

# PHONG LA

ALAMEDA COUNTY ASSESSOR



## MONTHLY NEWSLETTER

### Message from Assessor La

Dear Residents of Alameda County,

I write to you today in hopes that you and your loved ones are healthy and safe.

The State of California recently announced its [Blueprint for a Safer Economy](#), which provides guidance for re-opening various sectors. On October 13, 2020, Alameda County was moved to the orange (moderate) tier. Alameda County has reopened several businesses and activities allowed under the Red Tier, including indoor nail salon services and gyms, indoor personal services, indoor museums, and hotels for leisure travel. The County has also allowed elementary students to return to classrooms if their schools are ready.

Beginning Friday, October 16, 2020 Alameda County will also permit additional outdoor activities, including playgrounds that follow the State's guidance.

Alameda County is also preparing to update the local Health Officer Orders to permit additional activities during the week of October 26. These activities are currently allowed by the State for counties in the Red Tier and will include:

- Indoor dining up to 25% capacity or less than 100 people, whichever is less
- Indoor worship services up to 25% capacity or less than 100 people, whichever is less
- Indoor theaters up to 25% capacity or less than 100 people, whichever is less
- Expansion of indoor retail and malls at up to 50% of capacity and permitting limited food courts

For the full press release please click [here](#).

One of the biggest jobs of the Assessor's Office is to complete the assessment roll ("the roll") and I am incredibly proud that the Alameda County Assessor's Office successfully closed the 2020 local assessment roll at \$343 billion. This signifies a \$21 billion or 6.69% increase above last year's assessment roll.

The 2020 roll is truly historic as Alameda County's COVID-19 Shelter-in-Place began March 16, 2020, in the midst of finishing work by June 30th. The assessment roll provides funding for essential services in Alameda County: schools, hospitals, roads, and special districts (schools receive the majority of the property taxes based on the assessment roll at about 42%). During the current COVID-19 pandemic, funding for these much-needed services and programs are more important than ever. The current assessment roll covers the assessed value of all properties between January 1, 2019 and January 1, 2020.

I understand there are more questions this year about your assessment during COVID-19 so I want to share some Frequently Asked Questions and answers with you:

**Did the COVID-19 pandemic affect my  
property's current 2020 assessed value?**

**Answer:**

The assessed value for this year's notification is based upon your assessed value on January 1, 2020 (per State law), prior to the COVID-19 pandemic.

Although COVID-19 has severely impacted our daily lives and affected our economy, it does not affect your property's "current" assessed value because the "current" value was determined on January 1, 2020.

California voters passed Proposition 13 in 1978, which does several things to assessed values including requiring that assessors use the value on January 1 of each year to determine the property's assessed value for property tax purposes.

**When will my property be re-assessed?**

**Answer:**

Per State law, properties are re-assessed upon a change in ownership or for new construction. Temporary reductions in assessed value due to declining market conditions are possible via Proposition 8, provided the market value is lower than your indexed base value on January 1 of each year.

## When will the effects of COVID-19 reduce my property taxes?

### Answer:

Assuming real estate market values decline from March 2020 to the end of the year and market values are still depressed on January 1, 2021, our office will proactively lower your assessment via Proposition 8 to the current market value on that date. That is the law. Whether we agree or disagree with it, we are required to comply. Again, state law requires that the assessed value on this notification is based on your assessed value on January 1, 2020, before the economic impact of COVID-19.

