

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

February is Black History Month – a time for celebration of Black history and community! Here in Alameda County, we are especially proud of our diverse community and deep roots in African American culture. This month especially, we look to support the Black-owned businesses here in Alameda County. For a list of upcoming events in honor of Black History Month, please see the 'Upcoming Dates and Deadlines' section below.

This month we also celebrate the start of the Lunar New Year! 2021 is the Year of the Ox according to the Chinese zodiac, and the Year of the Buffalo according to the Vietnamese zodiac. In Chinese culture, the ox is a hardworking zodiac sign, signifying leadership and movement. In Vietnamese culture, the buffalo similarly

represents strength, perseverance, leadership, and dependability.

As a child, Lunar New Year was my favorite holiday. I didn't understand the cultural significance at that time, I only enjoyed the time with extended family members, the food, festivities, and of course the red envelopes (Li Xi). Lunar New Year is a time of renewed hope and new opportunities for future prosperity. I extend my sincere hope for a much better year for all of us.

Proposition 19: Intergenerational Property Transfer and Base Value Transfer

The first prong of Proposition 19 (Intergenerational Property Transfer) came into effect this month on February 16th impacting parent/child transfers of property. Prior to its implementation, I spoke at numerous virtual events, including my own webinar, to provide guidance on what Prop. 19 may mean for you and your families. To better understand the changes to parent/child transfers of property under the voter-approved Prop. 19, check the Alameda County Assessor's Office website [HERE](#).

The second prong of Prop. 19 (Base Value Transfer) expands benefits allowed for seniors, the disabled, and victims of disasters to transfer their property's assessed value to another home anywhere in California. This aspect of Prop. 19 is effective **April 1, 2021**.

As the sale of property frequently triggers unintended consequences on federal and state taxes, such as capital gains, property owners are encouraged to seek professional advice from attorneys and CPAs before taking any action.

Please check back on my website for updated information as we await further guidance from the California State Board of Equalization (BOE) and/or the State Legislature. As an appointee to the California Assessors' Association Legislative Committee (CAA), I have been working with other assessors throughout the state to determine how to successfully implement and clarify Prop. 19. Updates to Prop. 19 guidance can be found on the BOE [website](#).

Free Legal Clinic to Help Answer Questions:

The Property Transfer Clinic (PTC) is here to help! The PTC is a *free* legal clinic available to assist property/business owners and constituents, which is available on

the third Thursday and Friday of each month. I continue to work with the Alameda County Law Library, the Alameda County Bar Association, Legal Access Alameda, and the Alameda County Library to maintain this clinic and make it available to residents of Alameda County who do not have access to an attorney.

Other Community Engagement:

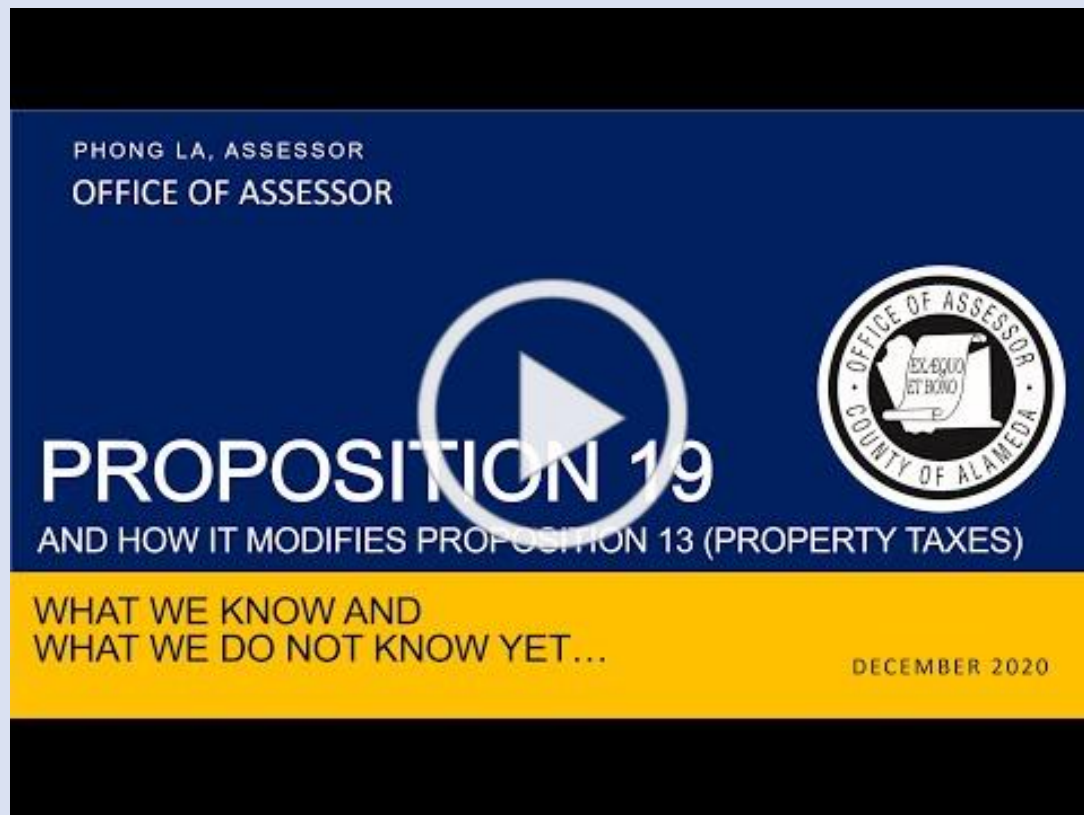
I will be hosting our Annual Homeowners Expo on Zoom later this spring. Tell others to sign up for our newsletter [HERE](#) to get notified for upcoming events.

