

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Alameda County Residents,

August is here and so is a new school year! I'm sure many of you are busy with restarting early morning routines, preparing lunches, and dreading the back-to-school shopping lines, but I wanted to take a moment to check-in about something you may have already received in the mail by now—your 2022-2023 Assessment Notice!

This is a very important time of the year for you as either a home or business owner, as you are receiving your annual notice and you either agree or disagree with your assessment. If you agree then hey, you're welcome (I'll take a win any day of the week)! If you disagree with your assessment, then you have a few options.

My staff and I have prepared some information to help you learn more about these options, so please see the Resource section below.

I'm also proud to announce that Alameda County is the recipient of eleven National

Association of Counties (NACo) 2022 Achievement Awards, which includes the Assessor's Office for Modernizing Assessment Appeals!

Our Office partnered with the Clerk of the Board and the Information Technology Department (ITD) to redesign and develop a new system using modern technologies. The Assessment Appeal System was built in phases between 2019 and 2021. With the volume of assessment appeals ranging from 2,000 to 5,000 per year, this collaborative redesign resulted in a significant increase in productivity and process improvements. This system allowed for the applicant to track and manage applications as well as participate in virtual hearings.

This recognition highlights Alameda County's ongoing commitment to developing innovative programs/services that meet the evolving needs of the diverse communities we serve.

Community Engagements:

On July 30th, our Office proudly attended the Oakland Chinatown Improvement Council's (OCIC) 2022 Summer Festival. It was great to see the community come together in solidarity and enjoy a day of rich culture, good food, and support for our local small businesses. I would like to thank the OCIC for organizing this event and everyone who stopped by our table to talk to my staff and received more information about the programs and services that we offer.

I'd also like to recognize the grand opening of Mist Fine Airbrush Tanning, a professional sunless spray tanning business located on South Livermore Ave. The Livermore Chamber of Commerce organized their ribbon cutting ceremony, where my staff attended to present a certificate from the Assessor's Office. It's always great to see new businesses open and invest in our cities and county.

Please see the Assessor in the Community section for pictures of these events.

And just a reminder, please let the Assessor's Office know if your 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's 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 programs and tell others to [sign up for our newsletter](#) to get notified of these 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 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 to make it available for Alameda County residents, who do not have access to an attorney. The upcoming PTC is on July 15th. Sign up [HERE](#)!

In-Office Visits:

The Assessor's Office public counter is now open . However, we recommend calling or emailing us ahead of time as most issues can be resolved without an in-person visit. To request an in-person appointment, click [HERE](#).

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

Sincerely,
Phong La
Alameda County Assessor

Important Information for Boat Owners!

**Many vessel owners will see an increase in their 2022 property tax valuations!**

I know it sounds odd, but we also assess boats, planes, helicopters, and jet skis. Under California Law, the Assessor has the duty to assess all sorts of watercraft and aircraft.

However, the State Board of Equalization provides us with direction on how much to decrease or increase the values by. And yes, the values of used boats do increase as they have this year.

The valuation factors calculated by the State Board of Equalization and provided to California County Assessors through [LTA 2022/003](#) indicate an increase in 2022 values between 20-24% depending on the type of vessel.

The State Board of Equalization reviews average retail sale prices for new and used powerboats, sailboats, and personal watercraft annually to develop the valuation factors. Per their research, these vessels have experienced large appreciation in value compared to 2021.

For more information please click [HERE](#).

Dates & Deadlines

August 31 - Regular roll unsecured taxes due.

September 15 - Filing deadline for Assessment Appeals. Must be filed in writing with the Clerk of the Board of Supervisors, Alameda County Administration Bldg. 1221 Oak Street, Room 536, Oakland Ca. 94612.

December 10 - Legal deadline for filing a late exemption claim for homeowners, veterans and disabled veterans.

December 10 - Last day to pay first installment of property taxes without penalty.

Resource

Assessment Appeals

As your County Assessor, I remain committed to ensure that we fairly assess property values in Alameda County. While I'd love for everyone to agree with their assessed values, unfortunately that's not always the case. If you happen to disagree with your assessed value, my staff and I have created an FAQ to help address your options.

If you have more specific questions than those listed below, please do not hesitate to contact our Office by email at AssessorWebResponse@acgov.org or call us at (510) 272-3783 during our normal business hours Monday-Friday 9:00 A.M. to 4:30 P.M.

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

The Assessor makes every effort to consider declines in value and to assess all property at the lesser of market value or factored base year value each year without the need for individual owners making an informal request or filing a formal appeal.

If you disagree with the assessed value of your new property and believe the assessed value is greater than market value on January 1 and have information you'd like us to consider, you may file an [Informal Request for Reassessment](#) with our office and a certified appraiser will review the data. Additional information about Decline in Market Value check [HERE](#), or call (510) 272-3787.

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 from **July 2 through 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?

