

# PHONG LA

ALAMEDA COUNTY ASSESSOR



## MONTHLY NEWSLETTER

### Message from Assessor La

Dear Residents of Alameda County,

Throughout Women's History Month in particular, we honor and celebrate the vital role of women in our community and their contributions in world history! Thank you! Women's History Month grew out of a weeklong celebration of women's contributions to culture, history, and society that was organized as a local celebration in Santa Rosa, California, in 1978. Today, Women's History Month is celebrated nationwide and in several other countries.

There are many ways to recognize and support the women in our community. For a list of women-owned restaurants throughout the East Bay, check [HERE](#). Learn more about the Black Women's Suffrage Movement through the [Black Women's Suffrage Portal](#), a digital collection of materials documenting the roles and experiences of black women in the suffrage movement, women's rights, voting rights, and civic activism between the 1850s and 1960.

**Proposition 19: Intergenerational Property Transfer and Base Value Transfer**

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 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. The PTC 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 Alameda County residents who do not have access to an attorney.

**Other Community Engagement:**

I will be hosting our 2<sup>nd</sup> Annual Homeowners Expo on Zoom on **April 28, 2021, at 12:00 pm**. Learn about programs to lower property taxes, how to keep the family home without being reassessed, and hear information for first-time homebuyers. Registration is open [HERE](#). 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 to see covered in a webinar 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

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**Assessor's Office in The Community**

# 2021 homeowners EXPO

*Join members of the community to*

- *Learn about programs that lower property taxes*
- *Keep the family home without being reassessed*
- *Hear information for first-time homebuyers*

*Simultaneous translation will be available in Spanish and Cantonese.*

**WHEN: WEDNESDAY, APRIL 28, 2021**

**TIME: 12:00 - 1:30 PM**

**WHERE: ZOOM**

**REGISTER AT**

**[HTTPS://TINYURL.COM/HOMEOWNERS-EXPO](https://tinyurl.com/homeowners-expo)**

**REGISTER AND ATTEND TO BE ENTERED TO WIN ONE OF  
SEVERAL PRIZES RAFFLED OFF DURING THE EVENT.**



# 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.**

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## Upcoming Dates & Deadlines

### Assessor's Office Dates & Deadlines

March 18 & 19

Property Transfer Clinic

April 1

Due date for filing Business Personal Property statements

April 10	Prong two of Proposition 19 comes into effect
	Last day to pay second installment of property taxes without penalty
April 28 Cantonese)	<a href="#">2021 Homeowners Expo</a> (translation available in Spanish and
May 7	Legal deadline for filing business personal property (BPP) statements
without penalty	

### Women's History Month Events

- Celebrate Women's History Month by participating in the Berkeley Public Library Women's History Month activity by reading a biography, watching a documentary, or attending an event and earn a free Women's History button! Click [here](#) to print out the activity sheet.
- Celebrate virtually at the 12<sup>th</sup> Annual Powerful Women of the Bay Awards Luncheon on Friday, March 12, 2021, 12:00 – 1:30 pm.

## Resources

### CHANGE IN VALUE DUE TO NEW CONSTRUCTION



Under California state law, your property tax may increase due to “New Construction” activity. “New Construction” refers to any improvements to your home other than normal maintenance or repair. When construction is performed, the changed or new portion of your home may be reassessed at market value, thus increasing your property’s assessment value. The legal definition of “new construction” for property tax purposes is provided in section 70 of the Revenue and Taxation Code and encompasses more than the construction of new buildings.

“New construction” that may require reappraisal, includes for example: any improvement to real property, such as adding a room, pool or garage; any alteration which restores a



building or other improvement to the “substantial equivalent of new,” such as completely renovating a building; an alteration that changes the way a property is used (e.g. a residence that is converted to a retail store, or a garage that is converted to living area); physical alteration to land such as retaining walls or land grading for purposes of development; and tenant improvements added in previously unfinished commercial property.

