

# PHONG LA

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ALAMEDA COUNTY ASSESSOR



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## MONTHLY NEWSLETTER

### Message from Assessor La

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Dear Residents of Alameda County,

Happy Holidays! 2021 was a busy year for the Assessor's Office and the County. This month we celebrate various holidays and I hope you all enjoy celebrating the festivities with your family and friends as this year comes to an end.

**Community Engagements:**

Last month my staff and I enjoyed meeting some of our local business owners at the Dublin and Pleasanton Chambers of Commerce networking mixer. I also attended Sakura Bistro's 5<sup>th</sup> anniversary in Oakland's Chinatown. My staff attended a community service event in Fremont to recognize various volunteers and the Islamic ILM Academy students for their efforts helping Afghan refugees and the unsheltered in the City of Fremont.

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.

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 these upcoming events, 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 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 Friday December 17<sup>th</sup>. Sign up [HERE](#)!

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

<b>December 24</b>	Christmas Eve (County offices are closed)
<b>December 25</b>	Christmas Day (County offices are closed)
<b>December 26</b>	Kwanza begins and lasts for 7 days until January 1
<b>December 31</b>	New Year's Eve (County offices are closed)

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

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## Resources

**Summary of all the resources covered throughout the 2021 newsletters**

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In each newsletter we cover a specific resource topic that provides information to taxpayers in Alameda County. The purpose of the resource section is to help taxpayers understand what resources and information is available to them.

Due to the Covid-19 pandemic and public health concerns, our office counters have remained closed to the public. You can access our services and resources online or contact our office at 510-272-3787.

As 2021 comes to an end, we want to provide a recap of the different resource topics and their links that we have covered throughout this year:

#### **January - Disabled Veterans**

For more information about this critical benefit for our deserving veterans, please contact our exemptions unit at 510-272-6587 or visit our website [HERE](#).

#### **February - Decline in Value - Prop 8**

For more information on decline in value assessments, informal review of your property assessment, or to view your current assessed value, check the Assessor's website [HERE](#) or review the [Decline Value Information Brochure](#).

#### **March - Change in Value - Due to New Construction**

For more information regarding new construction exclusions, click [HERE](#). To receive the exclusion, a claim form must be filed prior to or within thirty (30) days of the commencement of construction activity. To download the Builder's Claim for New Construction Exclusion from Supplemental Assessment, click [HERE](#), or go to the Assessor's forms [HERE](#). If you have questions or require more information, please call 510-272-3787.

#### **April - Property Tax 101 for New Homeowners**

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. There may be property tax savings programs available to you as a new homeowner, such as the Homeowners' Exemption and the Disabled Veterans' Exemption. For specific information and forms required to claim these exemptions, please visit my website [HERE](#).

#### **May - Accessory Dwelling Unit (ADU's)**

An Accessory Dwelling Unit, or "ADU," is a secondary dwelling unit that is either attached to or detached to a single family or multi-family residence. ADU's are fully independent living quarters, created on properties which allow residential land use and are developed, or proposed for development, with a primary residence. For more information on ADU's, click [HERE](#).

#### **June - Transfer of Decedents 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.

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. To benefit and receive the exclusion, the child must file the Claim for Reassessment Exclusion for Transfer Between Parent and Child ([Form BOE-58-AH](#)).

### **July - Assessment Appeals**

Unresolved differences between the Assessor and the taxpayer over the assessment of property are handled by the Assessment Appeals Board. All appeal applications, form BOE-305-AH, must be filed with the Clerk of the Board. To obtain the form, click [HERE](#) or to receive additional information and answers to frequently asked questions regarding assessment appeals, please check the BOE website [HERE](#).

### **August - Property Taxation - How to Calculate Your Supplemental Property Tax**

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

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

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

### **September - Americans With Disabilities**

The American Disabilities Act is a federal civil rights law designed to ensure equal access, full inclusion, and participation for people with disabilities or impairments.

In addition to the ADA, the State of California has disability rights laws, codes, and regulations. For more information on tax credits and deductions to assist small businesses to comply with the ADA, refer to the Internal Revenue Service Code Section 44 (Disable Access Credit) and Section 190 (Deduction).

### **October - Understanding the Assessment Roll**

The Assessment Roll is the foundation that property taxes are based upon. The County's local roll is a record of all assessable property discovered and valued by the County's Assessor. The most recent 2020-2021 Assessment Roll and previous Assessment Rolls are available on the Assessor's [HERE](#).

