

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

In Memory of Alameda County Supervisor Wilma Chan



On November 3, 2021, Alameda County was devastated and stunned by the sudden and terrible loss of Supervisor Wilma Chan.

Wilma Chan was the first ever Asian American person elected to the Alameda County Board of Supervisors. Supervisor Chan made history again as the first woman to serve as a majority leader in the California State Assembly. After leaving the Assembly, Supervisor Chan returned in 2010 to her seat on the Alameda County Board of Supervisors. Supervisor Chan touched every heart she came across, made history with the steps she took, and made a difference fighting for a better society. Supervisor Chan blazed a trail for others in her 30 years of public service as she advocated for children, families, health care and affordable housing.

Supervisor Chan made sure that those that looked different, that came from a different background, that lived a different life, had a place at the table. She was the embodiment of passion, dedication and leadership. Her passing is a tremendous loss to our community.

Message from Assessor La

Dear Residents of Alameda County,

November is a month of many celebrations and important events.

Dia De Los Muertos is celebrated in early November and is the holiday known as Day of the Dead. Dia De Los Muertos is a traditional holiday contributed from the Aztecs and Spanish. During this holiday people create ceremonial altars with skulls, marigolds, and pictures to symbolize remembrance and express honor to those who have died.

Earlier this month we celebrated Diwali, an Indian holiday traditionally known as Deepavali. Dated back to over 2,500 years, Diwali is the celebration of lights that Hindus around the world celebrate. Many stories around the history of Diwali center

around good over evil and the beginning of fresh starts.

This month we celebrate Veterans Day. This holiday was first declared in 1938 and originally known as “Armistice Day,” a day to honor veterans of World War I. In 1954, the Act of 1938 was amended to “Veterans Day” in acknowledgment of American veterans of all wars. Please join me in honoring our veterans and their families.

Upcoming Deadlines:

Reassessment Reversal for Local Registered Domestic Partners

There is an upcoming deadline on June 30, 2022 to file a claim for reassessment reversal for eligible Local Registered Domestic Partners.

(Senate Assembly Bill 2663; Revenue and Taxation Code 62(q)). An application form [BOE-62-LRPD](#) must be filed with the Assessor’s Office by June 30, 2022.

(More info below)

Community Engagements:

My staff and I attended several events and celebrations throughout the County in October, including the Children’s Memorial Ceremony in Hayward, the Hayward/Fairview Halloween Trunk or Treat at the Don Castro Recreation Area and Hayward’s Children Memorial Ceremony where we were able to honor those who have died by violence. We also attended several grand openings and ribbon cutting ceremonies. Congratulations to Alameda’s new California inspired restaurant, Alley and Vine and Berkeley’s new work cafe Work Bistro, a cafe coffee shop where people can work and study. It was a privilege that my staff and I could attend the ribbon cuttings and celebrate the openings of both eateries in Alameda County. I am thrilled to see so many new businesses opening their doors in Alameda County! The Assessor’s Office is available to business owners with any questions about property assessments and filing 571Ls.

I was honored to attend the Oakland African American Chamber of Commerce’s 18th Annual Business Awards Luncheon last month. It was a wonderful opportunity to meet fellow residents and business owners in Alameda County and celebrate their accomplishments.

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.

Additionally, 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.

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 date is November 19. Sign up [HERE!](#)

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

Sincerely,

Phong La
Alameda County Assessor

Upcoming Dates & Deadlines

November 1-2	Dia De Los Muertos
November 7	Day Light Savings Day ends (Fall Back)
November 11	Veterans Day
November 25	Thanksgiving
November 26	Native American Heritage Day
November 27	Small Business Saturday
November 29	Hanukkah begins

**Please note that event details continue to update frequently due to the ongoing COVID-19 pandemic.*

Resources

DISABLED VETERANS' AND SURVIVING SPOUSES PROPERTY TAX SAVINGS



The California Constitution and Revenue and Taxation Code Section 205.5 provides a property tax exemption for the primary residence of a disabled veteran or an unmarried spouse of a deceased disabled veteran. Veterans who are rated at 100% disability by the Veterans' Administration (VA), due to a service-connected disability are eligible for this California Disabled Veteran's property tax exemption. Those who are below the 100% rate but are compensated at the full rate due to unemployability are also eligible.

