

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

May is Asian Pacific American Heritage Month! This annual celebration of Asian and Pacific Islander (API) culture and heritage is a wonderful tradition that has been celebrated for over 30 years. This is an important time to rally support and build relationships with the Asian American Pacific Islander (AAPI) community. In the wake of rising anti-AAPI hate crimes, it is especially important to empower everyone to be an AAPI ally and to participate in the celebrations and events happening throughout the County this month. For a list of upcoming events, check out the "Upcoming Dates & Deadlines" page below. As the first Alameda County Assessor of API descent, and the only Assessor of API descent in the State of California, I am honored to represent the AAPI community as an elected official.

I am pleased that Alameda County remains in the Orange Tier, permitting more businesses to open and allowing residents to participate in more activities throughout the County. I hope our community continues to move forward as we follow guidelines to avoid spreading the virus and as vaccination numbers continue

to rise.

Second Annual Homeowners Expo:

Although we are still unable to gather for large events, I was happy to see so many Alameda County residents virtually as I hosted our Second Annual Homeowners Expo on Zoom. This year's Expo provided information about programs to lower property taxes, how to keep the family home without being reassessed, and information for first-time homebuyers. A big thank you to all our partners and sponsors! If you were unable to attend the event live, you can watch the recording [HERE](#).

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. The upcoming PTC dates are Thursday, May 20th and Friday, May 21st. Sign up [HERE](#)!

Other Community Engagement:

This month the Assessor's Office challenged the Treasurer-Tax Collector's Office and the Office of the Auditor-Controller/Clerk-Recorder to a friendly food bank competition to benefit Trybe, Inc.! Trybe is a community-based nonprofit that is rooted in East Oakland and serves 200 families in our community, including Oakland, Berkeley, and the greater East Bay. Trybe provides a variety of programs for youth and families and has taken an active role in providing essential COVID-19 emergency resources throughout the pandemic. All non-perishable foods collected from both our offices will be donated to Trybe's food distribution in Oakland's East Lake neighborhood, a primarily lower-income Southeast Asian senior community.

Last month, I participated in an event hosted by 100 Black Women, San Francisco Chapter where I spoke about the implementation and impact of Proposition 19, which took full effect April 1, 2021. I was glad to be of service in educating residents about these changes in the law.

Please let the Assessor's Office know if there is a specific topic you would like to see covered in a future webinar. I encourage you to fill out the poll with possible topics [HERE](#).

Keep an eye out for upcoming events and tell others to [sign up for our newsletter](#) to get notified of upcoming events and important dates and deadlines.

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

Sincerely,

Phong La

Upcoming Dates & Deadlines

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's Office. E-Filing is available and can be found on the Assessor's Office website HERE .
May 9	Mother's Day
May 17	Tax Day (extended) for individuals for Federal and California State.
May 31	Memorial Day (Assessor's Office closed).
July 1	Assessment roll delivered by Assessor to County Auditor-Controller.
Mid-July	Annual mailing of assessment notices to all Alameda County real property owners regarding the taxable value of their property.
August 31	Regular roll unsecured taxes due.
Sept. 15	Final day to file an assessment appeal.

Upcoming AAPI Events in Alameda County

Below are a handful of events celebrating the AAPI community and heritage. To find out about other events happening this month, or to gather information about ways you can support the AAPI community, we encourage you to check out your city's website and social media.

May 13-23	The Center for Asian American Media (CAAM) is dedicated to presenting stories that convey the full Asian American experience to the broadest audience possible. Join CAAMFest 2021 to enjoy a hybrid of drive-in experiences at Fort Mason FLIX in San Francisco and virtual screenings and events online .
May 14	Live Family Storytime celebrating AAPI Heritage Month with the Pleasanton Public Library. Participate virtually through this link .
May 15	Join SEIU-UHW's AAPI Caucus, the Bay Area Labor Community, to stand against hate and celebrate AAPI Heritage Month from 11am - 1pm in Downtown Oakland. Register HERE .

Participate in the nationwide rally and celebration, "Unity Against Hate," with Oakland Chinatown Chamber of Commerce and APABA at 9th Street (between Franklin and Webster Street) from 11am - 6pm. Enjoy live performances from 1pm - 6pm.

May 16

Celebrate AAPI and join in the StopTheHate rally in Downtown San Leandro. For event information check [HERE](#).

May 22

Tune in with the Oakland Public Library's to hear Japanese-Korean storyteller Alton Takiyama-Chung tell stories of Hawaii, the Japanese-American experience of WWII, and Asian folktales. Register through this [link](#).

