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ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

Happy New Year! I write to you today in hopes that you and your loved ones are safe and healthy. As we begin this new year, I look forward to continuing to serve the residents of Alameda County and to provide as much assistance as I can as we navigate the upcoming changes coming into effect with Proposition 19.

Our Office remains committed to serving the residents of Alameda County. This year we will continue to dedicate our efforts to increasing efficiency and educating our local communities on vital tax-saving measures.

As we mentioned at the end of last year, there are some upcoming issues that may affect your property taxes that you should all be aware of.

Proposition 19 and Important Changes to Parent/Child Transfers of Property:

The first prong of Proposition 19 (Home Protection for Seniors, Severely Disabled, Families and Victims of Wildfire or Natural Disasters Act) is coming into effect **February 16, 2021**. Prop. 19 does two things: (1) expands the portability of a property owner's tax base and (2) requires re-assessment of certain parent to child transfers of property.

Prop. 19 restricts the inheritance of a property's assessed value to the primary residence with a maximum transfer value of \$1 million plus the current assessed value, depending on the circumstances. Prior to a transfer, the home must be the parent's principal residence and it must become the primary residence of the child(ren) within one year after the transfer to qualify (child MUST file for and be approved for a homeowners exemption on the subject property). General

information about Prop. 19 can be found on the BOE [website](#) and the Alameda County Assessor's Office [website](#).

Prop. 19 also expands benefits allowed for seniors (55 years old and older), 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 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. CAA recently submitted questions to the BOE that remain unanswered based on our review of Prop. 19's text. Updates to Prop. 19 guidance can be found [HERE](#).

Additionally, I held a webinar to help share information on Prop. 19. You can find the video and the corresponding slides [HERE](#).

Free Legal Clinic to Help Answer Questions:

The Property Transfer Clinic 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 worked with the Alameda County Law Library, the

Alameda County Bar Association, Legal Access Alameda, and the Alameda County Library to establish this clinic and make it available to residents of Alameda County who do not have access to an attorney. Please note that in February the clinic will be held on Friday, February 5th.

Other Community Engagement:

I will be hosting our annual Homeowners Expo virtually in March. Please keep an eye out for the formal invite, which will include the date and time of the event, as well as a registration link.

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](#).

Bay Area Exits State's Stay-at-Home Order

Effective January 25, 2021, the Bay Area region meets the criteria to exit the Regional stay-at-home order. While we are seeing encouraging projections for ICU bed availability and vaccine availability, residents must continue to comply with COVID-19 safety precautions. For detailed guidelines on the modification to indoor and outdoor activities, schools, and gatherings, see the Alameda County Office of Emergency Services press release [HERE](#).

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

Sincerely,

Phong La

Alameda County Assessor

PHONG LA, ASSESSOR
OFFICE OF ASSESSOR



PROPOSITION 19

AND HOW IT MODIFIES PROPOSITION 13 (PROPERTY TAXES)

WHAT WE KNOW AND
WHAT WE DO NOT KNOW YET...

DECEMBER 2020

Assessor's Office in The Community

PROPERTY TRANSFER CLINIC

FEBRUARY CLINIC DATE CHANGED TO
FRIDAY, FEBRUARY 5TH

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 and Appointment** to talk with a volunteer attorney for a **FREE** 30-minute consultation

With the Parent/Child Exclusion component of Prop 19 going into effect on February 16th, we've decided to change the clinic date in order to provide additional assistance. We apologize for any inconvenience this may cause.



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 February 5th

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

City Profile: Berkeley

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



The City of Berkeley is the fourth largest city in Alameda County. Berkeley is named after the 18th century Irish bishop and philosopher George Berkeley. Since it was founded, Berkeley has grown into a hub of creativity, art, and inclusion, with an extra special flare. Berkeley is also home to the oldest campus in the University of California system, the University of California, Berkeley and the Lawrence Berkeley National Laboratory.

Each neighborhood in Berkeley offers something unique. Berkeley's history of counter-culture rests in its historic district on Telegraph Avenue near UC Berkeley's campus, where you can find local restaurants, bookstores, shops, and street vendors (find a list of open businesses [HERE](#)). Berkeley's Fourth Street is a pleasant place for a stroll down a tree-lined street and offers world-class restaurants, shopping, and art galleries. If you're looking for vibrant art and design, look no further than Berkeley's Downtown Arts District or West Berkeley's Design Loop, which is home to a group of innovative merchants and shops that offer unique furniture, building materials, lighting, and antiques.

Berkeley's Civic Arts Program supports a culturally vibrant and diverse community of artists by funding grants to artists, arts organizations, and festivals; providing opportunities for artists to create and display work in the public realm; and ensuring equitable access to high quality arts and culture for residents and visitors.

Although we can only enjoy each other's company from a distance right now, there are still plenty of ways to enjoy all the local fare and shops Berkeley has to offer! For information on dining al fresco and take-out dining check [HERE](#).

