

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

June is Pride Month – a time to celebrate the LGBTQ+ community and recognize the impact that this community has had on history locally, nationally, and internationally. 2021 marks the 51st anniversary of the annual LGBTQ+ Pride traditions, which began in New York City on June 28, 1970 on the one-year anniversary of the Stonewall Uprising.

This month we also celebrate Juneteenth. This is a celebration of the emancipation from slavery, as well as a time to remember and appreciate the resilience of our African American ancestors. The celebration is a wonderful time to engage and discuss past and on-going challenges within the community.

For information about upcoming Juneteenth and Pride events throughout the County, check out the Upcoming Dates & Deadlines page below.

Last month I had the honor of representing Alameda County during the California

Assessors' Association (CAA) Legislative Day. I had productive conversations with Alameda County's California state assemblymembers and senators, advocating for the concerns of our Office and our County.

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, June 17 and Friday, June 18. Sign up [HERE](#)!

Staff Appreciation:

I would like to congratulate three of my staff: Leo Jesuitas, Letty Flores, Quan Lu, and Vitalis Ugochukwu, who have dedicated 30 years of service to the Alameda County Assessor's Office. Thank you for your work and dedication to the County!

Other Community Engagement:

This month, the Assessor's Office, the Treasurer-Tax Collector's Office, and the Office of the Auditor-Controller/Clerk-Recorder are continuing the food drive 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.

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
Alameda County Assessor

Upcoming Dates & Deadlines

June 1 - 30	LGBTQ+ Pride Month
June 19	Juneteenth
June 20	Father's Day
June 21	Summer Solstice
July 1	Assessment Roll delivered by Assessor to County Auditor-Controller
July 4	Independence Day
July 5	Independence Day (observed – County offices closed)
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

Pride & Juneteenth Events in Alameda County

Below are a handful of events celebrating Pride Month & Juneteenth.

June 11	Drive-Thru Pride Parade in Newark at the Silliman Center from 4 – 6pm. For more information check HERE .
June 12	Castro Valley's 2nd Annual Pride Flag Give Away from 10 – 12pm at the Faith Lutheran Church. For details check HERE .
June 19	<p>Livermore's Faith & Solidarity Walk & Ride in celebration of Juneteenth. Register for the free event HERE.</p> <p>Albany's Juneteenth Celebration commemorating 400 years of African-American History at the Albany Senior Center from 6 – 8pm. For information check HERE.</p> <p>35th Annual Berkeley Juneteenth Festival from 11am – 7pm. Check HERE.</p> <p>Hayward's Juneteenth Freedom Celebration from 10am – 2pm at Hayward City Hall Plaza.</p>
June 24 - 27	Oakland Black Pride "Inside/OUT!" is hosting both in-person & virtual events. Check HERE for more information.

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:

June 17 and 18, 2021
July 15 and 16, 2021
August 19 and 20, 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 June 17th & 18th
Please visit the link [here](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

Resources

Transfer of Decedent's Real Property



The Assessor's Office must be notified upon the death of a property owner **within 150 days of the date of death**, or, if the estate is probated, prior to or at the time the inventory and appraisal is filed with the court clerk. The Change in Ownership Statement Death of Real Property Owner ([form BOE-502-D](#)) is required.

Submit your completed [Change in Ownership Statement Death of Real Property Owner form](#) to the Assessor's Office even if the decedent-held the property in a trust. Failure to file a Change in Ownership Statement within the 150 days may result in a penalty of either \$100 or 10% of the taxes applicable to the new base year value of the real property or manufactured home, *but* not to exceed \$5,000 on property eligible for the homeowners' exemption and \$20,000 for property not eligible for the homeowners' exemption if that failure not to file was not willful.

Under state law, death is considered a change in ownership. Thus, the property will be reassessed as of the date of death for property tax purposes. Reassessment will occur even if the property was held in a trust. Property owners who hold property in a trust are considered trustors, or present beneficiaries of the trust, and death of the trustor marks the date of transfer.

If the decedent's property passes to the spouse or registered domestic partner, California state law excludes the property from reassessment.

