

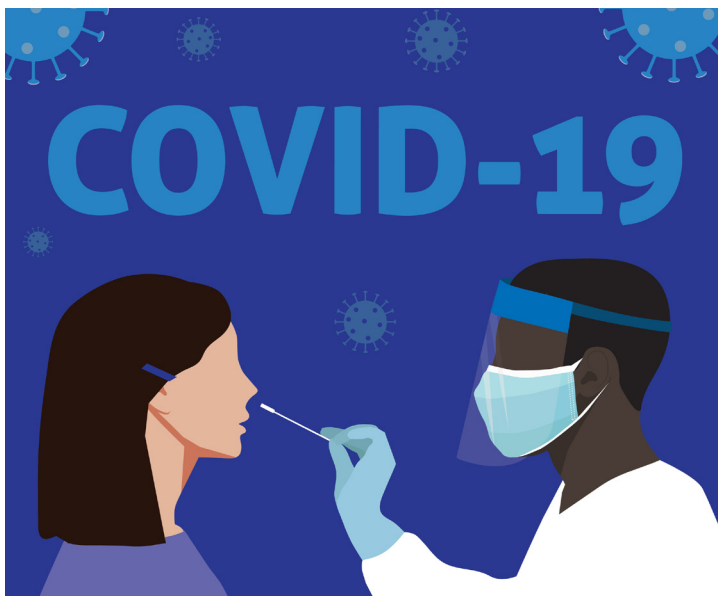


Attention: Local COVID Testing Available
www.covidalameda.com

Should the need arise for you to receive a COVID test, there are many testing locations in the City of Alameda (and surrounding cities) to obtain a test. Please visit the website link (in green listed above) to find a local testing center.

Please note the Housing Authority of the City of Alameda is not requiring AHA residents to obtain a COVID vaccination. This information is strictly for your educational purposes.

Stay Safe



Get Connected To AHA  Sign-up for AHA email newsletters at: www.ahagroup.live



Sign up for Free Groceries

The Alameda Food Bank is providing healthy and nutritious food to those in need every week.

How You Can Sign Up:

1. Go to www.alamedafoodbank.org
2. Click "Get Food"

Food Distribution Location:

- 650 West Ranger Ave Alameda, CA, 94501

Food Distribution Schedule:

- Every Monday, Wednesday, and Friday 12pm to 4pm

What You Need To Bring:

- To receive food you must have valid photo ID



Alameda Loop Shuttle Offers FREE Transportation Services

The Alameda Loop shuttle offers free transportation within the City of Alameda and the Loop shuttle only operates on Tuesdays, Wednesdays, and Thursdays. Each day's route covers a different area of Alameda, but all routes stop at these common destinations: Alameda Hospital, Alameda Main Library, Alameda Theater, Kaiser Permanente, Mastick Senior Center, and South Shore Center. The shuttle service is open to all, and provides preferential seating for seniors and people with disabilities.



Alameda Recreation and Parks Department

Join our first ever FREE Mobile Recreation experience. The City of Alameda Recreation and Parks Department is bringing the fun to you. On the second and fourth Wednesday of every month from 3:30pm to 4:30pm, there will be an hour packed of games and fun activities for kids ages 5 to 12. All the fun will take place at the Esperanza Housing Community Center Courtyard, located at 1903 3rd Street in Alameda.

Do You Need Help Connecting To The Internet?

The Housing Authority of the City of Alameda (AHA) is providing FREE Wi-Fi access in the Community Rooms at Independence Plaza, Anne. B Diamant, Littlejohn Commons, and Esperanza. Residents may visit these Community Rooms and review the poster that features the Wi-Fi Network Name and Password. If you need further assistance, please contact the property manager listed below.