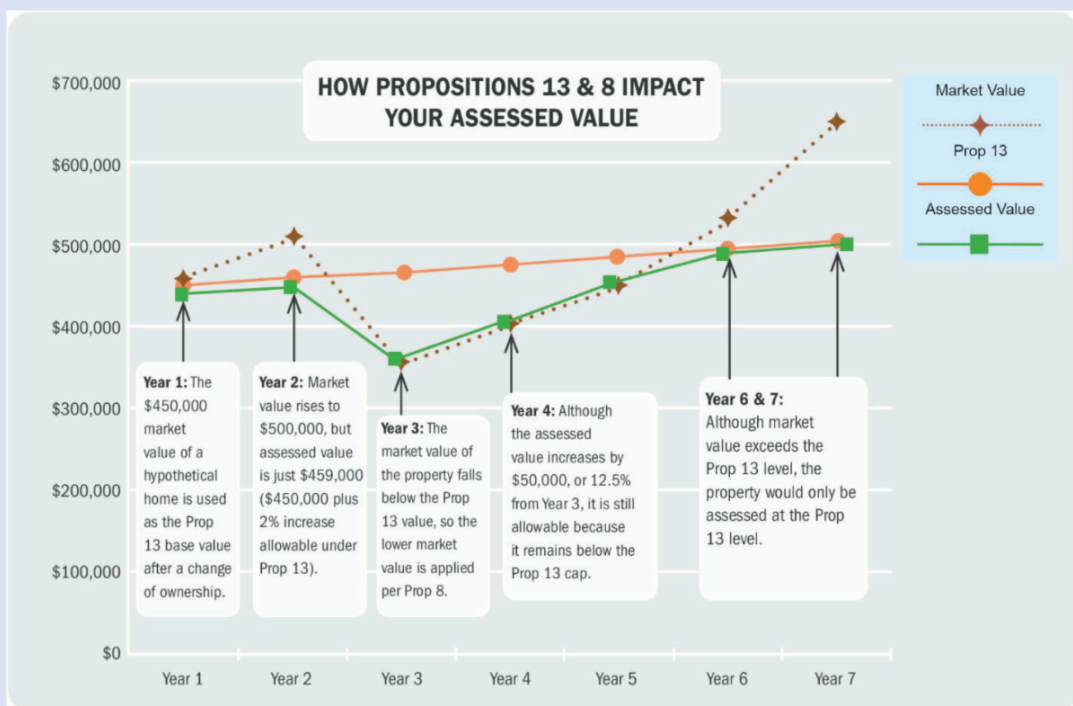
## What are my other options?

### Answer:

We understand that many people are facing financial uncertainty and stress. We encourage you to work with the Assessor's staff to discuss your property assessment concerns.

The Assessor's Office strives to provide fair and accurate valuations of your property. Each year, our office proactively reviews all assessments in relation to the January 1 market values to automatically decrease values on properties that warrant it. We are well aware that the COVID-19 pandemic may potentially lead to a temporary decrease in your future assessed value. Our office will make every effort to research and determine if there has been an impact to your property value due to COVID-19 for your 2021 assessment.

Please see the graphic below for a more detailed explanation of how temporary reductions work and why it may or may not apply to you. Although the general real estate market may decline due to COVID-19, your assessed value may not decline.



As always, we remain committed to serving the residents of Alameda County.

Sincerely,

## Property Tax Savings Programs To Help You During Covid-19



### HOME TRANSFERS BETWEEN PARENT & CHILD / GRANDPARENT & GRANDCHILD

These two transfers of homeownership (also known as Propositions 58 & 193) provide tax relief for property transfers between parents and children, and in some cases, from grandparents to grandchildren. Collectively, they make it easier to keep property in the family. In general, Proposition 58 states that property transfers, from parent to child or child to parent, may be exempt from reassessment. Proposition 193 expands this tax relief to include transfers from grandparents to grandchildren. For this exclusion, the parents of the grandchild must be deceased. In both cases, a claim must be filed within three years of the date of transfer to receive the full benefit of the exclusion. In addition to tax relief on the main home, you may claim an exemption on transfers of other property with an assessed value of up to \$1 million. The \$1 million exemption applies separately to each eligible person. The Alameda County Assessor's Office has partnered with Legal Access Alameda, the pro bono arm of the Alameda County Bar Association to provide a new, free legal clinic for Alameda County taxpayers when they have questions about their filings with the Assessor's Office. While the Assessor's Office is prohibited from giving legal advice, taxpayers will now have a resource for important legal advice from Legal Access Alameda. The free legal clinic will be operating virtually in the coming months.