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:

May 20 and 21, 2021

June 17 and 18, 2021

July 15 and 16, 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 May 21st & 22nd
Please visit the link [here](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

Resources

Accessory Dwelling Units (ADUs)



Photograph of Assessor Phong La visiting a tiny home ADU mid-construction

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit that is either attached to, or detached and located on the same lot as an existing dwelling unit, or located within the living area of an existing dwelling. An ADU can only be with a single-family residence and cannot be additional to a multi-family unit.

Beginning in 2017, the California State Legislature worked to encourage the development of ADUs. ADU laws are meant to reduce barriers, streamline approvals, and expand capacity to accommodate the development of ADUs. While city ordinances within Alameda County have been implemented with less restrictive policies, Alameda County recognizes the California State Standards.

The following are current State Standards for ADUs (2017):

- Parcel is zoned single-family or multi-family residence and contains an existing, single-family dwelling.
- ADU Unit is either attached to an existing dwelling, located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached ADU may not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- Total area of floor space for a detached ADU does not exceed 1,200 square feet.
- Unit is not intended for sale, separate from the primary residence, and may be rented.
- Passageways are not required in conjunction with the construction of an ADU.
- Setbacks are not required for an existing garage that is converted to an ADU, and a setback of no more than five feet from the side and rear lot lines are not required for an ADU that is constructed above a garage.
- Parking requirements do not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway.

- ADUs must be in compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used is required.

What is a Junior Accessory Dwelling Unit (JADU)?

A JADU is similar to an ADU, but must not exceed 500 square feet, and must be completely contained within the space of an existing residential structure.

JADUs are subject to the following standards:

- Limit to one JADU per residential parcel zoned for Single Family Residences with a single-family residence already built on the lot.
- A single-family residence in which the JADU is created or the JADU must be owner-occupied.
- Owner must record a deed restriction stating the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- JADU must be located entirely within the existing structure of the single-family residence and JADU must have its own separate entrance as well as interior access.
- JADU must include an efficiency kitchen, which includes a sink, cooking appliance, counter surface, and storage cabinets, and meet minimum building code standards. No gas or 220v circuits are allowed.
- JADU may share a bathroom with the primary residence.
- No additional parking condition required for building permit.
- No additional fees for water, sewer, and power connection.

Processing of ADU and JADU permits will follow current permit guidelines, with the exception of the new Use Codes. Additional comments describing the ADU and JADU units should be made on the building sheets and property characteristics until additional Improve guidelines can be created.

How are ADUs assessed for property tax purposes?

The California Constitution requires that most locally assessed real property be valued for property tax purposes based on its market value. Because ADUs are typically additions to residential properties, the Sales Comparison Approach would ideally be used; however, because there is insufficient comparable market data at this time for most jurisdictions, Assessor Offices currently use the Cost Approach for most jurisdictions. Assessors will switch to a Market/Sales Comparison Approach in the near future as sufficient market data becomes available.

Under the Cost Approach, all necessary costs that must be incurred in placing the building or component in the hands of the ultimate consumer must be included, such as the cost of labor and materials, contractor's overhead and profit, building permits, inspection fees, bonding costs, architect's fees, cost of insurance during construction, interest on invested and borrowed capital during construction, marketing and lease-up expenses, and entrepreneurial profit.

If there is significant work on the existing house to facilitate the ADU, will that trigger a reassessment of the existing house?

It's complicated. Assessable new construction includes any physical alteration of an improvement which converts the improvement, or any portion, to substantially equivalent to new construction or changes the way in which the portion of the improvement that was altered is used. The value of the alteration, not necessarily its cost, will be added to the factored base year value of the pre-existing improvement. Essentially, it depends on how significant the work is.

***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.

Alameda County Emergency Rental Assistance Program

The Alameda County Housing Secure Emergency Rental Assistance Program (ACHS-ERAP) is available to help income-eligible households pay rent and utilities. Renters who live in Alameda County (except for Oakland and Fremont), can apply for aid through the County's program.

At this stage, Alameda County will pay 100% of back rent for renters that are most vulnerable to serious housing insecurity. Thereafter, the County will provide 80% of back rent, requiring landlords to forgive the remaining 20%. If there is any money remaining for the program, the County may be able to pay a portion of future rent on behalf of the tenant.

Phase 1 of the program launched on March 17, 2021. Phase 1 prioritizes (1) tenant households making less than 30% of the area median income; (2) small rental property owners (5 units or less); and (3) tenants in subsidized affordable housing units.

