

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear County Residents,

In the month of March, we honor Women's History Month and celebrate International Women's Day. Both of these give us opportunities to acknowledge the many contributions made in history by women and reflect on the progress made

towards a more equal future for women. This month and every month, we strive to support all women in all fields and celebrate their many accomplishments.

You are invited to the 2023 Annual Homeowners Fair! I am proud to announce that the Assessor's Office is hosting our 4th Annual Homeowners Fair on May 6th, from 10 am- 12 pm in the City of Berkeley! Come join us at this fun, free, educational event open to the public at the Berkeley Adult School.

What is an ADU? An ADU (Accessory Dwelling Unit), goes by many names: in-law unit, granny flat, backyard cottage, etc. You will hear directly from Berkeley City staff, along with staff from PG&E and East Bay MUD on the steps needed to build an ADU. You will also learn about what building an ADU does to your property taxes!

Register here today!

<https://www.eventbrite.com/e/alameda-county-assessors-office-4th-annual-homeowners-resource-fair-tickets-539734790287>

Community Engagements:

Last month, my staff attended the grand opening event for Fastest Labs in the City of San Leandro. Fastest Labs is a quick and easy lab service business that provides DNA and drug testing for oneself or an employer. Thank you to the San Leandro Chamber of Commerce and Fastest Labs for putting together a wonderful ribbon cutting event to celebrate the newest business addition to San Leandro.

Look below at the Assessor in the Community section to see what community events my staff and I participated in.

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](#).

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.

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. Sign up [HERE](#)!

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

Sincerely,
Phong La
Alameda County Assessor



2023 Assessor's 4th Annual Homeowners Fair

ADUs, GRANNY FLATS, IN-LAW UNIT, TINY HOME AND YOU IN BERKELEY

JOIN ALAMEDA COUNTY ASSESSOR PHONG LA

Saturday, May 6th



VISIT OUR COMMUNITY RESOURCE FAIR AND ENTER RAFFLES FOR FUN PRIZES



LEARN THE STEPS TO BUILD AN ADU FROM BERKELEY CITY STAFF



GET INFORMATION FROM LOCAL UTILITY COMPANIES ABOUT ADUs

FREE ADMISSION SO REGISTER NOW!

Berkeley Adult School
1701 San Pablo Ave, Berkeley, CA 94702

Doors open at 9:30AM
Program begins at 10AM
Free onsite parking

REGISTER AT:



<https://www.eventbrite.com/e/539734790287>

PARTNERS



Have any questions? Need special accommodations? 2023Fair@acgov.org

Assessor in the Community



Photo from Fastest Lab's ribbon cutting event in the City of San Leandro. Thank you to Fastest Labs for providing a new business of specialized drug and DNA testing services to Alameda County.

Dates & Deadlines

- March 1** - First Day of Women's History Month
- March 8** - International Women's Day
- March 12** - Daylight Savings Spring Forward
- March 17** - St. Patrick's Day
- March 18** - Dublin's 39th Annual St. Patrick's Day Parade
- March 20** - First Day of Spring
- March 22** - Ramadan Begins at Sundown
- March 31** - Cesar Chavez Day

Resource

Accessory Dwelling Units (ADUs)

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit, or "ADU" is a secondary dwelling unit that is either attached to, or detached and located on the same lot as an existing dwelling unit, or located within the living area of an existing dwelling.

Beginning in 2017, the California State Legislature worked to encourage the development of ADUs. ADU laws are meant to reduce barriers, streamline approvals, and expand capacity to accommodate the development of ADUs. While some city ordinances within Alameda County have been implemented with less restrictive policies, the Alameda County Assessor's Office recognizes the California State Standards.

The following are current State Standards for ADUs (2017):

- Parcel is zoned single family or multi-family residence and contains an existing, single- family dwelling.
- ADU Unit is either attached to an existing dwelling, located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling.
- Increased floor area of an attached ADU does not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- Total area of floor space for a detached ADU does not exceed 1,200 square feet.
- Unit is not intended for sale, separate from the primary residence, and may be rented.
- Passageways are not required in conjunction with the construction of an ADU.
- Setbacks are not required for an existing garage that is converted to an ADU, and a setback of no more than five feet from the side and rear lot lines are not required for an ADU that is constructed above a garage.
- Parking requirements do not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway.
- Compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used.

What is a Junior Accessory Dwelling Unit (JADU)?

A JADU is similar to an ADU but must not exceed 500 square feet and must be completely contained within the space of an existing residential structure.