If you have any questions about transfers, please call our office at (510) 272-3800 or visit our [Website](#).

## City Profile: Hayward

**Each Newsletter, the Assessor's Office will profile a different city or unincorporated area in our County.**



The City of Hayward, also known as “The Heart of the Bay” is the sixth-largest city in the Bay Area. Hayward boasts beauty from its rolling hills to its Bayshore. The great outdoors can be found in 80 Hayward Parks and Recreation locations, including over 20 miles of hiking and walking trails.

With two BART stations and 283 miles of streets and roads, Hayward has invested in transportation and infrastructure to help residents traverse the city and beyond. Hayward now operates 100% LED streetlights, saving \$330,000 in power and \$200,000 in maintenance annually.

Hayward’s diversity is one of the City’s core strengths. In 2015, Hayward was ranked #3 among Cities with the Most Ethno-Racial and Linguistic Diversity in America. Hayward enjoys many community celebrations including the annual Mariachi Festival, Latin Jazz Festival, and the Zucchini Festival.

Hayward is an artistic and cultural hub in Alameda County. In 2008, the city created the Hayward Public Art Program to create murals to beautify the town and combat [graffiti](#), and has commissioned numerous [murals](#) throughout the city. The program won a League of California Cities Helen Putnam Award of Excellence in 2011.

Hayward has been a Tree City USA since 1986. Hayward declared itself a nuclear-free zone, a largely symbolic act, in 1987.



The Hayward Gay Prom is one of the earliest and longest running gay proms in the United States. Now We Can Dance: The Story of the Hayward Gay Prom is a short documentary film produced by the Hayward Public Library in 2013. The film celebrates Hayward's long-standing Gay Prom event. It chronicles the controversy surrounding the 1995 creation of the gay prom and the significance of having a traditional high school dance for lesbian, gay, bisexual, and transgender teenagers. The film was a featured documentary at the International Frameline Film Festival in 2014.

Other interesting facts about Hayward include its famous nicknames, "Heart of the Garden of Eden" and "Apricot City" due to the area having an optimal temperature for growing an abundance of produce in its fertile soils. The city will be planting an Agave Garden in Spring Grove Park in the near future. Speaking of famous, the city has been the birthplace of numerous celebrities including former professional wrestler turned A-list actor Dwayne "The Rock" Johnson, legendary 49ers head coach Bill Walsh, and Olympic figure skating champion Kristi Yamaguchi, among others. Hayward also contains the State of California's first Japanese garden and is home to Hunt's Cannery.

### **CITY OF HAYWARD COVID-19 TESTING**

On March 23, 2020, the Hayward Fire Department (HFD) established the nation's first free city-mobilized COVID-19 drive-up testing site – just 12 days after declaration of a local emergency over the emerging global pandemic. HFD worked diligently to partner with the Hayward Police Department and several community organizations, including United Ambulance, Chabot College, Global Support and Development, and nonprofit La Familia to support the testing site operationally. Testing has not only been free, but available to anyone, age 12 or older, regardless of place of residence or immigration status, provided they meet the health-condition criteria in place at the time. No physician referral has ever been required.

The COVID-19 Testing Center has been established to take pressure off hospital emergency rooms, provide quicker answers for recently exposed first responders and health care workers, and to enhance the region's capacity to suppress new transmissions through isolation after testing. The Center is outfitted to test up to 500 people a day. It is free to the public and open to anyone regardless of where they live or immigration status.

The COVID-19 Testing Center is now located at Skywest Golf Course, 1401 Golf Course Road adjacent to Hayward Executive Airport, Monday through Friday, from 9 a.m. to 4 p.m., or until the number of tests that can be processed for the day are exhausted.