Once new construction has begun, State law requires owners to report their progress to the Assessor’s Office annually as of January 1. This report allows the Assessor to adjust your assessment based on an estimated value of the completed work. After construction is complete, the Assessor’s Office will assess the improvement at market value and add this value to your existing value. (Note: Market value may differ from the cost of construction)

### **How does our office determine market value of your new construction?**

The Assessor receives copies of building permits from all fourteen (14) city building departments in Alameda County and the County’s Public Works Agency (for unincorporated areas) on a continuous basis. These permits are reviewed carefully to determine if a reappraisal is required under State law. If it is required, an appraisal is made to determine the fair market value of the newly constructed portion as of the date the construction is completed.

If the new construction project is only partially completed on the January 1 lien date, the law requires the Assessor to estimate the fair market value in its current state of completion, until the project is 100% complete and the final assessment is determined.

Only the portion of the property, which was newly constructed, is subject to reassessment at market value.

### **How will I know what the updated assessment value is once construction is complete?**

A Notice of Supplemental Assessment is mailed to you to notify you of the updated assessed value. The new assessed value is then submitted to the Office of the Treasurer and Tax Collector. Those offices are responsible for mailing and collecting your tax bill.

### **New Construction Exclusions from Reassessment**

Not all construction activities lead to reassessment. If the projects are part of normal maintenance such as replacing a leaky window, they are likely *not* considered reassessable. Additionally, there are exemptions from reassessment for certain kinds of construction. For example, solar energy installations, seismic retrofitting improvements, disabled access modifications, and fire sprinkler and detection system improvements will not trigger reassessment. For more information regarding new construction exclusions, check [HERE](#).

To receive the exclusion, a claim form must be filed prior to, or within thirty (30) days of, the commencement of construction activity. To download the Builder’s Claim for New Construction Exclusion from Supplemental Assessment, click [here](#), or go to the Assessor’s [forms page](#). If you have questions or require more information, please call (510) 272-3787.

**\*DISCLAIMER:** This information is intended to communicate general information. This information is not legal advice or a substitute for obtaining legal advice from an attorney or CPA. Individuals who have specific questions about their property should seek their own counsel.

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## Modernizing The Assessor's Office

**How the Assessor's Office uses State funding to modernize the Office and increase efficiency by digitizing files**



The Alameda County Assessor's Office is taking steps to modernize and promote efficiency by using State funding to digitize important hard copy files to help our Office better serve Alameda County residents.

At the time this project began in June 2019, there were over 15 million documents in storage offsite and millions of documents stored onsite at the Assessor's Office, some dating back to the 1800s. These documents are essential to the Assessor's Office daily functions, including accurately assessing all property (new construction, supplemental assessments, escapes, and reductions) in a more timely manner and resolving assessment appeals. Because no other copies exist, a casualty, such as a fire or flood, will destroy these documents forever.

Scanning these documents is necessary to better serve the residents of Alameda County and enable staff to work in satellite offices without being reliant on a single hardcopy of a particular document. The Assessor's Office has employed as many as 25 TAP employees for these projects. The team is currently supporting the APN folders digitalization project and packing secured folders to be scanned by a contractor offsite.

As of January 27, 2021, the digitalization team scanned approximately 465,475 cases; 67,171 Business Personal Property (BPP) account folders; and 5,730 adjudicated

Assessment Appeals Bureau cases (97,131 images).

In February, 50 boxes holding the first batch of scanned and digitally preserved documents were removed from the Assessor's Office. Approximately 700,000 sheets of purged documents were recycled and approximately 100,000 pages of architectural plans were recycled.

Currently, the team is scanning Proposition 8 and Proposition 60-90 files, which includes 1,730 cases (12,191 images) as of February 24. The team will also scan approximately 65,000 (approximately 2.5 million images) closed BPP account folders starting this month.

Assessor La is excited to continue this project, which has already significantly helped staff perform essential functions and helped optimize office staff resources.

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## City Profile: Dublin

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



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The City of Dublin, also known as the Crossroads of the Bay Area, is the oldest town in the Tri-Valley and once served as the crossroads of two important stage routes between the Bay Area to Stockton, and from Martinez to San Jose. Dublin's Alamilla Spring also provided a place for travelers to change horses and rest before continuing their journey. Although Dublin was not incorporated until February 1982, its history dates back to 1772.

