

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

This Spring looks hopeful as more people receive the COVID-19 vaccine and our County is in the Orange Tier. This progress allows residents to engage in more outdoor social activities with family and friends, especially as the weather continues to improve.

Proposition 19: Intergenerational Property Transfer and Base Value Transfer

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

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.

As an appointee to the California Assessors' Association (CAA) Legislative Committee, 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 am hosting our 2nd Annual Homeowners Expo on Zoom, on **April 28, 2021, at 12:00 pm**, along with my partners: the Alameda Chamber of Commerce; Oakland Chinatown Chamber of Commerce; San Leandro Chamber of Commerce; ECHO Housing; Associated Real Property Brokers, Inc.; Poppy Bank; Guild Mortgage; Bay East Association of Realtors; and Associated Real Property Brokers, Inc.. At this event, you will 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](#)!

Last month, I participated in the Alameda Business Town Hall where I spoke with the Mayor of Alameda and the business community about on-going challenges small businesses are facing due to the pandemic. I am happy to have opportunities like this to engage directly with our local business owners!

In March, I also had the honor of volunteering with Meals on Wheels and delivering a meal to a member of our community in Oakland through the Meals on Wheels Alameda County. It is always rewarding to connect directly with my fellow residents.

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](#). Tell others to [sign up for our newsletter](#) to get notified for upcoming events.

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

Sincerely,

Phong La
Alameda County Assessor

April 1	Due date for filing Business Personal Property statements
April 10	<p>Prong Two of Proposition 19 comes into effect</p> <p>Last day to pay second installment of property taxes without penalty – as April 10 is a Saturday, the payment will be considered delinquent at 5 pm on April 12, 2021, after which a 10% delinquent penalty and \$10 cost attaches. Both installments may be paid when the first installment is due. For more information about property taxes, check the Alameda County Office of the Treasurer and Tax Collector's website.</p>
April 15	Tax Day (Note: The <i>Federal</i> tax filing deadline has been extended to May 17, 2021. Following the IRS announcement, California also postponed the income tax filing deadline for individuals for the 2020 tax year to May 17, 2021.)
April 22	Earth Day
April 28	Annual Homeowners Expo, 12:00 -1:30 pm, (translation available in Spanish and Cantonese) – Registration is open HERE!
May 7	Legal deadline for filing business personal property statements (BPS) without penalty. A 10% penalty will be applied if a BPS is received after May 7. Please note that BPSs are confidential documents and are held by the Assessor. E-Filing is available and can be found on the Assessor's Office website HERE .
May 17	Tax Day (extended) for individuals for Federal and California State

Assessor's Office in The Community

2021 homeowners EXPO

Join Assessor *Phong La* and members of the community to learn about:

- Programs that lower property taxes
- How to keep the family home without being reassessed
- Resources for first-time homebuyers
- Loans available to you for home updates

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)

**ATTEND TO BE ENTERED TO WIN
ONE OF SEVERAL RAFFLE
PRIZES DURING THE EVENT!**



**SIMULTANEOUS TRANSLATION
WILL BE AVAILABLE IN
SPANISH, CANTONESE AND ASL.**

THANK YOU TO OUR SPONSORS AND PARTNERS:



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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:

April 15 and 16, 2021

May 20 and 21, 2021

June 17 and 18, 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 April 15th & 16th
Please visit the link [here](#) to make an appointment with a
volunteer attorney for a free 30-minute consultation.



Assessor La delivers a meal to an Alameda County resident with Meals on Wheels. This incredible organization provides meals to 1,800 seniors monthly in Oakland and central Alameda County. Thank you Meals on Wheels for doing this wonderful work!



Thank you to Raising Leaders and Supervisor Valle for partnering to keep Hayward's streets clean through the Adopt-a-Block program. We're excited to participate with our own block at Huntwood Avenue and Harris Road!