In 2020, this exemption provided up to a \$143,273 reduction on the assessable value of real property, meaning a savings of approximately \$1,430 on Ad Valorem taxes. Additionally, there is a low-income version of the Disabled Veterans' Exemption, which provides up to a \$214,910 reduction in the property's assessed value, translating to approximately \$2,140 in annual savings on Ad Valorem taxes. To qualify for this exemption, you must have a household income of \$64,337 or less. In addition to the Veterans themselves, unmarried surviving spouses of service members who have died in the line of duty can also apply.

The Assessor's Office uses the disability documentation from the V.A. If your exemption claim is initially rejected by the Assessor's Office due to the disability rating, you can appeal the rating with the V.A. If you appeal with the V.A. is successful, we encourage you to re-apply for the appropriate exemption with the Assessor. For more information about this critical benefit for our deserving veterans, please contact our exemptions unit at 510-272-6587 or visit our [website](#).

A veteran must be 100% disabled to receive the exemption. The California Assessor's Association (CAA) is working with the state legislature to provide a partial exemption for veterans who are not 100% disabled.

REASSESSMENT REVERSAL FOR LOCAL REGISTERED DOMESTIC PARTNERS

A local registered domestic partnership is a registered domestic partnership established by a city, county, city and county, or special district in which both of the following conditions are met:

- (1) Registrants were of the same sex at the time of registration.
- (2) The registrants were not in a registered domestic partnership with, or married to, any other person at the time of the transfer.

Effective September 29, 2018, qualified locally registered domestic partners may be eligible for property tax relief via prospective (future) reassessment reversal if the following conditions are met:

- (1) Transfer of ownership was between local registered domestic partners.
- (2) The transferee and transferor were local registered domestic partners as of the date of the transfer that triggered reassessment.

(3) The transfer of property ownership occurred on or after January 1, 2000 to June 26, 2015 (inclusive).

(4) The property was reassessed for change in ownership at that time.

The property tax relief is prospective (future) only. This does not include refunds of taxes paid in prior years.

The local registered domestic partners decision was created to retroactively allow for the transfer of ownership reassessment exclusion during the period of time that same-sex marriage was not yet legalized in California (January 1, 2000 to January 27, 2015). Following the June 2022 deadline, the Assessor's Office can no longer acknowledge the claim as valid for those specific Locally Registered Domestic Partners.

For more information regarding the change of ownership exclusion for Local Registered Domestic Partners, review the [California State Board of Equalization letter to the assessors](#).

See the full text for Rev. & Tax. Code Section 62 [HERE](#).

Assessor in the Community



Photos from the ribbon cutting event for Berkeley's new WorkBistro cafe.





Photo of the Hayward/Fairview Trunk or Treat event where my staff decorated our car in a Super Brothers Mario theme and passed out candy to the community.



Photo of the Alley & Vine team with Alameda Chamber of Commerce CEO/President Madlen Saddik and Vice Mayor Malia Vella at the restaurant's ribbon cutting and grand opening celebration.



Photo of The Well Studio team in Dublin celebrating their ribbon cutting and grand opening.



Photo of attendees at Hayward's Annual Children's Memorial Ceremony, commemorating children who have died from violence in Alameda County.

The Property Transfer Clinic will take place on November 19.
Please visit the link [here](#) to make an appointment with a
volunteer attorney for a free 30-minute consultation.

PROPERTY TRANSFER CLINIC

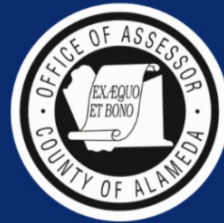
Do you have questions about:

- 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:
November 19, 2021
December 17, 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.

City Profile: Union City

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



Photo of the Flight 93 Memorial in Union City

Union City was incorporated in 1959 when two settlement communities, Decoto and Alvarado, merged. Union City got its name from settlers John and William Horner who named the City after a ship, "The Union." Today, Union City has approximately 72,000 residents.