We applaud the Hayward Fire Department for their great work in the community.

You can find the latest information [Here](#)

Hayward's COVID-19 hotline: (510) 583-4949

WEBSITE:

<https://www.hayward-ca.gov/>

[info@hayward-ca.gov](mailto:info@hayward-ca.gov)

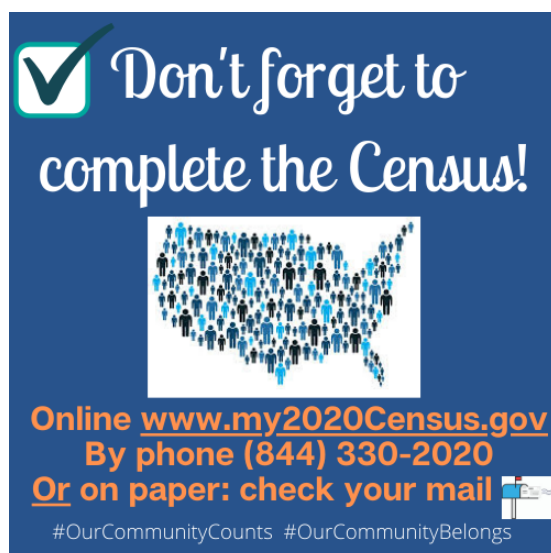


**It's not too late to complete the Census!**  
**Deadline is October 15th, 2020, per the Department of Commerce.**

Assessor Phong La and members of the Assessor's staff participated in the U.S. Census "Car Caravan" to promote the importance of the Census. The Census is a crucial tool that provides federal funding for hospitals, clinics, emergency services, housing assistance, schools, and more. It's not too late and it's never been easier to self respond on your own to the Census.

You can respond on-line <https://2020census.gov/>, or by phone 844-330-2020, or on your paper questionnaire.

We salute the first responders and all essential workers during these times. One small way you can help them in return is to Complete the Census today!



**December 10th** - Legal deadline for filing a late exemption claim for homeowners and disabled veterans. Also, last day to pay the first installment of property taxes without penalty.

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# COVID 19

## Coronavirus Updates

### HOUSING ASSISTANCE

OAKLAND- [click here](#)

EMERYVILLE- [click here](#)

LIVERMORE- [click here](#)

#### Deferred Rent Programs

ALAMEDA POINT - [click here](#)

#### Child Care

For Child Care in Alameda County - [click here](#)

#### Covid-19 Testing

Interactive map to find testing sites and schedule appointments - [click here](#)

#### Food Distribution

Interactive map to find food, testing, and services in Alameda County - [click here](#)

#### Immigrants

Covid-19 Disaster Relief Assistance for immigrants - [click here](#)

#### Employment

Alameda County Workforce Development Board - [click here](#)

### BUSINESS RESOURCES

#### Agencies

Alameda County Small Business Development Center – [click here](#)

Small Business Administration Loans – [click here](#)

California Small Business Development Center – [click here](#)

California Governor's Office of Business and Economic Development - [click here](#)

Alameda County Workforce Development- click [here](#)

U.S. Small Business Administration- click [here](#) (NOTE: Paycheck Protection Program loan application extended until August 8, 2020)

#### Business Resources by City

ALBANY - [click here](#)

ALAMEDA - [click here](#)

BERKELEY - [click here](#)

DUBLIN - [click here](#)

EMERYVILLE - [click here](#)

FREMONT - [click here](#)



HAYWARD - [click here](#)  
LIVERMORE - [click here](#)  
NEWARK - [click here](#)  
OAKLAND - click [here](#)  
PIEDMONT - [click here](#)  
PLEASANTON - [click here](#)  
SAN LEANDRO - [click here](#)  
UNION CITY - [click here](#)

Available Grants for Businesses

Pleasanton Business Assistance Program - [click here](#)

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