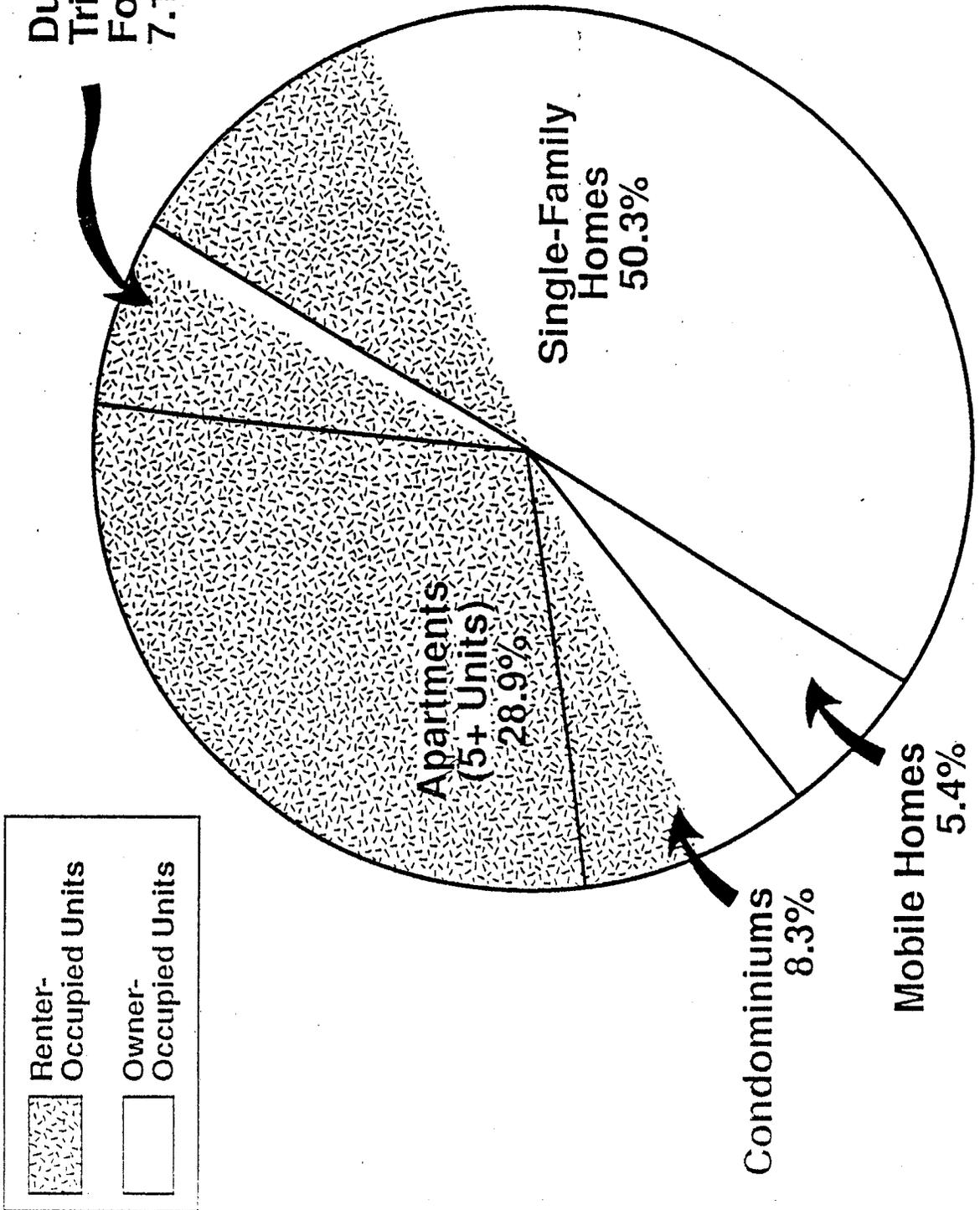


Figure 2

City of HAYWARD HOUSING MIX: 1990

Duplexes,
Triplexes,
Fourplexes
7.1%

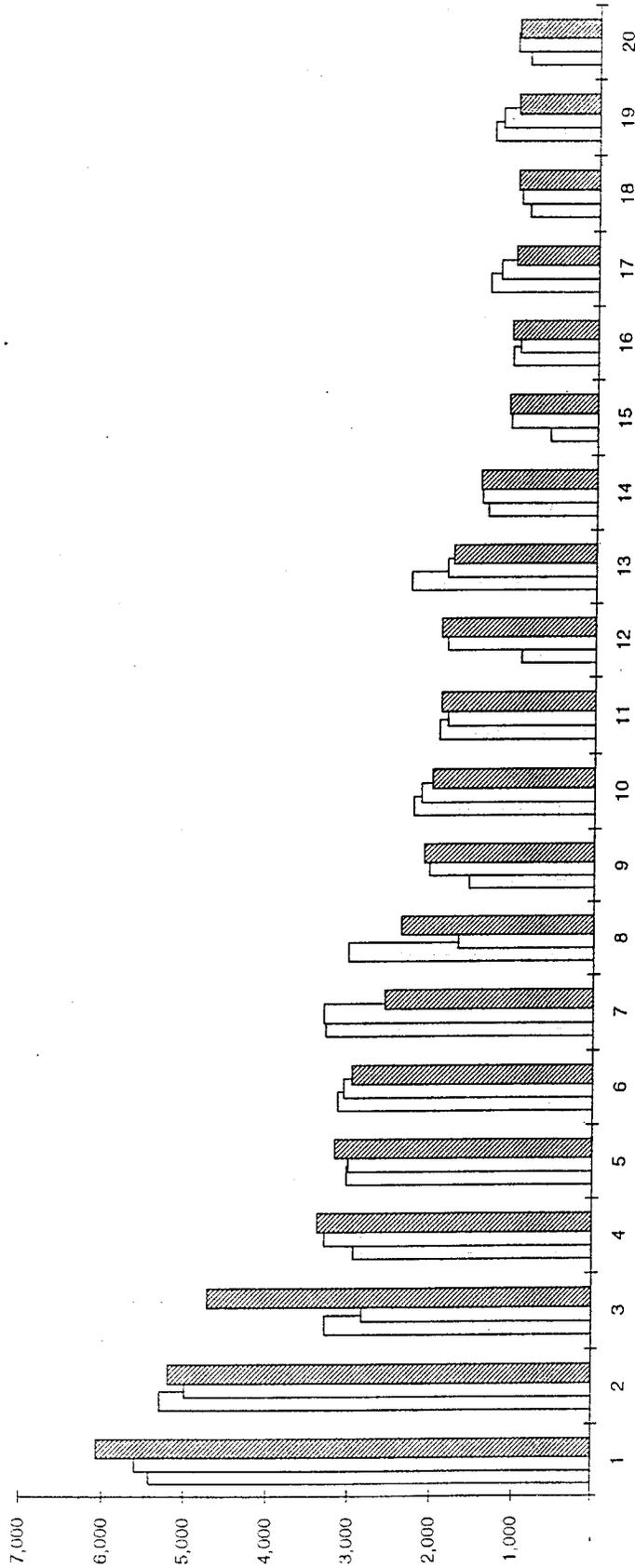


Renter-Occupied Units

Owner-Occupied Units

Figure 3

Employment Trends 1994-1996 For the 20 Largest Business Groups in the City of Hayward



SIC group	Business Group	1994	1995	1996
11 59	Miscellaneous Retail	1,932	1,836	1,912
12 87	Engineering & Management Services	936	1,843	1,911
13 60	Finance, Insurance, & Real Estate	2,282	1,850	1,778
14 55	Automotive Dealers & Service Stations	1,362	1,434	1,451
15 28	Chemical Manufacturing	583	1,090	1,112
16 35	Industrial Machinery & Equip.	1,072	978	1,083
17 54	Food Stores	1,356	1,230	1,036
18 20	Food Manufacturing	865	974	1,021
19 48	Communications	1,310	1,214	1,016
20 27	Printing & Publishing	873	1,034	1,007

SIC group	Business Group	1994	1995	1996
1 50	Wholesale Trade - Durable Goods	5,428	5,599	6,067
2 80	Health Services	5,299	4,992	5,194
3 73	Business Services	3,292	2,838	4,720
4 17	Construction	2,945	3,295	3,385
5 58	Eating & Drinking Places	3,029	3,006	3,177
6 82	Educational Services	3,136	3,067	2,964
7 53	General Merchandise Stores	3,290	3,311	2,570
8 51	Wholesale Trade - Non-Durable Goods	3,018	1,686	2,371
9 34	Manufacturing fabricated metal prod.	1,566	2,041	2,105
10 42	Freight Transportation & Warehousing	2,234	2,143	2,017

Statistics based on 1994, 1995, and 1996 EDD data sorted by SIC code.

Figure 4

Remaining Development Potential

Housing Development

In 1997, City staff completed an update of the remaining housing development potential in the City. This review found that there is potential for an additional 4,400 to 8,900 housing units at "buildout," based on existing General Plan policies, and including proposed amendments. The number of additional housing units actually realized may be closer to 6,600 units, or about the midpoint of the density range. Figure 5 details the estimated remaining housing potential by neighborhood.

It should be noted that the remaining housing potential incorporates the level of development approved in the recently amended Walpert Ridge Specific Plan. The Specific Plan establishes development policies for approximately 2,200 acres in the hills above the intersection of Hayward Boulevard and Fairview Avenue. The Plan now allows for development of up to 805 single-family homes on 310 acres and designates the remaining acreage for open space uses. Recent development applications approved for the two major property owners in this area propose a total of 785 housing units, an increase of 200-300 units above the previous limit. The estimated remaining housing potential in the city also reflects the reduction in the number of units (from 428 to 343) planned in the previously-approved development on the Fry property in the Fairway Park area. In addition, the housing potential indicated in the table reflects possible development proposals, which would require amendments to the General Plan, arising from the South of Route 92 Specific Plan study now nearing completion. The proposed land-use plan currently being considered as part of this process envisions 578 housing units on approximately 123 acres.

Commercial and Industrial Development

Staff has continued to maintain the parcel-based listing of marginally-developed and vacant land which is available for non-residential development. It is estimated that less than 800 acres remain which could accommodate additional development. Recently approved development has further reduced the availability of relatively large parcels. Since 1995 Pepsi purchased and completed its new facility and Berkeley Farms is in the process of developing their 23-acre site. The few remaining large pieces of land are actively being marketed. The Mt. Eden Nursery site, at Highway 92 and Industrial, has received planning approvals for a mix of industrial and office buildings, while the area included within the South of Route 92 Specific Plan is being proposed for approximately 75 acres of industrial and business/office parks.

Staff is pursuing the development of a geographic information system which will improve the capability of tracking new development throughout the city. The system will greatly enhance the City's ability to monitor the amount and intensity of development, and hence better estimate how much future employment may likely occur in the City.

City of Hayward

Additional Housing Development Potential: 1997

Neighborhood	Census Tracts	Estimated Housing Potential		
		Minimum	Midpoint	Maximum
Burbank	4363 (partial)	94	239	383
Downtown	4354 (pt.), 4363 (pt.)	150	565	980
Fairway Park	4381	343	343	343
Glen Eden	4371, 4383, 4384	578	578	578
Harder-Tennyson	4374, 4375, 4376, 4377	27	43	59
Highlands	4351.02, 4364.02, 4351.01 (pt.)	951	1073	1195
Jackson Triangle	4366	266	425	583
Longwood- Winton Grove	4362, 4369	12	19	25
Mission-Foothills	4364.01, 4365	808	1203	1597
Mission-Garin	4379, 4380, 4351.01 (pt.)	211	565	919
Mt. Eden	4372	349	563	776
North Hayward	4312, 4355, 4354 (pt.)	0	0	0
Santa Clara	4367, 4368	0	99	198
Southgate	4370, 4373	0	0	0
Tennyson-Alquire	4382.01, 4382.02	190	335	480
Upper B Street	4353, 4354 (pt.), 4352	208	312	416
Whitman Road	4378	185	288	390
Total Number of Units		4372	6647	8922

Projections '98 Forecasts for the *Hayward Area* to the Year 2020

Source: Association of Bay Area Governments - December 1997

Year	1990	1995	2000	2005	2010	2015	2020
Total Population	117,679	124,200	129,100	133,700	136,200	139,200	141,300
Household Population	116,048	122,700	127,700	132,200	134,600	137,500	139,500
Persons Per Household	2.75	2.82	2.89	2.91	2.86	2.82	2.78
Households	42,123	43,530	44,150	45,490	47,110	48,760	50,100
Workers Per Household	1.40	1.29	1.35	1.42	1.46	1.48	1.48
Employed Residents	58,959	56,100	59,600	64,600	68,700	72,000	74,100
Total Jobs	73,620	74,480	80,490	85,470	92,530	97,630	102,590

Forecasts of Population, Housing, and Employment

The Association of Bay Area Governments (ABAG) updates its regional forecasts of population, housing, and employment every two years. ABAG's most recent forecasts are in its *Projections '98* report. These forecasts are presented in five-year intervals extending to the year 2020. Projections for the Hayward area are presented in Figure 6. The Hayward area as defined here includes several pockets of unincorporated area which are surrounded, or almost surrounded, by the city.

Projections for the Hayward area generally reflect trends and expectations for the region as a whole. Staff believes the ABAG forecasts for the Hayward area as presented in *Projections '98* are reasonable and reflect the short-term and long-term potential for growth as discussed in the previous section. The projections are consistent with the level of development currently permissible under the General Policies Plan.

Population and Housing

The forecast for households reflects the overall change in the housing potential in the city. While this trend is also reflected in lower population projections, the household population will continue to rise sharply in the short-term period (2005) due to the continuing increase in the number of persons per household. Average household size is expected to peak in 2000 before declining to 1990 levels in 2020.

Projections '98 may influence the next round of ABAG housing needs determinations. Under state mandate, ABAG has the responsibility to identify housing need targets which must be addressed in local housing elements. These housing need determinations are separate and distinct from the Projections; however, the near-term (five-year) household growth forecasts are one component of the housing need allocations. It is unknown when the next round of Bay Area housing needs determinations will be prepared; however, state law currently requires that local jurisdictions update their housing elements by July 1, 2000.

Employment

Over the short-term (2005) forecast period, the number of jobs will rise at a faster rate as the state economy recovers. Continued job growth is forecast through the long-term (2020) period. The table on the following page shows the projected increment in job demand for the Bay Area, Alameda County and the City of Hayward. The total job gain for the 20-year horizon period for the Bay Area is almost 1.0 million new jobs. The largest Bay Area growth sector is anticipated to be in the Service sector (44 percent). The three remaining sectors are Manufacturing/Wholesale (21 percent), Retail (17 percent), and Other (18 percent).

In terms of growth at the county level, Alameda County is expected to capture 21 percent of the total Bay Area growth with slightly over 200,000 new jobs. In the Manufacturing/Wholesale category, County growth will comprise about 21 percent of the total growth within the Bay Area. The County

Service sector growth represents 23 percent of Bay Area growth. This sector represents the largest amount of net new jobs - over 104,610. Overall, Hayward should account for 11 percent of the total job growth within Alameda County with slightly over 22,000 new jobs expected to be created by the year 2020.

Change in Job Demand: 2000-2020 (Note: All numbers are in addition to existing jobs)

Sector	Bay Area	Alameda County	% of Bay Area Job Growth	Hayward	% of County Job Growth
Manf/Whls	216,180	44,710	21%	6,870	15%
Retail	123,880	25,150	20%	1,330	5%
Services	458,060	104,610	23%	11,750	11%
Other	141,270	27,080	19%	2,230	8%
Totals	939,390	201,550	21%	22,180	11%

Source: ABAG Projections '98

Status of the General Plan

The general plan is intended to serve as the blueprint for the growth and development of the community. State law requires that each local jurisdiction prepare and maintain a general plan which contains certain mandated elements and any optional elements as may be appropriate. State law also requires that the various elements of a general plan be internally consistent. The City's General Plan includes all of the elements mandated by state law. The relationship between locally adopted elements and statutory requirements is illustrated in Figure 7.

Except for the Housing Element, there is no State requirement for updating the General Plan at specific times. State guidelines suggest that a general plan should be reviewed annually and perhaps revised on a comprehensive basis every five or ten years. The timing of any major revision depends on the extent to which conditions and assumptions underlying the general plan have changed. The City's General Plan was last revised on a comprehensive basis in 1986; however, several elements have been updated or added since that time. A brief review of the status of each element is provided below.

General Policies Plan. The General Policies Plan includes the City's Land Use, Circulation, and Open Space Elements as required by state law. These elements are discussed separately in the following paragraphs.

Land Use Element. The 1986 General Policies Plan called for establishment of a Neighborhood Planning Program to refine the citywide land use policies and strategies at the neighborhood level. This program has involved the preparation of 16 neighborhood plans covering all residential and commercial areas of the city, with the exception of the Downtown and the Industrial Corridor. All but one of these plans have been completed. Adoption of the final plan, which covers the Hayward Highlands area, is expected in March 1998. Each of the neighborhood plans completed thus far has resulted in amendments to the General Plan, primarily changes to land use designations on the General Policies Plan Map, relative to the particular study area. The cumulative impact of all of the neighborhood plans has been to provide an updated land use element as overall direction for the next comprehensive revision of the General Plan. Additional amendments have been proposed this past year in relation to the Hayward 1900 development application on Walpert Ridge and the South of Route 92 Specific Plan.

In 1993, adoption of the Growth Management Element established the Urban Limit Line to clearly define the boundary between planned urban development and permanent open space. In addition to open space areas, this element also defines areas for growth and/or change as well as areas to be conserved and enhanced. The Element promotes implementation of the Downtown Design Plan and Core Area Specific Plan and specifically calls for preparation of an area plan for the Industrial Corridor as well as specific plans for the Cannery Area and the Mission Boulevard Corridor. This element is discussed in more detail in other sections of this report.

Organization of the Hayward General Plan

State law requires that a jurisdiction's general plan contain elements addressing specific issues where locally relevant. The manner in which these elements are incorporated into a general plan is left to the discretion of the jurisdiction. The table below summarizes the current relationship between the State required planning elements and the City plans that include those elements. The City plans are available as separate documents, but are legally part of the General Plan.

General Plan Elements and Compliance with State Requirements

Adopted City Plans	Mandated State Planning Elements									
	Land Use	Circulation	Housing	Open Space	Recreation*	Conservation	Safety	Noise		
General Policies Plan (Adopted 5/6/86)	X	X		X	X					
Housing Element (Adopted 7/26/91)			X							
Conservation and Environmental Protection Element (Adopted 3/22/77)				X		X	X		X	
Seismic Safety Element (Adopted 10/24/72)							X			
Noise Element (7/26/77)									X	
Growth Management Element (Adopted 7/13/93)	X	X		X	X	X				
Economic Development Element (Adopted 12/3/96)	X	X								

*Required under the provisions of the Quimby Act.

Circulation Element. As part of the Circulation Element Update process, a citizen task force has assisted city staff and a consultant team in evaluating transportation alternatives and formulating draft policies and strategies. Work has been completed on the Draft Circulation Element as well as a Program Environmental Impact Report. Adoption is anticipated in February 1998.

Open Space and Recreation Element. On February 25, 1997, the City Council adopted an initiative petition by ordinance which reenacted certain open space designations and supporting policies in the General Policies Plan in effect on January 1, 1996. As required by the initiative, the ordinance provides that future amendments of its provisions would require voter approval..

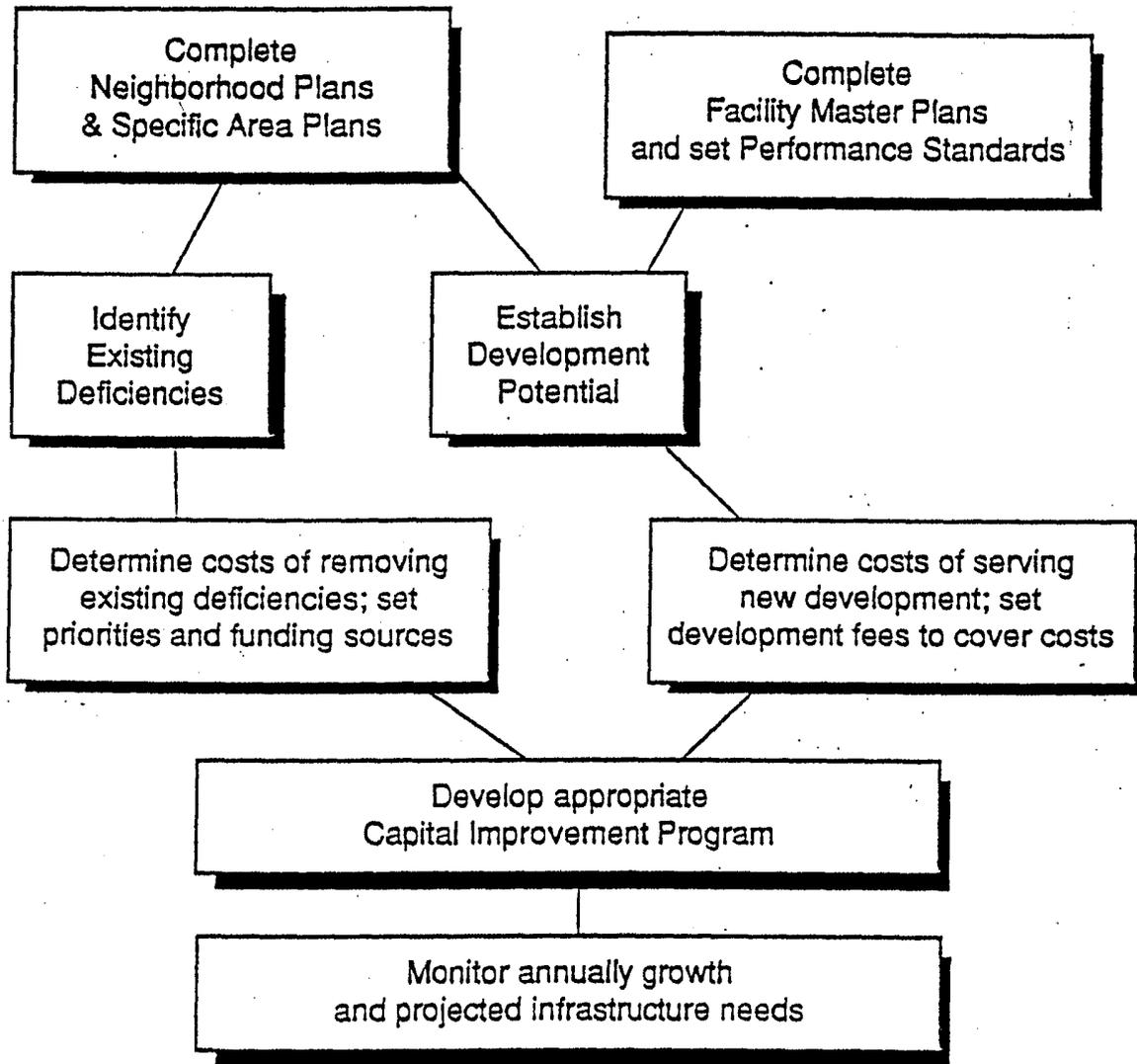
Housing Element. The City's Housing Element, last updated in 1991, has been certified by the state Department of Housing and Community Development. Pursuant to existing state requirements, the City must update its current Housing Element by July 1, 2000. Preliminary city staff work would need to begin during the latter part of next fiscal year assuming the state provides funding to the Association of Bay Area Governments to prepare the next round of housing needs determinations.