Remnants of Dublin's history have been preserved over time, including the historic cemetery where members of the Donner party Expedition are buried. Historic Dublin sites are located on Donlan Way. Explore the interactive website, [Dublin California History!](#)

Today, the City of Dublin is one of Alameda County's fastest growing cities with approximately 65,716 residents. Dublin has an array of shopping and international dining opportunities, 20+ beautiful parks and open space trails, including Dublin Heritage Park and Museums, the Iron Horse Trail (a former railroad track that is now a 23-mile long trail for bikers, hikers, and horseback riders), and a Robert Trent Jones, Jr.-designed golf course, many family entertainment options, and wonderful community events. In 2017, the City opened the much-anticipated Emerald Glen Recreation and Aquatic Complex, also known as, "The Wave." The Wave is anchored by an indoor swimming pool with year-round lessons, aquatic fitness programs, and recreational use. The Wave also features a sports pool, a waterslide tower, and a children's activity pool. As COVID-19 vaccinations become more widespread and restrictions begin to lessen, the City of Dublin hopes to open The Wave in some limited fashion this year.

Dublin takes pride in its Irish roots and continues the tradition of celebrating St. Patrick's Day every year. The City was referred to as "Dublin" in reference to the city of Dublin in Ireland because of the large number of Irish who lived there; however, the name was not formally adopted until the 1890s. The annual Dublin St. Patrick's Day Festival typically brings 80,000 people to Dublin in celebration. This year, the City will be hosting a hybrid

event for its 37<sup>th</sup> Annual St. Patrick's Day Celebration, which will be held Saturday, March 13, through Saturday, March 20. This week-long celebration will feature both virtual and socially distant, in-person events. To ensure everyone's health and safety, the in-person events are reservation-based. Keep an eye out for [Dublin's festive schedule of events](#) so that you can celebrate all week long!

In 2011, the City made headlines when a *MythBusters* experiment went wrong. The show, which filmed all over the Bay Area, often used the Alameda County Sheriff's Department bomb disposal range when their tests required additional space. During this particular experiment, a cannonball was launched with the intention of bursting through containers of water. Instead, the cannonball missed the containers entirely and flew right into Dublin's Tassajara Creek neighborhood, tearing through the front door of one home and exiting out of a second floor bedroom, crossing busy Tassajara Road and causing damage to a second home before finally ending its trip by crashing into a van. Fortunately, nobody was injured during the afternoon event.

With its easy access to public transit, beautiful and outstanding neighborhoods, award-winning schools, and thriving employment market, Dublin offers a high quality of life. Frequently named one of the top cities in Northern California for young families, Dublin is also known as "The New American Backyard." The City earned a top spot in *Money* magazine's "Best Places to Live 2018" feature, being named the number one city in California and the seventh city overall in the United States.

Along with the Dublin Chamber of Commerce, the City of Dublin has worked to encourage and increase shopping at Dublin businesses with the "Discover Dublin! Shop Local" campaign. In December 2020, the Dublin City Council approved a [Small Business Recovery Grant Program](#) to support small businesses impacted by COVID-19. To find out what's open in Dublin check [HERE](#) or the Chamber of Commerce website [HERE](#).

Recently, the Alameda County Assessor's Office established a satellite office in Dublin so that we can better serve Alameda County residents who live in the Dublin and the Tri-Valley region. The new office is easily accessible, located at 7600 Dublin Blvd. #160, next to the Bart station. Although this office is staffed and available to assist you, it is currently not open to the public due to COVID restrictions. We look forward to announcing the Dublin Office's full opening in the near future! Visit Dublin and see all it has to offer!

## CONTACT

**WEBSITE:** <https://www.dublin.ca.gov/>

**CITY ADDRESS:**

Dublin City Hall  
100 Civic Plaza  
Dublin, CA 94568  
(925) 833-6650

# CITY OF DUBLIN

## COVID-19 TESTING & OTHER RESOURCES

### TESTING & RESPONSE

COVID-19 testing continues at the Alameda County Fairgrounds, Monday through Friday, 9:00 am to 12:00 pm, with a maximum testing of 240 individuals each day. The testing is done in coordination with the cities of Pleasanton, Livermore, and Dublin, and the Alameda County Fairgrounds. If daily capacity is reached prior to 12:00 pm, each day, signage will be posted at Gate 12 of the Fairgrounds. No appointment is needed. Testing is available to patients with or without a physician's order. For more details about testing, including individuals who are currently experiencing COVID-19 symptoms, check [HERE](#). The Dublin Parks & Community Services Department implemented various protocol to help prevent the spread of COVID-19. Dublin City parks and open spaces are open to individuals and groups from the same household unit, but anyone who visits the parks is required to maintain social distancing practices and wear a mask at all times. Dog parks are also now open and public restrooms are available.

