

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents,

As we head into summer, I hope you and your family enjoy the many holidays this month.

Happy Pride Month! We celebrate Pride every June in honor of the 1969 Stonewall Uprising in Manhattan, a series of protests that transformed the fight for LGBTQ+ rights in the United States. The Assessor's Office recognizes Pride Month as a celebration for acceptance and inclusion for all.

On June 18th we celebrated Father's Day! I want to take a moment to recognize all fathers in Alameda County and hope you all spent this holiday with family and loved ones.

This month also marks the celebration of Juneteenth, a day commemorating the emancipation of enslaved African-Americans. Alameda County recognized Juneteenth as a County Holiday for the first time this year!

Announcement: Property Tax Assessment Reduction

After careful review of home sales data, we determined that 8,352 property owners who recently purchased homes throughout Alameda County will receive a reduction in their property taxes.

We worked with BRIDGE Association of Realtors and Bay East Association of Realtors to gather the necessary data to make the determination. Reductions range from 5-10% depending on the city and community for most homes purchased in 2022 between January and October. It is our goal to get the most accurate value as possible when making assessments.

We are grateful to the staff of both BRIDGE and Bay East for helping us compile the market data needed to make these assessment reductions.

In addition to the residential property reductions, we granted reductions to 2,274 manufactured homes and 121 commercial/industrial properties. Below is the breakdown including the total assessment amounts.

- 8,352 are residential properties = \$900,634,331*
- 2,274 are manufactured home properties = \$23,735,632*
- 121 are commercial or industrial properties = \$170,144,955*

** Total assessment value reduced*

Proposition 8 is a California constitutional amendment that allows a temporary reduction in assessed value when a property suffers a decline in market value. For property tax purposes a decline in assessed value occurs when the current market value of your property is less than the assessed value as of lien date, January 1st.

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. Alameda County has been and will continue to be proactive in reviewing assessed values to ascertain whether temporary reductions are warranted.

For more information on Proposition 8, please visit The Assessor's website at <https://www.acassessor.org/>

Community Engagements:

It is always wonderful to see new businesses opening in Alameda County. The Assessor's Office proudly celebrates many grand openings in June and wishes the businesses great success!

Last month, I spoke with members of the Bay East Association of Realtors to educate them in the largest change of property tax law in over 40 years, the implementation of Proposition 19.

I was honored to emcee the California Asian American Pacific Islander Legislative Caucus Gala at the State Capitol in celebration of Asian American Pacific Islander Heritage Month. The Joint AAPI Legislative Caucus honored distinguished AAPI leaders and celebrated the contributions of the AAPI community in California and the rest of the nation.

I also participated in the Fire Ops 101 course, an all day hands-on event designed to give elected officials the opportunity to experience the challenges that firefighters face on the field. This strenuous, yet impactful, experience showed me first-hand the crucial role that firefighters have in our communities. I am grateful for their hard work and dedication to save lives.

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. 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](#).

To keep an eye out for our upcoming programs and tell others to [sign up for our newsletter](#) to stay up to date on our events, important dates, and deadlines or follow the Assessor's Office on [Instagram](#) and [Facebook](#).

Free Property Transfer Legal Clinic to Help Answer Questions:

The Property Transfer Legal Clinic (PTLC) is here to help! The PTLC 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. Sign up [HERE!](#)