Economic Development Element. This is not a mandatory element of a general plan; however, the City adopted the element in 1996 as a separate document to incorporate its previously adopted Economic Development Action Plan and to reflect its importance to the City's long-term planning goals and priorities. Implementation of this element is discussed later in this report.

Conservation and Environmental Protection Element. This element, together with other elements addressing noise, seismic safety, and related environmental issues, were originally adopted in the late 1970's. Updated information and policies were incorporated in the revised General Policies Plan adopted in 1986. More recent information on seismic risks has become available in the past few years. In addition, information generated during the preparation of the Circulation Element is available to assist in analysis of current noise and air quality issues.

Growth Management Element. While not a mandatory element, this city document adopted in 1993 provides principles and standards for accommodating development commensurate with the ability to provide public facilities and services and in a manner which maintains the quality of life. It also calls for an annual report on compliance with the principles and standards. Because of its interrelationships with other elements, consideration could be given to integrating this element into a revised comprehensive General Plan document at some point in the future.

GROWTH MANAGEMENT INFRASTRUCTURE PLANNING PROCESS



Progress in Implementation of the General Plan and Compliance with Growth Management Principles and Standards

The most basic planning policies of the City are incorporated in the General Plan. Design guidelines and neighborhood and specific area plans supplement the General Plan policies. Progress in the implementation of the General Plan over the past year is summarized in the following sections. Major accomplishments during 1997 are presented by broad subject areas which correspond to chapters in the General Policies Plan. In addition, compliance with growth management principles and standards is summarized in these sections.

The Growth Management Element of the General Plan was adopted by the Hayward City Council on July 13, 1993. The Element articulates planning principles to guide future growth into patterns that are efficient, healthy and pleasant for the people who live and work in the City of Hayward. The Element also calls for an annual report of compliance with growth management principles and standards. This section is intended to fulfill that requirement.

Patterns of Growth

The Growth Management Element establishes a structure for shaping growth and development in an integrated way that maintains the quality of life for neighborhood residents, opens new opportunities for growth and economic development, and protects valuable open space. The element identifies three distinct types of areas in Hayward's pattern of development. These include permanent open space areas, growth and/or change areas, and neighborhood conservation areas. Development activity within each of these areas during 1997 is summarized in the section on Shape of the City.

The objective of planning efforts prescribed in the *Growth Management Element* is the formation of complete, integrated communities. Such a community should offer a full range of housing opportunities, a strong economic base, appropriate places for shopping, civic, cultural and recreational activities, adequate open space and patterns of development which support efficient transportation. In this regard, the most immediate need has been to complete neighborhood and area plans, establishing the potential for development consistent with Growth Management policies and local constraints. This type of long-range planning is an essential component of programming appropriate public infrastructure to maintain City standards.

Levels of Infrastructure and Services

The Growth Management planning process is summarized in Figure 8. Significant progress has been made during the past year with the completion of the two remaining neighborhood plans, the review or preparation of specific plans and development proposals for the last remaining

large developable areas in the city, and the update of the Circulation Element. Refinement of the development potential and existing deficiencies will occur on a continuing basis in the future through the preparation of additional area plans and updates of public facility master plans.

The Growth Management Element has established benchmarks for monitoring the adequacy of public infrastructure and services. These include the following: transportation, water supply, wastewater collection and treatment, parks and recreation, schools, libraries, fire protection, police services, and environmental quality. Activity during 1997 within each of these functional areas is summarized in the subsequent sections.

The Growth Management Element also calls for establishment of development impact fees where appropriate, as well as other funding mechanisms, to address infrastructure needs. Estimated development impact fees for prototype projects, based on the existing fee structure in Hayward, are presented in Figure 9. Priorities for funding infrastructure improvements are addressed each year through the development of the Capital Improvement Program.

1997
 City of Hayward
 Development Impact Fees
 for Typical Projects

Impact Category	Typical Project #1: 100 Single-family homes @2,000 square feet	Typical Project #2: Manufacturing 100,000 square feet	Typical Project #3: Retail 25,000 square feet	Typical Project #4: Office 45,000 square feet
Hayward Unified School District Fees	\$ 360,000 (\$1.80/square foot)	\$ 30,000 (\$.30/square foot)	\$ 7,500 (\$.30/square foot)	\$ 13,500 (\$.30/square foot)
Building Construction and Improvement Tax	\$ 75,000	\$ -	\$ -	\$ -
Supplemental Building Construction and Improvement Tax	\$ 120,000 (\$1200/unit)	\$ 144,000 (\$1.44/square foot)	\$ 99,000 (\$3.96/square foot)	\$ 135,000 (\$3.00/square foot)
Park Dedication In-Lieu Fees	\$ 300,000	\$ -	\$ -	\$ -
Sewer Connection Fees	\$ 133,400	*sewer connection fees are based on output, so fees for mfg. and retail vary widely depending on amount of use.		\$ 2,500
Water Hook-Up Fees	\$ 166,500	*water connection fees are based on size of needed water connection, so hook-up fees vary.		\$ 9,995
Sum of Impact Fees charged to the development	\$ 1,154,900	\$ 174,000 *plus sewer and water connection fees	\$ 106,500 *plus sewer and water connection fees	\$ 160,995

Regional Context

The issues of concern to Hayward are often linked to similar concerns at the regional and county levels. Some of the numerous agencies with which Hayward must coordinate on various issues are profiled in Figure 10. Highlights from some of these agencies' activities during 1997 are presented below.

Regional Outlook

- * According to the Association of Bay Area Governments (ABAG), the Bay Area is fundamentally the strongest regional economy in the state with its almost perfect industry mix for the 21st century. The Bay Area's diversity will continue to fuel stable economic growth throughout the region. Two major areas of concern include the availability of affordable housing to accommodate anticipated new workers, and the availability of a highly educated labor force, both of which may limit the ability for companies to diversify and expand.
- * According to ABAG's **Projections '98** report, between 1995 and 2020, the Bay Area will add about 1.4 million new residents. The economy should generate almost 1.4 million new jobs. Housing production will continue to lag behind demand during this period despite a production level of approximately 508,000 new households. This is lower than the potential demand for housing, but is generally reflective of local policies.
- * High technology manufacturing's share of total Bay Area manufacturing employment will remain constant over the 1995-2020 period, which is a reversal of trends of the last twenty years. High technology employment will continue to decentralize in the region, with southern Alameda County being the main beneficiary of this trend.

Subregional Activity

- * Measure B, the half-cent sales tax adopted in 1986 to fund transportation improvements throughout the County, will expire in 2002. Measure B is the primary source of funds for local improvement projects. The Alameda County Congestion Management Agency (CMA) and the Alameda County Transportation Authority (ACTA) have recently completed a year-long process to prepare a Draft Expenditure Plan describing transportation improvement projects and programs which could be funded with reauthorization of Measure B. The Expenditure Plan must be approved by a majority of the cities with a majority of the population in the county. Current plans are to place a measure to extend the tax on the ballot in June 1998.

Some of the Agencies Planning for the San Francisco Bay Area

Bay Area Air Quality Management District (BAAQMD)

Established by the State to develop and enforce regulations on stationary sources of air pollution. Develops plans to reach air quality standards, but lacks enforcement for necessary transportation measures.

Association of Bay Area Governments (ABAG)

Voluntary regional body which initially attempted land use planning, still develops population, jobs, and housing projections, and reviews applications for federal funds. Its 38-member executive board is composed of local government representatives distributed in proportion to population.

Metropolitan Transportation Commission (MTC)

Established by the State for regional, multi-modal long-range transportation planning. Determines which proposed transportation improvements to put in the Regional Transportation Improvement Plan. Board is composed of 16 local government appointees plus a CalTrans, D.O.T., and H.U.D representative.

Bay Conservation and Development Commission (BCDC)

Established by the state to manage and plan the shoreline and waters of the San Francisco, San Pablo, and Suisun Bays. The 27-member Commission is appointed by the Governor, local jurisdictions, and State and Federal agencies.

CalTrans

Established by the State to plan and develop highways. Now also assists with rural transit and inter-city rail. Reports to the State Secretary of the Business, Housing, and Transportation Agency, and gets approval from the California Transportation Commission.

Transit Operators: 13 major, 28 total

Includes Alameda-Contra Costa Transit and BART, whose boards are elected locally by district.

County Congestion Management Agencies (CMA's)

Created to monitor land use changes in congested traffic corridors and to develop capital improvement plans to improve traffic levels of service. The Alameda County CMA is composed of locally-elected officials such as City Councilmembers.

Park Districts

Includes East Bay Regional Park Districts, whose members are elected by district.

Water and Sewer Districts and Regional Water Quality Control Board

Includes San Francisco Water Department, East Bay Municipal Utilities District, East Bay Dischargers Authority, City of Hayward, and Oro Loma.

Waste Management Authorities

Includes Alameda County Waste Management Authority.

- * The Alameda County Congestion Management Agency (CMA) released its **1997 Performance Report** on the functioning of the transportation system in the County. The focus is on the Metropolitan Transportation System, which includes freeways and major arterials, transit services, and other modes of passenger and freight movement. Overall, the level of service (LOS) for freeways and arterials dropped, with higher percentages of roads with LOS D and F, and decreases in overall average speed. BART opened the Dublin/Pleasanton extension along with two new stations, and the new Amtrak station opened in Hayward. The number of bus routes with 30-minute or less headways increased due in part to restructuring by AC Transit. 14 miles of new bike lanes were completed.

- * Municipal agencies in the Tri-Valley area along the I-580 and I-680 corridors in Alameda and Contra Costa Counties have been participating in a joint planning process to address the implications of both housing and employment growth. Of significance to Hayward are possible solutions to address demand for wastewater outflow facilities to accommodate Tri-Valley growth. The East Bay Dischargers Authority (EBDA), a joint powers authority, of which Hayward is a member, has reached tentative agreement with Tri-Valley area jurisdictions through LAVWMA about the use of EBDA outfall capacity in order to serve anticipated future growth. Hayward, in its role within the joint powers authority, has continued to monitor proposals to use any portion of EBDA's outfall capacity and how they may affect planned urban growth in Hayward. Another parallel issue is how growth may affect traffic congestion on local arterials. The agreement provides several options to Hayward to help fund needed local traffic improvements; one of the options would provide for a lump sum payment of approximately \$7.5 million.

Shape of the City

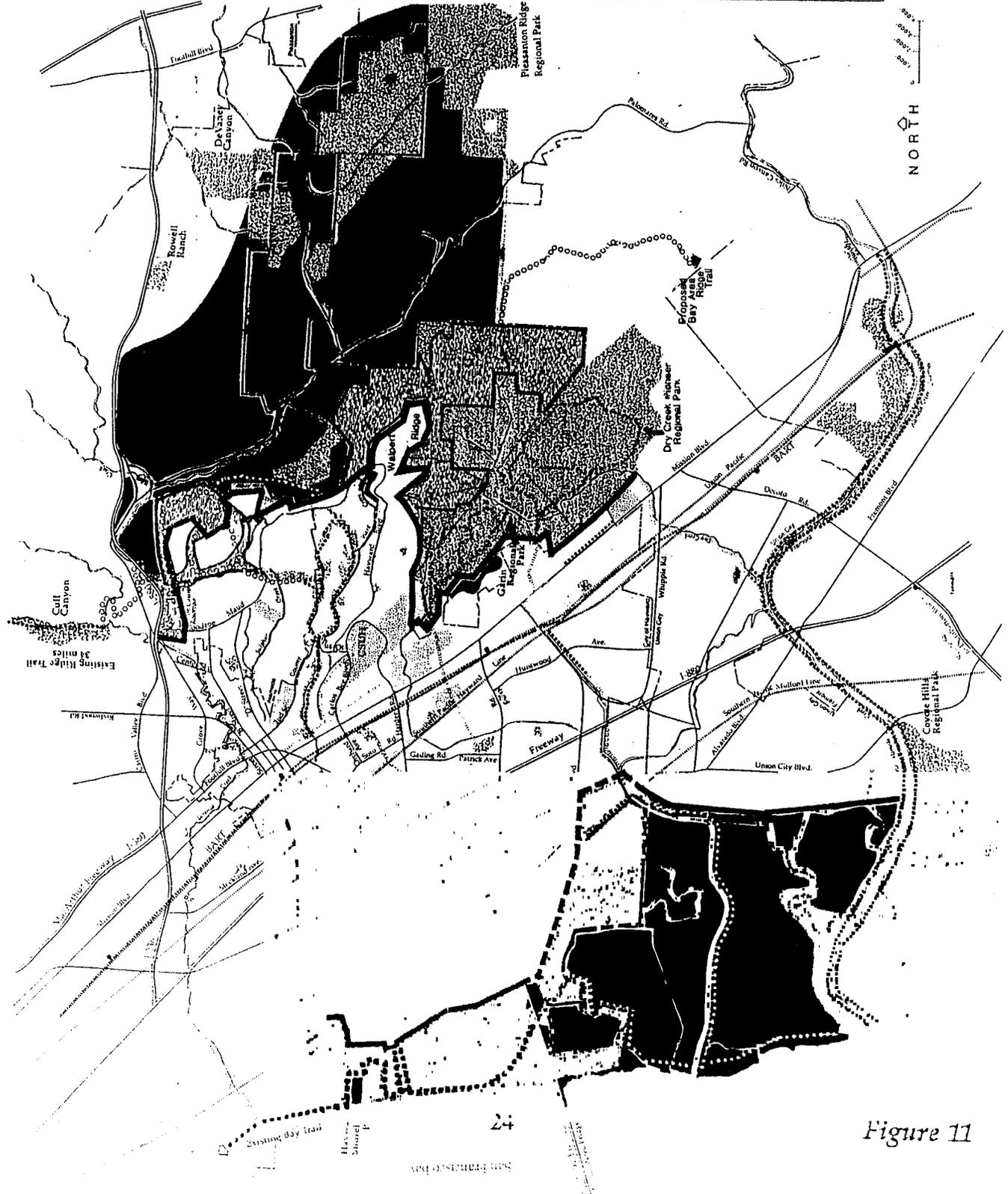
The image of the City is directly affected by the extent and quality of its physical development. The following four sections summarize progress on establishment of the Urban Limit Line as well as development activity during the past year within open space areas, growth areas, and conservation areas, as defined in the Growth Management Element. The integration and cohesiveness of the physical development are in turn affected by the city's political boundaries. Consequently, this section also summarizes annexation activity in the remaining unincorporated areas. Finally, the quality of the physical environment is related to various aspects of urban design, such as development ordinances and regulations, as well as maintenance and enforcement of community standards.

OPEN SPACE

**1997
OPEN SPACE
IMPLEMENTATION**

OPEN SPACE FRAMEWORK

- Urban Limit Line
Adopted
- Adoption Effective March 1, 1998
- Specific Plan Study Area
- Public Open Space
- Land to be Dedicated for Public Open Spaces in connection with development
- Commeasures, Golf Courses, and Campuses
- Private Salt Ponds, Agriculture and Grazing already designated as Open Space
- Existing Trails
- Proposed Bay and Ridge Trails
- Other Trail Proposals



NORTH

Figure 11

Open Space

One of the key issues addressed in the *Growth Management Element* is identification of areas to be preserved and protected as permanent open space.

Open Space Strategy

The *Growth Management Element* calls for setting urban limit lines to define the areas where the City expects to serve urban development. Defining urban limits seeks to:

- * Secure an open space setting for Hayward in the future, increasing long-term desirability as a place to live and invest;
- * Avoid costs and hazards associated with development in unstable areas and in areas beyond timely fire response due to seismic and wildfire factors;
- * Reduce public costs associated with sprawl such as more vehicle trip miles which generate more noise and air pollution, and higher per capita costs for water, sewer, roads and emergency response;
- * Help channel private investment towards regeneration of obsolete industrial areas, old shopping centers and gas stations, and derelict housing by utilizing and upgrading existing public investment in utilities, transit and schools.

The Urban Limit Line was adopted in 1993 as part of the Growth Management Element. (See Figure 11) Adoption of the segment in the shoreline area south of Route 92 was made effective at a later date to allow time for a study of the feasibility of possible development in the area.

The *Growth Management Element* also expands on General Policies Plan strategies for preserving open space connections along creeks and waterways with provisional development setbacks. More specific strategies for sensitive hill development were adopted and potential sites for large district parks were identified.

1997 Activity

- * On February 25, 1997, the City Council adopted an initiative petition by ordinance which reenacted certain open space designations and supporting policies in the General Policies Plan in effect on January 1, 1996. As required by the initiative, the ordinance provides that future amendments of its provisions would require voter approval.

- * The timeline to establish the shoreline area segment of the Urban Limit Line south of Route 92 has been extended until March 1, 1998, to allow for completion of the Specific Plan and related documents. Public hearings are scheduled during February before the Planning Commission and City Council.
- * The recently approved Walpert Ridge residential development applications for Blue Rock Country Club and Bailey Ranch include proposals to build an 18-hole golf course and dedicate the surrounding areas as permanent open space.
- * Plans for regional trails have been incorporated in the Walpert Ridge Specific Plan and development agreement for the Blue Rock Country Club, and are being pursued during the preparation of the South of Route 92 Specific Plan.
- * An enhancement plan for the 155-acre HARD-owned former Oliver property north of Route 92 is nearing completion. The plan is addressing the feasibility of restoring marshes and wildlife habitat as well as improving water flows around the Shoreline Interpretative Center.
- * Construction on the Oro Loma Marsh enhancement project was completed during the past year, with tidal action restored to portions of the property last spring.
- * The State is now in the process of preparing a marsh restoration and enhancement plan for the Baumberg Tract in the shoreline area (originally part of the South of Route 92 Specific Plan area).

Growth/Change Areas

The second key issue addressed in the *Growth Management Element* is identification of the areas with the most potential for growth. In the identified change areas, higher intensity development designed to fit with non-automotive modes of travel is seen to add to economic and cultural opportunities in the City.

Growth Strategy

The areas and types of development which offer the most potential for beneficial change and development are depicted in Figure 12 and further described as follows:

- **Downtown** - Emphasize development which includes cultural offerings, specialty retail and ownership housing with a high level of pedestrian amenity and transit access.
- **South Hayward BART Area** - Seek local-serving commercial, mixed use and park development to complement the denser residential development to form a desirable, walkable transit-oriented area.
- **Mission Boulevard Corridor** - Give priority for undergrounding utilities and beautification to attract more transit and pedestrian oriented development including student-oriented retail.
- **Old Industrial Cannery Area** - Improve access for mixed use, employment-generating development featuring park setting such as workshops, offices, business services, research and development, and live-work lofts.
- **Industrial Corridor** - Identify high-visibility opportunity areas and pursue circulation and transit improvements to attract the desirable forms of economic development including international trade, university-related research, and environmentally-friendly businesses as well as warehouse retail and business support retail services.

1997 Activity

- * The downtown continued to be the focus of considerable activity last year. The new City Hall was completed and opened for business on January 5, 1998; dedication ceremonies took place on January 10, 1998. Plans for a new parking garage across Watkins Street are now under review.

CHANGE AREAS

1997 NEW COMMERCIAL and/or INDUSTRIAL DEVELOPMENT APPROVED IN GROWTH AREAS

- New Construction
- ▲ Conversion

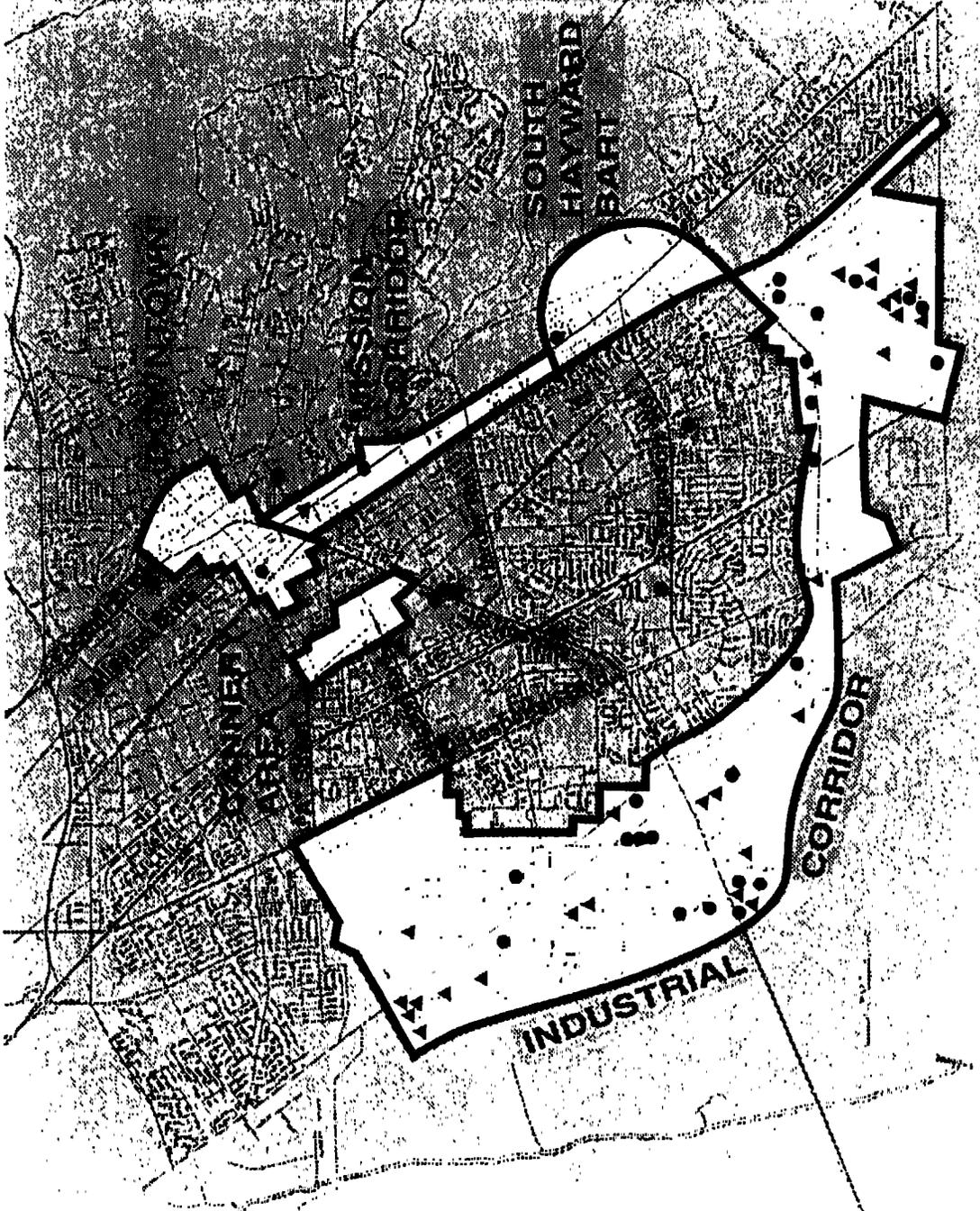


Figure 12

- * More activity was occurring in the area surrounding City Hall. To the south, the final phase of Atherton Place townhomes was completed and all units were sold. To the north, the City has recently received development applications for a new retail complex across B Street which would include a new Lucky/Sav-on store and smaller shops.
- * Redevelopment Agency staff has entered into negotiations with a potential developer for the renovation and retrofit of the 11-story City Center building on Foothill Boulevard. In addition, staff is pursuing potential development on the remaining portions of Site 2 and Site 3, as well as potential property acquisitions in Site 4.
- * The Redevelopment Agency is also pursuing an Exclusive Negotiating Agreement for the development of a theater and entertainment complex on the blocks bordering Russell Way between Foothill Boulevard and Second Street, extending north to City Center Drive.
- * The Redevelopment Agency has embarked on a study of the area between A Street and Winton Avenue extending from the Downtown and including the old Cannery Area westward to Amador Street. Findings of this study will help to determine if the City should consider expanding the existing Redevelopment Area to the west in order to assist in the revitalization of the area.
- * Significant development activity also occurred outside the Downtown area. Commercial and industrial development projects approved in 1997 within the Growth/Change Areas are shown in Figure 13 and summarized in the accompanying table. New construction totaled almost 1.8 million square feet. New construction included a variety of commercial and industrial development, with warehouse construction accounting for over 800,000 square feet of new building, and manufacturing and other industrial accounting for another 800,000 square feet. New office development amounted to approximately 110,000 square feet (primarily due to the new City Hall). Another 30,000 square feet of retail space was built over the past year. Major projects now under construction include the Berkeley Farms processing and distribution facility. About 40 % of the commercial and industrial development projects in Hayward were conversions, primarily from warehouse space to office space.