Please let the Assessor's Office know if there is a specific topic you would like me to host a webinar on in the future. I encourage you to fill out the poll with possible topics [HERE](#). As always, we remain committed to serving the residents of Alameda County.

Sincerely,

Phong La

Alameda County Assessor





Assessor's Office in The Community

PROPERTY TRANSFER CLINIC

Do you have questions about:

- The assessment process in Alameda County
- Transferring property to family members
- What happens to property after the death of a loved one
- Common exclusions from reassessment

Visit <https://guides.aclibrary.org/lawyers> and click **Schedule an Appointment** to talk with a volunteer attorney for a **FREE** 30-minute consultation

Clinics are held every third Thursday and Friday of the month.

Upcoming dates:
March 18 and 19, 2021
April 15 and 16, 2021
May 20 and 21, 2021



The Property Transfer Clinic is a partnership between the Alameda County Library, the Alameda County Law Library and Legal Access Alameda. It is funded by the Alameda County Assessor's office.

The next date the Property Transfer Clinic will take place is on March 18th & 19th

Please visit the link [here](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

City Profile: Fremont

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



The City of Fremont, named after John C. Fremont, an American explorer and former U.S. Senator, is the fourth most populous city in the San Francisco Bay Area, and the fourth largest size in the state (99 square miles). Fremont is home to approximately 240,000 residents and is collectively referred to as part of the “Tri-City Area,” along with the cities of Newark and Union City.

Historically, Fremont was made up of five small independent towns – Centerville, Niles, Irvington, Mission San Jose, and Warm Springs. In 1956, these towns were annexed into a single incorporated city that we know as Fremont. But even today, each town retains its own unique identity.

You can learn about Fremont and California’s Spanish Mission history at Mission San Jose. Mission San Jose, founded in 1797, was one of the 21 Spanish Missions that were created in California. Today, the Mission is a museum where you can view antiques related to the Mission, as well as other vestments and historical items.

In more recent history, Fremont experienced a tech boom throughout the 1980s that continues today. The rapid development and rise in high-tech employment were largely linked to the development occurring in Silicon Valley, including the Apple factory where the very first Mac computer was manufactured. In addition to tech, the automotive industry has also put down roots in the City of Fremont. Today, the Tesla Motors Factory inhabits the NUMMI assembly plant, which was originally established by Toyota and General Motors, and serves as Tesla’s primary production plant.

North Fremont, a primarily residential district, is surrounded by Union City Centerville District, Newark, and Coyote Hills Regional Park and Don Edwards National Wildlife Preserve. North Fremont is also home to the Ardenwood Historic Farm and the George Washington Patterson house, which was built in 1857. Ardenwood Historic Farm offers an array of activities from the farm's train and railroad museum to the Patterson House and gardens, as well as an animal farm. The Ardenwood Historic Farm is expected to re-open on February 18, 2021.

