

ANNUAL REPORT

Fiscal Year 2021-2022

**Morva Drive/Morva Court
County Service Area**

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INTRODUCTION

The Annual Report (Report) for County Service Area (CSA) R-1982-2, Morva Drive/Morva Court, is presented to the Alameda County Board of Supervisors (Board) in compliance with County Service Area Law and the Alameda County Ordinance Code. Annually, Public Works Agency staff evaluates road conditions within the Morva Drive/Morva Court CSA. Staff then meets with the Morva Drive/Morva Court CSA property owners' representatives to review proposed service programs. Staff calculates service charges required to fund the program and the administration of the CSA. This Report and the recommended service charges are submitted to your Board for review, for public comment, and approval.

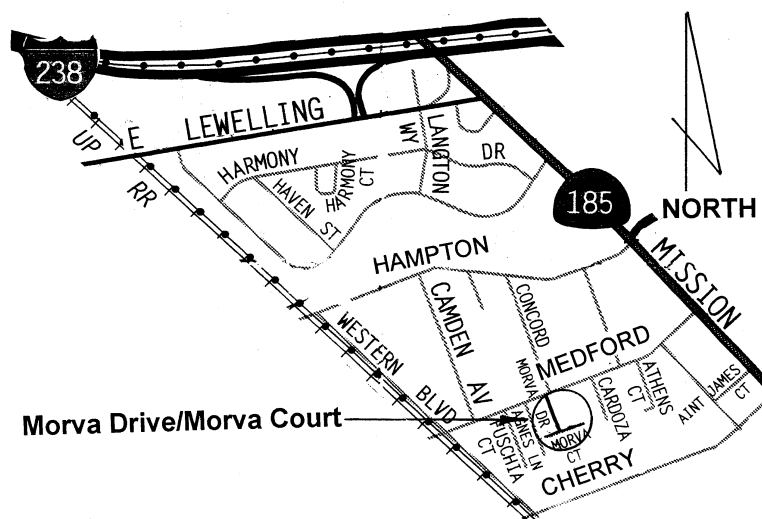
The Report describes the CSA's road and drainage improvement history and the property owners' commitment to ongoing maintenance of the road improvements. Copies of the Report are available for review or purchase at the Public Works Agency, 951 Turner Court, Hayward, CA 94545. Copies of Reports may be purchased in person for \$5.00 each, or by mail for \$8.00 prepaid. Copies are also posted on the Public Works Agency website where they can be downloaded and printed for free. They can be found at: <http://www.acgov.org/pwa>. The Annual Report is listed under Publications. The Reports are updated on the County's website each year in September.

SCOPE OF SERVICE AND LOCATION

The Morva County Service Area (CSA) was established in June 1983, to provide a financing mechanism for road maintenance services for Morva Court and Morva Drive, which are private roads. These roads serve 20 residences located on 13 low to middle income properties.

The CSA is located in the Eden Consolidated Area, of unincorporated Hayward, southerly of Medford Avenue, between Mission Boulevard and the BART tracks.

VICINITY MAP



ROAD AND DRAINAGE IMPROVEMENTS

In the past, due to a lack of fund availability, Morva Court and Morva Drive suffered from deferred maintenance over the years, with flooding problems during rainy periods. As a result, property owners approached the Public Works Agency and Housing and Community Development (HCD) for financial assistance to make needed road and drainage improvements. However, although residents applied for and received funding approval from an HCD grant program, lack of available Alameda County Flood Control and Water Conservation District matching funds prohibited implementation of the needed improvements.

During the 1996-1997 Fiscal Year, the Public Works Agency committed staff resources and funding up to \$40,000 for this project. The HCD Advisory Committee also approved a grant of approximately \$53,000 for the project at that time. During the 1997-1998 Fiscal Year, Public Works staff developed plans and specifications for the project and began the bidding process. The drainage improvements, road surface overlay and minor sidewalk repairs were completed during the 1998-1999 Fiscal Year.

During the 1996-1997 Fiscal Year, a majority of property owners signed a Memorandum of Understanding and Support for the project. The MOU stated that the property owners agreed to pay \$125 per year for each living unit through the 2002-2003 Fiscal Year for ongoing road maintenance and CSA administration.

HISTORY OF SERVICE PROGRAM AND SERVICE CHARGES

Service charges were collected through the 2002-2003 Fiscal Year to fund ongoing maintenance of Morva Court and Morva Drive, both private roads, and for CSA administrative services. However, ongoing maintenance costs had exceeded estimated maintenance costs and rapidly depleted CSA funds.

At the April 2006 CSA business meeting, property owners observed that road maintenance funds would be completely depleted within the next fiscal year. They expressed concern about long-term maintenance needs and future fund sufficiency. They requested that a maximum service charge be established at \$250 per living-unit. They indicated that setting maximum service charges will allow flexibility in providing long-term road maintenance services, routine maintenance services, and a fund to accommodate any emergency road maintenance needs.

An official ballot was conducted and the majority of returned ballots voted in favor of raising the maximum service charge to \$250 per living but voted to keep the service charges for the year, which can be lower than the maximum amount, at \$125 per living unit for Fiscal Year 2006-2007.

Service Charges remained the same at \$125 per living unit through Fiscal Year 2009-2010. Service Charges were increased to the Maximum service charges of \$250 per living unit for Fiscal Year 2010-2011 by a majority vote of those present at the Annual Business meeting in March 2010. It was necessary to increase the Service Charges to build up the available fund balance for long term road maintenance work in Fiscal Year 2011-2012. After a review of the current condition of the roads, it is anticipated that base repairs and a slurry seal would be needed at that time.

SERVICE CHARGES FOR MORVA DRIVE/MORVA COURT

Current Annual Service Charge	Proposed Maximum Annual Service Charge	Proposed 2019- 2020 Service Charge	Service Charge to be Levied
\$250.00	\$250.00	\$250.00	Per Living Unit

PROGRAM RECOMMENDED FOR THE 2021-2022 FISCAL YEAR

We will be collecting the annual service charge to increase the amount of fund balance that is available to do any roadway work.

	2019-2020 Actual	2020-2021 To Date	2020-2021 Anticipated	2021-2022 Proposed
Available Fund Balance	\$38,882		\$26,252	\$28,914
REVENUE				
Interest	710	191	500	500
Assessments	\$5,162	2,843	5,162	5,000
EXPENDITURES				
Interdepartmental Charges	18,502	1,140	3,000	1,000
REVENUE TOTAL	5,774	3,034	5,662	5,500
EXPENSE TOTAL	18,502	1,140	3,000	1,000
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