### **November - Disabled Veterans and Surviving Spouse Property Tax Savings**

This resource topic was previously mentioned in the January newsletter and highlighted during this month in honor of Veteran's Day.

For more information on our resources, visit the Assessor's 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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## **2021 Retirement Acknowledgments**

**This year we honor many Alameda County staff who have retired and thank them for their dedication and years of service.**

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**Recently retired John Abbott, who worked in the Alameda County Assessor's Office for 13 years, retiring as a Supervising Appraiser II.**



**Assessor Phong La with recently retired staff member Tsu-Loong Wu who worked for the County for over 30 years, retiring as an Auditor Appraiser III.**



**Retired husband and wife, Mark Bluford and Mary Herrero. Mark worked for 36 years retiring as a Supervising Appraiser II and Mary worked for over 25 years retiring as Assessment Roll Manager.**

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## **Assessor in the Community**

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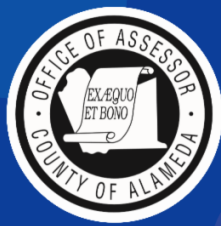
**Photo of Assessor staff member presenting an award to Dublin business owners at All Natural Stone in Dublin. The event was hosted by the Dublin and Pleasanton Chambers of Commerce.**

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**Photo from the Fremont Community awards event where an Assessor staff member presented awards to the Islamic ILM Academy students who made blankets for Afghan refugees and unsheltered individuals in the community.**

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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

Talk with a volunteer attorney for a  
FREE 30-minute consultation.

Clinics are held every third Friday of every month. Visit  
<https://appointments.aclibrary.org/appointments/lawyers>



## Upcoming Dates:

December 17th, 2021

Appointments begin at  
12:30PM.

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 Property Transfer Clinic will take place on December 17<sup>th</sup>.  
Please visit the link [HERE](#) to make an appointment with a  
volunteer attorney for a free 30-minute consultation.

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## City Profile: Piedmont

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

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***Photo of Piedmont's Exedra Plaza***

Piedmont is a small city nestled in the Oakland Hills. Surrounded by the much larger City of Oakland, Piedmont maintains its own unique identity with its own high school, fire department and a district of homes in an area known as Historic Piedmont. Piedmont was incorporated in 1907 and today spans over two miles with a current population of over 10,000 residents.

Although Piedmont was not incorporated until 1907, the City's history dates back to the 1800's. As more settlers moved to the area, businesses and homeowners began settling in the city and making Piedmont their home. Today there are many historical homes that remain in Piedmont and add to the City's charm and small-town feel.

Piedmont has been home to a handful of famous people throughout the years, including Jack London, Clint Eastwood, and Saturday Night Live actress, Chloe Fineman who was raised in Piedmont and attended Piedmont High. Fineman is famous for her talented celebrity impersonations, including her impersonation of Drew Barrymore, Meryl Streep, and many other actors and actresses. Prior to her acting career, Fineman appeared on The Late Show with David Letterman after she won the historical Piedmont High School bird calling contest.

There are six city parks and numerous landscaped areas within Piedmont that offer wood paths, tennis courts, children's playgrounds, and picnic facilities. Piedmont Park and the Exedra Plaza and fountain have been in the City since the 1900's and remain a symbol of Piedmont today.

Piedmont has its own weekly events including Walking on Wednesdays, which is a free event for anyone 50 and older. This event meets at 10:00 a.m. at the Exedra Plaza at Magnolia and Highland Avenues.

Piedmont has multiple grocery and shopping stores, restaurants, and bars for locals and visitors. This month Piedmont has multiple community events to celebrate the upcoming holidays. Check out the upcoming events calendar below for more information.



## CONTACT

### WEBSITE:

<https://piedmont.ca.gov/>

### PIEDMONT'S COVID RESOURCE LINK:

<https://piedmont.ca.gov/government/covid-19>

### CITY ADDRESS:

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611

## UPCOMING EVENTS IN PIEDMONT

For an updated calendar of events or to register for any events click [HERE](#) or call 510-420-3070 and for information about public meetings, including the City of Piedmont Boards and Commissions, click [HERE](#).

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

<b>December 1</b>	Piedmont Tree Lighting Ceremony (7:00 PM); Piedmont Community Hall. For more information click <a href="#">HERE</a> .
<b>December 5</b>	Donuts & Dreidels (10:00 AM - 12:00 PM); Piedmont Community Hall. For more information click <a href="#">HERE</a> .
<b>December 11</b>	Santa Breakfast (9:00 AM - 11:00 AM); Piedmont Community Hall. For more information click <a href="#">HERE</a> .
<b>December 31</b>	Noon Year's Eve (11:00AM - 12:30pm); Piedmont Veterans Memorial Building. For more information click <a href="#">HERE</a> .
<b>January 29</b>	Red Cross Blood Drive; Piedmont Veterans Memorial Building (enter sponsor code PIEDMONT).

