

# City of Hayward

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## City Information

- City Website: [City of Hayward](http://www.cityofhayward.org/)
- Zip Codes: 94540, 94541, 94542, 94543, 94544, 94545, 94546, 94547, 94522
- Population: 144,186
- Median household income: \$62,313
- Hayward Chamber of Commerce: (510) 537-2424 or <http://www.hayward.org/>

## Housing Information

- Housing units: 48,296
- Percent of housing stock that is Single-Family Detached Homes: 75%
- Homeownership rate: 53.5%
- Average persons per household: 3.24

## Top 10 Largest Employers

<i>Employer</i>	<i>Employees</i>
Kaiser Permanente Medical Center	2500
California University East Bay	2207
Hayward Unified School District	2200
Alameda County	1200
City of Hayward	800
Gillig Corporation	700
St. Rose Hospital	700
Pentagon Technologies	650
Berkeley Farms LLC	600
IMPAX Laboratories Inc	594

## Public School District K-12

- Hayward Unified School District  
(510) 784-2600 or  
<http://www.husd.k12.ca.us/>

Source: U.S. Census Bureau: State and County QuickFacts website 01/10/14. For more demographic information about the City of Hayward visit: [Hayward QuickFacts](#)

## For-Sale and Open House Sign Regulations

- One (1) single or double-faced sign per property.
- Sign may not be illuminated.
- Sign shall be removed within 15 days after the close of escrow or leasing of property.
- Four (4) open house directional signs per property are allowed.
- Signs shall be portable A-frame not larger than four (4) square feet per face and three (3) feet in height.
- Only one (1) directional sign at any given intersection.
- Signs shall not be located in the street or landscaped center median area.
- Signs cannot have balloons, streamers, pennants, etc.
- A total of four (4) signs are permitted per intersection, limited to one sign per corner.
- Signs shall be displayed no earlier than 8:00 am and must be removed by sunset each day.

## Time-of-Sale Requirements

None.

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## Potential Disclosure Issues

- **Aircraft Noise:** Some areas of Hayward are in close proximity to the Hayward Airport. Aircraft noise can be a potential disclosure issue. For more information contact the Hayward Airport at (510) 293-8678.
- **Preservation of Protected Trees:** Any person who owns, controls or has custody of any real property within the City of Hayward shall maintain all Protected Trees located thereon in a state of good health. This includes parcels designated as permanent open space or for recreational purposes. All Protected Trees require a permit for removal, relocation, cutting and shaping. For more information visit: [Protected Trees](#)
- **High Risk Flood Zone:** They are properties within Hayward that may be in a high risk flood zone. To determine if a property is in a flood zone visit: <http://www.msc.fema.gov> and enter the property address or call the City's Engineering Services Department at (510) 583-4735.
- **Fault Lines:** The City of Hayward is located in a seismically active region that contains several major active faults. For more information contact the City's Engineering Services Department at (510) 583-4735.

## Taxes, Bonds and Assessment Districts

- **Real Estate Transfer Tax:** Total: \$5.60/per \$1,000 property value. City Rate: \$4.50/per \$1,000 property value. County Rate: \$1.10/per \$1,000 property value.
- **Settling Encumbrances or Paying off Bonds:** To settle encumbrances and pay off bonds or assessments in conjunction with the sale of property, the City of Hayward contracts with Willdan Financial. Questions about any potential encumbrances can be directed to Willdan Financial: (800) 755-6864.
- **For Additional Information:** The Alameda County Assessor Treasurer-Tax Collector's Office may have additional information about property-specific taxes or assessments. Call: (510) 272-3787. You may look up a property by its parcel number or street address at: [Lookup Current Year Taxes](#)

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## Rent Control, Rent Review and Landlord Responsibilities

- **Rent Control:** The City of Hayward has a rent control ordinance.
- **Residential Rent Control Ordinance:** For a unit to be covered under rent control, the owner needs to:
  - Own five (5) or more units within the limits of the City of Hayward.
  - A certificated of occupancy issued (units built and okayed for use) prior to July 1, 1979.

If these requirements are not met, the unit is not under rent control and is governed by the State Law. As of January 1, 1999 single-family residential units are not covered under rent control. If the apartment unit is under rent control, the rent can only be increased 5% per year unless they have not revived an increase in the previous years, then the landlord can increase the rent a maximum of 10%. Landlords are required to pay interest only on security deposit to units covered under rent control.

All rent increase notices shall be in writing and landlords are encouraged to provide at least 90 calendar days' notice of any rent increase in order to allow for orderly operation of the dispute resolution. Unless otherwise agreed by the parties in writing, rent increases shall be limited to one increase in any consecutive 12-month period. For more information call the Rent Review Office at (510)583-4454 or visit: [Residential Rent Control Ordinance](#)

- **Rental Inspection Program:** This mandatory program focuses attention on rental housing in higher density area with the goal of inspecting these units approximately every 3 years. Properties outside the focus area are inspected less frequently, unless they are the subject of a complaint. The City of Hayward will schedule an inspection of all rental properties. The landlord is responsible for the cost of the inspection, correction of any violations, and the cost of any re-inspections that might be required. For more information call the Rental Inspection Program at (510) 583-4175 or visit: [Residential Rental Inspection Program](#)

## Special Study or Planning Zones

None.

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## GOVERNMENT AND COMMUNITY CONTACT INFORMATION

Business & Tax License	510-583-4600
City Attorney's Office	510-583-4142
Earthquake-Flood Zone Information	510-583-4794
Electricity	800-743-5000
Fire Department	510-583-4920
Garbage	510-430-8509
Gas	800-743-5000
Planning Department	510-583-4200
Police Department	510-293-7000
Recycling	510-537-5500
Rental Inspection Program	510-583-4140
School District	510-784-2600
Water	510-583-4600
Wildan Financial	800-755-6864

Information updated: 01/28/14