Resources

PROPERTY TAX 101 FOR NEW HOMEOWNERS



Becoming a new homeowner is both exciting and overwhelming! Once you become a homeowner there are numerous questions that may arise, including how to determine your assessed value and how to lower your tax bill. **To learn more information about becoming a first-time homeowner, please join me at the Homeowners Expo on April 28 at 12:00 pm – [Registration is now open!](#)**

How to estimate your new assessed value:

If you recently purchased your new home at market value, your new assessed value will likely be the purchase price. However, if you purchased the new property for below market price, the new assessed value will be the market value. Market value can be estimated by looking at the recent sale values of comparable properties in the same area around the date of your purchase.

What to do if you disagree with your assessed value:

The Assessor makes every effort to consider declines in value and to assess all property at the lesser of market value or factored base year value each year without the need for individual owners making an informal request or filing a formal appeal.

If you disagree with the assessed value of your new property and believe the assessed value is greater than market value on January 1 and have information you'd like us to consider, you may file an [informal Request for Reassessment](#) with our office and a certified appraiser will review the data. Additional information about Decline in Market Value check [HERE](#), or call (510) 272-3787.

If after contacting the Assessor's Office your value concerns are not resolved, you must file an **Assessment Appeal Application** with the Clerk, Assessments Appeals Board (AAB), P.O. Box 1499, Oakland, CA 94612, to protect your formal appeal right. Appeals of regular assessments must be filed between July 2 and September 15. Appeals of Supplemental or Escape Assessments must be filed within 60 days of the date of "Notice of Supplemental Assessment" or "Notice of Enrollment of Escape Assessment" or the postmark date for that notice, whichever is later. All appeal applications must be filed with the Clerk of the Board. These forms may be obtained by calling (510) 272-6352 or by visiting the Clerk's website [HERE](#).

The AAB is a neutral third party that will consider all evidence presented by the property owner and the Assessor's Office at a formal hearing. The AAB will determine the value of the property in question and issue a binding ruling. For information on how to prepare and present your assessment appeal, visit the California State Board of Equalization website and view a [video](#) segment or review the "[Residential Property Assessment Appeals](#)" [brochure](#).

How does making changes to a newly purchased home impact your assessed value?:

Under California state law, your property tax may change and/or increase when you make changes to your home that are not exempt from reassessment. This includes "New Construction" activity, which refers to any improvements to your home other than normal maintenance or repair. When construction is performed, you will be required to report your new construction to the Assessor's Office. This report will allow the Assessor to adjust your assessment based on the market value of the improvement on the date of completion. The changed or new portion of your home may be reassessed at market value, thus increasing your property's assessment value.

Property tax savings programs available for new homeowners:

There may be property tax savings programs available to you as a new homeowner, such as the Homeowners' Exemption and the Disabled Veterans' Exemption. For specific information and forms required to claim these exemptions, please visit my website [HERE](#).

How to obtain ownership information:

Ownership information is available free of charge by visiting our public records section during normal business hours. Public records are located in the Alameda County Administration Building, 1221 Oak Street, Room 245, Oakland. While our offices are still closed to the public due to COVID-19, there is a computer terminal outside the office that you can use to look up ownership information.

Ownership information for a limited number of parcels may be obtained by calling (510) 272-3787. Property ownership is also available in writing for a fee. Please call (510) 272-3787 for further information.

We are often asked why ownership information is not posted on our website since property ownership is part of the assessment roll, which by law is a public document. With the introduction of the Internet, government is faced with the issue of balancing public information requirements with the privacy rights of individuals.

The Assessor is legally prohibited from posting the home address of any elected or appointed official, including safety officers and retired officials, on the Internet. As the cost and effort to continuously update this information is prohibitive, we do not display the names of any property owners on our website.

***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.

As a result of COVID-19, are you...
Struggling to pay rent?
Owe your landlord past due rent?
Owe past due payments on utility bills?
Are you a landlord who is owed rent?