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## 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.**

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**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



  
**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](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 Coronavirus Updates

### ALAMEDA COUNTY ALIGNS WITH THE STATE'S INDOOR MASK MANDATE

Aligned with the California Department of Health's new order, masks must be worn in all indoor spaces in the County. This mandate is enforced effective December 15<sup>th</sup>, 2021 through January 15<sup>th</sup>, 2022 for all individuals ages 2 years and older, unless exempted

from the mandate. For more information on if you are exempt from the new mandate, click [HERE](#).

As of December 13<sup>th</sup>, the new order requires masks indoors, regardless of your vaccination status. Businesses are recommended to have masks available to distribute for individuals that enter any business without a mask.

Alameda County is following mask metric goals and plans to lift indoor mask requirements once all three goals are met. Currently only one of the three goals has been met to lift the mask requirement.

The three mask metric goals are as follows:

- CDC community transmission levels to be in moderate or low tiers for at least 21 days
- Less than 3.30% 7 day average of hospital beds for COVID-19 patients
- 80.00% of full population fully immunized including the necessary full 14 days for immunization or 8 weeks after authorization for COVID-19 vaccine of 5-11 years of age

Currently we have only met the second mask metrics goal with having only 2.24% 7 day average of hospital beds for COVID-19 patients.

This new measure brings an added layer of safety as the new Omicron variant is detected in California and specifically Alameda County.

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

### **Vaccine Distribution**

All Alameda County residents, ages 5+ are now eligible to receive the COVID-19 vaccine in Alameda County. Please be advised that the Pfizer vaccine is approved for persons ages 5+; the Johnson & Johnson and Moderna vaccines are only approved for persons ages 18+.

Minors between the ages of 5-11 years old are eligible to receive the Pfizer children's vaccine with parental consent. Information regarding the Pfizer vaccine for young children can be found [HERE](#).

A comprehensive list of vaccination sites in Alameda County can be found [HERE](#).

Vaccine boosters are authorized for those 18+ who received the Pfizer, Moderna, and Johnson & Johnson vaccines.

For Pfizer and Moderna, individuals can receive the booster at least six months after completing their second shot. For Johnson & Johnson, individuals can receive their booster dose at least two months after an individual has received their single shot. It is recommended that eligible individuals receive a booster as soon as they're eligible to



maintain a strong immunity against COVID-19.

Booster doses are not currently available at Alameda County-supported vaccination clinics. If you are eligible for a booster, please visit [HERE](#) 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 [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 - [HERE](#)

EMERYVILLE - [HERE](#)

LIVERMORE - [HERE](#)

### **Deferred Rent Programs**

ALAMEDA POINT - [HERE](#)

### **Child Care**

For Child Care in Alameda County - [HERE](#)

### **Covid-19 Testing**

Interactive map to find testing sites and schedule appointments - [HERE](#)

### **Food Distribution**

Interactive map to find food, testing, and services in Alameda County - [HERE](#)

### **Immigrants**

Covid-19 Disaster Relief Assistance for immigrants - [HERE](#)

### **Employment**

Alameda County Workforce Development Board - [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 two application deadlines in 2022, the first deadline is February 24, 2022. For more information about the grant program, including guidelines and deadlines, click [HERE](#).

Pleasanton Business Assistance Program - [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 - [HERE](#)

Small Business Administration Loans - [HERE](#)

California Small Business Development Center - [HERE](#)

California Governor's Office of Business and Economic Development - [HERE](#)

Alameda County Workforce Development – [HERE](#)

U.S. Small Business Administration - [HERE](#)

## **Business Resources by City**

ALBANY - [HERE](#)

ALAMEDA - [HERE](#)

BERKELEY - [HERE](#)

DUBLIN - [HERE](#)

EMERYVILLE - [HERE](#)

FREMONT - [HERE](#)

HAYWARD - [HERE](#)

LIVERMORE - [HERE](#)

NEWARK - [HERE](#)

OAKLAND - [HERE](#)

PIEDMONT - [HERE](#)

PLEASANTON - [HERE](#)

SAN LEANDRO - [HERE](#)

UNION CITY - [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](#).