Commercial and Industrial Projects Approved in 1997

Address	Project Description	Owner/Applicant	Proposed Use	Building Sqr. Ft.	Type of Project
24086 Mission Blvd		Chevron Products	Retail	2,376	Conversion from Office
Industrial Pkwy West		Balch Enterprises	Warehouse	1,922	Conversion from Office
26318 Corporate Ave			Warehouse	2,893	Conversion from Office
390 W. Jackson			Retail & Other	6,355	Conversion from Other
790 W. Winton		Boston Market	Retail	4,673	Conversion from Retail
255 W. Jackson			Retail	6,548	Conversion from Retail
31031 Huntwood Ave		Kobe Precision	Office	3,791	Conversion from Warehouse
3521 Investment Blvd		Phillip Daniel Group	Office	822	Conversion from Warehouse
4010 Point Eden Way		Brittania Development	Office	26,994	Conversion from Warehouse
19290 Cabot Blvd			Office	3,560	Conversion from Warehouse
1686 Zephyr Ave			Office	2,248	Conversion from Warehouse
1280 San Luis Obispo			Office	1,647	Conversion from Warehouse
28436 Satellite St			Office	1,560	Conversion from Warehouse
21065 Cabot Blvd		American Synergy	Office	1,112	Conversion from Warehouse
31088 San Clemente St.			Office	6,626	Conversion from Warehouse
3371 Arden Rd		Helitek Company Ltd.	Office	1,890	Conversion from Warehouse
30055 San Clemente		Zelman Development Co.	Office	3,480	Conversion from Warehouse
2391 W. Winton		Tulloch Construction	Office	648	Conversion from Warehouse
1485 Salmon Ave		United Service	Office	2,300	Conversion from Warehouse
19312 Cabot Blvd		Kobe Precision	Office	1,500	Conversion from Warehouse
2311 Lincoln Ave			Office	1,000	Conversion from Warehouse
25000 Industrial Blvd			Office	1,050	Conversion from Warehouse
30675 Huntwood Ave			Office	336	Conversion from Warehouse
2963 Sabre St			Office	2,750	Conversion from Warehouse
30963 San Benito Ct			Office	901	Conversion from Warehouse
23669 Eichler St #A			Office	1,585	Conversion from Warehouse
2545 Barrington Ct			Office	825	Conversion from Warehouse
30551 Huntwood Ave		Nexar	Office	5,208	Conversion from Warehouse
26118 Research Rd		Ribogene, Inc.	Office	25,482	Conversion from Warehouse
3387 Investment Blvd			Office	650	Conversion from Warehouse
3623 Munster Ave		Lincoln Property Co.	Office	2,892	Conversion from Warehouse
217 W. Winton Ave			Retail	3,208	Conversion from Warehouse
1625 Industrial Pkwy West		Balch Enterprises	Industrial	46,476	New Construction
29588 Riuss Rd			Industrial	12,000	New Construction
25801 Industrial Blvd		Mt. Eden Nursery	Industrial	400,000	New Construction
1101 Walpert			Industrial	2,080	New Construction
25500 Clawiter Rd		Berkeley Farms	Manufacturing	200,000	New Construction
26460 Corporate Ave		ETEC Systems, Inc.	Manufacturing	150,000	New Construction

Commercial and Industrial Projects Approved in 1997

Address	Project Description	Owner/Applicant	Proposed Use	Building Sqr. Ft.	Type of Project
26239 Executive Pl		Britannia Development	Office	6,000	New Construction
22609 Watkins St		City of Hayward	Office	90,000	New Construction
			Office	1,200	New Construction
1820 Pacheco Wy			Office	750	New Construction
26460 Corporate Ave		ETEC Systems, Inc.	Office & Ware.	62,520	New Construction
27190 Calaroga Ave		St. Rose Hospital	Office & Ware.	27,648	New Construction
		OPUS (P.G.&E.)	Warehouse	350,000	New Construction
650 Sandoval Way			Office & Ware.	27,902	New Construction
		Hayward Congregation of			
28126 Harvey Ave		Jehovah's Witnesses	Other	6,056	New Construction
164 W. Jackson St		David Johnson	Retail	5,150	New Construction
24874 Mission Blvd.		Volkswagen of Hayward	Retail	4,425	New Construction
176 W. Jackson		Wlagreens	Retail	16,000	New Construction
790 Calhoun St			Retail	1,440	New Construction
215 W. Jackson St		Taco Bell Corp	Retail	2,095	New Construction
2227 American Ave		CA Mechanical	Warehouse	4,000	New Construction
30655 San Clemente St			Warehouse	65,250	New Construction
25800 Clawiter Rd		Gillig Corporation	Warehouse	24,000	New Construction
31031 Huntwood Ave		Kobe Precision	Warehouse	5,585	New Construction
4010 Point Eden Way		Britannia Development	Warehouse	44,800	New Construction
1280 San Luis Obispo			Warehouse	357	New Construction
1501 Crocker Ave		Calif. Automotive Sealing Inc.	Warehouse	792	New Construction
25500 Clawiter Rd		Berkeley Farms	Warehouse	1,156	New Construction
1820 Pacheco Wy			Warehouse	25,825	New Construction
1820 Pacheco Wy			Warehouse	3,000	New Construction
1820 Pacheco Wy			Warehouse	19,300	New Construction
1820 Pacheco Wy			Warehouse	28,385	New Construction
213 W. Winton Ave			Warehouse	6,696	New Construction
3875 Bay Center Pl		Spieker Properties	Warehouse	69,512	New Construction
25531 Whitsell St		Spieker Properties	Warehouse	47,429	New Construction
3900 Pt. Eden Pkwy		Britannia Development	Warehouse	30,000	New Construction

Source: City of Hayward DRS and DIS Permit Data

Total Square Footage	1,916,661
(minus converted square footage)	121,826
Net New Industrial and Commercial square footage	1,794,835

Figure 13a

Summary of 1997 Commercial and Industrial Development

# of New Projects	Type of Project	Prior Use	New Use	Prior Sqr Ft	New Sqr Ft	Net New Sqr Ft
1	Conversion	Office	Retail	2,376	2,376	-
2	Conversion	Office	Warehouse	4,815	4,815	-
2	Conversion	Retail	Other	13,708	17,576	3,868
25	Conversion	Ware	Office	97,719	100,857	3,138
1	Conversion	Ware	Retail	3,208	3,208	-
4	New Construction	n/a	Industrial	-	460,556	460,556
2	New Construction	n/a	Manufacturing	-	350,000	350,000
3	New Construction	n/a	Ware/Office	-	118,070	118,070
3	New Construction	n/a	Office	-	97,950	97,950
1	New Construction	n/a	Other	-	6,056	6,056
5	New Construction	n/a	Retail	-	29,110	29,110
19	New Construction	n/a	Warehouse	-	726,087	726,087
68			Totals	121,826	1,916,661	1,794,835

Conservation Areas

The third key objective in the *Growth Management Element* is the development of strategies for those areas where neighborhood livability is to be enhanced and protected from disruptive changes.

Conservation Area Strategies

There are many aspects to controlling development and upgrading the quality of life in Conservation Areas (see Figure 14) which include:

- * Strengthen the social fabric of neighborhoods by encouraging owner-occupied housing and businesses that serve local needs and by protecting historic buildings;
- * Maintain the design coherence of development in conservation areas by requiring conformance with design guidelines and by limiting high intensity development to activity centers and major transit corridors;
- * Protect neighborhoods from excessive noise, air pollution and incompatible land uses;
- * Improve conservation areas by providing adequate public facilities and enforcing community standards.

1997 Activity

- * All of the residential construction begun during 1997 was single-family detached housing. This construction activity followed substantial infill development during the previous six years. As a result, activity was very limited as buildout was reached in several large subdivisions in various parts of the city. (See Figure 15)
- * Sidewalk repairs were completed at various locations throughout the city as part of the Sidewalk Rehabilitation Program.
- * The Jackson Triangle neighborhood continued to serve as a focus for implementation of various first-time homebuyer assistance programs in an effort to increase the opportunities for home ownership. Specific highlights are reviewed in the section on Housing and Neighborhood Preservation.
- * Under the Neighborhood Focus Operations Program, efforts of various city departments are to be concentrated in a particular neighborhood for a period of approximately four months in order to improve the appearance of public right-of-ways and encourage the continued maintenance of private property by area residents. Portions of the Longwood-Winton Grove area were the focus of attention as the first of three pilot neighborhoods.

CONSERVATION AREAS

**1997 NEW
RESIDENTIAL DEVELOPMENT
IN NEIGHBORHOOD
CONSERVATION AREAS**

Private development numbered.
See chart on back for description.

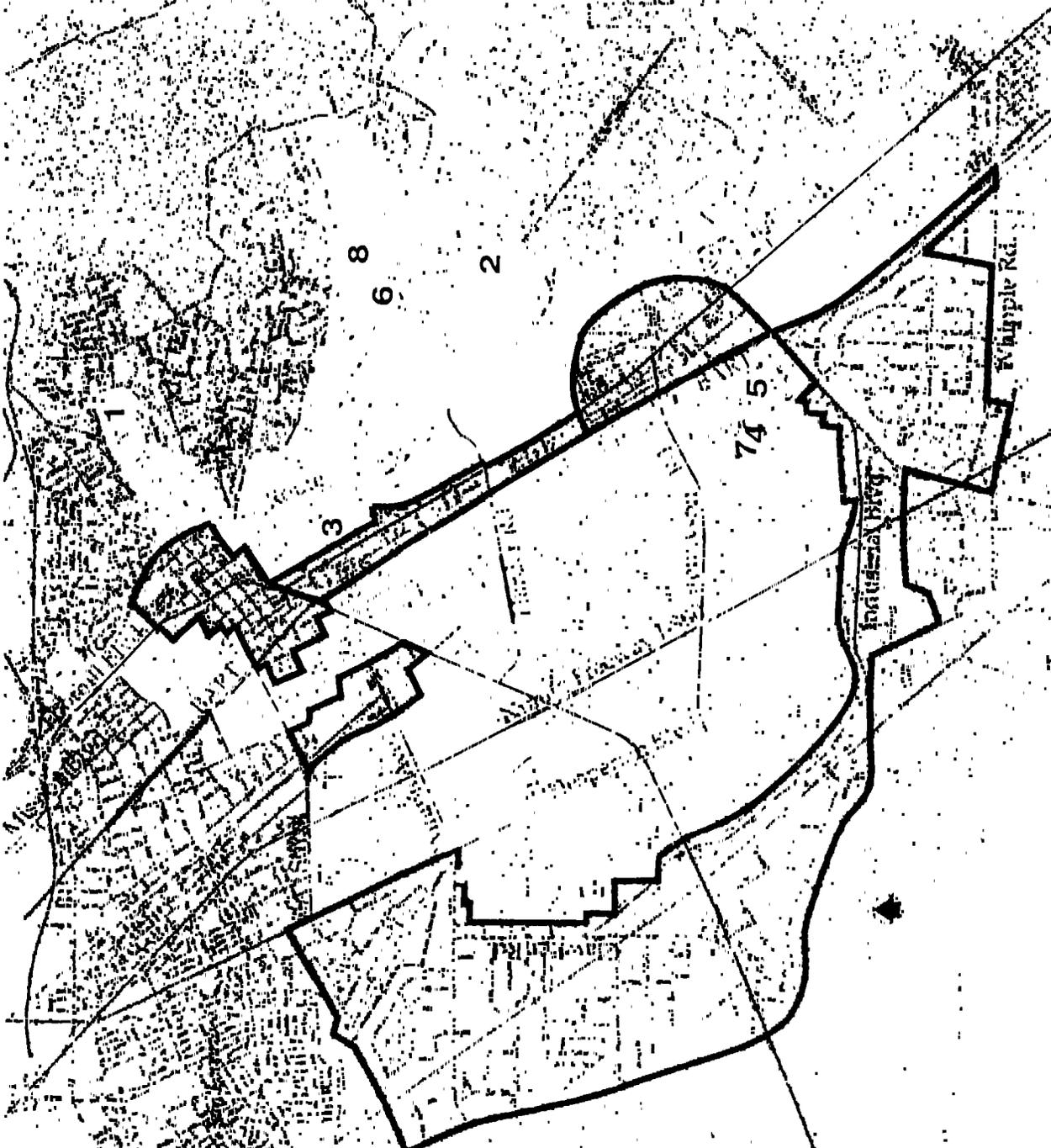


Figure 14

1997 New Residential Development in Neighborhood Conservation Areas

<i>Map</i>	<i>Address/Project</i>	<i>Use</i>	<i>New Units in '97</i>	<i>Daily Auto Trips</i>	<i>Within 1/2 mile walk of Park?</i>	<i>School Site Constraints</i>
<i>Deer Creek:</i>						
1	Olive Pl. Moura Ct.	Single-family	6	60	Yes	*
2	Klaus Ct	Single-family	5	50	Yes	*
3	Leona Dr	Single-family	1	10	Yes	*
4	Vagabond Lane	Single-family	1	10	Yes	*
5	Dhillon Ct	Single-family	1	10	Yes	*
6	Parkside Dr	Single-family	1	10	Yes	*
7	Logan Way	Single-family	1	10	Yes	*
8	Oakes Dr	Single-family	1	10	Yes	*

*HUSD reports that all school sites are currently impacted, with the exception of Tennyson High School.

Annexation Activity

As noted previously, Hayward surrounds several "islands" or pockets of unincorporated areas which contain significant potential for additional housing development. There are also other unincorporated areas on the fringe of Hayward where the City and the County could better coordinate planning efforts. The General Policies Plan calls for more rational boundaries in order to form a more cohesive city, clarify areas of governmental responsibility and provide for more efficient delivery of public services. The strategies specifically state that the City should:

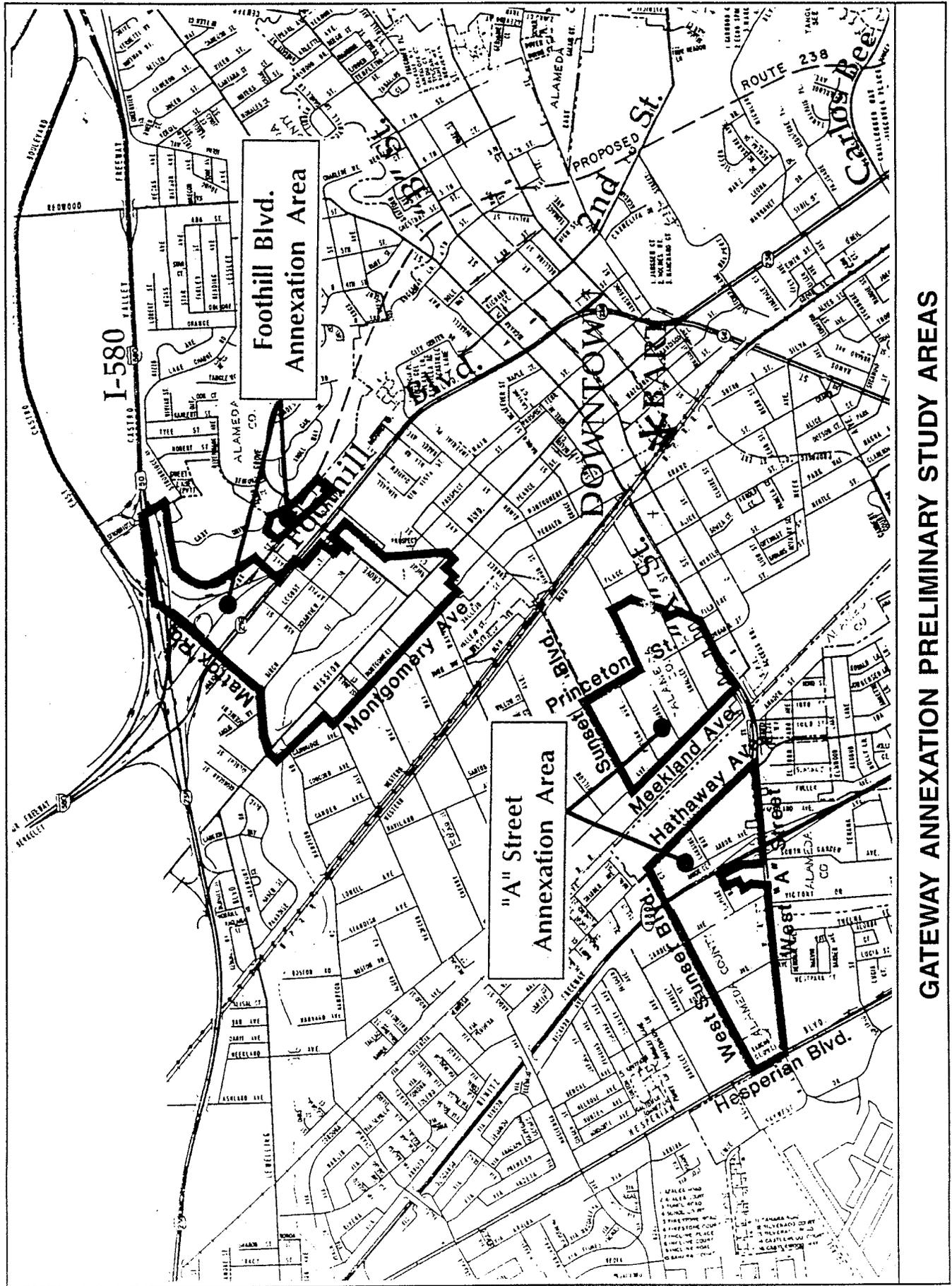
- 1) Consider annexing islands and adjoining areas of urbanized development in the County with consideration given to desires of affected people, costs to the City, and extent to which the area is physically tied to the City;
- 2) Continue to pursue joint planning for any areas which remain unincorporated and continue to consider provision of services to such areas in recognition of their physical relationship to the City;
- 3) Retain the East Hills Annex to facilitate inter-jurisdictional planning for the ridglands and establishment of urban limit lines.

This year, the City Council chose to address certain gateway corridors. Resources were allocated to pursue the feasibility of annexation proposals along Foothill Boulevard and West A Street in cooperation with the County and affected residents and property owners. Study of the Foothill Boulevard area has begun. It is anticipated that study of the West A Street area will follow the completion of the Foothill Boulevard study, currently projected for FY 98-99.

Residential Areas

Significant steps have been taken with regard to unincorporated island areas since 1990. The Happyland area south of West A Street was annexed in 1990 and the Tennyson-Alquire area was annexed in 1991. Annexation of the Garin Avenue area bordering Garin Regional Park was approved by the Alameda County Local Agency Formation Commission in 1995 and by the City Council in 1996.

In the past, Alameda County has pursued the possibility of annexation to the City with affected residents and property owners in unincorporated islands in the Mount Eden area. The City recognizes there may be existing health and safety problems on individual parcels in this area, but would rather not encourage piecemeal annexations. The City Council has adopted a resolution limiting the approval of Utility Service Agreements to those instances where there are documented health and safety problems.



GATEWAY ANNEXATION PRELIMINARY STUDY AREAS

In addition to the above areas, other areas have been proposed for annexation to the City in adopted Neighborhood Plans. Included are areas in Mission-Garin (remaining area between Mission Boulevard and Garin Regional Park) and North Hayward (Vallejo Street, Sunset Boulevard).

Industrial Corridor

An area in the Industrial Corridor which has been recommended for annexation is the 108-acre Oliver property (gladioli fields) south of Industrial Boulevard and west of Hesperian Boulevard. This proposal, which is also desired by the property owners, will be processed following adoption of the South of Route 92 Specific Plan, as called for in the Growth Management Element.

Annexation of another unincorporated area in the Industrial Corridor along Dunn Road has been discussed as part of the Mount Eden proposals. The remaining unincorporated area in the Industrial Corridor includes properties along the south side of Depot Road, including several auto wrecking yards. Interest in annexation of this area has recently been expressed by a number of property owners; a portion of the area was annexed this past year.

East Hills Annex

The East Hills Annex, an area containing approximately 2,600 acres east of Walpert Ridge, has been the subject of considerable attention for a number of years. While current policy is to retain most of this area, Ridgeland Agreement with Pleasanton and Alameda County calls for those properties with frontage along Santos Ranch Road to be detached from the City.

Circulation

Overall goals for transportation in the Growth Management Element are to provide safe and efficient transportation through and within Hayward and to encourage alternative modes of travel. The Element also states that transit-first planning should be considered on a regional basis in order to move people through Hayward from other areas. As the transportation modes must connect and typically use the same public rights-of-way, it is necessary to plan them together.

Transportation Planning Strategies

Transportation planning strategies which affect Hayward emanate from a plethora of governmental agencies, each with its own mandates related to planning both the city's and larger region's circulation system. These agencies include the State Department of Transportation (Caltrans), the regional Metropolitan Transportation Commission (MTC) and, more recently, at the subregional level, the Alameda County Congestion Management Agency (CMA).

During the past year, the City's 17-member Task Force completed a comprehensive update of the Circulation Element of the General Plan. Major issues addressed by the proposed policies and strategies include the following:

- * Dealing with regional traffic on freeways and major arterials;
- * Promoting public transit and alternative modes of transportation;
- * Improving local access and circulation within Hayward; and
- * Funding the proposed transportation improvements.

1997 Activity

- * The Draft Circulation Element Update was completed in October. The Draft Program Environmental Impact Report was completed and circulated for public review during November and December. The Final Program Environmental Impact Report was released in January of 1998. Public hearings on both documents are scheduled in January and February. The proposed transportation network is shown in Figure 17.
- * Congested roadway segments in Hayward as of 1996 are shown in Figure 18. Congested segments include those roadways where the Level of Service (LOS) is "E" or "F".
- * Levels of Service for major intersections in the Hayward area as of 1996 are shown in Figure 19. Also shown are future LOS based on the proposed transportation network. *

Some of the proposed transportation improvement projects have been included in the draft Expenditure Plan which would accompany any reauthorization of the Measure B sales tax (also see discussion under the section on Regional Context).

