

PHONG LA

ALAMEDA COUNTY ASSESSOR



MONTHLY NEWSLETTER

Message from Assessor La

Dear Residents,

May is Asian American and Pacific Islander Heritage Month! Throughout this month it's important to recognize and celebrate the rich cultural heritage, achievements, and contributions of our AAPI community. AAPI members continue to make significant contributions to all areas of life. Despite the ongoing challenges facing

the AAPI community, I'm proud that many County residents have stood up against these injustices. We should always commit ourselves to learning and promoting a greater understanding for the diverse culture, experiences, and perspectives.

On May 14th we celebrated Mother's Day. This special day gives us the opportunity to express our gratitude and appreciation for all the wonderful things moms do for their families.

At the end of the month, we celebrate Memorial Day. During this holiday, we remember the brave men and women, who served in our military and made the ultimate sacrifice. We use this holiday to honor their memories and support the families and loved ones of fallen soldiers who fought bravely for us all.

On May 6th we hosted our 4th Annual Homeowners Fair at the Berkeley Adult School, in the City of Berkeley. The topics for this year's fair were focused on the cost and how to build an Accessory Dwelling Unit (ADU). ADUs go by many names and are often known as granny flats, secondary units, backyard cottages, or in-law units. ADUs are a great way to increase your living space, provide independent space for older children, and or elder relatives. Many thanks to the over 400 people who attended our sold out fair.

Community Engagements:

It is always wonderful to see new businesses opening in Alameda County. Congratulations to all the new businesses in Alameda County. The Assessor's Office celebrates your grand opening and wishes your business great success!

Last month I was able to join the City of Oakland's Little Saigon community to celebrate the beginning of AAPI Heritage Month and extend appreciation to the Oakland Police Department for their work protecting the Alameda County Vietnamese community. Great attending this special community event and meeting Chef Martin Yan, Chef Denise Huynh, and Chef Joe Simmaly.

Look below at the Assessor in the Community section to see what 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 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 with Chef Martin Yan at Oakland's Little Saigon Oakland Police Department's Appreciation Event. Celebrating National Business Week and AAPI Heritage Month at the Ao Sen Restaurant in Oakland.



Photo of Assessor staff Samantha Hing with the founders of the I Fly Young School, celebrating the grand opening and ribbon cutting for the Taiwanese Center for Mandarin Learning Adult School in the City of Fremont.

Dates & Deadlines

May 1 - 31 – AAPI Heritage Month

May 1 – May Day and International Workers' Day

May 5 – Cinco de Mayo

May 6 – Alameda County Assessor's Homeowners Fair

May 8 – Last day to file BPP statements without a penalty

May 14 – Mother's Day

May 29 – Memorial Day

Resource

CHANGE IN VALUE DUE TO NEW CONSTRUCTION



Under California State law, your property tax may increase due to “New Construction” activity. “New Construction” refers to any improvements to your home other than normal maintenance or repair. When construction is performed, the changed or new portion of your home may be reassessed at market value, thus increasing your property’s assessment value. The legal definition of “new construction” for property tax purposes is provided in section 70 of the Revenue and Taxation Code and encompasses more than the construction of new buildings.

New construction that may require reappraisal, includes for example: any improvement to real property, such as adding a room, pool or garage; any alteration which restores a building or other improvement to the “substantial equivalent of new,” such as completely renovating a building; an alteration that changes the way a property is used (e.g., a residence that is converted to a retail store or a garage that is converted to living area); physical alteration to land such as retaining walls or land grading for purposes of development; and tenant improvements added in previously unfinished commercial property.

Once new construction has begun, State law requires owners to report their progress to the Assessor’s Office annually as of January 1. This report allows the Assessor to adjust your assessment based on an estimated value of the completed work. After construction is

complete, the Assessor's Office will assess the improvement at market value and add this value to your existing value. (Note: Market value may differ from the cost of construction.)

How does our office determine the market value of your new construction?

The Assessor receives copies of building permits from all fourteen (14) city building departments in Alameda County and the County's Public Works Agency (for unincorporated areas) on a continuous basis. These permits are reviewed carefully to determine if a reappraisal is required under State law. If it is required, an appraisal is made to determine the fair market value of the newly constructed portion as of the date construction is completed.

If the new construction project is only partially completed on the January 1 lien date, the law requires the Assessor to estimate the fair market value in its current state of completion, until the project is 100% complete and the final assessment is determined.

Only the portion of the property, which was newly constructed, is subject to reassessment at market value.

How will I know what the updated assessment value is once construction is complete?

A Notice of Supplemental Assessment is mailed to you to notify you of the updated assessed value. The new assessed value is then submitted to the Office of the Treasurer and Tax Collector. That office is responsible for mailing and collecting your tax bill.

New Construction Exclusions from Reassessment

Not all construction activities lead to reassessment. If the projects are part of normal maintenance such as replacing a leaky window, they are likely not considered new construction. Additionally, there are exemptions from reassessment for certain kinds of construction. For example, solar energy installations, seismic retrofitting improvements, disabled access modifications, and fire sprinkler and detection system improvements will not trigger reassessment. For more information regarding new construction exclusions, click [HERE](#).

To download the Builder's Claim for New Construction Exclusion from Supplemental Assessment, click [HERE](#) (pdf). If you have questions or require more information, please call (510) 272-3787.

Profile **UNION CITY CHAMBER OF COMMERCE**



The Union City Chamber of Commerce is a voluntary association of local businesses and organizations that was founded in the 1900's and remains dedicated to improving and

maintaining the economic growth in Union City.

The main functions of the Union City Chamber of Commerce is to advocate for business owners, create community unity, and support the local business community through development, support, and networking. The chamber's main role is to represent the best interests of businesses in Union City.

Some of the services and benefits offered by the Union City Chamber of Commerce include:

Networking: providing events and opportunities for businesses to show representation and connect with other local businesses.

Business support: offering resources, advice, and education services that can help businesses grow, learn, and succeed.

Marketing and promotions: promoting the local business community and welcoming new businesses with ribbon cuttings and grand opening events or planning mixers at various businesses to promote both new and existing businesses in the area.

The Union City Chamber of Commerce is a member based organization that works closely with other local groups, including the Union City government and the Union City Economic Development Program.

For more information about this Chamber or to become a Union City Chamber of Commerce member, click [HERE](#).

WEBSITE:

<http://ucchamber.org/>

CHAMBER ADDRESS:

3939 Smith St,
Union City, CA 94587



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:

June 16th, 2023
July 21st, 2023
August 18th, 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, June 16th. Please visit the link [HERE](#) to make an appointment with a volunteer attorney for a free 30-minute consultation.

SPECIAL AANHPI HERITAGE MONTH

PICKITUP

5/14 SUNDAY 11AM-2PM

5/19 FRIDAY 10AM-1PM



GRAFFITI CLEAN UP



Registration

**PARK BEAUTIFICATION
COMMUNITY ART WITH
MEET UP AT WILMA CHAN PARK**



ocaeastbay@gmail.com






**OAKLAND
CHINATOWN**
Chamber of Commerce
屋峯華埠商會



**East Bay
Chapter**
*Embracing the hopes and aspirations of all
Asian Pacific Americans since 1973*

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 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.