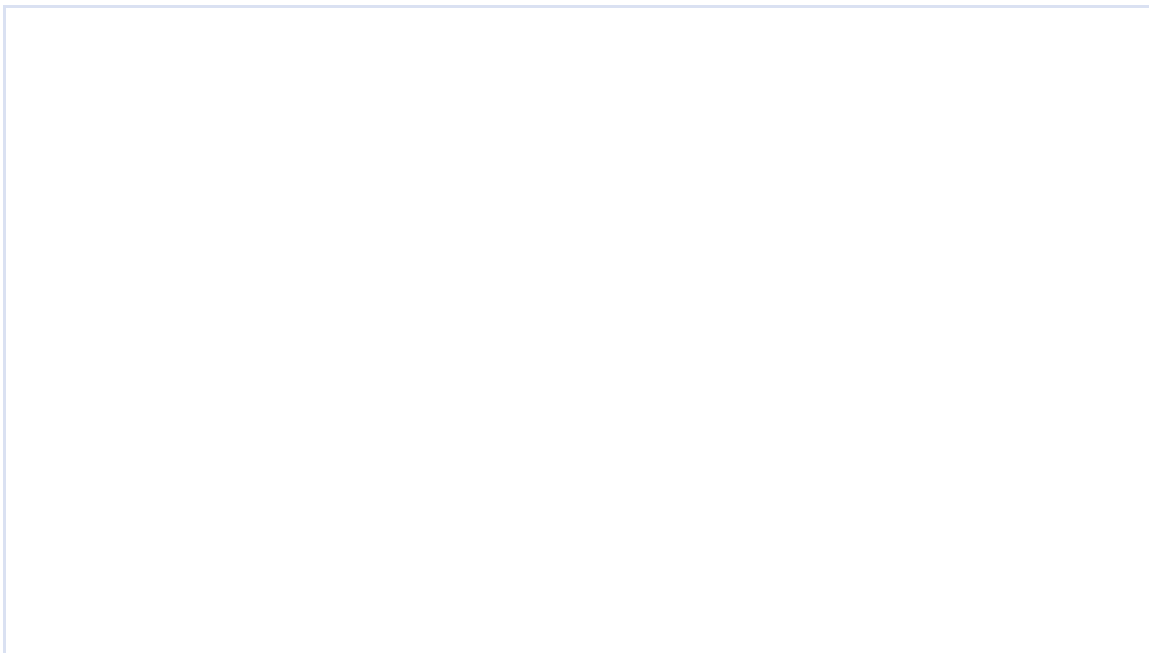
For specific guidance on the assessment appeals process, how to prepare for your hearing, and the actual hearing procedures, view the [Board of Equalization's video guide](#). Additionally, the Alameda County Board of Supervisors provides the AAB Instruction Booklet online in English, Spanish, and Chinese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

Assessor in the Community





Assessor's Office Staff attended the Oakland Chinatown Improvement Council's 2022 Summer Festival.



Congratulations to Mist Fine Airbrush Tanning on their grand opening and ribbon cutting ceremony in the City of Livermore. Mist is a professional sunless spray tanning business located on South Livermore Ave.



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:

August 19th, 2022
September 16th, 2022
October 21st, 2022

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 next Property Transfer Clinic will take place on September 16th.
Please visit the link [HERE](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

2022 TAXPAYERS' BILL OF RIGHTS HEARING

TUESDAY, AUGUST 30, 10 AM

Taxpayers and Stakeholders are invited to present ideas and concerns on Property Taxes and Alcoholic Beverage Tax.

**450 N STREET, AUDITORIUM
SACRAMENTO, CA 95814**



FOR MORE INFORMATION, VISIT WWW.BOE.CA.GOV/TRA



**California State
Board of Equalization**

As required by section 5906 of The Morgan Property Taxpayers' Bill of Rights, the State Board of Equalization (BOE) holds an annual public hearing for property taxes to listen to your suggestions, comments, and concerns.

The hearing provides an opportunity for taxpayers, County Assessors, and other local agency representatives to provide comments on items discussed in the most recent Taxpayers' Rights Advocate's Annual Report; as well as present ideas, concerns, and input on the quality of agency service related to the BOE's administration of its programs.

At the hearing someone can comment on the property tax programs administered by the BOE or local county agencies statewide; as well as present ideas on legislation for the Alcoholic Beverage Tax as described above. The hearing provides a venue for parties to identify ways to resolve any problems identified in the Taxpayers' Rights Advocate's current Annual Report. The Taxpayers' Rights Advocate's Annual Report for the upcoming August 30, 2022 hearing date is for fiscal year 2020-2021, which was published in February 2022.

If you wish to make comments at this hearing or would like more information, please click [HERE](#).

Profile: Livermore Valley Chamber of Commerce



Located in the heart of Livermore's Downtown District, the Livermore Valley Chamber of Commerce (LVCC) serves as the city's Visitor Center. The Chamber is a membership association comprised of private businesses, non-profit organizations, public agencies and individuals. Its 600-plus members are a diverse and wide-ranging representation that include two national laboratories, major manufacturers – clean-tech, green-tech – wineries, microbreweries, restaurants, retail, hotels, mining, healthcare systems, financial institutions and many more.