Originally, in the early 1800's, Union City was home to cattle ranches and a resourceful area of farmers. After communities started settling in the city, Union City became a steel and railroad town with trains being a very well-known and historic form of transportation for residents in the city. Union City was also home to the first Alameda County Courthouse. The newly developed Union City Station was previously work land owned by The Pacific States Steel Company. The Pacific States Steel Company at one time was one of the largest employers in Alameda County.

In 1999, Union City was named an All-American City by the National Civic League, honoring the hard work that has made Union City so great. Through the years Union City has invested in creating a more innovative city while holding honor and remembrance to several historical landmarks in the city.

Union City is home to the first school named after Filipino Americans. In 2015, Alvarado Middle School was renamed to Itliong-Vera Cruz Middle School after Larry Itliong and Philip Vera Cruz, two prominent and influential Farm Worker organizers.

Union City is also the hometown of Alameda County Assessor Phong La. Assessor La attended demolished Cabello Elementary School, Alvarado Middle School that is now Itliong-Vera Cruz Middle School and James Logan High School. Assessor La is proud of his Union City roots.

Union City was home to the previous annual Gladiola Festival. Union City had two large

nursery locations and hosted their first Gladiola Festival in 1985. Multiple gladiola fields used to surround the city and past residents sometimes described the city as the “City of Gladiolas.”

Union City has its own regional park, part of the East Bay Regional Park Systems that is open to visitors. The historical park is connected to Garin Regional Park and is the location of the Dry Creek Garden and Meyers Cottage. The Meyers family donated their over 1,600-acre ranch, “Dry Creek Ranch” to the Park District that helped turn the Regional Park into the must visit park it is today. The garden and cottage are located toward the end of May Road off Mission Boulevard in Union City and allow visitors all week until sundown.

When visiting Union City, stop by the Flight 93 memorial dedicated to some of the heroes of September 11th. The memorial is near Union Landing Shopping Center and was one of their first memorials dedicated to Flight 93.

CONTACT

WEBSITE:

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

CITY ADDRESS:

Union City
34009 Alvarado-Niles Road
Union City, CA 94587

UNION CITY COVID-19 TESTING & OTHER RESOURCES

TESTING

Find out how and where to get tested for COVID-19 in Union City [HERE](#).

VACCINATION

Find out how and where to receive your COVID-19 vaccine in Union City [HERE](#).

LOCAL FOOD AND SHELTER RESOURCES

Union City Family Center provides food pantry and urgent living resources. On the second and fourth Tuesday of every month, people can stop by and drive-thru the food distribution center. Families in need of immediate housing can call Lourdes Villegas, 510-476-2755.

Additionally, The CAREavan Program, a special project created by the local community to help provide more safety for those living in their vehicles or for those displaced, is available for those meeting the program requirements. For more information about the program, check [HERE](#).

UPCOMING EVENTS

or a complete list of recreation classes and programs, including youth services organized by Union City, check [Here](#). Find information on Union City events, programs, and meetings on the City’s [Website](#) or the Union City Chamber of Commerce [Website](#).

November 6, 13, 20 & 27

Farmers Market every Saturday (9:00 AM-1:00 PM)
at Alvarado Park [HERE](#).

November 10-18

Catch the Turkey Scavenger hunt everyday (7:00AM-8:00PM) TBD Location [HERE](#)

Additional Housing and Support Resources

There are numerous housing resources and financial support programs available for qualifying renters and landlords in Alameda County and throughout California. Support is available NOW, so please check out the resources below.



First Time Homebuyers
Learn about available Down Payment Assistance Programs and Grants such as:
City of Oakland , AC Boost, CalHFA, WISH, LIFT, Bank of America-10k Americas Home Grant, MCC Tax Credit, ITIN Loan Programs Grants & Assistance from 2k -210k available

.....

Renters & Landlords
Learn about Emergency Rental Assistance Program & How to Apply

.....

Homeowners
Learn about the Homeowner Assistance Fund, Available Grants & your options when exiting a forbearance

.....

BMR's & How to choose the right Realtor
Learn about the process of Below Market Rate Properties (BMR's) and how to select the right Realtor

.....