For additional information or for eligibility and application assistance, call 2-1-1, or check the Alameda County Housing Secure website [HERE](#).

Am I eligible for tenant assistance?

If one or more individuals in your household meets all of the following, you are eligible to apply:

1. Tenant in Alameda County, except for Oakland or Fremont (for information on rental assistance programs in [Oakland](#) and [Fremont](#), check the individual City websites.)
2. Have qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due to COVID-19.
3. Demonstrate a risk of experiencing or housing instability, which may include past-due rent or utilities, or unsafe or unhealthy living conditions; and
4. Have a household income that is not more than 80% of the area median income. A household member is anyone who shares a rental obligation of the unit.

What information is required to apply as a tenant?

Before applying to ERAP, you will need the following documentation:

1. Government issued photo I.D. (only for household members over the age of 18).
2. Proof of current income due to COVID-19, which *may* include the following items: declaration of COVID-Related Financial Hardship, a letter of termination from your job, most recent pay stub with employer's information, proof that you have applied for unemployment benefits, or proof that your unemployment benefits have expired.

3. Proof of residency and the amount of rent owed.
4. Proof of current pre-tax household income.

To apply as a tenant, complete the online application [HERE](#). The online application is available in multiple languages on the program's website.

Am I eligible for landlord assistance?

To be eligible for the ERAP program as a landlord, the following requirements must be met:

1. Properties must be in Alameda County except for the cities of Oakland and Fremont.
2. All payments must be used to satisfy the renter's unpaid rent for the period between March 13, 2020 and March 31, 2021.
3. Your renters must take steps to verify that they meet eligibility requirements and sign the application.
4. Your renter's household income must be at or below 80% of the Area Median Income (AMI). A household member is anyone who shares a rental obligation of the unit.

What information is required to apply as a landlord?

Before applying as a landlord, the following documentation is required:

1. Proof of ownership, including one of the following: property deed(s), mortgage note(s), property tax statement, or copy of property insurance statement.
2. Lease or rental agreement reflecting renter's name, residence address, and monthly rent due.
3. Signed and completed W-9.

To apply as a landlord, complete the online application [HERE](#). The online application is available in multiple languages on the program's website.

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

COVID-19 RENT RELIEF

Struggling to pay rent?
Have past due utility bills?
Are you a housing provider who is owed rent?

You may be eligible for the
Emergency Rental Assistance Program

- Income is no greater than \$65,250 for a 4-person household
- Qualify for unemployment or experiencing financial hardship
- At risk of experiencing housing instability or homelessness

TO APPLY

Visit: hpp.bayareacs.org

Or call one of our partners:

Bay Area Community
Services

510-899-9289

Catholic Charities
East Bay

510-860-4985

Eviction Defense
Center

510-452-4541

For more information visit:


oaklandca.gov/emergencyrent

Email: HousingAssistance@oaklandca.gov

Call: 510-238-6182



CITY OF
OAKLAND

Keep Oakland
HOUSED 

City Profile: The Eden Area (Ashland, Castro Valley, Cherryland, Fairview & San Lorenzo)

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



The Eden Area consists of 25.2 square miles of land in central Alameda County between the cities of San Leandro and Hayward. The Eden Area includes the unincorporated communities of Castro Valley, Ashland, Cherryland, Fairview, and San Lorenzo. Each community has a unique history.

Since the 1990s, the population in this area has increased approximately 25%. As unincorporated areas, these communities are overseen by the Alameda County Board of Supervisors. In 2019, the Eden Area Municipal Advisory Council was created by the Alameda County Board of Supervisors to advise the Board, the Alameda County Planning Commission, and the West County Board of Zoning Adjustments, on policy and decision making for the unincorporated communities of Ashland, Cherryland, and San Lorenzo.

Castro Valley is the largest unincorporated community in Alameda County. Named after Don Guillermo Castro, a 19th Century ranchero who owned the land where the community is located, Castro Valley is now home to approximately 61,388 residents. Castro Valley is nestled in a confluence of canyons and is located North of Hayward and east of San Leandro, bordering Lake Chabot Park.

Historically, Castro Valley was known for chicken ranching in the 1900s. Ranching continued to be a main industry in Castro Valley until the end of WWII. Today, Castro Valley has a quaint downtown that includes the Castro Village Shopping Center. Castro Valley is served by AC Transit and BART. Castro Valley is also home to the Rowell Ranch Rodeo, which hosts various rodeos and other events throughout the year.