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

Sincerely,
Phong La
Alameda County Assessor

Assessor in the Community

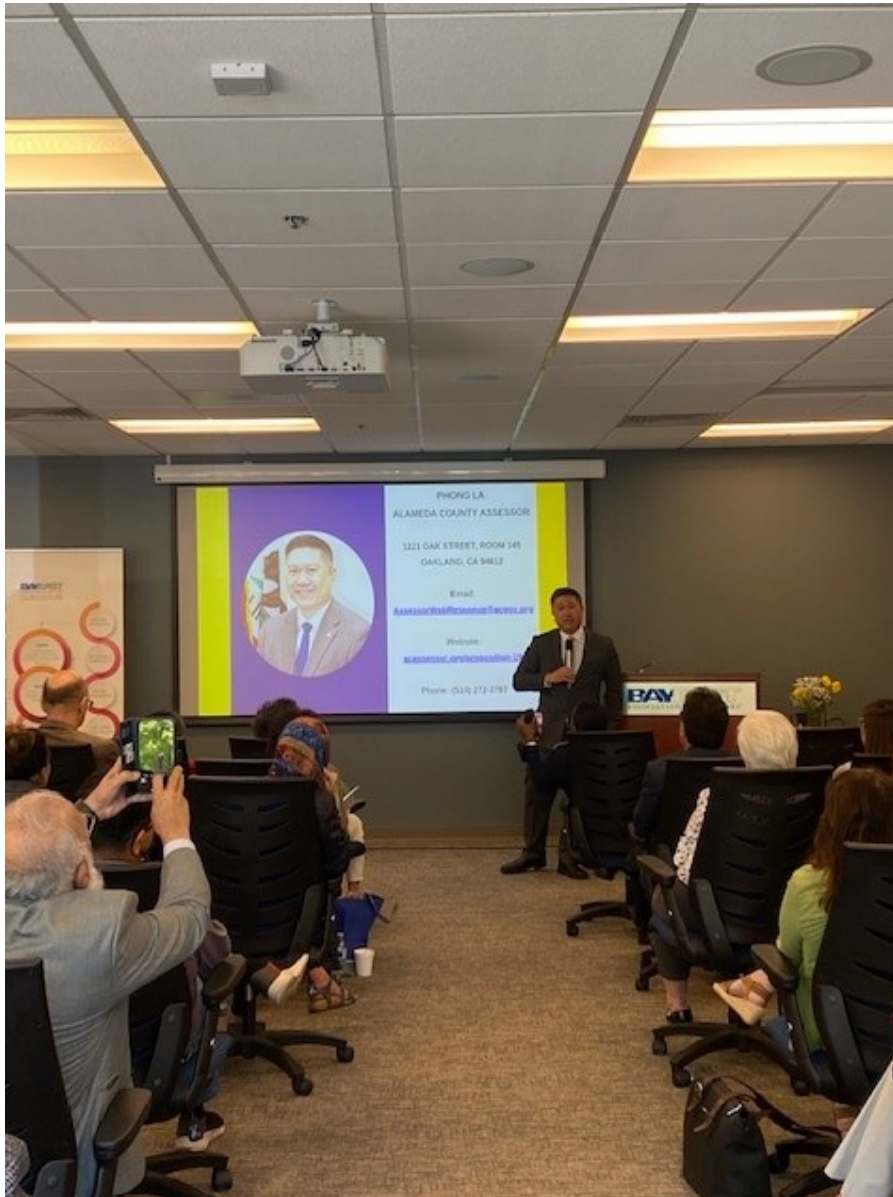


Photo of Assessor Phong La giving an informational presentation to the Bay East Association of Realtors



Photo of Assessor Phong La at the Fire Ops 101 course with Oakland and Alameda County firefighters



Photo of Assessor Phong La (far right) at the California Asian American Pacific Islander Legislative Caucus Gala



Photo of Assessor staff Samantha Hing with owners of the restaurant Northern Curry at their grand opening and ribbon cutting on May 19th in the City of Pleasanton



Photo of Assessor staff Samantha Hing tabling at the Juneteenth Hayward Summer Street Party on June 15th

Dates & Deadlines

June 1 - 30 – Pride Month

June 14 – Flag Day

June 16 – Property Transfer Clinic

June 18 – Father's Day

June 19 – Juneteenth

June 21 – Summer Solstice/First Day of Summer

Resource

WELFARE EXEMPTION



Real and personal property (1) used exclusively for religious, hospital, scientific, or charitable purposes, and (2) owned or held in trust by nonprofit organizations operating for those purposes, may be eligible for a property tax exemption under the Welfare Exemption (California Revenue and Taxation Code Section 214; California Constitution Section 4(b) and 5).

In general, the Welfare Exemption may be available for the property owned by nonprofit organizations:

- Organizations formed and operated exclusively for qualifying purposes (religious, hospital, scientific, or charitable)
- Property used exclusively for those qualifying purposes, and
- Exempt activities must benefit to the community as a whole.

