

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents of Alameda County,

We are in the full swing of summer! I hope you are enjoying all the activities that Alameda County and the greater Bay Area offers.

The Assessor's Office and I participated in events where we finally connected with our County residents in person. Last month we joined in Juneteenth celebrations in Hayward and Oakland. It was wonderful to engage face-to-face and provide residents with much needed resources as we celebrated together.

I also held another Prop 19 event on Zoom with a local realty group and title company. If you have questions about property transfers under Prop 19 or are interested learning more about this recent change in legislation, you can check out the video [HERE](#).

Property Taxes:

For the first time in a decade, property taxes will increase only 1% this year as

opposed to the normal 2%. Although real estate values continue to skyrocket, California law caps property assessment increases to the inflation factor with a 2% maximum. This past year, the inflation factor reached 1% resulting in property taxes increasing just 1%.

Staff Appreciation:

Special thanks to my staff for all their hard work completing the 2021-2022 Assessment Roll on time. This was done in the midst of a worldwide pandemic while we all faced numerous challenges. Thank you for your dedication!

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, July 15 and Friday, June 16. Sign up [HERE!](#)

Other Community Engagement:

The Assessor's Office raised over \$1,400, as well as countless food items, in the food drive 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. We are so honored to contribute to Trybe and support their mission to provide programming and food distribution in Oakland's East Lake neighborhood, a primarily lower-income Southeast Asian senior community.

Throughout July, the Assessor's Office is managing one of Alameda County's Point of Distributions (PODs) for the COVID-19 vaccines. Members of the Assessor's Office will volunteer Thursdays through Sundays at the Fremont High School POD in Oakland (July 1–10) and at Old Decoto School in Union City (July 16–31). If you still need your COVID-19 vaccine, register [HERE](#) to sign up for your vaccine shot.

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

Mid-July	Annual mailing of Assessment Notices to all Alameda County real property owners regarding the taxable value of their property
July 14	Small Property Owner Workshop presented by the City of Oakland Rent Adjustment Program (virtual) – register HERE
August 31	Regular Roll Unsecured Taxes due (for business owners)

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:
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.

NOW HIRING!

Alameda County's Temporary Assignment Pool (TAP) Unit and the Alameda County Registrar of Voters (ROV) are seeking temporary staff to support the upcoming election.

Candidates who are fluent in English and one of the following languages are strongly encouraged to apply:

Burmese	Mongolian
Chinese	Punjabi
Hindi	Spanish
Khmer	Tagalog
Korean	Telugu
Laotian	Vietnamese
Mien	

**FOR MORE INFORMATION VISIT:
[HTTPS://TINYURL.COM/RB52NN6B](https://tinyurl.com/RB52NN6B)**





Photo of Alameda County Assessor's Office staff at the Juneteenth Freedom Celebration in Hayward

Resources

Assessment Appeals



What can I do if I disagree with the assessed value of my property?

First, contact the Assessor's Office at (510) 272-3787. The Assessor will explain the assessed value and may be able to reconcile any discrepancies in value.

If you still disagree with the assessed value of your new property and believe it should be lower, you can formally appeal the assessment to the Assessment Appeals Board (AAB). Any person having a direct economic interest in the payment of the property taxes is considered a "person affected" and may submit an application, as well as an authorized agent or licensed attorney.

How do I file for an assessment appeal?

All appeal applications, form BOE-305-AH, must be filed with the Clerk of the Board, located at 1221 Oak Street, on the fifth floor, in Oakland. These forms may be obtained by calling (510) 272-6352 or by visiting the Clerk's website [HERE](#). Applications for Changed Assessment requires the following information: (1) Name and mailing address of the applicant. (2) Name and mailing address of the applicant's agent. (3) A description of the property which is the subject of the application. (4) The applicant's opinion of the value of the property on the valuation date of the assessment year in issue. (5) The roll value on which the assessment of the property was based. (6) The facts relied upon to support the applicant's claim that the board should order a change in the assessed value or classification of the property. (7) Signatures.

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.

What happens after I file for an assessment appeal?

Once a timely appeal application is filed, the Clerk of the Board will schedule hearings in accordance with legal requirements. Pursuant to the Revenue and Taxation Code Section 1604, there is a two-year limitation period for appeal hearings. Applicants will be notified of

the hearing date at least 45 days before the hearing. The applicant and/or the Assessor's Office are allowed one postponement as a matter of right; however, the request must be made not later than 21 days before the hearing is scheduled.

AAB will review all evidence presented by the property owner and the Assessor's Office at a formal hearing. The AAB acts in a quasi-judicial capacity and renders its decision only on the basis of proper evidence presented at the hearing. At the hearing, the board will determine the full value and, where appealed, the base year value of the property that is the subject of the hearing, as well as the allocation of value to property that is the subject of the hearing. Additionally, the board will determine the classification of the property that is the subject of the hearing.

How do I prepare for my AAB hearing?

For specific guidance on the assessment appeals process, how to prepare for your hearing, and the actual hearing procedures, view the [Board of Equalization's video guide](#). Additionally, the Alameda County Board of Supervisors provides the AAB Instruction Booklet online in English, Spanish, and Chinese [HERE](#).