- * The Alameda/Contra Costa Transit District is nearing completion of its updated Comprehensive Service Plan. Major routes in Hayward are shown in Figure 20.
- * The City has allocated over \$100,000 during this fiscal year for the construction of approximately 90 wheelchair ramps, primarily located in the Southgate and Eden Gardens neighborhoods. (see Figure 21).
- * The Hayward Air Terminal experienced a slight increase in aircraft operations this past year. The Federal Aviation Administration recently reported 181,141 aircraft operations in 1997 as compared to 180,522 operations in 1996. Work has begun on the update of the Master Plan for the Hayward Air Terminal.

Figure 5

**CIRCULATION ELEMENT UPDATE
PROPOSED TRANSPORTATION
IMPROVEMENTS**

TRANSIT IMPROVEMENTS

(See text for detailed description)

- A Intercity Rail Station (completed)
- B Dublin/Pleasanton BART Extension (completed)
- Warm Springs BART Extension (not shown)
- West Dublin BART Station (not shown)
- C Express Bus Service between Castro Valley BART and San Mateo County

ROADWAY IMPROVEMENTS

(See text for detailed description)

- 1 Route 238 Bypass - 6 Lane Freeway
- Phase 1: Construct 4-lane Expressway
- 1a Stage 1 - I-580 to Harder Rd.
- 1b Stage 2 - Harder Rd. to Tennyson Rd.
- 1c Stage 3 - Tennyson Rd. to Industrial Parkway
- Phase 2: Upgrade to 4-lane Freeway
- Phase 3: Upgrade to 6-lane Freeway
- 2 I-580 WB Flyover to SB Route 238
- 3 "D" St. Ramps and Connectors
- 4 "D" St. Extension - Phase III Widening
- 5 Mission Blvd./Industrial Parkway Intersection Spot Widening
- 6 Industrial Pkwy. Widening
- 7 I-880/Industrial Pkwy. Interchange
- 8 I-880 Widening (Phase IV)
- 9 I-880/A* St. and Winton Ave. Interchanges
- 10 I-880/Route 92 Interchange Upgrade (with access to Winton Ave.)
- 11 I-880/Route 92 Reliever Route:
 - a Clawiter/Whitesell/Route 92 Interchange;
 - b Whitesell St. Extension;
 - c West "A" St. Extension;
 - d Arden Rd. Extension
- 12 Route 92 Widening
- 13 I-238 Widening (with added truck lanes)
- 14 I-580 On/Off Ramps
- 15 Five Canyons Parkway (under construction)
- 16 Redwood Rd./A* Street Widening
- 17 "B" St./Center/Kelly Intersection Improvements
- 18 "D" St. Extension (Phase II) (under construction)
- 19 West "A" St. Widening (under construction)
- 20 Harder Rd. Grade Separation
- 21 Mission/Harder Intersection Improvements
- 22 Mission/Carlos Bee Intersection Improvements
- 23 Mission/Foothill/Jackson Grade Separation
- 24 "A" Street/Foothill Intersection Improvements
- 25 West "A" Street/Hesperian Intersection Improvements
- 26 Hesperian Blvd./Route 92 EB Ramp Improvements

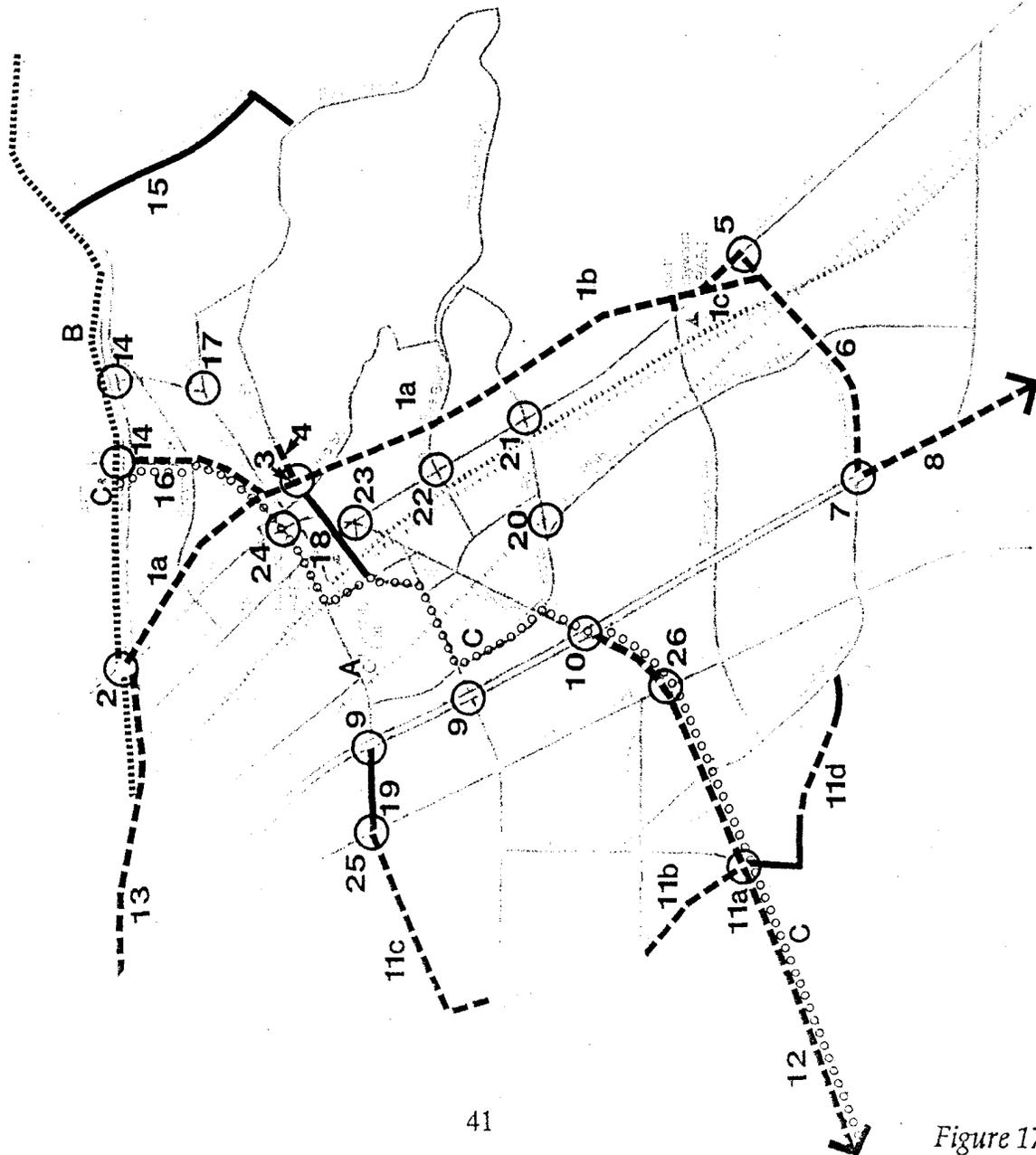


Figure 17

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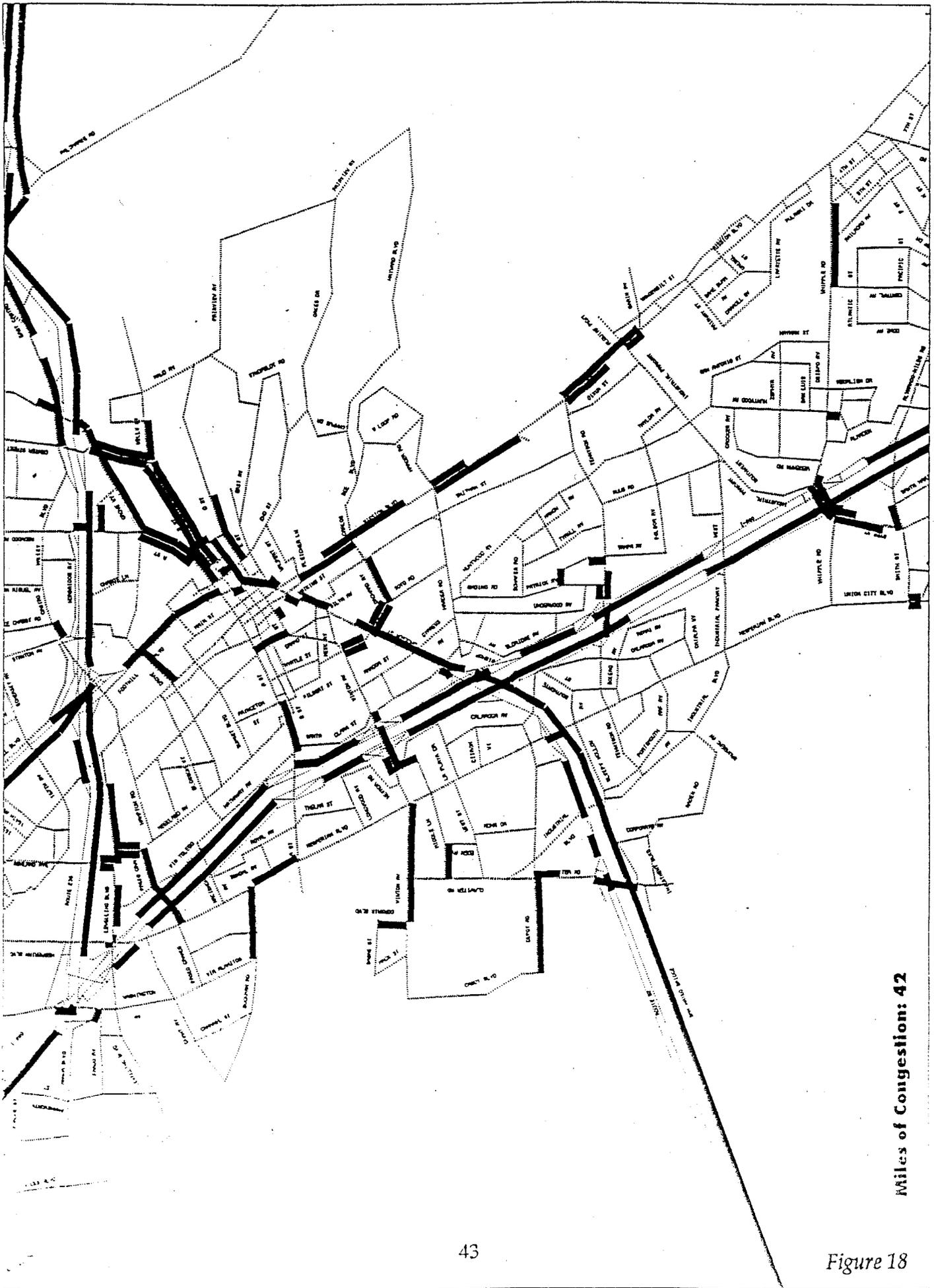


Figure 4
**CONGESTED ROADWAY SEGMENTS (LOS E OR F)
 1996 PM PEAK**

Miles of Congestion: 42

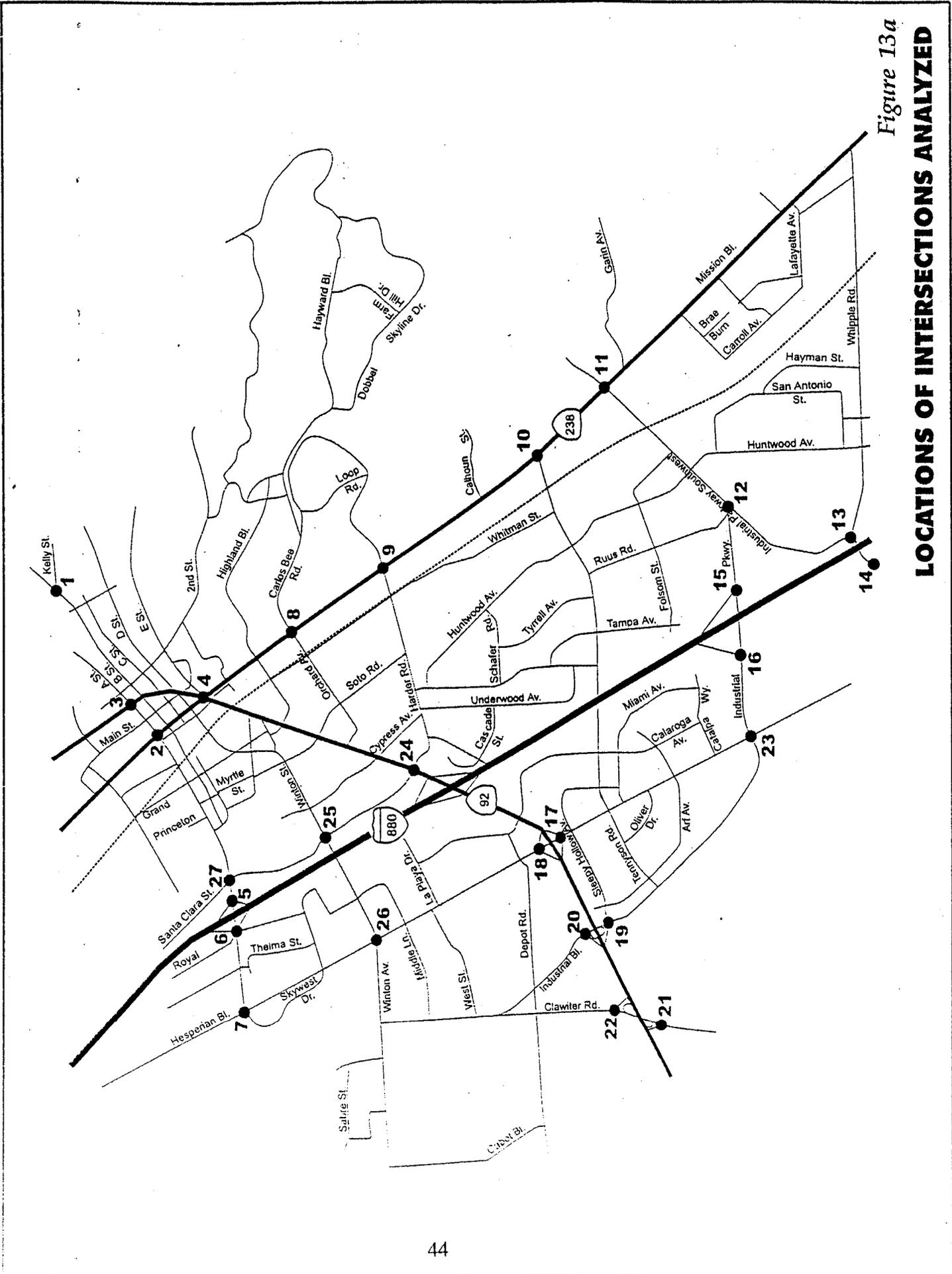


Figure 13a

LOCATIONS OF INTERSECTIONS ANALYZED

Figure 19a

PM Peak Hour Intersection Levels of Service and Average Delay in Seconds

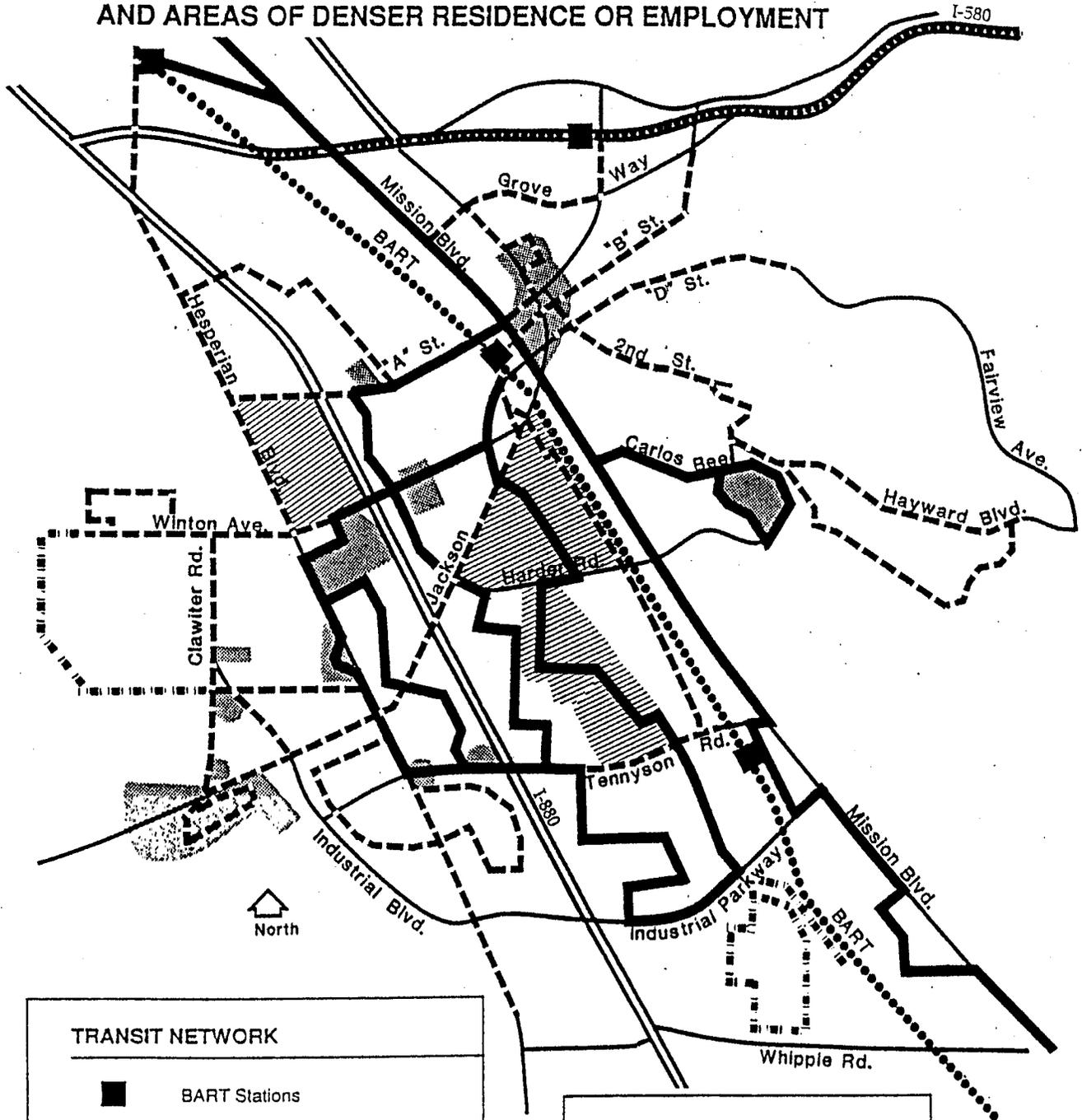
Intersection			Scenario				
			1996		2010		
			Existing Conditions		Proposed Network		
			Delay (secs.)	LOS	Delay (secs.)	LOS	
1	Center St	Kelly St	346	F	135	F	
2	Mission Blvd	A St	32	D	30	D	
3	Foothill Blvd	A St	297	F	132	F	
	<i>(with proposed intersection improvements)</i>		95	F	83	F	
4	Mission/Foothill	Jackson	626	F	94	F	
	<i>(with proposed intersection improvements)</i>		23	C	17	C	
5	NB-880 Ramps	A St	27	D	32	D	
6	SB-880 Ramps	A St	31	D	35	D	
7	Hesperian Blvd	A St	136	F	187	F	
	<i>(with proposed intersection improvements)</i>		39	D	48	E	
8	Mission Blvd	Carlos Bee Blvd	41	E	126	F	
	<i>(with proposed intersection improvements)</i>		21	C	32	D	
9	Mission Blvd	Harder Rd	27	D	71	F	
	<i>(with proposed intersection improvements)</i>		25	C	38	D	
10	Mission Blvd	Tennyson St	12	B	19	C	
11	Mission Blvd	Industrial Pkwy	32	D	51	E	
12	Industrial Pkwy SW	W. Industrial Pkwy	14	B	15	C	
13	Industrial Pkwy SW	Whipple Rd	24	C	63	F	
14	NB-880 Ramps	Whipple Rd	57	E	53	E	
15	SB-880 Ramps	Industrial Pkwy	6	B	25	D	
16	Hesperian Blvd	Industrial Pkwy	14	B	12	B	
17	Hesperian Blvd	EB-SR92 Ramps	15	C	19	C	
	<i>(with proposed intersection improvements)</i>						
18	Hesperian Blvd	WB-SR92 Ramps	5	A	6	B	
19	Industrial Blvd	EB-SR92 Ramps	16	C	15	B	
20	Industrial Blvd	WB-SR92 Ramps	14	B	13	B	
21	Clawiter Rd	EB-SR92 Ramps	(a)	1000	F	n/a	n/a
21A	Whitesell Dr	EB-SR92 Ramps	(b)	n/a	n/a	8	A
22	Clawiter Rd	WB-SR92 Ramps	(a)	321	F	n/a	n/a
22A	Clawiter Rd	WB-SR92 Off-Ramp	(b)	n/a	n/a	6	A
22B	Whitesell Dr	WB-SR92 Off-Ramp	(b)	n/a	n/a	1	A
23	Hesperian Blvd	W. Industrial Pkwy	58	E	37	D	
24	Harder Rd	Santa Clara/Jackson	34	D	32	D	
25	Santa Clara St	Winton Ave	20	C	21	C	
26	Hesperian Blvd	Winton Ave	36	D	39	D	
27	Santa Clara St	A St	12	B	21	C	
Number of Intersections at LOS E or F			9		10		
Number of Intersections at LOS E or F with Proposed Intersection Improvements			6		6		

(a) = Intersection is controlled by Stop Signs under existing conditions. Intersection does not exist in Proposed Transportation Network.

(b) = Intersection does not exist in 1996 Network.

n/a = Not Applicable

EXISTING TRANSIT NETWORK SERVICE FREQUENCIES AND AREAS OF DENSER RESIDENCE OR EMPLOYMENT



TRANSIT NETWORK

- BART Stations
- Bus Route, (Maximum 15 minute headways peak hour)*
- Bus Route, All Day Infrequent Service
- Bus Route, Peak Hours Service Only

* Hesperian Blvd. includes Route 97. with average 20 minute headways throughout the day.