Berkeley is also a wonderful place to get some fresh air! With miles of waterfront, including a portion of the San Francisco Bay Trail, and hills that boast beautiful views of San Francisco, Oakland, and the Bay, Berkeley is home to 52 parks and over 104 trails covering 761 miles.

The Berkeley City Council recently approved the Adeline Corridor Plan, with a goal of creating 100% affordable housing at the Ashby BART and 50% affordable housing throughout the corridor, and with a local preference policy or “right of return” for households previously displaced from Berkeley. Additionally, the City of Berkeley has plans in progress to provide ferry service, improve the public marina in the Berkeley Marina Area, and improve green space and trails at the former Santa Fe Railroad Right-of-Way.

For more information about Berkeley’s history and how to get involved in the Berkeley community and enjoy more events that the City has to offer, check out Berkeley Path Wanderers Association [HERE!](#)

CONTACT

WEBSITE:

<https://www.cityofberkeley.info/Home.aspx>

CITY ADDRESS:

City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

CITY OF BERKELEY COVID-19 TESTING & OTHER RESOURCES

Testing is available at the MLK, Jr. Youth Services Center in South Berkeley for symptomatic and asymptomatic residents age 10 years and above. Appointments are available, but no appointment is necessary. More information about COVID-19 testing availability in Berkeley can be found [HERE](#).

VACCINATION

Currently, vaccines are being distributed to the highest priority groups, including healthcare workers, paramedics, and residents of long-term care facilities. Berkeley Public Health is administering vaccines to healthcare workers who are not being vaccinated through their employer. Additional information about COVID-19 vaccinations can be found [HERE](#).

LOCAL FOOD AND SHELTER RESOURCES

- There are morning, mid-day, and late afternoon meal services available throughout Berkeley
- Berkeley Community Resource Center/Dorothy Day House provides breakfast/lunch to-go 7 days a week at 8:30 am and 12:30 pm.
- Berkeley Food and Housing Project Community Meal provides a lunch bag to-go service on Monday, Tuesday, Thursday, and Friday, as well as spaghetti dinner on Wednesday between 3:30-4:45 pm.
- Fourth Street Shops has been supporting the Alameda County Food Bank throughout the COVID-19 pandemic. To make a donation, click [HERE](#).

UPCOMING EVENTS

February 1st - Cook virtually with Kitchen on Fire (recurring event you can attend [HERE](#))

February 4th - Tarea Hall Pittman Social Justice Series (register on Zoom [HERE](#))

February 4th - Land Use, Housing, & Economic Development Policy Committee (join on Zoom [HERE](#))

Find a complete calendar of upcoming events in Berkeley [HERE](#) and [HERE](#) (Berkeley Public Library)

Resources



DISABLED VETERANS AND SURVIVING SPOUSES PROPERTY TAX SAVINGS

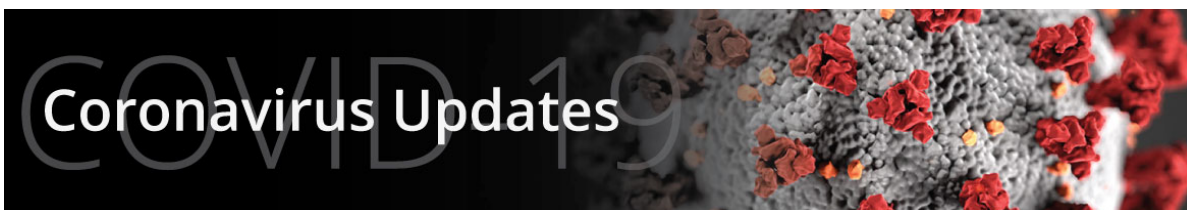
The Disabled Veterans' Exemption is available to veterans rated 100% disabled by the Veterans' Administration (VA). In 2020, this exemption provides up to a \$143,273 reduction on the assessable value of your real property, meaning a savings of approximately \$1,430 on your Ad Valorem taxes.

Currently, a veteran needs to be 100% disabled to receive the exemption. The California Assessor's Association (CAA) is working with the state legislature to provide a partial exemption for veterans.

Additionally, there is a low-income version of the Disabled Veterans' Exemption, which provides up to a \$214,910 reduction in the property's assessed value, translating to

approximately \$2,140 in annual savings on your Ad Valorem taxes. To qualify for this exemption, you must have a household income of \$64,337 or less. These programs are also available, in many cases, to the surviving spouses of qualified disabled veterans.

The Assessor's Office uses the disability documentation from the V.A. If your exemption claim is initially rejected by the Assessor's Office due to the disability rating, you can appeal the rating with the V.A. If you appeal with the V.A. is successful, we encourage you to re-apply for the appropriate exemption with the Assessor. If you have any questions about the Disabled Veterans' Exemption, please call our office at 510.272.3787, or visit our [website](#).



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

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](#)

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](#).