ESPERANZA: Angel Reyes (510) 410-0161

LITTLEJOHN COMMONS: Keia Steens (510) 306-8033

ANNE B. DIAMENT: Booker Thomas (510) 521-3117

INDEPENDENCE PLAZA: Mariel Rivera (510) 865-7288



Tablet Loaner Program

Residents at Independence Plaza, Esperanza, Littlejohn Commons, Anne B Diamant are able to borrow an Android Tablet (Alcatel Joy Tab 2) for two weeks at a time. To borrow an Android Tablet please contact the property manager at each of these properties. The tablet loaner program is only available to tenants at Independence Plaza, Esperanza, Littlejohn Commons, and Anne B. Diamant. You can also use the tablet to surf the internet, complete your annual or interim recertifications, setup an email account, or plan your next vacation.





Emergency Broadband Benefit Program

Staying connected to the internet is critical, so an Emergency Broadband Benefit Program is available for qualifying low-income households. If your household is eligible, you can receive up to a \$50/month discount on your broadband service and a one-time discount of up to \$100 for a laptop, tablet, or desktop computer. For more info on how to apply for the broadband benefit, please visit the website listed below:

www.getemergencybroadband.org



Wellness Tip:

A 2020 study from researchers at the Barcelona Institute for Global Health has found that even a short walk or time spent on the beach can benefit your overall mental health. Good thing we Alamedans have a beach nearby :)

Come Make Art With Us!

It's fun and free! We'll bring interesting materials and art supplies. All you need to bring is you and your imagination. Enjoy the fun! Free to any child (ages 4 to 18) that lives at an AHA housing community.

Join Us:

At Esperanza Housing Complex
1903 Third Street
Starts at 3:30pm and ends at 4:30pm

First and third Wednesdays every month





ADA Notice of Compliance for the Housing Authority of the City of Alameda



Notice of Compliance Under the Americans with Disabilities Act (ADA)
& California State Law

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA) of 1990, the Americans with Disabilities Amendments Act of 2008, the Fair Employment & Housing Act (FEHA), Government Code Section 11135 and other applicable codes, we will not discriminate against individuals on the basis of disability in our services, programs or activities.

Employment: We do not discriminate on the basis of disability in our hiring or employment practices and will comply with the Fair Employment and Housing Act as well as Title I of the ADA, including the regulations issued by the U.S. Equal Employment Opportunity Commission (EEOC), including the requirement to provide reasonable accommodation.

Effective Communication: We will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in our programs, services and activities, including sign language interpreters, documents in Braille and other alternate formats to ensure information and communication is accessible to people who have speech, hearing, vision, or other impairments.

Modification to Policies and Procedures: We will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to participate in all of our programs, services and activities. For example, individuals with service animals behaving within applicable standards are welcome in our offices and facilities, even when pets are generally prohibited.

Anyone who requires auxiliary aides and services for effective communication, or a modification of our policies or procedures to participate in a program, service or activity, should contact the responsible Department contact as soon as possible, but no later than 48 hours before the scheduled event.

Neither the ADA, nor California state law requires that we take action that would fundamentally alter the nature of our programs, activities or services or impose an undue financial or administrative burden.

Complaints that any of our programs, activities or services is not accessible should be directed to our ADA Coordinator:

Tonya Schuler-Cummins
Senior Management Analyst
Voice: (510) 747-4342
Fax: (510) 747-4342
E-mail: 504coordinator@alamedahsg.org
701 Atlantic Ave, Alameda, CA 94501

Note: You may use the 711 Telecommunications Relay Services (TRS) with a text telephone (TTY) to reach us.

We will not place a surcharge on a particular individual with a disability or a group of individuals with disabilities to cover the cost of providing auxiliary aids and services or making a reasonable modification to a policy to create access.



Important Information For AHA Residents

Contact Property Manager to Set Up Payment Plan for Past Due Rent

If your household is behind on rent due to COVID related circumstances or other reasons, please contact the property manager to set up a payment plan as soon as possible. We are willing to work with you and your budget.