0 1/4 1/2 1 Mile

1/4 mile walking distance (bus)
1/2 mile walking distance (BART)

- Census Tracts with over 10,000 residents per square mile
- Activity and Employment Centers

Figure 20

**Neighborhood Plans/
Year Completed**

- A North Hayward (1994)
- B Upper "B" Street (1992)
- C Burbank (1988)
- D Mission Foothills (1992)
- E Longwood-Winton Grove (1994)
- F Santa Clara (1995)
- G Jackson Triangle (1991)
- H Hayward Highlands (1998)
- I Mt. Eden (1990)
- J Southgate (1996)
- K Harder-Tennyson (1989)
- L Whitman-Mocine (1997)
- M Mission-Garin (1987)
- N Glen Eden (1996)
- O Tennyson-Alquire (1989)
- P Fairway Park (1996)

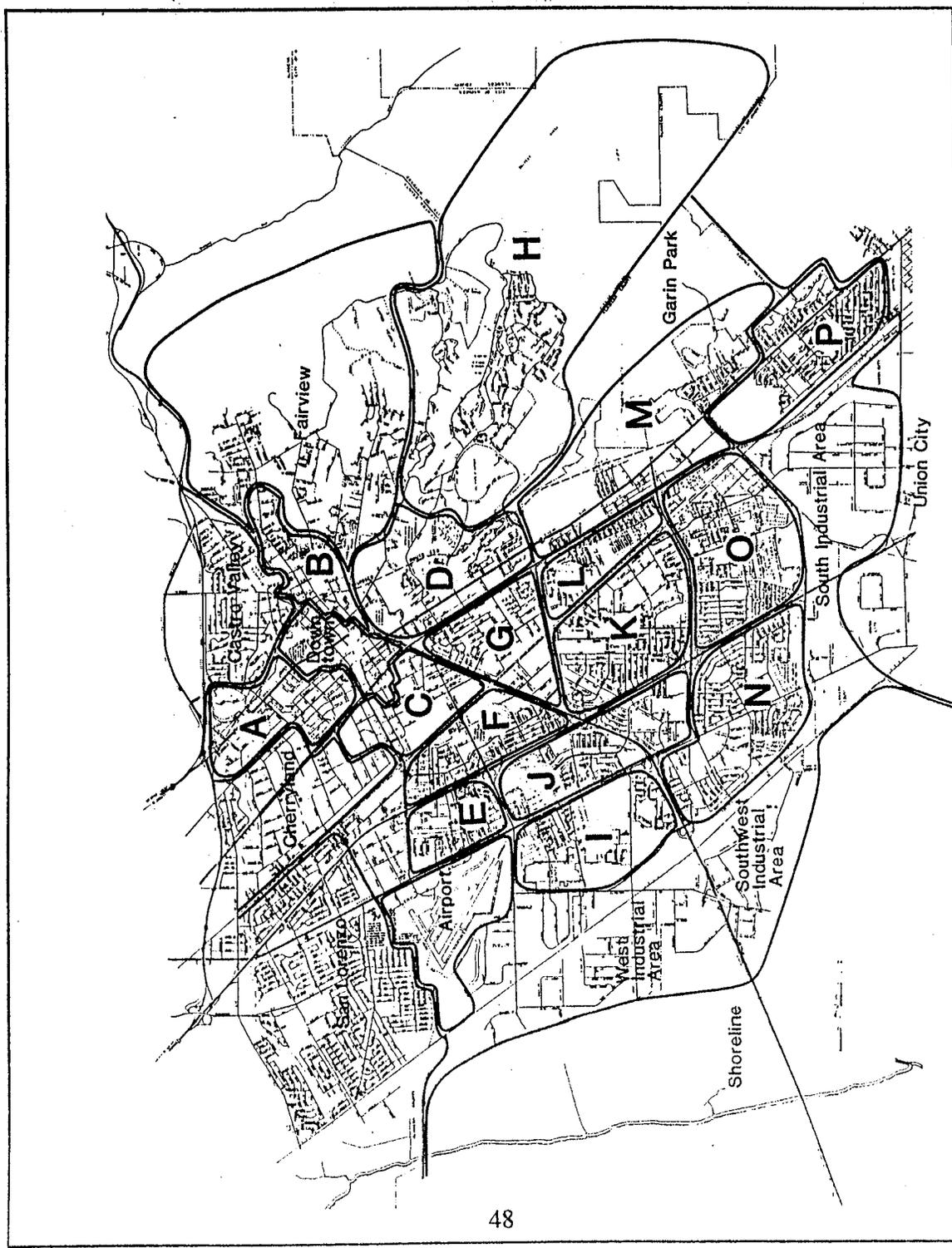


Figure 22

Housing and Neighborhood Preservation

The City has continued its focus on housing and neighborhood preservation issues and programs in tandem with its focus on securing and expanding the city's economic base. The City Council recognizes that existing neighborhoods require a certain level of public resources in order to maintain them as desirable places to live. The relative affordability of Hayward's older neighborhoods require that essential city services which help maintain a neighborhood's image are continued. The City undertook several efforts to ensure that neighborhood revitalization remained a policy and budget priority in 1997. Related efforts are also described in the section on Conservation Areas.

Housing Strategies

Strategies in both the Housing Element and Growth Management Element call for completion of the Neighborhood Planning Program and continued emphasis on increasing home ownership opportunities. Other adopted strategies address the following concerns:

- Develop housing programs to maintain and improve the existing housing stock in order to enhance and stabilize older neighborhoods while also increasing home ownership rates.
- Encourage infill development which is compatible with and enhances existing neighborhood areas.
- Support higher residential densities in appropriate locations such as designated activity centers and along major transit routes.
- Continue to protect neighborhoods by implementing existing city ordinances such as the Community Preservation Ordinance.

1997 Activity

- *Neighborhood Planning Program* - The Neighborhood Planning Program was concluded this year with completion of the last two neighborhood plans for the Whitman-Mocine and Hayward Highlands areas. Public hearings on the draft Hayward Highlands Neighborhood Plan will be held during February and March. (See Figure 22)
- *70% Home Ownership Goal* - The City continued to take a proactive approach to increase its homeownership rate (see Figure 23 for current estimated occupancy rates). Activities to implement this goal included the following:

The third annual Homebuyer's Faire was held at Southland Mall in March and was highly successful;

The City continued its programs designed to promote home buying in Hayward. From the beginning of FY 1996-1997 through the end of 1997 (July 1, 1996 through December 1997), approximately 2,963 people obtained information and assistance about the home buying process as well as the City's first-time homebuyer programs. This level of outreach was attained through a variety of means: attendance at open houses, homebuyer fairs and various realtor association meetings, coordination of homebuyer workshops and the Hayward Housing Working Group, answering general inquiries to the City, etc;

City continued operation of its First-Time Homebuyer Program serving households of up to moderate incomes with downpayment and closing costs loan assistance. Revisions to the Program in 1997 made the Program more marketable to the general public. These revisions included: increasing the loan amount available to each homebuyer to \$7,800 and increasing the eligible purchase price to \$200,000, as well as extending the term of the loan from five to 30 years;

During 1997, the City also developed another program designed to assist low income home buyers, the Homebuyer Assistance Program (HAP) with funding from the CDBG Program. The HAP provides deferred-payment, shared-appreciation second mortgages to eligible low income first-time home buyers to bridge the gap between their maximum mortgage and the sales price.

- *Affordable Housing* - The City continues to provide assistance to low-income renters and below market housing units. Figure 24 summarizes the maximum income allowed to qualify for affordable housing assistance in Hayward and the rent those incomes can afford.
- *Annual Housing Progress Report* - Under existing state law, local jurisdictions must submit annual reports to the State on progress in meeting their "fair share" of the region's housing needs for lower income households. The City's progress during the 1988-1997 reporting period is summarized in Figure 25. In addition to new housing construction, it should be noted that approximately 1,700 housing units and/or households in the city are involved in the Section 8 Program.
- *Housing Element Update* - The City's current Housing Element was adopted in 1991 and has been certified by the state Department of Housing and Community Development. Under recently-passed legislation, all Bay Area jurisdictions must update their housing elements by July 1, 2000. This update effort will ensure full compliance with state housing laws and will allow Hayward to continue in its overall goals related to neighborhood preservation and revitalization through the creation of more home ownership opportunities.

City of Hayward

Owner Occupancy Rates: 1990-1997

Year	Total Housing Units	Ownership Housing Units			Total Households	Owner Occupied Units			Change 1990 - 1997
		SF	MF	Total %		SF	MF	Total %	
Total 1990	42,216	21,227	5,794	27,021	40,117	15,969	4,698	20,667	51.52%
1990-1997	1,784	1,163	571	1,734	1,784	934	286	1,220	68.39%
1997 Total	44,000	22,390	6,365	28,755	41,901	16,903	4,984	21,887	52.24%

Single-family = detached housing; Multi-family = attached housing (condos, townhomes)

Note: Estimates for 1997 are based on building permits issued and assume continuation of 1990 owner-occupancy rates of 80% for single-family detached housing and 50% for condominiums.

**City of Hayward
Maximum Income and Gross Rent Levels
Fiscal Year 1997**

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% of median income)	\$ 12,600	\$ 14,400	\$ 16,250	\$ 18,050	\$ 19,500	\$ 20,900	\$ 22,350	\$ 23,800
HUD Very Low Income (50% of median income)	\$ 21,050	\$ 24,050	\$ 27,050	\$ 30,030	\$ 32,450	\$ 34,850	\$ 37,250	\$ 39,650
Monthly Rent Range for 50-70% of median income	\$526-\$736	\$601-\$841	\$676-\$946	\$751-\$1051	\$811-\$1136	\$871-\$1220	Not available	Not available
HUD Low Income (80% of median income)	\$ 30,450	\$ 34,800	\$ 39,150	\$ 43,500	\$ 47,000	\$ 50,450	\$ 53,950	\$ 57,400
Monthly Rent for 80% of median income	\$ 841	\$ 961	\$ 1,081	\$ 1,203	\$ 1,299	\$ 1,394	Not available	Not available

Based on HUD Median Income for the Oakland Primary Metropolitan Statistical Area of \$60,100

*Income limits rounded to the nearest \$50
Gross rents calculated at 30% of household income*

Revised 8/8/97

**City of Hayward
ABAG Adjusted Housing Need
and Housing Production 1988-1997**

Income Level	Housing Need ¹	1988-89	1990	1991	1992	1993	1994	1995	1996	1997	Total
Very Low	1,677	16	-	-	21	16	22	-	-	-	75
Low	1,188	81	-	18	33	26	28	-	4	-	190
Moderate	1,537	188	16	21	85	186	44	34	45	-	619
Above Moderate	2,586	207	93	102	470	24	57	76	68	16	1,113
Total	6,988	492	109	141	609	252	151	110	117	16	1,997

1 - As determined by the Association of Bay Area Governments in the Regional Housing Needs Determinations for 1988-1995.

Economic Development

In 1997, the City's economic development program made new inroads based on the work accomplished during the previous year. City staff completed several major projects and also initiated new ones. This past year saw, in addition to a Bay Area economic recovery, significant regional economic growth.

Economic Development Strategies

- ✓ Developing a business attraction and retention program which: 1) is aimed at creating employment opportunities for Hayward residents; 2) attracts both "high performance" firms/growth sectors and neighborhood-serving merchants; and 3) supports businesses which will expand the city's tax base.
- ✓ Improving Hayward's physical image and making the city more "business-friendly."
- ✓ Continuing to develop comprehensive plans that provide essential transportation improvements critical for a healthy Hayward economy.

1997 Activity

The strong regional economy provided "spill over" effects here in Hayward which resulted in the influx of startup companies and smaller firms from the Silicon Valley, Santa Clara County, and southern Alameda County areas due to higher rents being charged for building spaces in these locations. Locally, this renewed economic vitality fueled significant building construction activity, especially in the Industrial Corridor. Not only did new development and expansion of existing businesses occur, but the manufacturing, speculative research and development, and speculative warehousing markets featured significant declines in vacancy rates.

The City's economic development program focused on: 1) the commencement of the Downtown Facade Improvement Program and the Retail Technical Assistance Program; 2) attraction of desired tenants to high profile sites; and 3) continuation of the business retention and attraction program.

- ✓ *Downtown Facade Improvement Program and Retail Technical Assistance Program* - The Facade Improvement Program is generally intended to fund physical improvements of building facades in the Downtown through city loans, while the Retail Technical Assistance Program provides shop owners technical expertise in the more efficient merchandising of goods.

- ✓ *Marketing High Profile Sites* - City staff pursued recruitment of appropriate tenants for future development anticipated at several high-profile sites in Hayward, including the former Mt. Eden Nursery (mixed use), and the PG&E/Opus site (300,000 sq.ft speculative warehousing) near Arden Road.
- ✓ *Results of Major Business Attraction Efforts* - This past year brought significant activity to the Industrial Corridor, helping to maintain Hayward's primary employment base. Berkeley Farms is completing construction on a state-of-the-art headquarters and processing plant that is expected to exceed more than \$60 million dollars of new capital investment and more than 400 new jobs.

City staff was also instrumental in assisting several firms which either moved to Hayward or expanded operations. Some highlights of this year's efforts include: Metric Equipment (design and manufacturing of computer testing equipment); Lynx Therapeutics (60,000 sq. ft. expansion of a pharmaceutical R&D firm and desire to construct campus-like facility of up to 700,000 sq. ft.); Spectrum Label Corp. (new construction of a 60,000 sq. ft. office for this printing company); Hampton Hotels (pending proposal for a 62-room hotel near Downtown); Data Broadcasting (relocation of a communications firm from Foster City into a new 60,000 sq. ft. office facility); and Costco (reopening of its existing facility for business-oriented sales open to the general membership). Other attraction efforts of note include the arrival of a Starbuck's coffee house and continued effort in the high tech, bio-tech and retail markets.

Work is nearing completion on the South of 92 Specific Plan which envisions a mix of urban development on the Oliver Trust and Weber properties (about 330 total acres) located south of Route 92 and west of Hesperian Boulevard. If approved, residential, industrial and office uses could be developed on these properties.

Schools

The fundamental need for good schools made them a central Growth Management concern. It is evident that the City of Hayward and the Hayward Unified School District (HUSD) need to work together to improve the coordination of planning development decisions. Coordination is essential in the following three areas: long-range land use and facilities planning; review of individual residential development projects; and review of any proposed reconfiguration of the schools.

The City is committed through its home ownership goals and neighborhood conservation policies to stabilizing school populations so that each school can provide a nurturing educational setting. It is anticipated that future reports will show transiency rates, as shown in Figure 26, continuing to decline and student achievement results rising.

Schools Strategies

The *Growth Management Element* contains the following strategies to strengthen education in the City:

- Do not designate more land for residential development unless the school district determines adequate capacity is available or will be made available through full developer mitigation.
- Do not subject students to burdensome scheduling or transportation needs or overcrowded facilities; aggressively pursue adequate school funding to bring all facilities to an acceptable standard before considering new facilities.
- Provide the range of programs necessary to meet the essential needs of all students.
- Involve the community in the schools, resolving problems which inhibit after-school activities. Fund services that can help stabilize communities to reduce transiency in the schools.
- Coordinate educational resources including the City, school district, Chabot College and California State University.

1997 Activity

- ✓ School district staff continue to work with City officials, planners, and representatives of proposed property developments that could impact the schools.

Hayward Unified School District Transiency Rates

School	Percent transiency during school year				
	1992-93	1993-94	1994-95	1995-96	1996-97
<i>Elementary Schools</i>					
Bowman	36	36	41	51	46
Burbank	25	31	45	28	25
Cherryland	43	41	49	41	42
East Avenue	12	16	12	16	13
Eden Gardens	23	21	20	20	23
Eldridge	28	23	45	45	17
Fairview	30	25	33	32	36
Glassbrook	41	52	60	62	54
Harder	30	33	36	29	25
Highland	15	20	19	22	18
Longwood	33	38	41	44	27
Lorin Eden	26	22	24	19	25
Markham	41	43	47	33	39
Muir	42	39	45	39	34
Palma Ceia	18	23	23	23	17
Park	29	33	48	39	34
Ruus	26	28	32	25	24
Schafer Park	16	19	25	33	25
Shepherd	51	56	65	52	53
Southgate	16	17	21	19	14
Strobridge	29	29	35	35	30
Treeview	39	47	48	45	26
Tyrrell	35	37	40	40	41
<i>Intermediate Schools</i>					
Bret Harte	27	23	23	33	27
Martin Luther King, Jr.	29	30	25	38	27
Cesar Chavez	31	39	42	28	27
Ochoa	22	18	18	23	25
Winton	36	38	32	28	34
<i>High Schools</i>					
Hayward	23	31	30	30	29
Mt. Eden	21	25	32	30	30
Tennyson	32	35	41	39	33
TOTALS	29%	31%	35%	34%	30%

Note: Transiency rates reflect the number of students entering and leaving the classroom/schools

Source: Hayward Unified School District

Figure 26

- ✓ In an election mandated by the passage of Proposition 218 in November 1996, Hayward property owners voted last summer to continue the Maintenance Assessment District (MAD) that has generated approximately \$1 million a year for the school district since 1994. Revenue from the assessment, which is \$28 per single family unit, is used to add or expand landscaping, irrigation, and other improvement projects at several school sites each year. It also offsets costs of school grounds keeper salaries, freeing up \$500,000 a year for instructional programs. The vote allows the school district to continue the MAD indefinitely as long as the assessment remains at \$28/parcel or less. The revenue will be used to improve fields and facilities at every school site in the district over the next several years
- ✓ During the summer and fall of 1997, 23 of the district's 35 schools were renovated and upgraded to improve safety, technological capabilities, and disabled access. The ambitious schedule was undertaken so the district could receive 100 percent of the approximately \$44 million cost of the projects, which were funded through the state's Leroy Greene Modernization Program. Projects at many sites, except Tennyson High School, were nearing completion by the end of the year. Work at Tennyson will continue until September 1998.
- ✓ Shepherd Elementary was recognized as a "Distinguished School" for 1997 by the California Department of Education and as a "Leadership School" by the Bay Area School Reform Collaborative (BASRC).
- ✓ The educational focus for all HUSD schools is on literacy. Glassbrook Elementary is receiving high-level support for teacher training in literacy development through the School-University Partnership program at California State University, Hayward (CSUH). Glassbrook is one of only three Bay Area Schools selected for the partnership program, which began in 1994.
- ✓ High school students in the district have opportunities to take a math class from CSUH via closed circuit television and a psychology class offered at their sites by Chabot College.
- ✓ As a result of the Class Size Reduction program created by State legislation in 1996, the district added 80 classes in grades K-3 during 1996-1997, enabling almost all first and second graders and some third graders and kindergartners to be in classes with no more than 20 students per teacher. With the start of the 1997-1998 school year, the district added another 38 classes, resulting in 5,189 primary grade students being served in 20:1 classes. Lack of space is the main reason more students are not in 20:1 classes. The district acquired 34 portable classrooms in 1996-1997 not only to achieve lower class sizes but also to accommodate a grade K-12 enrollment that has been increasing by about 500 students a year since 1994.

- ✓ In spring 1997 the Board of Education hired an architectural firm, Concordia, to lead a year-long project called "Community Building" that will result in a master plan for the district's future. Believing that the community should be involved in planning school facilities, HUSD and Concordia staff invited businesspeople, community members, parents, students, and district employees to serve on a 100-member committee that is conducting research, examining revenue sources, and identifying local resources that may be suitable for housing educational programs, lessening the need for large and costly new school buildings.

- ✓ Through a successful partnership of HUSD, the City of Hayward, and the Hayward Area Recreation and Park District (HARD), a Youth Enrichment Program (YEP) established as a summer program at two school sites in 1996 continued as an after-school activity throughout the 1996-1997 school year. Organized by a Volunteer Coordinator who is supported by and serves all three agencies, YEP expanded to a third site beginning in summer 1997.

- ✓ The District's strategic plan, "Blueprint for the Future," continues to provide the framework for school staffs to set and achieve annual goals to improve their students' learning. Teams of administrators and employee association representatives visit each school to meet with the staff, review the annual plans, discuss ways to achieve goals, and assess progress. As it did the previous year, in 1997-1998 the HUSD Board allocated about \$1 million directly to schools and school programs for carrying out site-specific annual goals.

- ✓ Chabot College currently enrolls 13,222 students. Approximately 71 percent are part-time students and 29 percent are full-time. Nearly 70 percent of Chabot College students live within the Chabot-Las Positas Community College District: 31 percent live in Hayward, 8 percent live in Castro Valley, 5 percent live in San Lorenzo, 14 percent live in San Leandro, and 10 percent live in Union City. The remainder live in other Bay Area cities.

- ✓ Cal State Hayward currently enrolls about 13,000 students, of which 66 percent are full-time, and 34 percent are part-time. About 17 percent of the students live in the Hayward/Castro Valley area, 7 percent live in Oakland, 5 percent live in Fremont, 45 percent live in other Alameda County cities, 19 percent live in Contra Costa County, and the remainder live elsewhere in the Bay Area.

Library

The Library is the major cultural facility provided by the City. The *Growth Management Element* goals for the Library are to improve the current level of service in hours of operation and size of collection as well as to expand the role of the Library as a source of enrichment of Hayward's multicultural heritage. The *Growth Management Element* embraces the Library planning document, **Entering the 21st Century: the Hayward Public Library Plans for the Future**, as a basis for assessing service needs. In addition, Growth Management strategies call for keeping the Main Library downtown, addressing seismic and other safety concerns in the construction of any new facilities. Incorporation of new information technology is also seen as a vital part of maintaining the Library's central information role.

Library Challenges

The Hayward Public Library faces an era of numerous challenges as it prepares to enter the 21st century. An era in which

- ✓ many residents of the Hayward community, including regular library users, will gain computer skills and turn to electronic information resources
- ✓ the majority of the community will reflect a variety of ethnic backgrounds
- ✓ a growing percentage of the youth of the community will live in homes where English is not the primary language
- ✓ the Hayward Public Library, with constricted capacity in most service areas, will be forced to continue to compete for public funding.

The Library faces four major obstacles in its efforts to adequately meet the information needs of Hayward's immensely diverse community.

- ✓ **Inadequate physical size** - the overriding fact of the Hayward Library system is that it is undersized. The goal is to provide a minimum of 75,000 square feet; it currently has 29,500 square feet.
- ✓ **Too few hours open** - the Hayward Library system has one of the most restricted hours of any city library in the Bay Area.
- ✓ **Inadequate collection size** - the Hayward Library has one of the smallest collections per capita and expends the smallest amount for materials per capita of any comparison library.
- ✓ **Lack of staff** - the staff of the Hayward Library has 1 staff per 3608 population and serves

80% more than the standard of 1 staff per 2004 population.

Although the Hayward Public Library faces many hurdles, the outlook for the Library is optimistic. Community support for the Library is strong. Customers of the Library represent all socioeconomic groups - - the rich and poor; senior, adults and youth; English and non-English speakers; and those who embrace technology as regular and skillful users and those who are reluctant to use technology altogether. The Hayward Public Library, as an established center of much of the intellectual and cultural life of the community, is ideally positioned to assist *everyone* in the community move into the information age, especially those who may not have the resources to do so on their own.

Library Vision

Responding to these challenges, the Library Commission and staff, the Mayor's Blue Ribbon Task Force on Library Services and key stakeholders have developed a unique community vision of the future of the Hayward Public Library. This vision is based on the present status of the system and the achievements of comparable library systems. Thinking beyond the challenges faced by the Library today, and working with interested members of the community, these groups have developed both short and long term goals that will structure successful progress towards the vision. (refer to Figure 27) The short term goals focus on utilizing facilities to fuller potential and striving to reach regional standards in staff, materials and technology levels. Working towards these goals will position the Library to achieve the longer term goals in expanded and newly constructed facilities.

1997 Activity

The Hayward Library system, even in its current environment, continues to be a lively and vital public library system.