The Niles area of Fremont provides a wonderful place to walk around, browse shops, and eat. Niles includes several antique shops, a tea room, and other stores. The Niles Canyon Railway, which runs between Fremont and Sunol, is another fun activity to enjoy year around! The Railway also offers seasonal events like the Family Halloween Twilight train ride in October and the Train of Lights in December. The original studio where Charlie Chaplin made his early movies is also located in Fremont!

Mission Peak is a great place to hike with kids and adults, and the view from the summit is well worth the trek. In the middle of Fremont, Central Park's Lake Elizabeth, encompasses over 40 acres of water. The Park offers activities such as kayaking, paddle-boating, and fishing, as well as golf, tennis, picnicking, and hiking. There are plenty more places to hike and enjoy outdoor escapes in Fremont at the Don Edwards San Francisco Bay National Wildlife Refuge, the Quarry Lakes Regional Park, and Coyote Hills Regional Park with its 900 acres of marsh and grasslands, rolling hills, and picturesque grassy knolls.

Fremont offers various activities, including restaurants, farmers markets, historical attractions, the Niles Essanay Silent Film Museum, and public art spaces. The City of Fremont and the Fremont Cultural Arts Council have supported the practice and employment of the fine arts throughout Fremont.

The City of Fremont's Public Works Department recently began construction on two projects to improve bicycle and pedestrian safety with the Pedestrian Crossing Enhancement Project and the Bikeway Improvement Project. These projects are aimed to increase pedestrian crossing awareness to motorists, providing better lighting at night, and creating physically separated bike lanes.

CONTACT

WEBSITE:

<https://www.fremont.gov/>

CITY ADDRESS:

3300 Capitol Avenue

Fremont, CA 94538

CITY OF FREMONT

COVID-19 TESTING & OTHER RESOURCES

COVID-19 general information, closures, interactive maps of open businesses, rent relief, and testing information can be found [HERE](#).

COVID-19 Resources for businesses and employees [HERE](#).

VACCINATION

The Alameda County Public Health Department is the lead agency for the COVID-19 response and vaccine administration. For up-to-date information, guidance, and resources on the vaccine and vaccine distribution, visit the Alameda County Public Health Department [webpage](#).

AID PACKAGES, LOCAL FOOD, AND SHELTER RESOURCES

The COVID-19 Aid Package for Fremont Renters and Small Businesses is available for renters and small businesses who have been adversely impacted by the Coronavirus pandemic. This aid package was approved by the Fremont City Council. For more information on the relief program, check [HERE](#).

There are several agencies within Fremont and Alameda County that provide food and meals for all individuals and families in need, as well as seniors. For a detailed list of Fremont area food and meal resources, check [HERE](#).

For hygiene and meal services in the Fremont area, including schedules for services available, please check [HERE](#).

UPCOMING EVENTS IN FREMONT

Registration for Spring Break Camps in Fremont is open! The City of Fremont is offering a variety of virtual and in-person camp options during Spring Break. To register and find out

more information about the camps being offered and the safety measures that will be in place, check [HERE](#).

For a full calendar of events and happenings in Fremont, check [HERE](#).

March 19th – Coffee with your Councilmember Raj Salwan

March 20th – Niles Rotary Club's Spring Fling Fundraiser

Resources



Decline in Value & Proposition 8

A loss in value can impact your business property tax. A loss in value may occur when your business personal property suffers from various forms of depreciation. Pursuant to Proposition 8, a constitutional amendment, a temporary reduction in assessed value is permitted when a property suffers a decline in market value. For property tax purposes, a decline in value occurs when the current market value of your property is less than the assessed value as of lien date (January 1st of each year).

The Assessor's Office is required to lower the assessment of real property to the lesser of

its current market value or the factored Proposition 13 base year value as of January 1st each year. That value is surrendered to the Auditor by July 1st and becomes the basis of the annual property tax billed by the Tax Collector.

As we continue to meet the challenges of COVID-19, the Assessor is assisting small businesses by providing resources wherever possible. The Assessor makes every effort to consider declines in value and to assess all property at the lesser of the market value or factored base year value each year without the need for individual owners making an informal request or filing a formal appeal. Informal requests for review are considered individually by certified appraisers and can be filed by the property owner for the current year or the upcoming year.