Speakers include:
Hello Housing, Wells Fargo, Bank of America, Union Bank, East West Bank and HERA



A-1 Community Housing Services
A HUD APPROVED HOUSING COUNSELING AGENCY

**3RD ANNUAL
2021 HOUSING
LET'S TALK
HOUSING SEMINAR**

ADMISSION IS FREE!
NOVEMBER 13, 2021
9:30 AM TO 12:30 PM
CHABOT COLLEGE
25555 HESPERIAN BLVD
HAYWARD, CA 94545

Space is limited register today at:
www.alchs.org or www.eventbrite.com/e/176680324607
or contact us at (510) 674-9227

Partners & Presenters Include:

Elisa Márquez Council Member, City of Hayward



BANK OF AMERICA



EASTWEST BANK





OAKLAND HOMEOWNERS!



The Keys to Equity program will streamline the process for building Accessory Dwelling Units (ADUs), create more affordable housing, and provide greater financial stability for homeowners, particularly Black homeowners in Oakland.



Complete an interest form by Dec. 3, 2021



Share with friends, family, and neighbors



Keys to Equity is a pilot program designed to help historically redlined neighborhoods and residents. The program will assist Oakland homeowners build an ADU as a way to increase the housing stock, provide rental income, add property value, or provide alternative housing for relatives. The program provides pre-permitted designs, and a comprehensive offering of services including financial counseling and lending, design and construction, and project management, provided by program partners Richmond Neighborhood Housing Services, Self-Help Federal Credit Union, and the WellNest Company.

www.keystoequity.org

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




Fremont
Human Services Department



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



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



¿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
(510) 500-8840
acboost@hellohousing.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 Coronavirus Updates

ALAMEDA COUNTY IS NOW OPEN

On November 1, 2021, Alameda County eased masking requirements in certain indoor settings where everyone is fully vaccinated. Eligible settings include controlled spaces not open to the general public, including offices, gyms and fitness centers, employee commuter vehicles, and organized gatherings in other indoor settings where a group gathers on a regular basis, such as religious gatherings.

Under the Health Officer Order, participating businesses, organizations, or hosts must verify that all patrons, employees, and attendees are fully vaccinated before allowing people to participate without face coverings inside their facilities. Additionally, there can be no more than 100 persons present at these facilities. Those present must also not have COVID-19 symptoms.

Except as specified in the new order, indoor-masking requirements remain in effect in public settings, such as bars, restaurants, and retail stores until criteria for lifting the local indoor masking requirements are met. Masking continues to be required in indoor K-12 school settings. The State continues to require face coverings for all unvaccinated persons in indoor public spaces and everyone, regardless of vaccination status, in health care facilities, public transit and adult and senior care facilities.

Alameda County is fully aligned with the California State Reopening Plan and State recommendations for fully vaccinated people. Neighboring Bay Area counties and cities have varying mask mandates for indoor public settings regardless of vaccine status. San Francisco, Marin, Sonoma, and Contra Costa Counties recently issued similar orders easing masking requirements as COVID cases and hospitalizations have steadily declined. Please be advised of the mandates when visiting our neighboring counties and cities within Alameda County.

For the most recent Alameda County COVID-19 Health Order and press release, check [HERE](#).

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](#).

Vaccine boosters are authorized for those 18+ who received the Pfizer, Moderna, and Johnson & Johnson vaccines. A Pfizer or Moderna booster does is recommended if you received your second does at least six months ago and are: 65 or older, or 18+ who live in long-term care settings, or 18+ who have underlying medical conditions, or 18+ who are at increased risk due to social inequity, or 18+ who work or live in high-risk settings. Johnson & Johnson booster dose is recommended if you received your first does at least two months ago and are 18 and older.

Booster does are not currently available at Alameda County-supported vaccination clinics. If you are eligible for a booster, please visit [MyTurn.ca.gov](https://myturn.ca.gov) or contact your health care provider or local pharmacy.

Please speak with your health care provider and learn if you are eligible for a booster by visiting the [California FAQ page on boosters](#).

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

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 November 18, 2021. For more information about the grant program, including guidelines and deadlines, check [HERE](#).

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 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](#).

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](#)

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](#).