Keep Fremont Housed Rental Assistance Program



In April 2021, as part of a federal relief package, the City's Human Services Department will be launching **Keep Fremont Housed** to assist Fremont households and landlords financially impacted by COVID-19

Keep Fremont Housed program will:

- Help renters pay past due rent or future rent
- Help renters get caught up on utility bills
- Help landlords supplement owed rent

Sign Up Now

Receive future updates about
Keep Fremont Housed via email.
Visit Fremont.gov/RentalAssistanceList or
Call Family Resource Center at 510.574.2028



Program Eligibility for Renters

- Rental unit must be located in Fremont
- Renter has household income at or below 80% of Area Median Income
- Renter qualifies for unemployment or has experienced reduction in household income, incurred significant costs, or experienced financial hardship due to COVID-19
- Renter demonstrates risk of experiencing housing instability or homelessness

Priority given to households who have experienced unemployment for 90 days preceding their program application or have a household income at or below 50% of Area Median Income

City Profile: Alameda

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



The city of Alameda, also known as “The Island,” sits in the heart of the San Francisco Bay between Oakland and San Francisco. Alameda consists of the main original island, the former Naval Air Station Alameda (known today as “Alameda Point”), Bay Farm Island, and Southshore. Today, Alameda is home to nearly 80,000 diverse residents who speak as many as 53 languages. The name “Alameda,” chosen by popular vote in 1853, is Spanish for “grove of poplar trees” or “tree-lined avenue,” which is a fitting name if you ever visit Alameda and enjoy its many tree-lined streets.

Alameda has a friendly, neighborhood feel, boasts excellent shops and restaurants, and is home to over 20 public parks and facilities. Alameda’s Crown Memorial Beach spans two-and-a-half miles across the Bay and offers spectacular views of the San Francisco skyline. The beach also features Crab Cove and a bird sanctuary.

With access to San Francisco via ferry and connections to the East Bay by four bridges and two underwater tubes, Alameda is an attractive place to live and visit. Mark Twain even described Alameda as “The Garden of California” in his autobiography. It’s no wonder that Alameda has been home to so many notable people over time, including Shirley Temple Black (actress and former U.S. ambassador); Phyllis Diller (tv comedian); General James Doolittle; Debbi Fields (founder of Mrs. Fields Cookies); Albert Ghiorso (a nuclear scientist who co-discovered 12 chemical elements on the periodic table); NBA players Jason Kidd and Tim Hardaway, Jr.; Hugo Wilhelm Arthur Nahl (designer of the Seal of California); Don Perata (former President Pro Tempore of California State Senate); and numerous NFL and MLB players. Even celebrities such as Tom Hanks and Jim Morrison of The Doors lived in Alameda for a period of time with their naval families.

Alameda has a rich naval and railroad history that has embraced. Alameda’s historic Park Street was originally developed as the major thoroughfare of the city back in the 1860s. Today, Park Street is still one of the prime spots in Alameda. On the other end of the island, Webster Street first connected Alameda and Oakland in 1871 by swing bridge. Around this time, Webster Street became famous for its professional fighters. Croll’s Garden and Hotel, whose sign still sits above the 1400 Bar & Grill on Webster Street, was

the training quarters for some of the greatest fighters of the time, including James J. Corbett, Bob Fitzsimmons, Jim Jeffries, and Jack Johnson.

When the U.S. government decommissioned the Naval Air Station Alameda in 1997, they turned it over to the City of Alameda for civilian development. Now it is home to Spirits Alley, a cluster of artisanal distilleries and tasting rooms along Monarch Street at Alameda Point. Spirits Alley transformed the former Naval Air Station into a popular destination for both tourists and locals. Alameda Point has also housed many movie sets over the years, including films such as *Bicentennial Man*, *The Net*, *The Matrix Reloaded*, *The Matrix Revolutions*, *Bee Season*, and *Rent*. Alameda Point frequently hosts the TV show *MythBusters'* more dangerous experiments. The USS Hornet Museum, permanently moored at Alameda Point, served as the stage for scenes in movies like *Pearl Harbor*, *XXX: State of the Union*, *Rescue Dawn*, and *The Master*. It is also a famous haunted ship featured on many television shows.

