

# PHONG LA

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ALAMEDA COUNTY ASSESSOR



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## MONTHLY NEWSLETTER

### Message from Assessor La

Dear Residents of Alameda County,

I hope everyone is having a wonderful summer. I have enjoyed seeing so many of you out and about at events throughout the County. Last month's newsletter we missed acknowledging the 4th of July - I hope you all enjoyed celebrating Independence Day and our great country with family and friends!

Last week, I participated in National Night Out. This annual event, held on the first Tuesday of August, is a valuable campaign that promotes community-building, safety, and neighborhood unity. This is a great time for residents to meet neighbors and talk with local police and fire departments about neighborhood-specific issues. My staff and I visited several NNO events and enjoyed the opportunity to chat with residents, fellow electeds and community organizers, as well as our city police and fire departments. Thank you to all those who participated!

#### **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, August 19](#) and [Friday, August 20](#). Sign up [HERE!](#)

#### **Other Community Engagement:**

My staff joined Mayor Ezzy Ashcraft and members of the Alameda Park Commission as the City of Alameda hosted the Chochenyo Park Naming Celebration & Community Picnic. Parks are such an important part of our community, especially as we continue to make an effort to spend time together outdoors. Chochenyo Park is named for the Lisjan Ohlone people and their language. The Ohlone lived on the land that is now known as the East Bay in the SF Bay Area, including the City of Alameda. This picnic was a wonderful celebration of the community-led effort to rename the park and better represent the values of the community.

Please let the Assessor's Office know if your city, chamber of commerce, or organization is hosting an in-person or virtual event that you would like the Assessor's Office to attend. Contact [allassessorpru@acgov.org](mailto:allassessorpru@acgov.org).

Additionally, let us 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

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## **Upcoming Dates & Deadlines**

**August 19**

Hayward Downtown Street Party – A free event complete with live bands, a classic car show, street entertainers, and kids' rides. Find more information [HERE](#).

**August 31**

Regular Roll Unsecured Taxes due (for business owners)

**September 6**

Labor Day

September 7

Rosh Hashanah

September 11-12

Castro Valley/Eden Chamber of Commerce 49<sup>th</sup> Annual Fall Festival

Oakland Pride Parade & Festival

September 12

Solano Avenue Association: Sidewalk-a-Faire

September 16

Yom Kippur

Newark Days

## Assessor's Office in The Community



***Photo of the July 2021 Raising Leaders students with program creator Davida Scott (front row, third from the left), Assessor La (front center), and Auditor-Controller/Clerk-Recorder Melissa Wilk (front center) at the July 16th graduation ceremony.***

Raising Leaders, created by Hayward Adult School teacher Davida Scott, is a series of workshops for students who grew up in poverty and were unable to succeed in traditional school due to tough circumstances and behavioral issues. Some students have had contact with the criminal justice system, foster care, or homeless shelters.

The program focuses on employable skills, financial awareness, career exploration, and educational opportunities. Raising Leaders engages students with speakers, such as District Attorney Nancy E. O'Malley, judges, nurses, firefighters, civic leaders, and



California Highway Patrol officers, who teach the Start Smart young driver program. Upon successful completion of the program, students receive five school credits, an updated resume, and 16 hours of community service. Additionally, students have an opportunity to interview for a paid internship.

“Raising Leaders teaches life skills while simultaneously preparing the next generation of workforce members in our community,” says Scott. The Assessor’s Office and other Alameda County departments partnered with Raising Leaders by creating summer internships that last throughout the summer.

On July 16<sup>th</sup>, 2021, the program held a graduation ceremony for their most recent class with a special surprise. The Offices of the Assessor and Auditor-Controller/Clerk-Recorder delivered over 60 brand new laptops to the Raising Leaders program that were donated by an anonymous donor. The students were in complete surprise and grateful to receive a reward for all their hard work, as well as a crucial resource to aid them in future studies and career opportunities.