LVCC enjoys a long legacy of business leadership in the local community. The Chamber filed its articles of incorporation with the office of the California Secretary of State in 1937. But evidence shows that this chamber was active as early as 1927. Since then the Chamber has been operated by professional staff with oversight and guidance provided by an elected board of directors.

In 2011, the Chamber's board of directors approved changing the name of the organization to the Livermore Valley Chamber of Commerce, reflecting the reach of the organization beyond city limits.

Apply to join the Livermore Valley Chamber [HERE](#).

For more information on the Livermore Valley Chamber of Commerce, available business resources, and upcoming events, click [HERE](#).

WEBSITE:

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

CHAMBER ADDRESS:

2157 1st Street
Livermore, CA 94550

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.



Funded in part through a Grant from the California Office of the Small Business Advocate

\$2,500 GRANTS AVAILABLE FOR MICROBUSINESS & NONPROFIT COVID-19 RELIEF

Visit microbusinessgrant.org

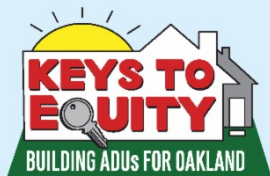
**Apply from May 17, 2022
through August 12, 2022
at 5 p.m.**

Scan me!



- This program will provide \$2,500 grants to qualifying microbusinesses and nonprofits in the counties of: Alameda, Amador, Contra Costa, and El Dorado
- Must have been in operation in 2019, are still in operation, and were impacted by COVID-19 public health restrictions
- Visit the link to see if you qualify, and for help with applying!





OAKLAND HOMEOWNERS!



**ENROLLMENT IS OPEN
BUT THE DEADLINE IS APPROACHING FAST
FILL OUT THE INTEREST FORM FOR MORE INFORMATION!**

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.

Share with friends, family, and neighbors!



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) 500-8940
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



STATE BOARD OF EQUALIZATION

2022 TAXPAYERS' BILL OF RIGHTS HEARING

TAXPAYERS AND STAKEHOLDERS ARE INVITED TO PRESENT IDEAS AND CONCERNS ON PROPERTY TAXES AND ALCOHOLIC BEVERAGE TAX.

The Bill of Rights Hearing will start at approximately 10:00 a.m.

450 N Street, Auditorium
Sacramento, CA 95814



TUESDAY, AUGUST 30

FOR MORE INFORMATION OR A COPY OF THE ADVOCATE'S ANNUAL REPORT,

visit www.boe.ca.gov/tra or contact the
Taxpayers' Rights Advocate Office at 1-916-274-3400.



This hearing is accessible to people with disabilities. For assistance call 1-916-274-3540.

Ted Gaines
First District

Malia M. Cohen
Second District

Antonio Vazquez
Third District

Mike Schaefer
Fourth District

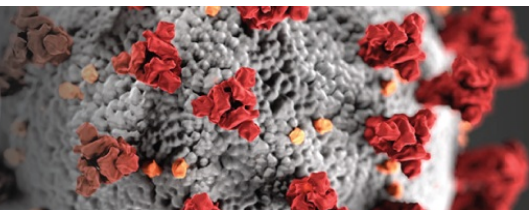
Betty T. Yee
State Controller

Yvette M. Stowers
Executive Director

Publication 317-BOE (5-22)

COVID 19

Coronavirus Updates



Covid-19 Testing

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

Vaccine Distribution

All Alameda County residents, ages 5 and older, are now eligible to receive the COVID-19 vaccine in Alameda County.

- Pfizer is approved for all individuals, ages 5 and older.
- Johnson & Johnson and Moderna is approved for all individuals, ages 18 and older.

For more information on the Pfizer children's vaccine, click [HERE](#).

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

Booster / Additional Dose Information

Pfizer, Moderna, and Johnson & Johnson are available as boosters and as additional doses for eligible individuals.

For those individuals who first received a Johnson & Johnson vaccination, a booster shot is recommended by the CDC after 2 months. Here are the current CDC recommendations:

For the first booster, an mRNA COVID-19 vaccine (Pfizer or Moderna) is preferred in most situations. The second booster must be an mRNA COVID-19 vaccine.

Second booster doses are currently available for immunocompromised individuals or individuals, ages 50 and older.

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](#).

Disclaimer:

The contents of this article are intended for informational purposes only and not for the purpose of providing medical advice.

Alameda County Supervisor's American Rescue Plan Act (ARPA) Supervisorial District Community Needs Cash Aid Grants - [HERE](#)

Housing Assistance

OAKLAND - [HERE](#)

EMERYVILLE - [HERE](#)

LIVERMORE - [HERE](#)

Child Care

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

Food Distribution

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

Employment

Alameda County Workforce Development Board - [HERE](#)

Agencies

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

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

Alameda County Workforce Development – [HERE](#)

Business Resources by City

ALAMEDA - [HERE](#)

ALBANY - [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](#)

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](#).