JADUs are subject to the following standards:

- Limit to one JADU per residential parcel zoned for Single Family Residences with a single-family residence already built on the lot.
- A single-family residence in which the JADU is created or the JADU must be owner occupied.
- Owner must record a deed restriction stating the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- JADU must be located entirely within the existing structure of the single-family Residence and JADU has its own separate entrance as well as interior access.
- JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets with meet minimum building code standards. No gas or 220v circuits are allowed.
- JADU may share a bathroom with the primary residence.
- No additional parking condition required for building permit.
- No additional fees for water, sewer and power connection.

How are ADUs assessed for property tax purposes?

The California Constitution requires that most locally assessed real property be valued for property tax purposes based on its market value. The Sales Comparison Approach and the Cost Approach are commonly used to value ADUs.

Generally, the Cost Approach is used to assess ADUs. Under the cost approach, all necessary costs that must be incurred in placing the building or component in the hands of the ultimate consumer must be included, such as the cost of labor and materials, contractor's overhead and profit, building permits, inspection fees, bonding costs, architect's fees, cost of insurance during construction, interest on invested and borrowed capital during construction, marketing and lease-up expenses, and entrepreneurial profit.

If there is significant work on the existing house to facilitate the ADU, will that trigger a reassessment of the existing house?

It's complicated. Assessable new construction includes any physical alteration of an improvement which converts the improvement, or any portion, to substantially equivalent to new or changes the way in which the portion of the improvement that was altered is used. The value of the alteration, not necessarily its cost, will be added to the factored base year value of the pre-existing improvement.

Profile **Hayward Chamber of Commerce**



The Hayward Chamber is located in downtown Hayward, right on Main Street. The Chamber was formed in 1941 as a small organization focused on supporting and providing information to the Hayward business community.

Today, the Chamber works to promote businesses in Hayward through educational, networking, and leadership opportunities. They play a main role in helping strengthen the local economy and improving the daily lives for the residents of Hayward. The main responsibilities handled by the Chamber are ribbon cuttings and grand opening events for new businesses in the City of Hayward, monthly mixers, and community events including the Annual Gala, Birthday Bash, and Mariachi Festival.

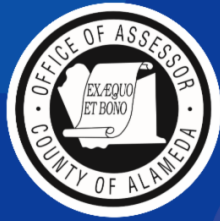
This month, the Chamber is busy working to plan the 147th Birthday Bash for the City of Hayward, on March 11th, and the 79th Annual Gala, on March 31st. To get more information on these upcoming community events, click [HERE](#) to access the Hayward Chamber's events calendar.

If you are a business owner in Hayward with interest in networking and meeting other local business leaders, apply to become a member with the Hayward Chamber of Commerce [HERE](#).

For more information on the Hayward Chamber of Commerce, click [HERE](#) to visit their website.

CHAMBER ADDRESS:
<https://hayward.org/>

CHAMBER ADDRESS:
22561 Main Street
Hayward, CA 94545



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:




March 17th, 2023
April 21st, 2023
May 19th, 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 Clinic will take place on March 17th. Please visit the link [HERE](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

MONEY 101

-  Various Dates Available
-  11am - 12:30pm
-  Alameda, CA

TOPICS TO DISCUSS

- + Personal Financial Literacy + Budgeting + Taxes
- + Inflation + Establishing Credit + Debt + Retirement
- + Savings + Building Wealth & Protection

SCAN ME



RSVP Here

bit.ly/money101_alameda

(SPACE IS LIMITED - MUST RSVP)

YOUR EDUCATORS:



Ngoc Tran, CPA
Debt + Wealth Coach



Gina Wong
Debt + Wealth Coach

FREE EVENT | Age 17+ Welcome



MPX VACCINATIONS

Where?

Every Thursday

Skywest Golf Course Facility

Free of Charge

1401 Golf Course Rd. Hayward, CA 94541

9:00am-3:00pm

WHO IS ELIGIBLE?

- Gay, bisexual, and other men or trans-persons who have sex with men
- Sex workers of any sexual orientation or gender identity
- Persons who have had close contact with someone with suspected/confirmed MPX within the past 14 days
- Persons who had close contact with others at an event or social gathering where a suspected/confirmed MPX case was identified within the past 14 days
- Laboratory workers who routinely perform MPX virus testing
- Clinicians who have had a high-risk occupational exposure (e.g., examined MPX lesions or collected MPX specimens without using recommended personal protective equipment)

BOOK AN APPT.

**Vaccinations are available
by appointment only**

Scan to book:



tinyurl.com/MPX-Skywest

For More Information Please Contact us at (510) 954-0560



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@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.