- ✓ The Library commemorated its one-hundredth anniversary with a Centennial Celebration in the Fall of 1997 that included a hometown parade and a day of games, entertainment and festivities in the Library Park which culminated with a dance at twilight on the Library Plaza.
- ✓ The Library began enhancing its service through an upgrade to the automated system in 1997, in order to provide more complete electronic library service to its customers. The Library has always served to connect people of all ages and background with the books and other resources they need. In 1997, the Library made preparations to become the Hayward community's on-ramp to the information superhighway.
- ✓ The Library is a California InFoPeople (Internet for People: Connecting People through California's Libraries) site providing a point of direct public access to the Internet with other participating public libraries throughout the state. Access to the

Internet at the Library provides our community the ability to reach global information resources such as governmental, academic, scientific, educational, business and recreational databases.

- ✓ The Library continued Celebrating Cultures in Harmony in 1997 by hosting programs focused on African-American, Chinese, Japanese, and Latino heritage.
- ✓ The Library develops its collection in ten languages including English. The International area established in the Library for this collection in 1992 was expanded during 1997 with a collection development grant from the Federal government that added materials in Chinese, Vietnamese, Spanish, Farsi and Tagalog. In addition, a grant from the California State Library provided Vietnamese language materials to the very small, existing collection at the Weekes Branch Library.
- ✓ The Library continued the development of a collection of materials about the African American culture and materials that helped promote a better understanding of the culture.
- ✓ Outreach to Young Adults in the community continued to be a focus of the Library during 1997. A variety of programs brought a larger number of teens into the Library for presentations on topics such as college financial aid, and finding and holding a job. An essay contest sponsored by a nationally popular teen recording group, Dru Hill, was the highlight of the year.
- ✓ Literacy services for adults were offered through the Library's Literacy Plus Program which celebrated its 12th anniversary and service to over 15,000 adult learners. In addition, a Families for Literacy component serving children of adult learners added to the Literacy Program in 1996 with a grant from the California State Library was continued in 1997 with another year of grant funding. Literacy program quality was also enhanced with the addition of a Mini-Learning center for first to fifth graders, staffed by tutors and teenage helpers. A summer tutoring program was also provided for the children of adult learners in cooperation with California State University/Hayward.
- ✓ The Library is to its core an agency promoting equity of service and equal opportunity for the entire community. During 1997 approximately 500,000 visits were recorded at the library. Users received careful attention from Library staff, had access to an enhanced automation system, and borrowed over 500,000 materials in many languages and formats.

**Table of Hayward Public Library Goals
Recommended by the Mayor's Blue Ribbon Task Force on Library Services**

Library Aspects	Short-Term Goal	Long-Term Goal
Hours	◇ start a phased program to reach the long-term goal in five years	◇ 70 hours a week [Main and Weekes]
Materials	<ul style="list-style-type: none"> ◇ bring present collection up to date ◇ promote endowments to increase the collection ◇ pursue overdues 	<ul style="list-style-type: none"> ◇ increase collection to 350,000 items ◇ explore serving K-12 better
Staff	<ul style="list-style-type: none"> ◇ increase staff proportionately to staff restored hours ◇ increase staff to reach a more professional staffing level 	<ul style="list-style-type: none"> ◇ increase staff to full staffing for fully restored hours ◇ increase staff to average FTE per thousand [Bay Area comparison libraries] ◇ explore new ways to involve volunteers
Facilities	<ul style="list-style-type: none"> ◇ use present facilities more fully by expanding hours ◇ evaluate current use of facility space <ul style="list-style-type: none"> ◆ reorganize basement to improve efficiency ◆ investigate adding another story of bookstacks in the non-fiction area ◇ begin study of expanded facilities 	◇ achieve expanded facilities
Technology	◇ begin recently approved technology upgrade [Z39.50, Internet, and computer expansion]	◇ provide a state-of-the-art system for patrons and staff
Cooperation/ Collaboration	<ul style="list-style-type: none"> ◇ identify and contact community partners with information technology: educational, private, public, corporate, etc. ◇ begin meeting together and discussing joint projects 	◇ develop and implement partnerships
Public Programming	◇ continue current public programming	◇ expand public programming as hours and facilities increase

Parks and Recreation

The Hayward Area Recreation and Park District (HARD) is a special district independent from the City of Hayward. The District encompasses the communities of Hayward, San Lorenzo, Castro Valley and unincorporated Hayward. Though HARD is a separate agency, it works closely with the City to establish park facilities commensurate with population increases and changing needs. The City requires dedication of park land or an in-lieu fee for each new housing unit it approves and has sought, in recent years, to bring fees closer to the cost of maintaining a standard of 5 acres per 1,000 people, the maximum set by State law for park fees (see Figure 28). The Hayward Area Recreation and Park District has commenced an aggressive renovation program following the passage of Measure Q by the voters within the District.

Parks and Recreation Strategies

Growth Management strategies seek to increase the range of park facilities to meet the needs of a maturing city:

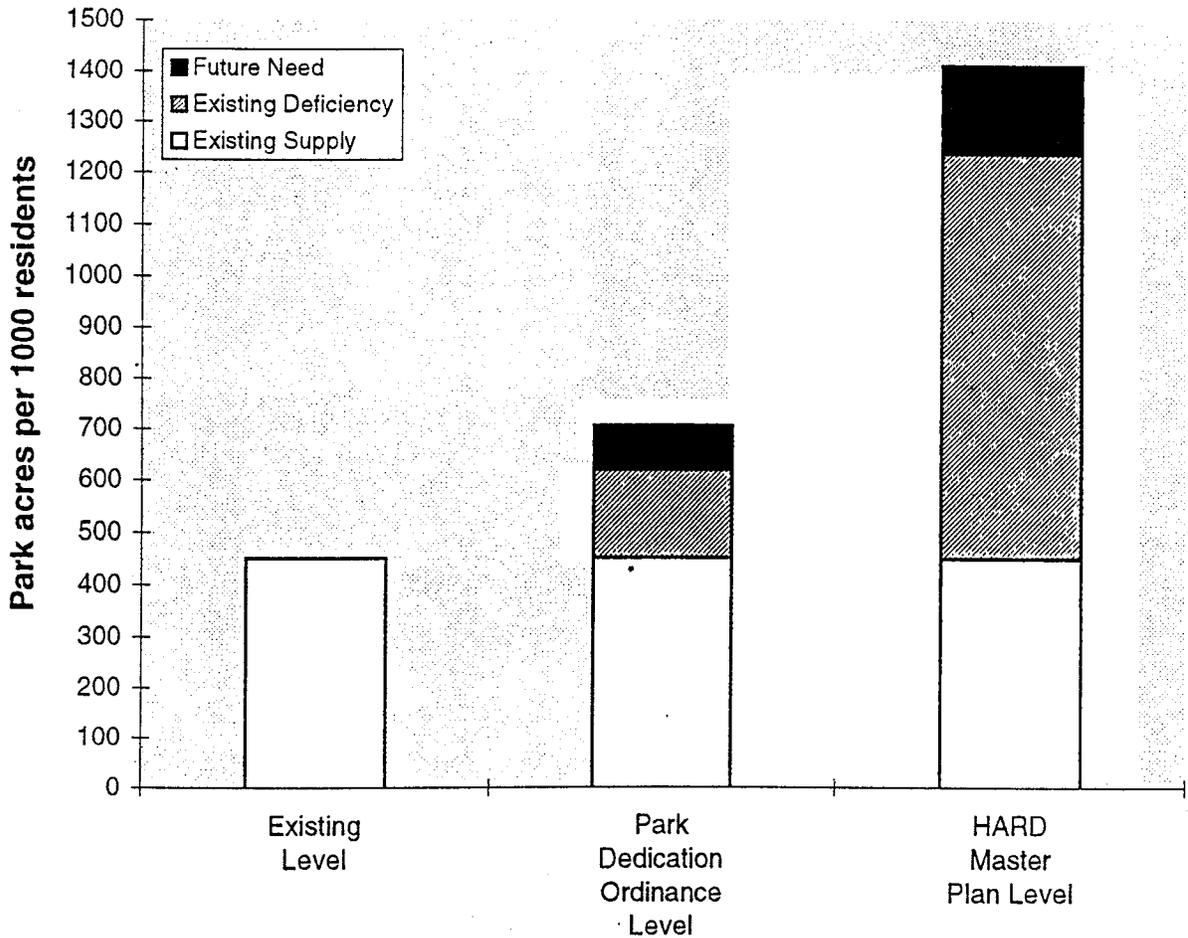
- Establish two new district-sized parks that provide a second golf course and park large enough to host amateur sports tournaments.
- Develop creeks, channels and greenway linkages as well as streets landscaped for walking and biking.
- Develop mini-parks, pocket parks and squares to provide pedestrian-accessible open space in under-served areas with participation of businesses, non-profits and neighborhoods.
- Improve school facilities as parks and recreation environments; add more activities in areas with a high concentration of young people.

1997 Activity

- The 1997-1998 budget for the Hayward Area Recreation and Park District includes funding from new District Capital Outlay Funds created by the passage of Measure Q, City of Hayward In-Lieu Fees, and the expenditure of 1989 Measure AA Bond Act funding. Hayward area projects include the following (*Note: All play area renovations include new safety surfacing that meets the Americans with Disabilities and the U.S. Consumer Safety Guideline Standards.*):

Haymont Park - redevelopment with new concrete entry way, horseshoe courts, new play area, turf area, irrigation system, and a 10-foot wall on the back along the Flood Control Channel

Parkland Need at Alternative Acreage Standards

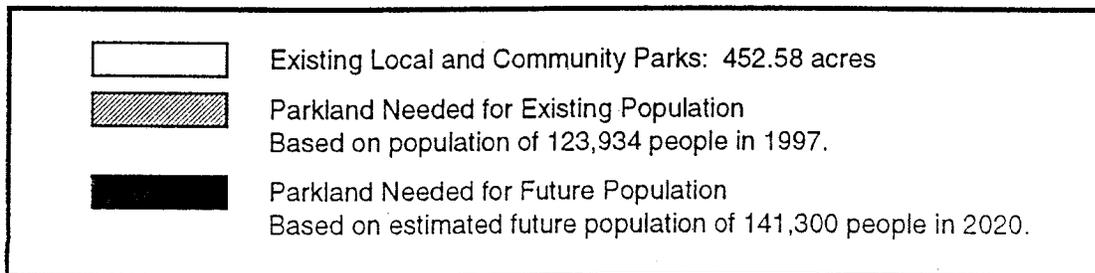


Park Service Level

Existing Service Level = 3.70 acres/thousand residents

Park Dedication Ordinance Level = 5.00 acres/thousand residents

HARD Master Plan Level = 10.00 acres/thousand residents



Park acreage includes all parks operated by HARD or the City except open space sites consisting of the Shoreline Regional Park, the Greenbelt Trail, and the undeveloped Taper property.

Acreage of undeveloped parkland is included, such as the Tennyson/Alquire park site and the Lewis property.

Sorensdale Park - partial renovation with new entry from Jane Avenue, improved picnicking facilities, new play area, new concrete pathways, and a new irrigation system

College Heights Park - slope replanting and plant rejuvenation

Bidwell School Site - new play area and turf renovation on the athletic fields

Fairway Greens Park - new play area and renovation of picnic area

Carlos Bee Park - new play area

Eden Greenway Phase 2 and 5 - new play areas

Bechtel Tot Lot - new play area

Schafer Park - new play area

Eldridge Park - new play area and picnic area

Southgate Park - new play area

Memorial Park - new play area and asphalt surfacing

Mt. Eden Park - new rose garden

Longwood Park - expanded play area

Kennedy Park - expanded play area and new play equipment

Stonybrook Park - new play area

East Avenue Park - new playground surfacing

Fairview Park - new play area

- The Recreation and Park District renovation plans will continue throughout the District in 1998 as follows:

Rancho Arroyo - renovation of play area, picnic area and landscape improvement

Old Highlands Park - renovation of the park and play area

Birchfield Park - renovation of play area

Valle Vista Park - renovation of park

Laurel Mini Park - renovation of play area

Fairview Area Park Site - development

McConaghy Mansion - repairs

- Other projects that are more District-wide in scope include the following:

Meek Estate Park and mansion - renovation

Various District parks - the consideration of dog off leash areas

Various District parks - development of skateboarding facilities in select sites

Hayward Shoreline - erosion repair

Former Oliver Property - enhancement study and continued study on the salt crystallizer ponds

Tennyson Park - new Master Plan for expansion

- The District is proceeding with plans to develop a nine-hole golf course on the former Fry property. This site was expanded from the original 25 acres to 36 acres.

- A 2-acre neighborhood site in the Twin Bridges Development on the former Fry property was expanded to 3 acres by the City of Hayward which will be constructed by the developer and maintained by the Hayward Recreation and Park District.
- The recently approved Blue Rock Country Club residential development on Walpert Ridge includes a neighborhood park and an 18-hole golf course integrated with clusters of housing.
- The status of the Park Dedication In-Lieu Fees Trust Fund is updated every 6 months. The status of the trust and the map as of June 30, 1997 is shown in Figure 29. As of July 1, 1997, \$655,497 was available for park projects.

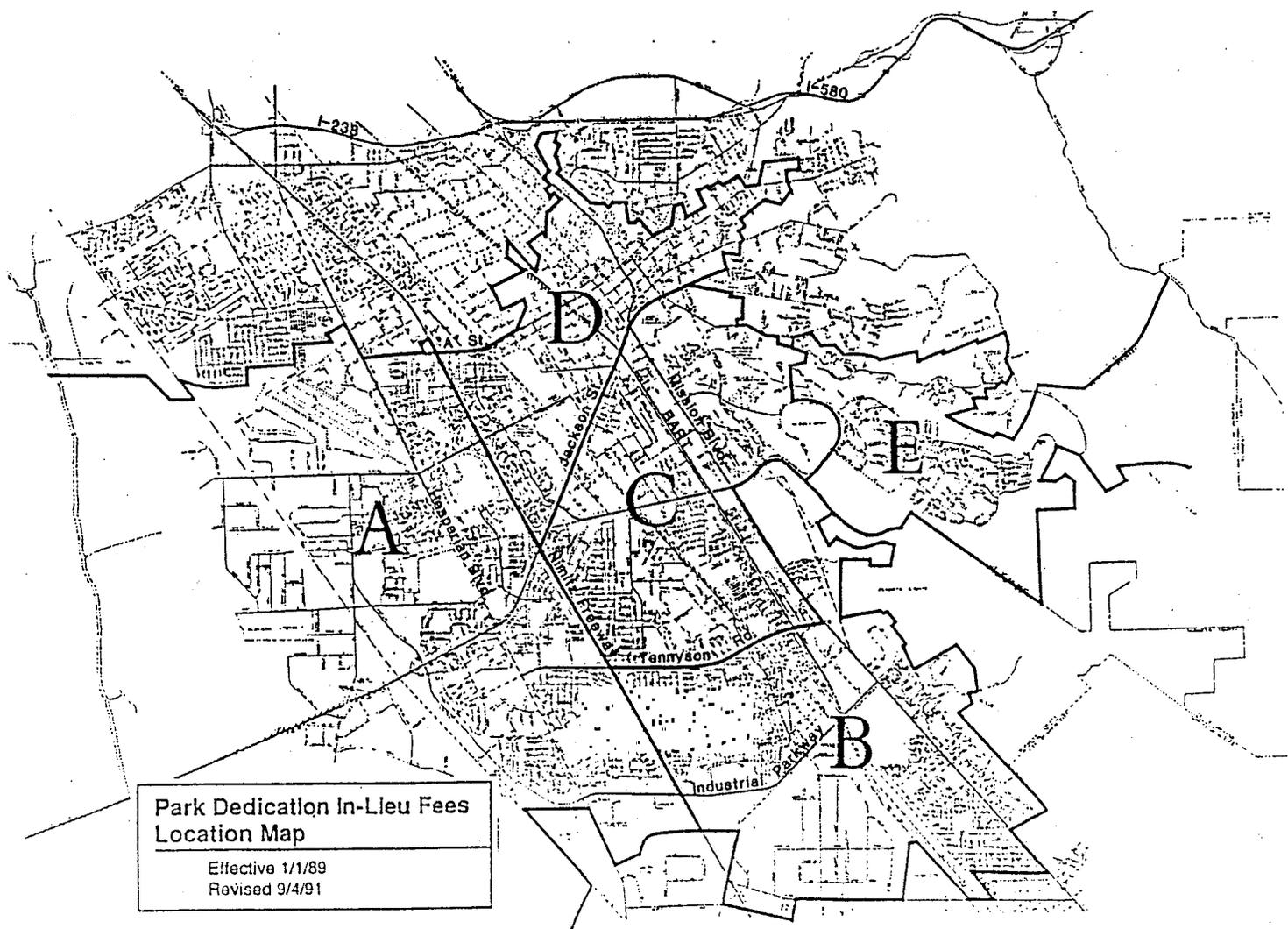


Figure 29a

Park Dedication In-Lieu Fees Report
 January 1, 1997 through June 30, 1997
 Six-Month Report

ZONE	BEGINNING BALANCE	NEW FEES RECEIVED	INTEREST	EXPENDITURES	ADMINISTRATIVE OVERHEAD	OUTSTANDING ALLOCATIONS	CURRENTLY AVAILABLE
A	\$134,755	\$18,000	\$5,553	\$15,093	\$0	\$41,460	\$101,755
B	\$256,956	\$0	\$6,916	\$114,861	\$0	\$53,280	\$95,731
C	\$275,724	\$34,000	\$9,914	\$59,703	\$0	\$76,360	\$183,575
D	\$341,043	\$37,779	\$13,884	\$26,081	\$0	\$246,047	\$120,578
E	\$192,786	\$39,000	\$7,410	\$22,338	\$0	\$63,000	\$153,858
TOTALS	\$1,201,264	\$128,779	\$43,677	\$238,076	\$0	\$480,147	\$655,497

Life to Date*

ZONE	FEES RECEIVED	INTEREST	REVENUE TO DATE	EXPENDITURES	ADMINISTRATIVE OVERHEAD	CURRENT BALANCE**
A	\$599,598	\$192,794	\$792,392	\$643,933	\$5,244	\$143,215
B	\$970,568	\$383,021	\$1,353,589	\$1,194,817	\$9,761	\$149,011
C	\$912,496	\$196,515	\$1,109,011	\$848,824	\$252	\$259,935
D	\$817,089	\$265,863	\$1,082,952	\$704,798	\$11,529	\$366,625
E	\$515,024	\$138,867	\$653,891	\$436,435	\$598	\$216,858
TOTALS	\$3,814,775	\$1,177,060	\$4,991,895	\$3,828,867	\$27,384	\$1,135,644

* Figures include activity as noted in "Six-Month Report."

** Current Balance reflects "Outstanding Allocations" plus "Currently Available."

Fire and Emergency Response

The Fire Department responds to emergency calls for fire suppression, emergency medical service and hazardous materials releases. It monitors provision of fire access, hydrants and other fire safety aspects as well as safe storage of hazardous materials.

Fire Strategies

The Growth Management Element strategies for fire and other emergency response services seek to:

- Uphold the Fire Department's response time standards.
- Educate the public in fire resistant construction, and household and occupational safety
- Expand interagency cooperation to ensure adequate response to major incidents.

1997 Activity

Fire Station 7 was opened at Huntwood Avenue and Lustig Street and was occupied by firefighters in May 1997. The new station provides enhanced fire service to approximately 10 percent of the City.

- The Fire Department responded to about 11,700 calls for service in 1997, about 70 percent of which were for emergency medical services.

The Department has implemented a paramedic program with the first nine paramedics working on engine companies since January. The paramedics were divided equally among the shifts (three each) and placed on the busiest companies in terms of responses requiring advanced life support skill intervention. In most cases advanced care is now being provided earlier than when the patient had to wait for the ambulance paramedics to arrive. In the spring Hayward firefighters began an 18-month paramedic training program. It is anticipated that 24 additional paramedics will be on the street providing service by the summer of 1998.

The Advanced Life Support program anticipates the hiring of up to five additional pre-trained paramedics in May/June of 1998 to fill existing vacancies at that time. Those paramedics should be on the street providing advanced life support services in June 1998.

- The Department developed a Quality Assurance/Quality Improvement Plan that will insure current levels of high quality care, and also anticipate future areas of improvement

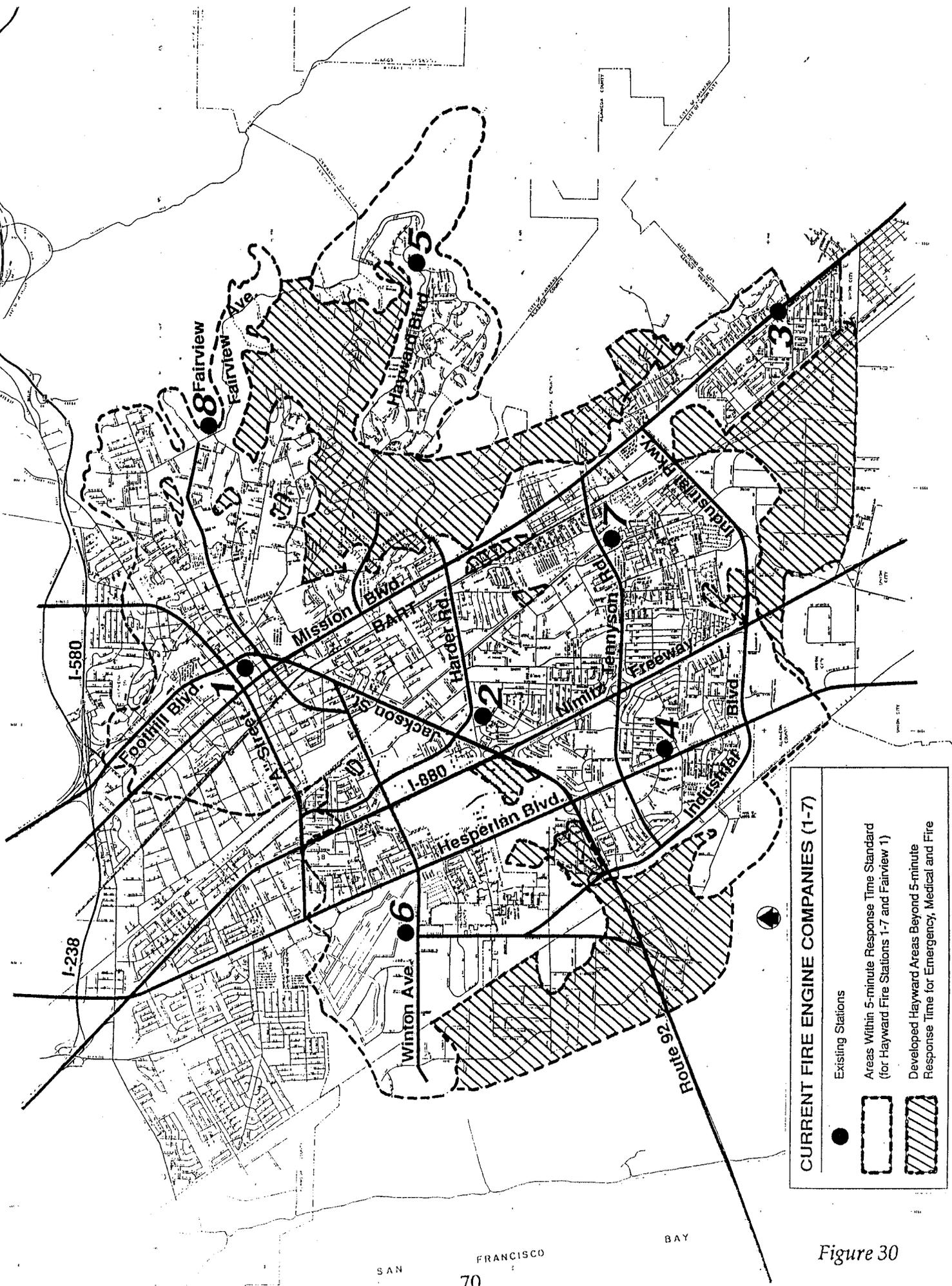


Figure 30

that will continue to provide citizens with the very best in pre-hospital care.