The Shannon Community Center, the Dublin Senior Center, Dublin Heritage Park and Museums, and other City facilities are currently closed to the public. [The Wave](#) is currently offering lap swimming hours, 6:00 am to 9:00 am, in its outdoor Sports Pool.

For more guidance on the current protocols in place at Dublin parks and open spaces, check [HERE](#).

### VACCINE INFORMATION

On February 17, 2021, the Alameda County Fairgrounds opened its COVID-19 vaccination site for those with appointments through Stanford Health Care – Valley Care, Sutter Health, and Alameda County Health Department. Supply is extremely limited and drop-ins are not allowed. Currently, these health care providers are vaccinating health care workers and patients aged 65 and older.

In the coming weeks, the vaccination site will be open to essential workers in the Food/Agriculture, Education/Childcare, and Emergency Service Sectors. For updates and more detailed information, check [HERE](#).

Those with appointments can access the Alameda County Fairgrounds in Pleasanton through Gate 8 off of Valley Avenue. Directional signs will lead patients to the vaccination area.

### LOCAL FOOD AND SHELTER RESOURCES

A Senior curbside lunch service, provided by Open Heart Kitchen, is available at the Dublin Senior Center on weekdays, 11:30 am to 12:15 pm. Seniors must make reservations for lunch through Open Heart Kitchen at (925) 500-8241.

For a list of dining options in Dublin, check [HERE](#).

### UPCOMING EVENTS IN DUBLIN

March 10

Business Webinar: Disaster Relief Loan Updates

March 12

Alameda County Update with Dr. Moss – COVID Update #6



March 13-20	St. Patrick's Day Celebration (multiple locations around Dublin)
March 13-20	Shamrock 5K Fun Run & Walk Virtual Edition (information & registration <a href="#">HERE</a> )
March 16	City Council Meeting (7:00 pm)
March 18	Chamber M2M Networking with Beth Bridges (11:00 am – 12:00 pm, registration required <a href="#">HERE</a> )
March 31	Business Webinar: State of the Economy
April 3	Sprint Eggstravaganza at Emerald Glen Park*
April 11	Dublin Benefit Concert at Emerald Glen Park Amphitheater*
April 24-May 1	Dublin Pride Week*

- The Dublin Farmers' Market takes place every Thursday at Emerald Glen Park from April 1 – September 23
- To view the full City of Dublin calendar, check [HERE](#)!
- For detailed information about fun events happening in Dublin, check out [The Guide to Fun in the American Backyard – Winter/Spring 2020-2021](#) and the [Dublin Rec Guide](#)!

\* Subject to Alameda County Health Order"



### **ALAMEDA COUNTY ENTERS THE RED TIER**

Beginning March 10, 2021, Alameda County entered the Red Tier in the State's Blueprint for a Safer Economy reopening framework. In the Red Tier, indoor dining is allowed to operate at 25% capacity; most retail store capacity will increase to 50%; grocery stores may operate at full capacity; and gyms, fitness centers, and yoga studios may operate indoors at 10% capacity with certain modifications. Additionally, movie theaters may open indoors with 25% maximum capacity or 100 people, whichever is fewer. Hair salons, barbershops, and personal care services may continue to operate indoors with modifications.

For a complete list of activities available in the Red Tier, visit <https://covid19.ca.gov/safer-economy/> and search Alameda County.

### **VACCINE DISTRIBUTION**

Alameda County is currently vaccinating Phase 1a: Health Care Workers and Phase 1b: People age 65 years and older, Education and Childcare, Emergency Services (including Law Enforcement), and Food/Agriculture.

Eligibility criteria will continue to be updated based on capacity and vaccine availability. For updated information about vaccine eligibility and distribution, visit the Alameda County



## 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](#)

### 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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## 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](#).