There are plenty of exciting things happening in Alameda – Alameda City Council recently advanced police reform and racial equity recommendations from community-led committees appointed in August 2020 by the City Manager. Just last month, Alameda broke ground on Rosenfield Village, which will provide 92 units of affordable housing once completed.

Alameda has a large selection of local entertainment and activities, including the Alameda Point Antiques Faire, the West End Flea Market, the Sand Castle and Sand Sculpture Contest, and art walks. For a list and map of all Alameda has to offer check the link [HERE](#). To find out what is still open during the pandemic check [HERE](#).

CONTACT

WEBSITE:

<https://www.alamedaca.gov/Home>

CITY ADDRESS:

City of Alameda – City Hall
2263 Santa Clara Avenue
Alameda, CA 94501

TELEPHONE:

(510) 747-7400

CITY OF ALAMEDA **COVID-19 TESTING & OTHER RESOURCES**

TESTING & RESPONSE

The City of Alameda created the Alameda Strong Relief Fund to support local small businesses, nonprofits, and renters during the pandemic. Alameda's City Council approved \$600,000 for grants to small businesses severely impacted by the COVID-19 pandemic. For information about how to help, check [HERE](#). To find a directory of open

businesses and restaurants in Alameda, check [HERE](#).

The City of Alameda offers free COVID-19 testing by appointment only every Tuesday, Wednesday, and Thursday, until further notice. Appointments can be made [HERE](#). Testing is available to anyone over two years old whether or not they are symptomatic. Masks are mandatory and must be worn when you leave your house. The City posts daily updates about the actions the City of Alameda is taking to protect the community and slow the spread of COVID-19 [HERE](#).

The City of Alameda implemented a pilot program, “Slow Streets Alameda,” calling for “soft” closures of select Alameda streets to through traffic in order to facilitate physical distancing of more than six feet during the COVID-19 pandemic. This program began in April 2020 and is expected to continue. Check which streets are impacted by the “[Slow Streets Alameda](#).”

The most recent updates can be found on the Alameda [website](#).

VACCINE GUIDANCE

The City of Alameda has been working hard to provide up-to-date information about vaccine eligibility and distribution. Check out the City’s [guide to getting a COVID-19 vaccine](#), which includes appointment availability, vaccine site information, and information about the vaccine itself.

ARTS AND CULTURE RESOURCES

For COVID-19 guidance for the arts community, including what activities are permitted under COVID-19 restrictions and grant aid available, check the City of Alameda [website](#).

UPCOMING EVENTS IN ALAMEDA

For a complete calendar of upcoming and annual events in Alameda, check [HERE](#) and [HERE](#).

- | | |
|----------|--|
| April 13 | Business Town Hall at 2 pm on Zoom |
| April 14 | Commission on Persons with Disabilities 2021 |
| April 19 | Public Utilities Board Meeting |



Coronavirus Updates

ALAMEDA COUNTY IS NOW IN THE ORANGE TIER

VACCINE DISTRIBUTION

Alameda County is currently vaccinating people within Phase 1a: Health Care Workers and Phase 1b: 65+ and Child Care, Emergency Services (including Law Enforcement), and Food/Agriculture. Within Alameda County, vaccination appointments are limited to people who live or work in Alameda County.

The Oakland-Alameda County Coliseum, Alameda County Fairgrounds, Buchanan Parking at Golden Gate Fields, Fremont High School (Oakland), and Fire Pop-Up PODs are open vaccination sites for eligible individuals through local, state, and federal partners. 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 COVID-19 [website](#).

Vaccine eligibility through health care partners is also available through Alameda Health System, Community Health Centers, CVS and Rite Aid, Kaiser Permanente, Sutter Health, and Stanford Health Care. Please check the individual health care provider for more information about eligibility and scheduling.

CARES ACT FUNDING

In response to COVID-19, the U.S. Congress passed the CARES Act, which provides for payments to State, Local, and Tribal governments navigating the impact of the COVID-19 outbreak. The CARES Act established the \$150 billion Coronavirus Relief Fund.

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](#)

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](#).



Visit our website