***Photo of the Renaming Committee Members, including Raquel Williams and Rasheed Shabazz, Tribal Spokesperson for the Confederated Villages of Lisjan/Ohlone and Co-Founder of the Sogorea Te'Land Trust Corrina Gould, and Mayor Ezzy Ashcraft at the Chochenyo Park Naming Celebration and Picnic in Alameda.***

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*Photos of National Night Out events throughout Alameda County, including Alameda, Newark, and Oakland.*

## Resources

### Property Valuation & How to Calculate Your Supplemental Property Tax



#### Property Valuation

All taxable property in Alameda County has an assessed value. The assessed value is the dollar value assigned to a property by the Assessor's Office for the purpose of calculating property tax. Your assessed value may not reflect the current market value of your property. The assessment growth of your property is limited by Proposition 13 (passed 1978) over time so while your initial assessment is set at the market value, the assessed value will not fluctuate with the market. The Assessor's Office is responsible for assessing property values in accordance with Prop 13 and will apply all legal exemptions.

If you recently purchased your new home at market price, 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 prices of comparable properties in the same area.

### **Supplemental Assessment**

Following a property transfer, California State law (Prop 13) requires the Assessor's Office to set a new assessed value of your property. This value, the assessed value, should reflect the market value of the property as of the date of transfer. Although this is the operative date, property tax bills may already be calculated based on the prior assessed values before the Assessor's Office is able to analyze the present market data to determine fair market value. If the new value (Base Year Value) is greater than the taxable value on the roll, the supplemental assessment will result in a bill to "catch up" on those taxes. The supplemental tax bill is issued only on the added value, and unlike the regular tax bill, is prorated to cover the period from the date of ownership change or completion of new construction, to the end of the fiscal year. The supplemental tax bills are *in addition to* the regular annual tax bill and as required by law, are mailed directly to the owner of the property.

You will be notified by mail of the new assessed value, known as the "Notice of Supplemental Assessment."

To estimate your supplemental taxes, click [HERE](#).

For more information, including frequently asked questions regarding supplemental assessments, check the Assessor's website [HERE](#).

**\*DISCLAIMER:** The Supplemental Tax Estimator only provides an estimate of how supplemental assessments are calculated along with the resulting estimated supplemental taxes.

### **Reducing Your Property Tax**

Property tax may be reduced by exemptions, through an informal review, or through an assessment appeal. Common exemptions include the Homeowner's Exemption and Veterans' Exemption. The Homeowner's Exemption may be available to property owners who own a home and occupy it as their principal residence. For more details about these exemptions, including whether you are eligible to claim the exemption(s) and how to apply, check [HERE](#).

If you believe your residential property has been incorrectly assessed, you may request an informal review by the Assessor's Office. Additionally, you may file a formal appeal between July 2 and September 15 with Alameda County's independent Assessment Appeals Board (AAB). For more information about how to contest the assessed value of your home, check [HERE](#). For information about the AAB please visit the website [HERE](#).

### **Property Tax Look Up**

To view your tax balances or make a payment online, check the Alameda County Treasurer-Tax Collector website [HERE](#).

**\*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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# 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:**  
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.

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## City Profile: Oakland Chinatown

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





***Photo of a Painted Crosswalk in Oakland Chinatown***

Oakland's Chinatown was settled in the 1850s and is one of the oldest Chinatowns in the United States. The Chinese were some of the first Asian groups to travel to California to help build the Central Pacific Railroad. While many Chinese migrants first settled near the Oakland Estuary at First Street and Castro, after 1882, the Chinese Exclusion Act and exclusive local law forced them to resettle at the current location, which is now known as Oakland Chinatown. In 1906, the San Francisco earthquake and fire damaged San Francisco Chinatown, causing thousands of Chinese to move across the Bay to Oakland.

Today, the Oakland Chinatown District is a center of Asian cultures and provides services to support the daily needs of all Asian immigrants. Chinatown has a population of approximately 3,425 people and encompasses 6<sup>th</sup> Street to 12<sup>th</sup> Street and Broadway to Fallon Street in Oakland.

Oakland Chinatown offers many resources for its community, assisting in facilitating travel between China and the United States, as well as assistance with transferring money, shipping hometown goods, and job searching. The Oakland Public Library Asian Branch, located at Pacific Renaissance Plaza, provides books, newspapers, and magazines in eight different languages to serve all Asian Oaklanders.

There are 45 restaurants and more than 222 stores in Oakland Chinatown where you can shop and enjoy a variety of Asian cuisines like Chinese, Cambodian, Filipino, Japanese, Vietnamese, and more! You can find freshly baked pastries, boba, traditional dim sum, and handmade dumplings, and other delicious foods.