Under certain circumstances, children or grandchildren who are transferred ownership of property from their parent or grandparent may be eligible to claim an exclusion from reassessment upon change of ownership. However, exclusions from reassessment upon death of homeowner and subsequent transfer of ownership from parent to child is not automatic. To benefit and receive the exclusion, the child must file the [Claim for Reassessment Exclusion for Transfer Between Parent and Child](#). Under Proposition 19 (effective February 16, 2021), the child receiving the property must establish the property

as the child's primary residence in order to claim the exclusion. For more detailed information about Proposition 19 and eligibility for the parent-child exclusion from reassessment, check the [Board of Equalization website](#).

Document Checklist to Submit to Assessor's Office:

These lists are a guideline for what documents you are required to submit to the Assessor's Office when real property is transferred upon the death of the homeowner.

If the Decedent had a will:

- Change in Ownership Statement Death of Real Property Owner
- Death Certificate (not required, as long as the Change in Ownership Statement Death of Real Property Owner is filed)
- Copy of signed will
- Claim for Reassessment Exclusion for Transfer Between Parent and Child, if applicable
- Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild, if applicable
- Copy of State of California Certificate of Registration of Domestic Partnership, if applicable
- Notarized statement and evidence of non-pro rata distribution, if applicable

If Decedent did not have a will:

- Change in Ownership Statement Death of Real Property Owner
- Death Certificate (not required, as long as the Change in Ownership Statement Death of Real Property Owner is filed)
- Letters of Administration
- List of heirs showing relationship to the decedent (should be included on the Change in Ownership Statement Death of Real Property Owner)
- Claim for Reassessment Exclusion for Transfer Between Parent and Child, if applicable
- Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild, if applicable
- Copy of State of California Certificate of Registration of Domestic Partnership, if applicable
- Notarized statement and evidence of non-pro rata distribution, if applicable

If Decedent's property was in a trust:

- Change in Ownership Statement Death of Real Property Owner
- Death Certificate (not required, as long as the Change in Ownership Statement Death of Real Property Owner is filed)
- Entire trust including all amendments and attachments
- Claim for Reassessment Exclusion for Transfer Between Parent and Child, if applicable
- Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild, if applicable
- Copy of State of California Certificate of Registration of Domestic Partnership, if applicable
- Notarized statement and evidence of non-pro rata distribution, if applicable

***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.**

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

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

City Profile: San Leandro

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



Photo of Oyster Bay Regional Shoreline in San Leandro

The City of San Leandro is a diverse city located at the center of the dynamic San Francisco Bay Area. San Leandro is a vibrant community with more than 89,000 residents. San Leandro boasts excellent public libraries, 21 public parks, a large industrial area, and charming residential neighborhoods.

San Leandro has a rich cultural background and maintains sister and friendship city affiliations with Ribeirao Preto, Brazil (1962), Ponta Delgada of the Azores Islands (1970), and Naga City in the Republic of the Philippines (1989).

San Leandro was discovered in 1772 by a Spanish explorer and became famous during the late 1800s and early 1900s for its delicious cherries. In honor of its cherry-rich history, San Leandro has held an annual Cherry Festival since 1909. San Leandro's seal also bears cherries as an additional nod to its historic roots.

Many food processing operations and other large corporations, such as JanSport, The North Face, Ghiradelli, OSIsoft, and Coca-Cola have called San Leandro home. Today, San Leandro is experiencing a revitalization, attracting tech startups, artists, and breweries. The City of San Leandro has stepped into the food spotlight in recent years, attracting gourmet food establishments throughout the downtown area.

San Leandro is served by Interstate 880, 580, and 238, which connect the city to the greater Bay Area. San Leandro also has two BART stations, the San Leandro and Bay Fair stations, and AC Transit bus service.