Ashland community, which sits just west of Castro Valley, was developed as a residential suburb in the 1940s and is named for the Oregon ash trees that were once common in the area. Today, Ashland's vibrant community is located around the E. 14th Street retail district.

The Cherryland community is aptly named after the cherry trees that covered this land in the 1900s. Cherryland borders San Lorenzo and is close to the East Bay Regional Park's Lake Chabot. Cherryland is comprised of the residential subdivision of the vast orchards of

San Lorenzo pioneer William Meek. Meek was often referred to as the “first farmer” of Alameda County and the William Meek Mansion remains in Cherryland on Hampton Road. Over the years, the larger orchards were replaced by homes with small orchards and chicken farms. Today, Cherryland maintains its rural charm with its unique homes and close-knit community. The Cherryland Community Association is an active group of residents who work tirelessly to benefit the community and its residents. This Association has been working with the Alameda County Planning Department to ensure that Cherryland’s identity as the East Bay’s Garden District is preserved.

Fairview community borders the City of Hayward. Unlike its neighboring unincorporated communities, Fairview maintains its own independent special fire district that has been in operation since 1938, the Fairview Fire Protection District. Fairview is also home to the Lone Tree Cemetery, which is the burial site for William Dutton Hayward, the namesake of Hayward.

San Lorenzo is located at the banks of San Lorenzo Creek. It was originally named Squattersville in 1851, but was later renamed as San Lorenzo. The area received the name “Squattersville” because some of its early residents lived there as squatters during the California Gold Rush. The construction of San Lorenzo Village began in 1944 and was one of the nation’s first planned communities with parcels designated for schools, churches, parks, and several retail centers. From the mid-19th to mid-20th century, San Lorenzo was primarily farmland and a significant center for growing fruits and flowers.

CONTACT

WEBSITE:

<http://www.edenareachamber.com/castro-valley>

CITY ADDRESS:

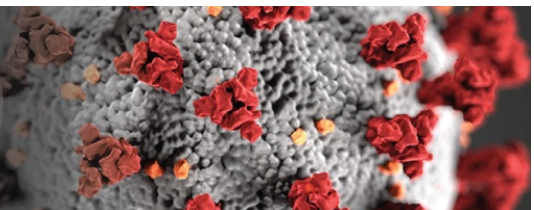
Castro Valley/Eden Area of Commerce
3467 Castro Valley Blvd.
Castro Valley, CA 94546

UPCOMING EVENTS IN THE EDEN AREA

For a complete calendar of Castro Valley’s upcoming events in the Eden Area, check [HERE](#).

For an updated list of restaurants in the Eden Area that have take-out and delivery available, check [HERE](#).

COVID 19 Coronavirus Updates



ALAMEDA COUNTY IS NOW IN THE ORANGE TIER

VACCINE DISTRIBUTION

All Alameda County residents, ages 16+ are now eligible to receive the COVID-19 vaccine in Alameda County. Due to the high demand for the vaccine, vaccination appointments at Alameda County Points of Dispensing (PODs) are limited to people who live 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.

For a comprehensive list of vaccination sites in Alameda County, searchable by Zip Code, can be found [HERE](#).

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

Small Business/Nonprofits Grants

The state Legislature and Governor Newsom approved significant financial support for businesses impacted by the pandemic, particularly small businesses and nonprofits. The Legislature recently passed an additional \$2.1 billion in grants for small businesses and nonprofits. This builds upon the \$500 million program that began in December 2020. Small businesses and nonprofits with 2019 revenues of up to \$2.5 million are eligible. Grant amounts range from \$5,000 to \$25,000.

The most recent round of grant applications opened Wednesday, April 28 through the California [Small Business COVID-19 Relief Grant Program](#). Applicants not selected to receive a grant in a previous round do not need to re-apply and will be automatically considered in this round of grant applications. The most recent round of grant applications closed on May 4th and notifications began Friday, May 7th. Check back on the California Office of the Small Business Advocate website for updates about the relief program.

Additionally, small arts, entertainment, and cultural organizations that have not yet received a grant or applied for one are eligible for this grant round that opened on April 28. Applications can be submitted [here](#).

Business Tax Relief

On April 29, 2021, Governor Newsom signed a business tax relief bill that will allow California businesses that received Forgiven PPP loans to deduct all business expenses paid for using the Forgiven PPP loan from their California state taxes.

To be eligible, a business must have received a Forgiven PPP loan, experienced a reduction in gross receipts of 25% or more in 2020 as compared to the same time period in 2019, and not be a publicly traded company.

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](#)

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