- The City entered into an agreement with the Alameda County Dispatch Center to provide pre-hospital arrival instructions (EMD) to Hayward citizens relating to medical calls prior to the arrival of city units. This will allow citizens to take an active role in the early stages of pre-hospital emergency care. Numerous studies have shown that pre-arrival instructions given by a dispatcher to a citizen in cases such as choking, cardiac related incidents, etc. have a definitive relationship to a positive patient outcome.

Police

As Hayward grows it is important to maintain a sense of personal security safeguarded by good police services. It is increasingly realized that police efforts must be connected to the community networks to be effective.

Police Strategies

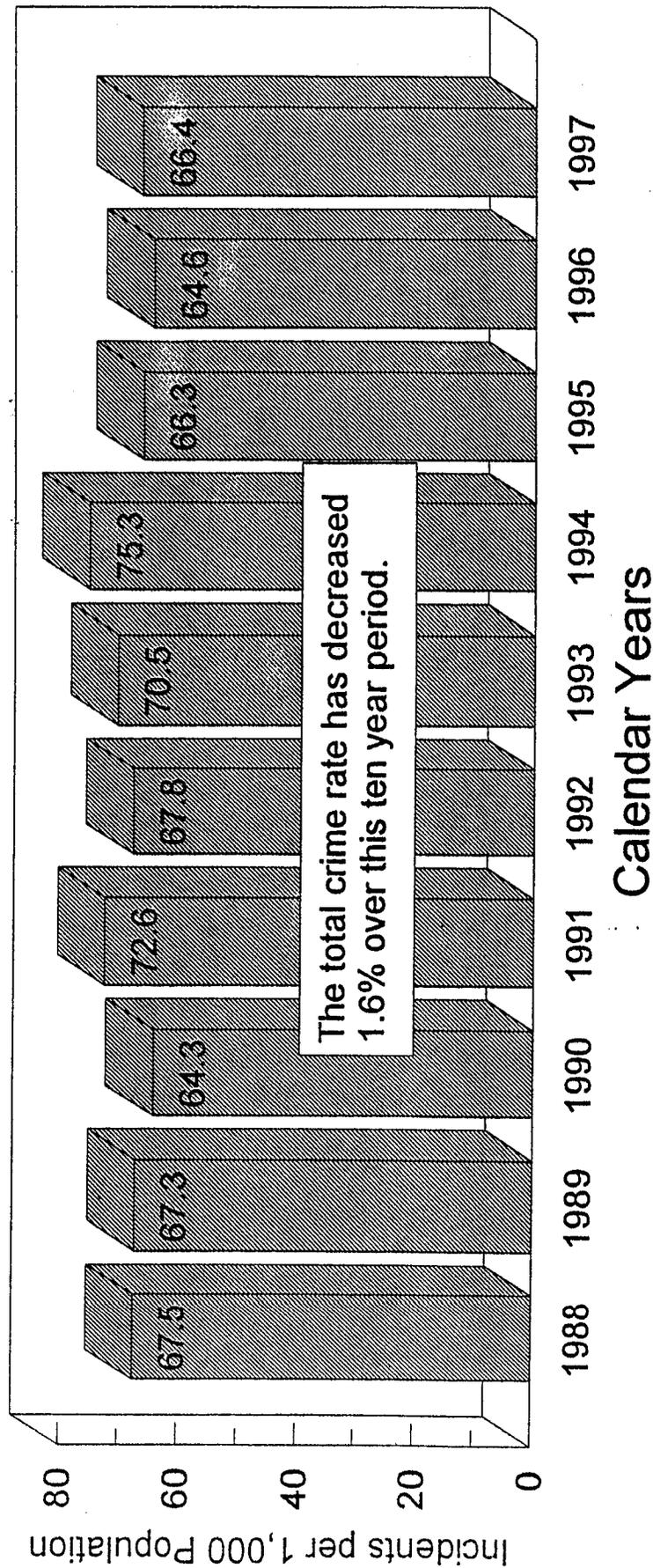
The *Growth Management Element* strategies seek police response standards for all criminal activity, a process for regularly assessing the effectiveness of police protection and a master facilities plan to maintain service standards. They support complementary community relationships to maintain standards of civility.

1997 Activity

- Violent crime, a major focus of the Police Department, has shown a 7.2 percent decrease over the last 10 years, with a steady decline over the last 3-year period. The "Part One" crime rate (serious crimes) has remained relatively constant in the last 3 years, while showing a 1.6 percent decrease in the past 10 years. In comparing the City of Hayward with the State of California, Hayward's violent crime rate is significantly lower (6.6 percent v. 8.6 percent), while the overall Part One rate is slightly higher (64.6 percent v. 52.1 percent). Crime statistics, presented in Figures 31-36, indicate the trends over the past 10 years and show comparisons with the state and comparable jurisdictions in the Bay Area.
- Domestic Violence Advocates have been working at the Hayward Police Department since April 1997. They are employees of Shelter Against Violent Environments, and they are working at HPD as part of a four-city collaboration to impact domestic violence. Their main role is to make follow-up phone calls to victims and help them decide what to do and how to proceed. They also have provided some training to Police Officers. The program is funded through June 1998. They have already contacted 720 victims.
- Another collaboration is the Gang Violence Reduction Project funded by the California Youth Authority. One Hayward Police Officer engages in prevention activity with at-risk youth in Union City, Fremont, and Hayward and also coordinates with their School Resource Officers and Gang Officers.
- The Drug Abuse Resistance Education (D.A.R.E.) program has educated approximately 2,300 students, conducted 21 parent meetings and held four culmination programs by the end of the 1996-1997 school year. The D.A.R.E. curriculum has been updated to include a lesson on preventing gang and youth violence this school year. In addition to one full-time D.A.R.E officer position, four officers teach/assist on a part time basis.

- The Southland Police/Community Resource Center remains open at Southland Mall, and is staffed by citizen volunteers who also assist with crime prevention efforts around the mall. A Police Officer is assigned to foot patrol of the mall seven days a week, and also provides crime prevention training to security officers and merchants.
- The Police Department continues efforts to reduce incidents of youth violence. Ongoing analysis of violent incidents during the past four years frequently shows a close connection with gang activity. High visibility enforcement, combined with aggressive preventive and intervention strategies have been used to address this problem since the inception of the department's Youth Violence-Reduction Project in 1994. The City continues to experience a steady decrease in gunfire incidents - 30 percent year to date reduction since November 1996 (344 as of 11/97 compared to 446 as of 11/96). A similar downward trend has continued throughout the past three years in overall violent crimes.
- HPD is actively engaged in a comprehensive project to impact the homeless situation in the Downtown area. Patrol officers work closely with merchants and a committee of service providers and social workers to coordinate efforts and provide all possible alternatives to the homeless. Merchant surveys of over 400 businesses have shown a 35 percent reduction in complaints related to the homeless between 1996 and 1997.
- Neighborhood Alert has been very active in 1997. The organization updated its by-laws and developed a "Block Captain's" training book. This training book will be used in a Block Captain Training Program, which is being designed in conjunction with the Police Department's Citizens' Academy. Neighborhood Alert received a federal grant which supplied five cell phones currently being used by the Graffiti Enforcement Team. The Crime Prevention Unit of the Police Department and Neighborhood Alert conducted 35 neighborhood meetings with new neighborhood groups.
- The Problem Oriented Policing Team and the Beat Health Coordinator continue to work closely with federal and county housing departments to improve the quality of life for persons living in public assisted housing. This program has been recognized on both the State and Federal level, and Hayward staff have been requested to make presentations at the National Problem Oriented Policing Conference and the International Association of Chiefs of Police Annual Conference.
- The Hayward Police Department received a grant from the Justice Department which has allowed the purchase of lap top computers for a majority of patrol officers. The goal of the lap top program is to reduce the time required to write reports and thus allow more time for community oriented policing issues. In addition, lap tops will allow the Police Department to take advantage of more technology in the writing, storage and retrieval of reports.

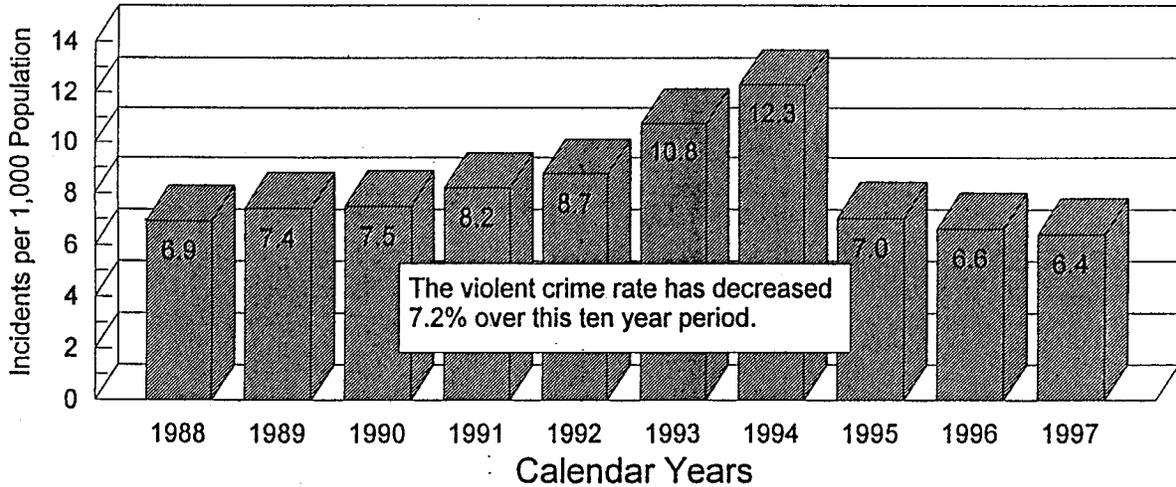
Ten Year "Uniform Crime Report" Statistics Total Part 1 Crime Rate



"Total Crime" includes all crime contained in the violent and property crime categories. The "crime rate" is the ratio of the number of incidents to the current population.

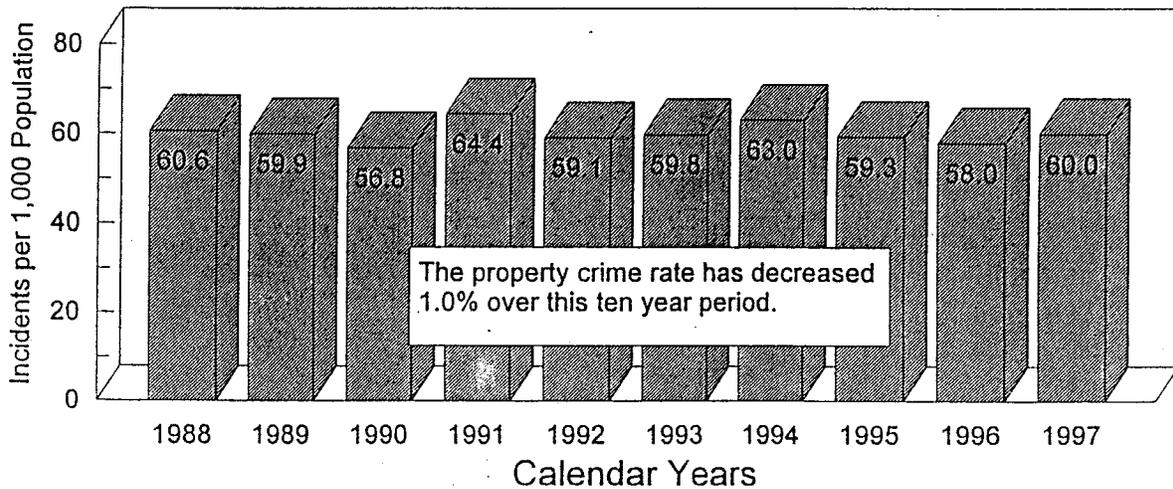
Figure 31

Ten Year "Uniform Crime Report" Statistics Violent Crime Rate



"Violent Crime" includes criminal homicide, forcible rape, robbery & assault. The "crime rate" is the ratio of the number of incidents to the current population.

Ten Year "Uniform Crime Report" Statistics Property Crime Rate



"Property Crime" includes burglary, larceny & motor vehicle theft. The "crime rate" is the ratio of the number of incidents to the current population.

Total Part 1 Crime Comparison

State of California/Hayward

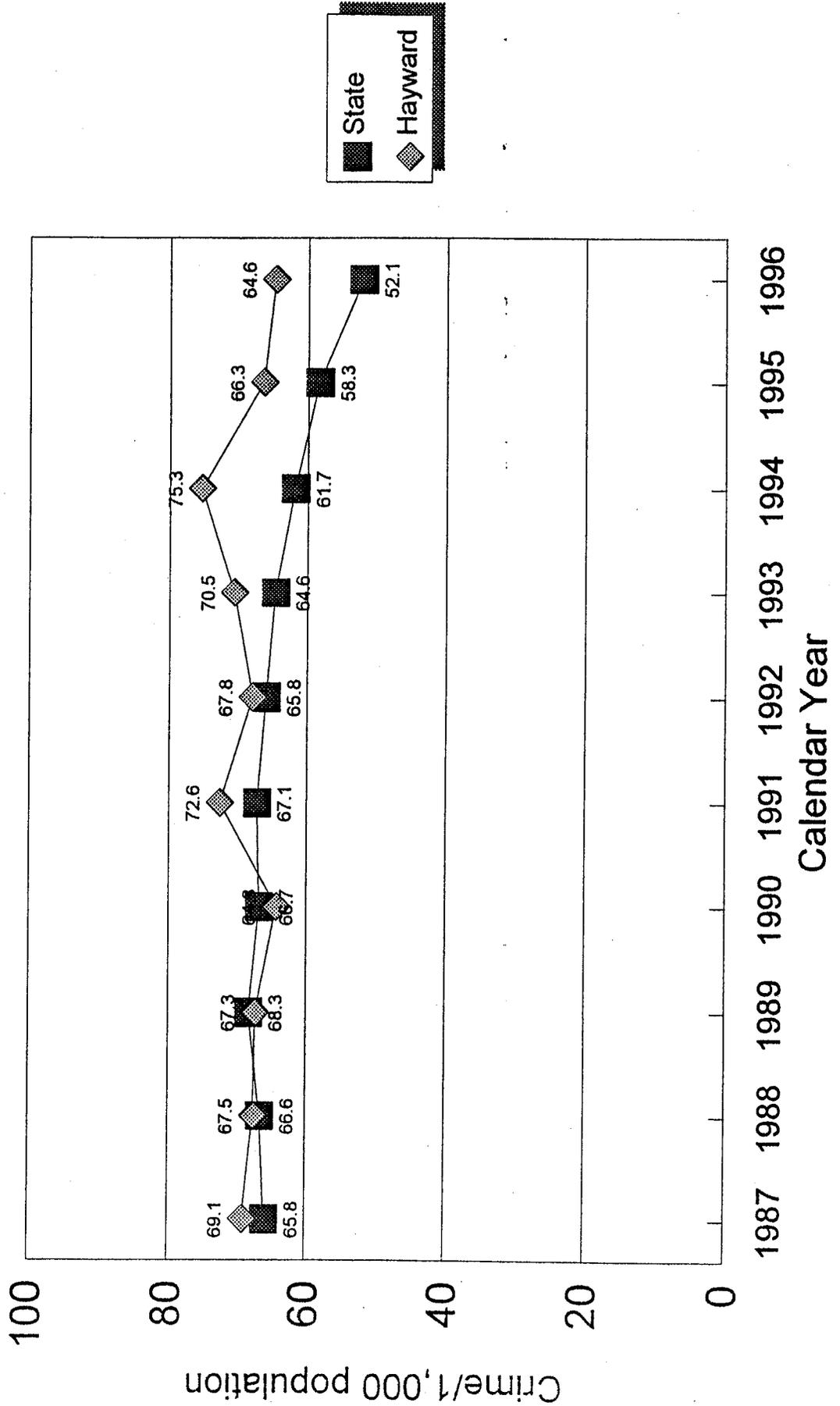
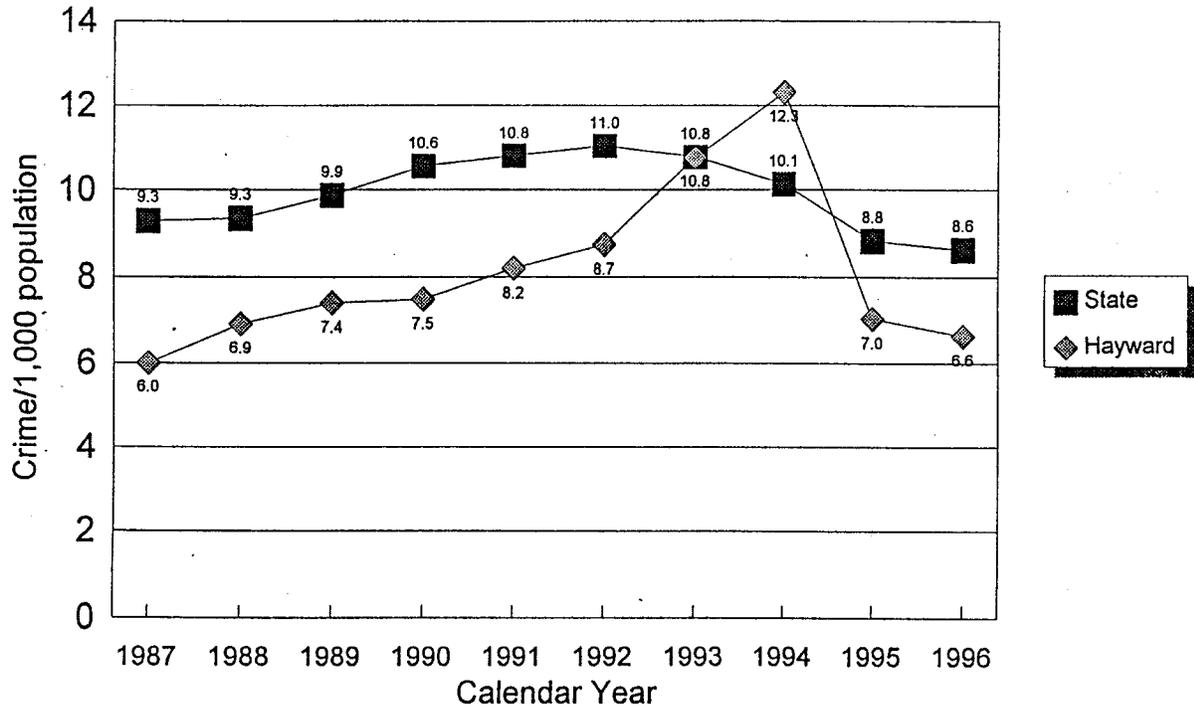