Assessor La has taken a proactive approach to review assessed values and ascertain whether temporary reductions are warranted. Recently, the Assessor sent out thousands of questionnaires to business owners and property owners to help gather data and identify businesses and properties that may be eligible for a decline in assessed value. If you did not receive a questionnaire and believe your business may be eligible for a decline in value assessment, call the Assessor's office at (510) 272-3787.

For more information on decline in value assessments, informal review of your property assessment, or to view your current assessed value, check the Assessor's website [HERE](#) or review the [Decline Value Information Brochure](#).

Upcoming Dates & Deadlines

February 15th – Washington's Birthday (Office closed for County holiday)

Legal deadline for filing exemption claims for welfare, cemetery, college, & exhibitions

Legal deadline for filing exemption claims for churches

Legal Deadline for filing an exemption claim for homeowners, veterans, & disabled veterans

***NOTE: To receive the full welfare exemption, the claim *must* be filed by February 15th, or within 30 days of the date of Notice of Supplemental Assessment, whichever comes first. However, a partial exemption may be available for some claims even when filed after the deadline. You should still file a [Claim for Welfare Exemption](#) even if you miss the deadline.** If you or your organization have any questions about qualifying and

non-qualifying uses under the Welfare Exemption or how to file a claim for the Welfare Exemption, please contact the Assessor's Office by calling our office at 510.272.3787, or visit our [website](#). Alternatively, you may contact the Board of Equalization (BOE) at 916.274.3430 for questions regarding eligibility requirements of an organization or how to obtain an Organizational Clearance Certificate.

February 16th – Proposition 19 comes into effect (Note: The Assessor will refer to the recording date to determine if the property transfer meets the February 15th deadline not the signature date and not the post mark date).

Black History Month Events

Here are some ways you can celebrate Black history and culture and support local Black-owned businesses!

- **Find Your Joy: Black Joy Scavenger Hunt** – participate in this scavenger hunt throughout the month of February and explore iconic Black art, learn about historic locations, and support black-owned business. Your progress in the scavenger hunt will be tracked via QR codes at each stop.
- **Enjoy food at local Black-owned restaurants.**
 - Oakland: <https://www.visitoakland.com/blog/post/10-black-owned-restaurants-in-oakland-ca/>
- **Oakland Museum's Virtual Black Panther Gallery** – view the Oakland Museums exhibit virtually here: <https://gesso.fm/omca/collections/Exhibition/black-power>
- **Oakland MLK 40 Days of Service** (January 15 – February 28) – find opportunities to volunteer virtually and support community during COVID-19. Get information on how you can help [HERE](#).
- **African American Read-In Week** – Watch read aloud videos and participate in activities with the Oakland Public Education Fund and their partners (Oakland Public Library, Safe Passages, Tandem Partners in Early Learning) that highlight literature by and about the Black community [HERE](#)
- **Black Culture Fest 2021** – take part in the month-long celebration sponsored by the Oakland Public Library featuring events like Black Culture Fest Storytime (February 22) and Black History Month Trivia (February 27)
- **San Leandro Public Library's Black History Month Read-In** (February 1 – 28) – Earn badges by reading books from the library's #ownvoices Black Writers Booklist. Each badge gets you a raffle ticket for a Grand Prize! Check out the event [HERE](#).

- **I Am Black Excellence** – Participate in Albany’s 6th Annual History Month Celebration, which will be held virtually on February 10 at 5:30 pm. Get more details and register in advance [HERE](#).
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CARES ACT FUNDING

In response to COVID-19, the U.S. Congress passed the CARES Act, which was signed into law on Friday, March 27, 2020. This relief package included \$30.75 billion in emergency education funding in order to provide states both funding and streamlined waivers to give State Educational Agencies necessary flexibilities to respond to the COVID-19 pandemic.

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

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](#)

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](#)

STAY IN TOUCH

Keep up-to-date on important information that may affect your property taxes by following us on Twitter ([@acassessor](#)) and Facebook ([Alameda County Assessor's Office - Home | Facebook](#)).

If this email was forwarded to you, subscribe to the monthly newsletter [HERE](#).