The board will only consider admissible and relevant evidence during the hearing. You are responsible for preparing any supporting documents regarding your valuation, including market comparables, appraisals, or opinions of value. The kind of evidence at the hearing will vary depending on whether the property is business personal property or a residential property. Written materials must be submitted at the hearing to be considered by the board.

For additional information and answers to frequently asked questions regarding assessment appeals, please check the BOE 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.

Alameda County Emergency Rental Assistance Program

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: Newark

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



Photo of Don Edwards SF Bay National Wildlife Refuge in Newark

The City of Newark, located just 35 miles south of San Francisco, has evolved from an agricultural town to a manufacturing and railroad hub, to a high-tech, bio-tech, and health sciences market. The name “Newark” was chosen in honor of “Newark Castle” in Port Glasgow, Scotland. Newark is considered part of the “Tri-City Area” along with Fremont and Union City. Today, Newark is home to approximately 42,573 residents.

Newark was originally the home of the Ohlone Native American people. The first European settlers were Spanish missionaries, who settled Mission San Jose, covering much of present-day Newark. Alameda County land was privately purchased in 1878, and subdivided to form the town of Newark, now an enclave, surrounded by the city of Fremont. Newark was incorporated into Alameda County In 1955.

The city is served by the AC Transit bus system, with surrounding Fremont being the provider of most transportation services, like BART, ACE, and Amtrack stations. Caltrain is planning a future project for constructing a Dumbarton railway, running between the Peninsula and Alameda County, including a station in Newark.

Recently, Newark embarked on some exciting projects, including new housing developments, as well as retail and commercial businesses. The City of Newark is committed to its community and sponsors numerous programs and services to support its residents. During the COVID-19 pandemic, the city unanimously adopted a funding plan that will assist small-business owners and Newark residents, providing much-needed economic relief.

Newark hosts an annual festival, “Newark Days,” a four-day celebration of the city’s founding that takes place every September. The City of Newark boasts many notable people, like Steven J. Lopes, a Bishop of the Personal Ordinariate of the Chair of Saint Peter; comedian Christopher Titus; journalist and former Editor-In-Chief of *Teen Vogue*, Elaine Welteroth; professional WWE wrestler Pamela Martinez; and famous NFL head

coach Bill Walsh, who previously lived in Newark. There are also countless NFL and MLB players, including MLB Hall of Fame relief pitcher Rollie Fingers.

The City of Newark enjoys 13 parks and sports facilities, including the Silliman Center and the Don Edwards San Francisco Bay National Wildlife Refuge. The Silliman Center, which opened in 2004, boasts a 32,300 square foot indoor swim facility that provides recreation, fitness, and instruction programs for the residents of Newark. Residents can also shop and eat at NewPark Mall, or visit the new civic center and library named after former Mayor David Smith, one of the longest serving Mayors in the country. Special thanks to former Mayor David Smith and current Mayor Al Nagy who have each committed over 30 years to public service to the City of Newark and to Alameda County - Thank you!

CONTACT

WEBSITE:

<https://www.newark.org/home>

CITY ADDRESS:

37101 Newark Blvd.
Newark, CA 94560

CITY OF NEWARK COVID-19 TESTING & OTHER RESOURCES

TESTING & RESPONSE

The City of Newark City Council has passed a NEWARK CARES funding plan that provides economic relief to Newark businesses and families affected financially by the COVID-19 pandemic. The funding plan is granting up to \$200,000 in residential rental assistance payments, and another \$200,000 for Small Business Grants. For information on how to help, contact Mr. Steven Turner, Newark's Community Development Director, at (510) 578-4208. Find out what Newark businesses are open [HERE](#).

Newark offers free COVID-19 testing with no appointments or referrals required at the Covid Clinic at NewPark Mall. Testing is available for all residents and will be conducted in a drive-through format.

VACCINATION

The City of Newark offers free Covid-19 vaccinations by Kaiser-Permanente at the Fremont Medical Center, from 7 a.m. to 6 p.m. Schedule an appointment [HERE](#).

LOCAL FOOD AND SHELTER RESOURCES

The City of Newark provides many food and shelter resources to its residents. There are larger Alameda County programs also available to residents. Find meal programs [HERE](#). Find information for help paying bills [HERE](#).



Photo of current Mayor Al Nagy (left) who served on Newark City Council since 1980 and former Mayor David Smith (right) who served as Newark's Mayor for 33 years.

UPCOMING EVENTS IN NEWARK

To keep up-to-date on special events, programming, and volunteer opportunities in Newark, check the [City of Newark website](#), the [Newark Chamber of Commerce website](#), or the [Newark Public Library website](#). Please note that the Newark Public Library will be moving to a new location soon!

Now - August 31

NewPark Farmers' Market Sundays 9am - 1pm through August 31st.



Photo of Assessor Phong La dropping off food drive donations with members of Trybe, Inc. in Oakland.

COVID 19

Coronavirus Updates

ALAMEDA COUNTY IS NOW OPEN

On June 15, the State of California officially re-opened. Almost all public health restrictions have been lifted. Alameda County is fully aligned with the [California State Reopening Plan](#) and State recommendations for fully vaccinated people. 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.

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

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