Figure 33

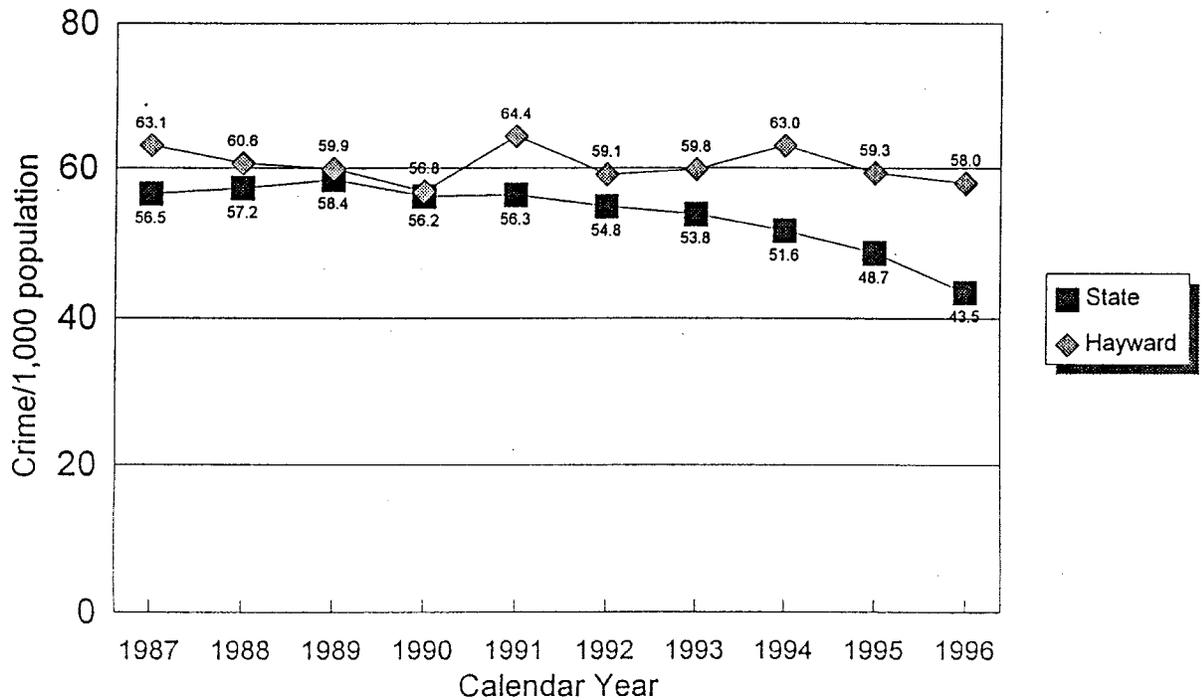
Violent Crime Comparison

State of California/Hayward



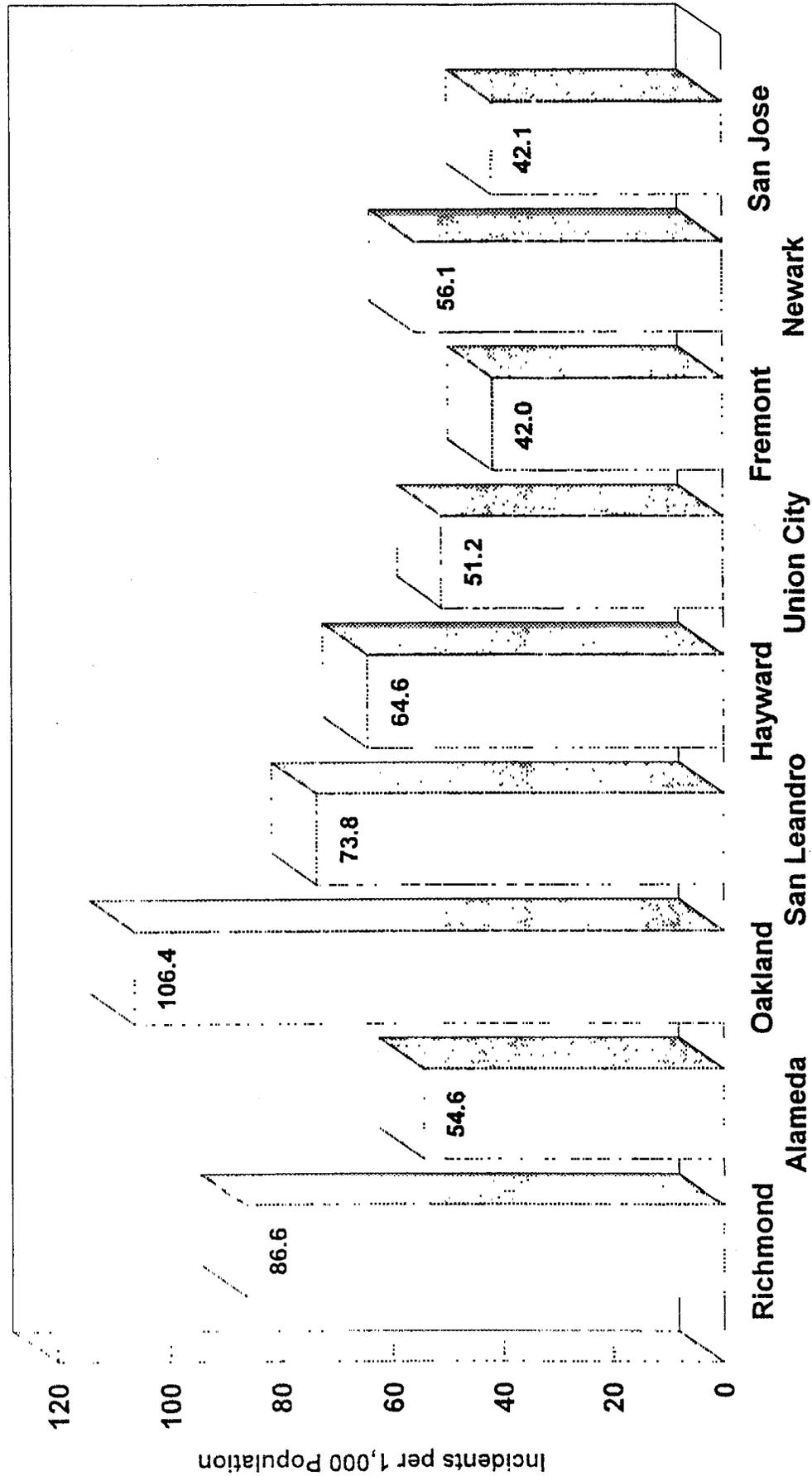
Property Crime Comparison

State of California/Hayward



Total Part 1 Crime Rate

Calendar Year 1996

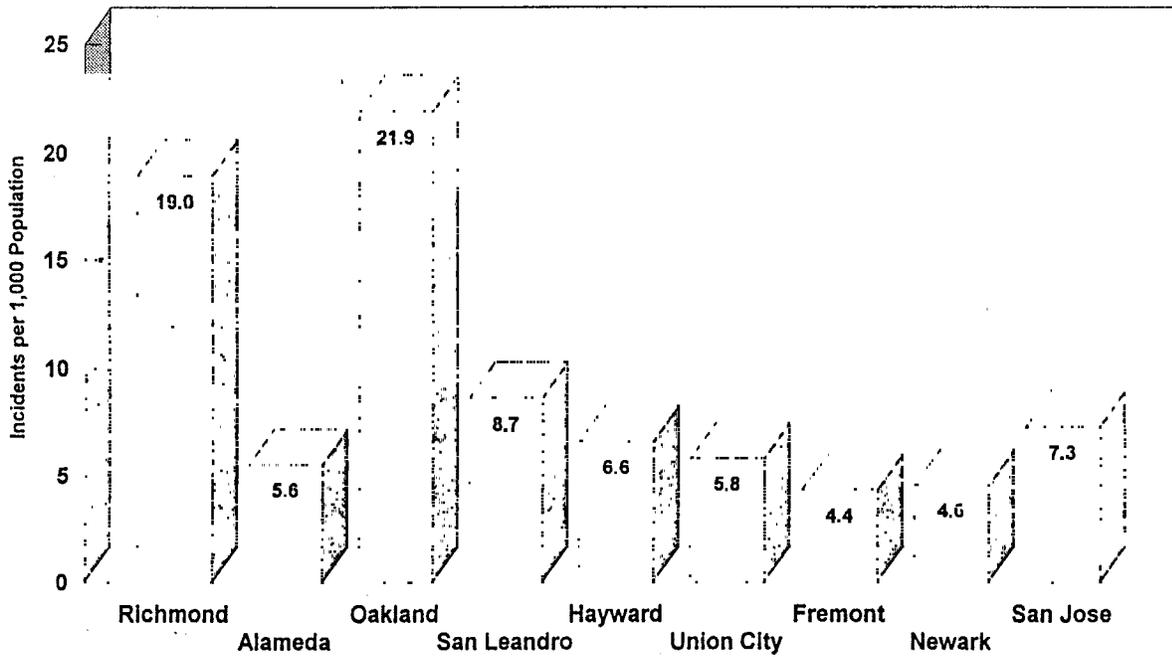


"Crime Rate" is the number of incidents per 1,000 residents.

Source of Data: "Crime in the US 1996"

Violent Crime Rate

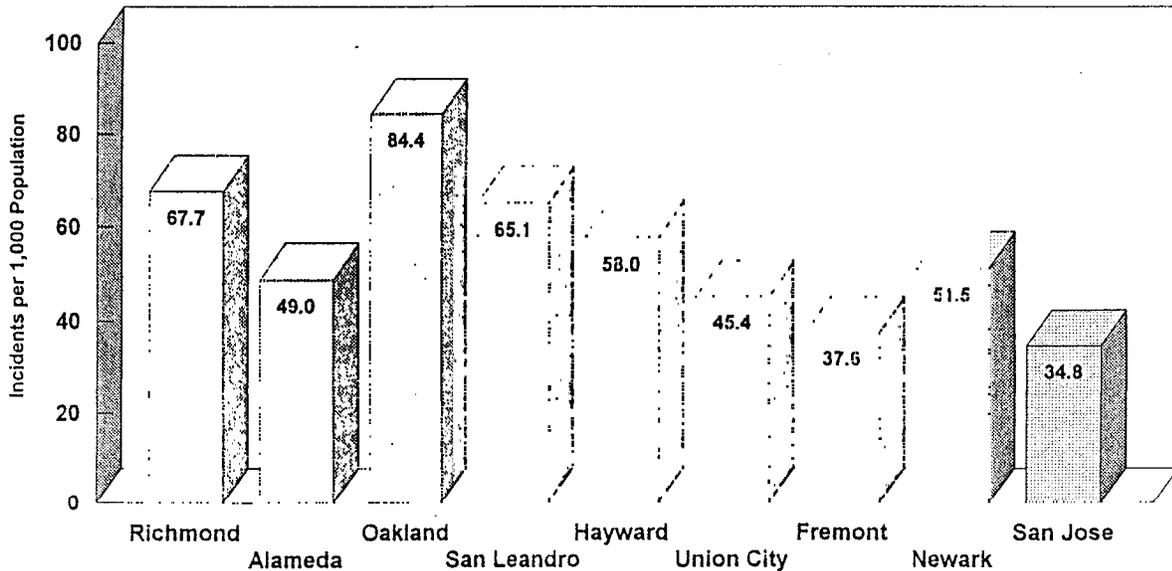
Calendar Year 1996



"Crime Rate" is the number of incidents per 1,000 residents.
Source of Data: "Crime in the US 1996"

Property Crime Rate

Calendar Year 1996



"Crime Rate" is the number of incidents per 1,000 residents.
Source of Data: "Crime in the US 1996"

Water Supply, Wastewater Treatment, and Urban Water Management

Hayward provides most of the city and some of the county areas with water and wastewater collection and treatment services (See Figure 37). The primary goal for water management in the *Growth Management Element* is to ensure adequate supplies of potable water for future needs and for emergencies such as droughts, wildfires and earthquakes. The City also seeks to responsibly manage and utilize wastewater. See Figure 38 for current use and capacity.

Water Management Strategies

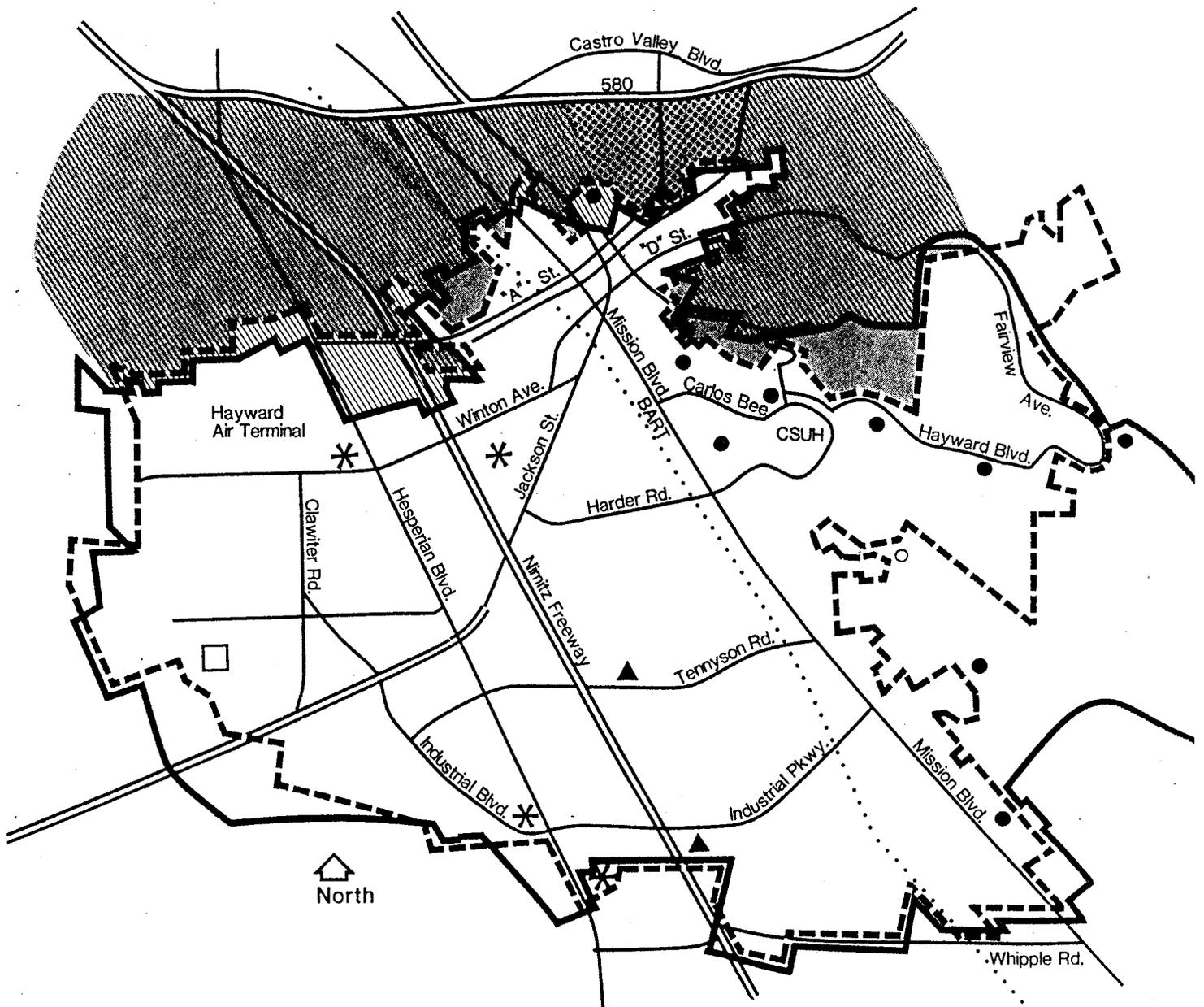
Hayward purchases all of its water from the San Francisco Water Department. While Hayward is able to buy unlimited amounts of high quality water within San Francisco's capability to deliver it, San Francisco increases the cost of water to limit demand for supplies during periods of drought. Growth Management strategies are:

- Support growth management in the San Francisco water service area, and water conserving landscaping and devices to avoid future water shortages.
- Assess water usage of proposed development prior to approval.
- Develop water supply options, especially for emergencies.
- Expand utilization of reclaimed water.

1997 Activity

Several major water/wastewater projects were undertaken during 1997, including:

- Valle Vista Wastewater Pump Station (design completed in 1997)
- Design of Sludge Drying Beds and Upgrade of Digester No. 3 at Water Pollution Control Facility (design started in 1997)
- Water and Sewer Main Replacement Program (construction at several locations started in 1997)
- Headworks Screening and Pumping Facility (construction started in 1997)
- Fluidized Bed Reactor (rehabilitation construction started in 1997)
- Decoto Water Booster Pump Station (design started in 1997)

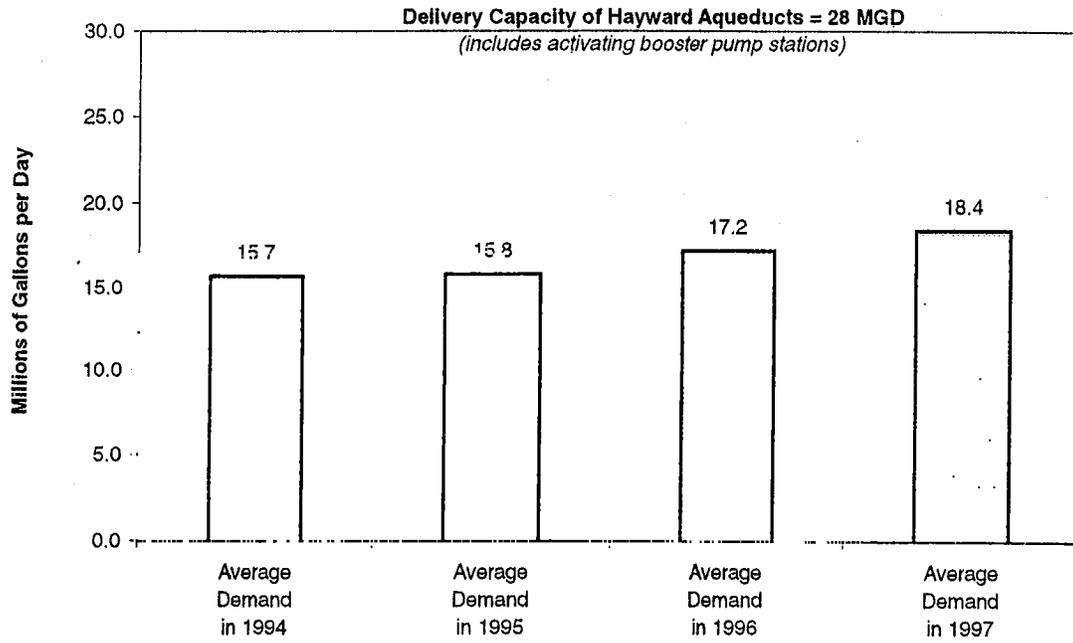


WATER SERVICE	
	City Water Service Boundary
	East Bay MUD Water Service
	Existing Reservoirs
	Proposed Reservoir
	Emergency Well

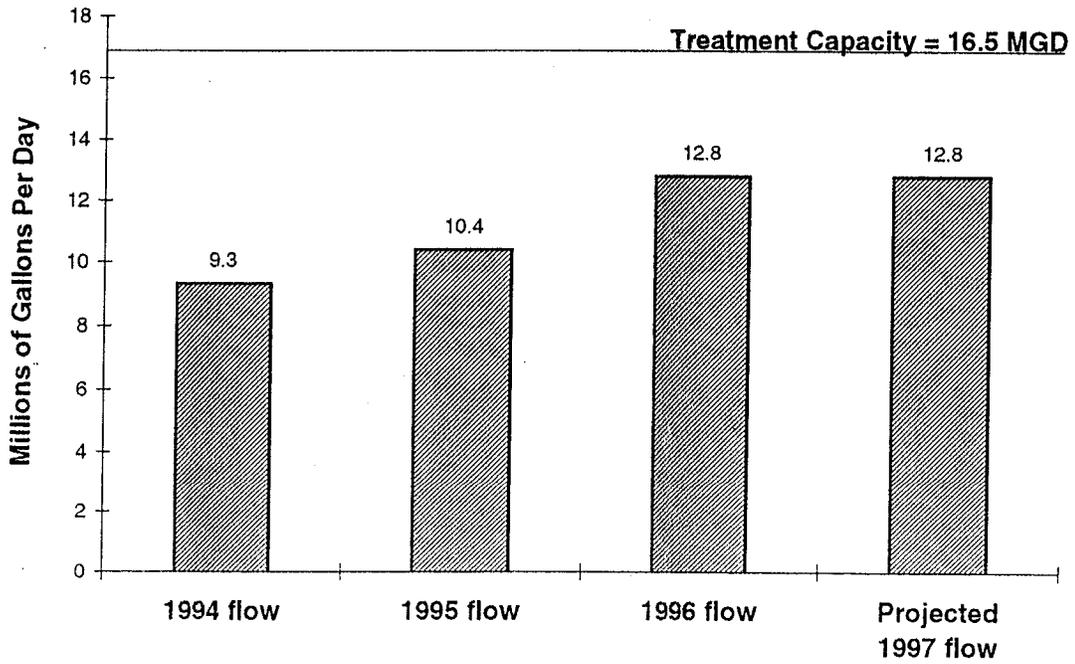
SEWER SERVICE	
	City Sewer Service Boundary
	Oro Loma Sewer
	Castro Valley Sanitary
	Sewer Treatment Plant
	Sewer Pump Stations

Figure 37

Water System Capacity



Waste Water Treatment Capacity



Environmental Quality

Environmental quality concerns overlay all City services. Included here are those not covered elsewhere in this report: seismic safety, noise, air quality, energy conservation and waste reduction.

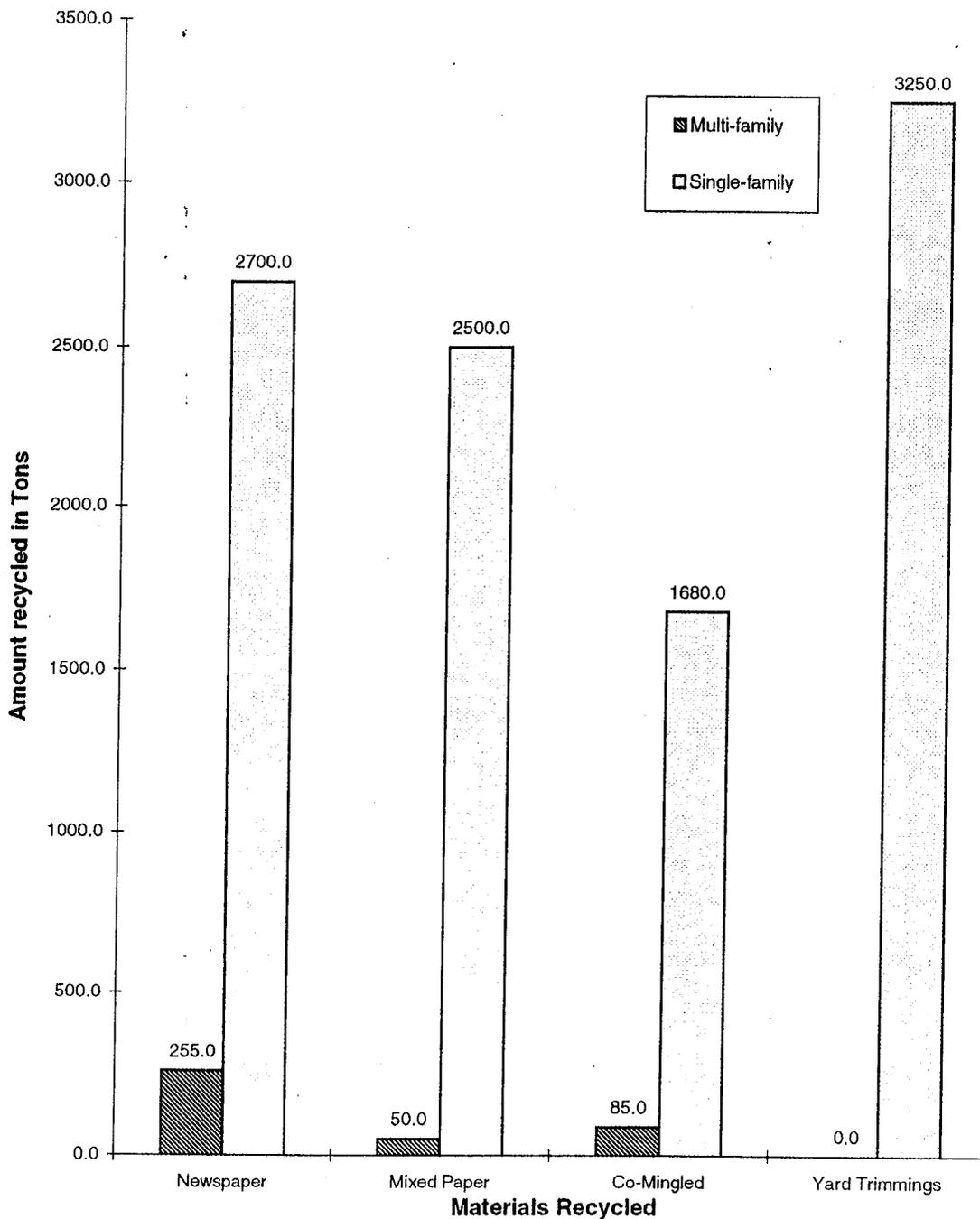
Environmental Strategies

As part of its General Plan, Hayward has adopted a Seismic Safety Element (1972), a Noise Element (1977), and a Conservation and Environmental Protection Element (1975), as well as energy conservation policies which are included in the General Policies Plan. The *Growth Management Element* calls for combining and updating elements annually, giving more emphasis to solar energy and conservation, and considering a local air quality element.

1997 Activity

- Work on the Seismic Safety Retrofit Program is almost complete. This program has addressed the pre-1973 tilt-up concrete buildings which were identified as potentially hazardous, and unreinforced masonry (URM) buildings.
- Training of staff for emergency operations after an earthquake was completed in early 1997.
- The Residential Recycling Program has resulted in the collection of over 10,500 tons of recyclable materials over the past year (Figure 39). A new franchise agreement covering the provisions of enhanced recycling services to both single-family and multi-family dwelling units, including curbside yard waste service for single-family, has been executed. The new services began on June 1, 1997.
- Updating of General Plan environmental elements (seismic safety and noise), adding an air quality element, and establishing standards for measuring progress in energy conservation and habitat conservation is currently envisioned as part of the preparatory work for the next General Plan update.

Residential Recycling Materials Recycled in Tons October 1996 - October 1997



Yard trimmings recycling service not provided to Multi-family dwellings.
 Co-Mingled includes glass, cardboard, tin, aluminum, HDPE, PET, and polystyrene.
 Collection of mixed paper for multiple family dwellings began June 1997.