Property	AHA Staff	Email Address	Phone
Anne B Diamant Plaza	Booker Thomas, Resident Manager	abd@alamedahsg.org	(510) 521-3117
Independence Plaza	Mariel Rivera, Resident Manager	ip@alamedahsg.org	(510) 865-7288
AHA Portfolio	Lynelle Buckley Broughton, Property Supervisor	lbroughton@alamedahsg.org	(510) 747-4304
Property	JSCO Staff	Email Address	Phone
Esperanza	Yolande Pendley	esperanza@jsco.net	(510) 929-9193
Eagle Village	Rachel Kelly	eagle@jsco.net	(510) 227-5704
China Clipper	Rachel Kelly	chinaclipper@jsco.net	(510) 227-5704
Littlejohn Commons	Ayonna Peoples	littlejohn@jsco.net	(510) 239-4030
Everett Commons	Zakiya Jamison	everett@jsco.net	(510) 217-8683
Scattered Sites	Zakiya Jamison	ssaha@jsco.net	(510) 217-8683
Rosefield Village	Rachel Kelly	rosefield@jsco.net	(510) 227-5704
Parrot Village/Gardens	Ayonna Peoples	parrot@jsco.net	(510) 239-4030

REMINDER: OMBUDSMAN PROGRAM OPEN

The Housing Authority of the City of Alameda Ombudsman is a solution-oriented community resource available to all AHA tenants, AHA program participants, AHA landlords, and other community organizations that represent AHA tenants or clients. The Ombudsman Program is a community liaison and provides an array of duties, including:

- Resolving AHA tenant or Section 8 complaints.
- Identifying AHA staff members to answer your specific questions.
- Developing and expanding community partnerships.
- Serving as neutral AHA representative to help AHA clients find resolution.
- Ensures that tenant or landlord concerns are fully addressed.

All AHA tenants, AHA program participants, and AHA landlords are encouraged to first call their designated AHA contact person before contacting the Ombudsman Program. Also, please direct your routine questions and concerns to your designated AHA contact person.

Ombudsman Program contact info:

PHONE: (510) 747-4358

EMAIL: ombudsman@alamedahsg.org

Important Information For Housing Program Participants

Online Recertification: via Rent Café enables AHA participants (or their family members) the ability to complete their annual recertifications online via cell phones, tablets, laptops, or desktop computers. Participants are also able to upload proof of income, assets, or other recertification documents directly via Rent Café. AHA staff are currently offering participants online assistance by completing the re-certification process with participants over the phone. Please note LifeSTEPS can also assist with recertifications. The Rent Café online system can be accessed via this link: <https://recertification.alamedahsg.org/>

Rent increase/decrease (interims): Just log on to Rent Café and click on "Report A Change" to complete a rental payment adjustment. Documents can be directly uploaded into Rent Café for efficient processing of your interim request. If additional documents are obtained at a later date or requested from your caseworker, these documents can be submitted via e-mail at hcvsubmission@alamedahsg.org.

Informal Hearings: To request an informal hearing, please contact Kara Korbel at kkorbel@alamedahsg.org, or at (510) 747-4337.

Voucher Holders seeking housing: Please contact Dee Dee Adeosun at dadeosun@alamedahsg.org / (510) 747-4319 or Jackie Ciamarro at jciamarro@alamedahsg.org / (510) 747-4324.

Termination: If you have received a termination notice or have given your landlord notice, please contact your housing specialist.

HQS Inspections: Please note all HQS inspections are actively occurring.

HUD Waivers: Please note HUD COVID waivers have been rescinded and are no longer available.

Maintenance/Repairs: Consult your lease for contact information or contact your on-site resident manager.

Social Services are available: Contact LifeSTEPS at (855) 395-4463 / ksteens@lifestepsusa.org or areyes@lifestepsusa.org. Services are at no cost to you. All types of free services are available.

First Letter of Participant's Name	Ending Letter of Name	Case Worker	Phone Number	Email Address
A	Brot	Jackie Ciamarro	(510) 747-4324	jciamarro@alamedahsg.org
Brou	Dan	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Dao	Hern	Laquana Lee	(510) 747-4303	llee@alamedahsg.org
Hero	Loe	JoAnn Harris	(510) 747-4329	jharris@alamedahsg.org
Lof	Ou	Maurice Harold	(510) 747-4331	mharold@alamedahsg.org
Ov	Tal	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
Tam	Z	Minh Pham	(510) 747-4347	mpham@alamedahsg.org

Important Information For Housing Program Participants

Dear Participant:

This letter is to inform you of a decrease in the Housing Authority of the City of Alameda's (Housing Authority) payment standards effective January 1, 2022, due to a decrease in the area's fair market rents (FMRs) per the Department of Housing and Urban Development (HUD).

