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Current line of work: Member, Alameda County Assessment Appeals Boards (Valuation and Legal)

1) Please give a brief summary of your background and qualifications for the office of County Assessor.

For the past 8 years I have been a Member of the Alameda County Assessment Appeals Board determining valuations on both Real Property and Business Personal Property when challenged by property owners. In the past year, it was determined that Legal disputes for non-residential properties with valuations of over \$500,000 required a Legal Assessment Appeals Board review, rather than a Legal Hearing officer. Alameda County has twice convened a Legal Assessment Board of three members. I was selected Chair of each of these Boards and drafted the Legal Opinions. On several occasions I have been requested to be a member of Assessment Appeals Boards for the County of San Francisco, when it was determined that an appearance of a Conflict of Interest may be encountered.

My education includes a Juris Doctor (member of California Bar #88199); Master of Business Administration - Finance; Graduate Research Associate in Agricultural Economics; and a Bachelor of Science in Civil Engineering. I have held a Real Estate Brokers License (not active), and a General Contractor License (not active).

I have been active in Historic Restoration, and have had the great fortune to restore and own buildings in the historic Niles and Mission San Jose Districts of Fremont. I was a member of the State of California Heritage Task Force; past President, (currently Vice President) Washington Township Historical Society; Chair, City of Fremont Historical Architectural Review Board.

I am an elected Director of the Alameda County Water District (1995 - present). and served as an elected Trustee of the Ohlone Community College District (1977 - 2010).

I retired as a Colonel, Civil Engineer Officer, United States Air Force. This service included Active Duty (1969 -1972) and Reserves (1972-2000). I held positions as Mobilization Augmentee Civil Engineer Pacific Air Forces (functional management of 6,400 personnel with an

annual Operations and Management budget of \$1 billion and annual Capital funding of \$500 million); Mobilization Augmentee Air Force Fire Marshal (functional management 13,000 firefighters at 162 locations). Mobilization Augmentee to Chief, Pollution Prevention Division, Directorate of Environmental Quality, The Air Force Civil Engineer. Special duty assignments included: Author, Air Force Communications Command Environmental Management Plan. I was a member of the US Air Force Design Advisory Council.

2) Where will you get (have you already received) the money to run your campaign? Describe sources of financial contributions for your campaign that you would refuse to accept (if any).

I have not received financial contributions for this office. I wrote personal checks for the \$2,074 Filing Fee, and \$24,648 for my Ballot Statement. I do not anticipate receiving outside financial contributions. I received a FPPC Campaign Number (#1404146) on Friday 23 March. With this number, I may now open a campaign account. I intended to deposit a personal loan of \$250,000 into this account.

There are four candidates on the June 5 ballot. If no one receives more than 50% of the vote, there is a runoff election in November.

3) What endorsements have you received thus far?

Ted Dang, Oakland, CA; Frank Mellon, Director, East Bay Municipal Utility District; r Kansten Chu, Assembly Member, State of California; Paul Sethy, Director, Alameda County Water District.

4) Why are you running? What do you believe are the main priorities for the County Assessor's office?

I am truly intrigued and motivated by the challenge of providing responsible appraisals of properties, and the equitable treatment of each property owner. The position of County Assessor demands the full time attention of the individual holding the office. There are 176 personnel assigned to the Alameda County Assessor's Office. The Assessor administers the policies established by the State of California Board of Equalization. The Priority is maintaining the Integrity of this process.

5) How would you assess the current incumbent's job performance? Please cite specific strengths and/or weaknesses.

The incumbent Assessor (Ron Thomsen) has a well earned reputation of integrity and being non-political. I will strive to retain his legacy of dedicated service. It is a daunting challenge to deal with annual appraisals on 456,000 parcels with tax role valuations of \$265 billion, and 47,000 Business Personal Property accounts. The greater challenge is Business Personal Property Accounts, where identification and presence of the assets may be less objective than real property.

6) Please tell us three suggestions you would make to the Board of Supervisors that would make the Assessor's office more helpful to the people of Alameda County. (These could relate to economic efficiency or other topics of your choice.).

Create additional protections for the economically disadvantaged, particularly where Tax Liens are involved.

Sponsor Community education programs for individuals and businesses to better inform the public on the tax consequences of the manner of Property Titles.

Develop additional property tax incentives for Environmental Mitigation, retention of Agricultural Lands (for example the Williamson Act), Open Space, and View Corridors.

Review the Property Tax Appeal Forms to assure each Appellant is assigned the most beneficial category of Appeal. For example, there are separate boxes which can be checked for a Proposition 8 Appeal (the value is only established for the year in question), or a Base Year Appeal which enjoys the provisions of the 2% increase per year, per Proposition 13. It has been personally aggravating to encounter individuals who checked the wrong box and have now missed the window for filing a Base Year Appeal.

7) Because of long-standing structural budget problems at the State and local levels, some people are advocating California's adoption of "split-roll" taxes on real property (maintaining "Proposition 13" rules for owner-occupied residences while increasing taxes on commercial property). Would you support or oppose such a change? Do you anticipate any practical difficulties to implementing such a change?

I strongly support ballot Initiatives for a "Split Role" which will result in Corporations paying a fairer share of Property Tax revenues, while retaining the protections of Proposition 13 for residential properties. There will certainly be challenges with Mixed-Use Properties (Commercial/Residential). I would encourage a broader classification than "owner occupied" for

protected residential properties. Residential rental properties, particularly for the economically disadvantaged, warrant valuation mechanisms for stable and more affordable rents.

8) Concretely and specifically, how will you make yourself available to those who elect you? That is, how can we participate in holding you accountable if you are elected?

My ballot statement concludes with the words: My PLEDGE to you: Listen; Act with Integrity. I have many years of experience with the public sector

This will be my full time job. I anticipate renting an apartment near the Alameda County Administrative Office Building on Oak Street.

9) What is your political party affiliation and how committed are you to that affiliation?

I am life long Democrat. I served on the Alameda County Democratic Central Committee, Alternate for Assembly Member Alister McAlister (1976-1981). I am currently a member of the Tri-City Democratic Forum, and the 21st Century Democratic Club of Santa Clara County. I was a member of the nominated California delegation for Henry "Scoop" Jackson (1976); Congressional Caucus Chair for Joseph Lieberman;

10) Anything you would like to add?

I am attaching a more detailed resume, and copy of my Ballot Statement as submitted to the Alameda County Registrar of Voters.

I am 71 years old and in excellent health.