San Leandro enjoys a 450-berth Marina surrounded by a park, seven-mile paved and gravel trail along the San Francisco Bay to the Hayward Interpretive Center, picnic tables

and barbeques, and 315 acres of restored seasonal wetlands. Several restaurants are located within the Marina, as well as hotels for any visitors stopping through. San Leandro also has two golf courses, the Monarch Bay Golf Club and the Tony Lema Golf Course. In 2020, the City Council approved a Development Agreement for the development of San Leandro's Marina Shoreline. The current project proposal includes hotels, banquet facility, restaurants, single family residences, and other recreational facilities. Keep an eye out for future developments!

The San Leandro Creek flows into Lake Chabot which was formed by damming the San Leandro Creek and which lies in the bordering City of Oakland and the unincorporated community of Castro Valley. The Friends of San Leandro Creek have been committed to their mission to restore and enhance the Creek.

Over the years, the City of San Leandro has made an effort to support the arts and beautify the city. In 2014, the City appointed its first Arts Commission and in 2017, a Public Art Master Plan was completed. An Arts & Culture Grants Program was established in 2018 to support San Leandran artists and non-profit organizations. Beautiful murals can now be enjoyed throughout the City.

In recent years, San Leandro adopted the Fiber Optic Master Plan and Smart City Strategy to expand the City's fiber optic assets. This plan is helping the City to achieve sustainability, innovation, and versatility through digital technology that is based around an efficient, affordable, and reliable broadband network. San Leandro has already made significant progress with this initiative.

CONTACT

WEBSITE:

<https://www.sanleandro.org/>

CITY ADDRESS:

835 East 14th Street
San Leandro, CA 94577

CITY OF SAN LEANDRO COVID-19 TESTING & OTHER RESOURCES

VACCINE UPDATES

As of May, approximately 51 percent of San Leandro residents have been fully vaccinated. For updated information on the COVID-19 vaccine and where to get your vaccine shot, please visit the Alameda County Public Health Department Vaccine webpage [HERE](#).

FUNDING RESOURCES

San Leandro will receive over \$18 million from the Federal American Rescue Plan Act of 2021. The money is intended to bring relief from the economic factors caused by the pandemic, including helping with public health, housing, small businesses and investing in

water and sewer infrastructure.

Please refer to San Leandro's [Community Development page](#) for specific information regarding the Eviction Moratorium, grant programs and temporary outdoor facility registration programs for small businesses, and other important information.

UPCOMING EVENTS IN SAN LEANDRO

To keep up-to-date on special events, programming, and volunteer opportunities in San Leandro, check the [City of San Leandro website](#), the [San Leandro Chamber of Commerce website](#), or the [San Leandro Public Library website](#). Please note that the main branch of the San Leandro Public Library has reopened to the public!

March 24 - Oct 6

San Leandro Farmers' Market is open every Wednesday from 4:00 pm – 8:00pm so come out and enjoy the best of local produce on Parrott Street in Downtown San Leandro.

June 1 - July 31

All-Ages Summer Reading Program begins Tuesday, June 1. Have fun reading, learning, and exploring this summer by joining the San Leandro Public Library's Summer Reading Program. Earn badges to get weekly raffle tickets and prizes, and finish eight badges by July 31 to receive a completion prize. For details, check [HERE](#).

June 4 - June 27

Lake Chabot Trail Challenge – This year's 37th annual Lake Chabot Trail Challenge Half Marathon, 10K, and 5K Fundraiser is going virtual. Runners have three weeks to complete the course they registered for beginning Friday, June 4 through Sunday, June 27. To register and get more information, visit <https://runsignup.com/Race/CA/CastroValley/LakeChabotTrailChallenge>.

June 10

June 14

History Readers Book Club's monthly meeting from 6:00 pm – 7:00 pm is open to all adults interested in discussing books. This book club has no commitments or requirements.

June 16

The first session of Chabot Day Camp begins! Spots are still available for sessions 1 – 3. To register for the Camp or find out more information about other activities available in San Leandro, check the San Leandro Recreation and Human Services [website](#).

STEAM Storytime for grades K-5 is hosting a virtual program for school-age kids to read a science, technology, engineering, art, or math-themed book then engage in a hands-on learning experience using materials you have at home. [Click this link](#) to sign-up for STEAM Storytime.

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