The Payment Standard is the maximum monthly assistance payment (rent + utilities) that may be made by the Housing Authority for a family assisted in the voucher program. Most families on the program will not receive this maximum, but it is used in the calculation of the amount of assistance the Housing Authority will pay on the family's behalf. The Housing Authority establishes payment standards based on the HUD established FMRs for the area. FMRs are published on an annual basis by HUD. FMRs are determined using a formula set by HUD that might include a combination of surveys and the American Community Survey data. The FMRs are established at the 40 th percentile of gross rents (rent +utilities) in a jurisdiction called a Metropolitan Statistical Area (MSA). The MSA for the City of Alameda includes the counties of Alameda and Contra Costa. The Housing Authority's payment standards must be within an established range (for most programs between 90 -110%) of the FMR as required by regulation.

In August 2021, HUD published new FMRs for our jurisdiction which showed a decrease in gross rents in the area. Therefore, the Housing Authority's payment standards must also decrease to stay in compliance with HUD regulations. We have set our payment standards at

the maximum of 110% of the current FMRs as allowable by regulations for bedroom sizes that required a decrease in payment standard in an effort to give households the maximum

assistance possible for the Housing Choice Voucher and Project-Based Voucher program. HUD regulations allow the Emergency Housing Voucher program payment standards to be set

at 120% of FMR, which is what the Housing Authority has adopted.

New Payment Standards effective January 1, 2022 are on our website.

These new payment standards affect all new contracts in the program, including families who moved into Alameda from another jurisdiction, families who move from one unit to another in Alameda, and offers of new lease by the owner for an established unit.

Important Information For Housing Program Participants

For continuing contracts, the new payment standards will be used at the family's second regular reexamination after the effective date of the new standards. However, if there is a change in family composition (such as an assisted adult moving out of the unit) which affects the voucher size, the decreased payment standard will be effective at the family's first regular reexamination following the change. For a change in household composition but not family composition (such as a loss of a live-in aide, foster child, or foster adult), the change may be made earlier.

Since the effective date is January 1, 2022, continually assisted participants, with no changes in household composition or offers of new lease, will not see a decrease in payment standard until their second annual re-examinations (with reexaminations with effective dates starting **January 1, 2023**).

The purpose of this letter is to inform Voucher participants that your tenant share of rent will be increasing due to lower payment standards. Any participant planning to move after January 1, 2022, will receive the new payment standard and will need to search diligently to locate an affordable unit under the new payment standard.

If a family's contract rent is greater than the new payment standards or your unit is larger than your voucher size, the family will be required to pay a higher share of their rent at the times listed above. These families have several options: 1) pay the higher amount; 2) move to a lower priced unit; or 3) talk with the property owner and ask her or him to lower the rent.

Families who live in units that are rented at an amount under the new payment standard will probably not see much of an increase due to this change but may see an increase due to changes in income, assets, or expenses.

We understand that a higher share of the rent costs will be difficult for everyone. Costs for food, utilities and basic supplies are increasing daily. We encourage you to investigate eligibility for low-income services with PG&E CARE program, Alameda Municipal Power EAP program, EBMUD CAP and Alameda Food bank.

If you have any questions, you may call your Housing Specialist.

Sincerely,
Iyana Barnes
Housing Specialist III
(510) 747-4322



Housing Authority
— of the —
City of Alameda

701 Atlantic Ave,
Alameda, CA 94501

PRESORTED STANDARD

US POSTAGE

PAID

OAKLAND, CA

PERMIT NO 801

QUARTERLY TENANT NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday – Thursday

8:30am to 12pm