Chinatown Walking Tours are hosted by volunteers who offer a peek into the history of Chinese and other Asian immigrants' contributions to Oakland's Chinatown. The free walking tours begin in front of the Pacific Renaissance Plaza fountain located at 388 9<sup>th</sup>

Street. During the tour, you will stroll along the sidewalk markets and view the Oakland Asian Cultural Center.

Traditionally, Chinatown hosts numerous annual events, including the Oakland Chinatown Chamber of Commerce's (OCCC) Lunar New Year Bazaar, which is held every January; the Easter Pancake Breakfast, hosted by Wa Sung Community Service Club; and the Annual StreetFest in August. These events celebrate Chinatown's rich culture and community.

## CONTACT

**WEBSITE:** <https://www.oaklandchinatownchamber.org/?locale=en>

**CITY ADDRESS:** 388 9th Street, Suite 290, Oakland, CA 94607

## OAKLAND'S CHINATOWN DISTRICT COVID-19 TESTING & OTHER RESOURCES

### TESTING & RESPONSE

Asian Health Services (AHS) has multilingual COVID-19 test sites available at Madison Park in Oakland and Fremont American High School in Fremont. Make an appointment online and find more information [HERE](#).

### VACCINE INFORMATION

Asian Health Services (AHS) is now vaccinating AHS patients and community members who are 12 years or older. AHS is currently administering the Moderna vaccine (18 years+), as well as the Pfizer vaccine (12 years+) on select days and locations. For updated AHS pop-up vaccine information and distribution locations, check [HERE](#). **Please call the COVID Helpline at (510) 735-3222 to make an appointment.** For additional information about available COVID vaccines and where to receive the vaccine throughout Alameda County, check [HERE](#).

## UPCOMING EVENTS IN OAKLAND'S CHINATOWN DISTRICT

For a list of things to do in Oakland Chinatown, including a calendar of upcoming events, activities and classes, as well as volunteer opportunities, check out [Visit Oakland](#) and [Oakland Chinatown Chamber of Commerce](#).

**August 14, 21, 28**

StreetFest Fridays hosted by Oakland Chinatown Chamber of Commerce on 9<sup>th</sup> Street between Franklin & Webster Street

**August 28 & 29**

The Oakland Chinatown 33rd Annual StreetFest – a two-day event that covers 10 city blocks of Chinatown with more than 200 booths featuring a myriad of international culinary delights, arts and crafts, valuable community resources, and live entertainment on three stages. For more information check [HERE](#).

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Are you a renter with difficulty paying your rent, or a landlord whose tenant has been unable to pay rent?

# CA COVID-19 RENT RELIEF

Budget bill AB 832 provides \$5.2 billion to help struggling California renters by covering rent that a tenant may owe for as far back as April 2020.

For info on eligibility & how to apply,  
visit: [https://housing.ca.gov/covid\\_rr/index.html](https://housing.ca.gov/covid_rr/index.html)







Funded by Alameda County Measure A1  
and approved by Alameda County taxpayers

## Ready to buy your first home? Down payment assistance is available!

AC Boost provides financial assistance to middle-income working households to purchase a home in Alameda County. The program offers **shared equity loans of up to \$210,000** to first-time homebuyers who live, work, or have been displaced from Alameda County.  
**Application deadlines apply!**

Learn more at [acboost.org](https://acboost.org)



### ¿Listo para comprar tu primera casa?

AC Boost ofrece préstamos de asistencia para el pago inicial de hasta \$ 210,000 para compradores de vivienda por primera vez que viven o trabajan en el Condado de Alameda o que han sido desplazados del Condado de Alameda. Asistencia en español está disponible.

### Bạn đã sẵn sàng để mua ngôi nhà đầu tiên?

AC Boost cung cấp các khoản vay hỗ trợ thanh toán trước lên tới 210.000\$ cho những người mua nhà lần đầu sống hoặc làm việc tại Hạt Alameda hoặc những người phải chuyển nhà khỏi Hạt Alameda. Có hỗ trợ bằng tiếng Việt.