In addition to the mentioned requirements, the property in question must also meet the specific requirements under Section 214 of Revenue and Taxation Code to qualify for the Welfare exemption.

The Welfare exemption is unique in that it is co-administered by the County Assessors and the State Board of Equalization (BOE). The BOE determines whether the Organization itself is eligible for the exemption. The County Assessor determines whether an organization's specific property qualifies for the exemption based on the property's use. Assessor may not approve a property tax exemption claim until the claimant has been issued a valid Organizational Clearance Certificate (O.C.C.) from the State Board of Equalization. Please contact BOE Exemption Section at 1-916-274-3430 if you have any questions regarding eligibility requirements of an organization and how to obtain an O.C.C..

Welfare exemption claim must be filed on an annual basis. Annual claims must be filed with the Assessor's Office between the lien date (January 1st) and February 15th to be considered timely. A partial exemption may be available for claims filed after the due date.

Assessor's Office approve Welfare exemption based on the property ownership and qualifying exempt uses. For more details, please contact Assessor's Office Exemptions unit via

email exemptions@acgov.org or by phone (510)272-6587. Information and Forms are also available on our website <https://www.acassessor.org>.

Profile

VIETNAMESE AMERICAN BUSINESS ASSOCIATION



The Vietnamese American Business Association was established in California in 2011 to promote advocacy, support, and networking opportunities within the Vietnamese American business community through networking, cooperation, education, and open communication. Their mission is to advocate for the interest of the Vietnamese American Business Community, as well as to support and connect the businesses with Vietnamese roots in Northern America to one another and the rest of the world.

In 2017, VABA expanded their network by reorganizing their association. All merchants, regardless of their business size, are encouraged to join. Whether they are just starting their business and want to join VABA for brand awareness and access to investors, or an established business who is ready to expand and increase their network. Successful and well-established businesses are encouraged to join VABA as one of their high-ranking members to participate in exclusive groups for private meetings with executives, business owners, and high-ranking government elected officials.

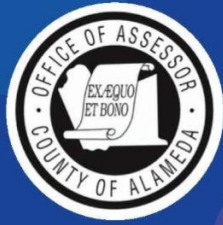
VABA's slogan is, "Speak With One Voice," as they work to empower the voices of the Vietnamese-American Business Community by bridging the gap in representation disparities.

VABA has several events and business gatherings throughout the year. Their upcoming events are The Charity Golf Tournament on July 16, 2023 and their Business Conference Banquet Dinner on October 14, 2023. Please contact VABA's Director of Sales and Membership, Teresa Hoang, for more information.

WEBSITE:

<https://www.vabausa.com/>

SUPPORT RESOURCES



Property Transfer Legal 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:

JULY 21, 2023

AUGUST 18, 2023

SEPTEMBER 16, 2023

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 Legal Clinic will take place on Friday, July 21st. Please visit the link [HERE](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.



HOUSING NAVIGATION WORKSHOPS

**Every
2nd and 3rd Friday
of the month**

9:30-10:30 AM
&
5:00-6:00 PM

1900 Fruitvale Ave
Oakland, CA 94601

GET A
\$25
GIFT CARD
FOR
ATTENDING!

WORKSHOPS

RENTAL WEBSITES

WHAT TO DO WHEN YOU HAVE
A HOUSING OPPORTUNITY

AFFORDABLE HOUSING

FAIR HOUSING &
TENANT RIGHTS

Register through Calendly:

<https://calendly.com/tuc-housing-access>

or scan the QR
code



Questions?
Email us:

housing-services@unitycouncil.org





School Health Mobile Clinic Summer Schedule

Tuesdays:
June 13
July 18

Union City Family Center

725 Whipple Road
Union City, CA 94587

10:00AM-3:45PM

To schedule an appointment call:
510-770-8040

Mobile Health Services
Include:

- School enrollment/sport physicals
- Immunizations (VFC Program Provider)

Cost for uninsured/privately insured: \$20 for physicals and immunizations

Services available for ages:
2-24 years old

Registration and consent forms must be completed by a parent or legal guardian.

To learn more about
BACH, visit



BayAreaCHealth

bach.health

|| bach.health || 510.770.8040 || 408.729.9700



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 nagtrabaha sa Alameda County o sinuang 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.