### 準備購買你的第一間房屋嗎？

AC Boost 提供 \$210,000 首期貸款幫助，給予首次買屋者。購房者要在亞拉米達縣 (Alameda County) 居住或工作，或在亞拉米達縣流離失所者。有中文提供幫助。

### Handa na bang bumili ng unang bahay ninyo?

Ang AC Boost ay nag-aalok ng tulong sa paunang pagbayad na mga pautang ng may hanggang \$210,000 para sa mga unang-beses na mamimili ng bahay na nakatira o nagtrabaho sa Alameda County o sinumang napaalis mula sa Alameda County. May pagtulong sa Tagalog na magagamit.



[acboost.org](https://acboost.org)  
(510) 500-8840  
[acboost@hellousing.org](mailto:acboost@hellousing.org)



AC Boost is funded by Measure A1 Affordable Housing Bond funds and administered by nonprofit organization Hello Housing on behalf of the County of Alameda.

The County of Alameda and Hello Housing do not discriminate against any person on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.

Ver. 7/12/2021

# 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](http://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](http://oaklandca.gov/emergencyrent)**

Email: [HousingAssistance@oaklandca.gov](mailto:HousingAssistance@oaklandca.gov)

Call: 510-238-6182



CITY OF  
**OAKLAND**

Keep Oakland  
HOUSED 



**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](https://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*

## **Coronavirus Updates**

### **ALAMEDA COUNTY IS NOW OPEN**

On June 15, 2021, the State of California officially re-opened. Almost all public health restrictions have been lifted. [However, as of August 3, 2021, Alameda County requires all individuals to wear face coverings when indoors in workplaces and public settings](#), with limited exemptions, and recommends that businesses make face coverings available to



individuals entering the business. Alameda County is fully aligned with the [California State Reopening Plan](#) and State recommendations for fully vaccinated people. Additionally, everyone must wear a mask on public transportation and in other limited settings, such as K-12 schools, childcare, state and local correctional facilities, homeless shelters, emergency centers, and cooling centers.

While California is fully open with the most recent face covering mandate in place, the risk of COVID-19 is still present. Bay Area Counties, including Alameda County, recommend masking indoors as a precaution against increased circulation of COVID-19 regardless of your vaccine status.

### **VACCINE DISTRIBUTION**

All Alameda County residents, ages 12+ are now eligible to receive the COVID-19 vaccine in Alameda County. Please be advised that the Pfizer vaccine is approved for persons ages 12+; the Johnson & Johnson and Moderna vaccines are only approved for persons ages 18+.

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

### **CARES ACT FUNDING**

#### **State, Local, and Tribal**

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**

## **SMALL BUSINESS AND NONPROFIT RESOURCES**

### **Small Business/Nonprofit COVID-19 Grant Relief Program**

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 business 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.

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](#).

### **Targeted and Supplemental Targeted EIDL Advances**

Economic Injury Disaster Loan (EIDL) is currently available for small businesses! EIDL provides funds of up to \$10,000 to businesses and nonprofits located in low-income areas that suffered a reduction in revenue of greater than 30% and have 300 or fewer employees. Unlike grants, this supplemental aid does not need to be repaid. Check [HERE](#) for more information about EIDL advances.

### **Alameda Façade Grant Program**

The City of Alameda re-opened its Façade Grant Program that provides business and property owners with matching grants to improve their storefront and enhance the city's retail districts. Under this program, eligible business and property owners may receive matching grants up to \$15,000 for exterior painting, new awnings and signs, and refurbishment of architectural features. Applications are now open. There are four application deadlines, the first deadline is September 16, 2021. For more information about the grant program, including guidelines and deadlines, check [HERE](#).

### **Dublin Commercial Rent Relief Grant Program & Outdoor Operations Grant Program**

The City of Dublin has two grant programs available to assist small businesses impacted by COVID-19. The Commercial Rent Relief Grant Program is designed aid small businesses in their economic recovery by providing a one-time \$10,000 grant to qualified small business tenants at least \$10,000 in rent arrears paid directly to the commercial landlord. For more information, check [HERE](#). The Outdoor Operations Grant Program helps local eating establishments and retailers in Dublin that wish to provide an outdoor area for dining or shopping. The program will reimburse a variety of eligible expenses related to long-term temporary or permanent outdoor operations incurred by the business. For more information about this program, check [HERE](#).

## **Business Tax Relief**

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

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](#)

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](#).



Visit our website

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