



Quarterly Newsletter

AHA Holiday Schedule and Office Closures

- AHA Offices Closed on Monday, December 26th.
- AHA Offices Closed on Monday, January 2nd.
- AHA Offices are Closed on Fridays.



2022 Alameda Firefighters' Holiday Gift-Card Program!

Housing Authority of the City of Alameda families with children (17 years old or younger) can register to participate in the Alameda Firefighters' holiday gift-card program via the link below. Eligible families will receive a holiday gift-card for each child in the household. The deadline to apply online is December 2, 2022.



<https://www.surveymonkey.com/r/AlamedaToys2022Eng>

ANNUAL NOTICE OF NONDISCRIMINATION AND REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

The City of Alameda Housing Authority does not discriminate on the basis of race, color, religion, national origin, sexual orientation, gender, gender identity, marital status, disability, age, or familial status, in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Alameda Housing Authority's federally assisted programs and activities. The Housing Authority recognizes its obligation to provide overall physical and program accessibility for persons with disabilities. Inquiries regarding the equal opportunity policies, the filing of grievances, or to request a copy of the Housing Authority's 504 grievance procedures may be directed to Section 504 Coordinator: Tonya Schuler-Cummins at 504coordinator@alamedahsg.org

Moving to Work Public Hearings

The Housing Authority of the City of Alameda (AHA) was selected to participate in the Moving to Work (MTW) program in 2022. A MTW Supplement to its Annual Plan must be approved before MTW activities can commence. This process requires an opportunity for public comment both written and at public meetings. Therefore, AHA will be putting forth its first MTW Supplement for comment during public meetings. Public meeting schedule is as follows:

- 5pm on Monday, December 5th, 2022 (hybrid meeting)
- 10am on Tuesday, December 6th, 2022 (hybrid meeting)
- 6pm on Thursday, December 8th, 2022 (in-person meeting)
- 1pm on Monday, January 30th, 2023
- 5pm on Tuesday, January 31st, 2023

More information regarding meeting schedule can be found at:

<https://www.alamedahsg.org/about-us/public-notice/>

Rental Advisory Board Meeting

The next Rental Advisory Board meeting will be held on December 8th, 2022. AHA welcomes both participants and landlords to participate in this public meeting of the Resident Advisory Board which will include the AHA's proposed landlord incentives. More information regarding the meeting schedule can be found at:

<https://www.alamedahsg.org/about-us/public-notice/>

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 Diament 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	Genesis Clark	esperanza@jSCO.net	(510) 929-9193
Eagle Village	Rachel Kelley	eagle@jSCO.net	(510) 227-5704
China Clipper	Genesis Clark	chinaclipper@jSCO.net	(510) 929-9193
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 Kelley	rosefield@jSCO.net	(510) 227-5704
Parrot Village/Gardens	Ayonna Peoples	parrot@jSCO.net	(510) 239-4030

2023 Housing Quality Standards (HQS) Inspection Schedule

Property	Month	Property	Month
Eagle Village	February 2023	Bessie Coleman Court	March 2023
Anne B. Diament	March 2023	Littlejohn Commons	April 2023
Parrot Village / Gardens	April 2023	Esperanza	May 2023
Park Alameda	May 2023	Independence Plaza	June 2023
China Clipper	July 2023	APC (Shelter + Care)	July 2023
APC (PBV)	July 2023	APC (HCV)	July 2023
Operation Dignity	July 2023	Jack Capon Villas	July 2023
Breakers at Bayport	July 2023	Shinsei Gardens	July 2023
Stargell Commons	July 2023	AHA Detached Homes	August 2023
Lincoln House	August 2023	Lincoln Willow	August 2023
Senior Condos	August 2023	Pulte Homes	August 2023
Sherman Street	August 2023	Everett Commons	August 2023
Stanford House	August 2023	Corsair Flats	September 2023
The Starling	September 2023	Rosefield Village	September 2023
Rica Vista	October 2023	--	--

Important Information For Housing Program Participants

Online Recertification: Rent Café enables AHA participants (or their family members) to complete annual recertifications online via cell phones, tablets, laptops, or desktop computers. Participants are 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.

Rent Café Training: Attention all Housing Choice Voucher and Project Based Voucher program participants. Housing Authority staff is providing in-person Rent Café trainings at Independence Plaza at 10:30am to 11:30am on the following days: December 7th, December 21st. At these trainings program participants can learn how to login and complete annual or interim re-certifications.

Rent Café Website Link:The Rent Café online system can be accessed via this link:
<https://recertification.alamedahsg.org/>

Rent increase/decrease (interims): Just log in 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 Corliss Glanton at cglanton@alamedahsg.org / (510) 747-4309.

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 at all AHA properties.

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

Social Services are available: Contact LifeSTEPS at (510) 410-0161 / jburns@alamedahsg.org or areyes@lifestepsusa.org. These services are provided at no cost to voucher holders and tenants and those living in their households. All types of free services are available.

First Letter of Participant's Last Name	To	Case Worker	Phone Number	Email Address
A	CHA	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
CHB	H	Laquana Lee	(510) 747-4303	llee@alamedahsg.org
I	NGUYEN, L	JoAnn Harris	(510) 747-4329	jharris@alamedahsg.org
NGUYEN, M	RODRIGUEZ, N	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
RODRIGUEZ, O	Z	Minh Hoang Pham	(510) 747-4347	mpham@alamedahsg.org



701 Atlantic Ave,
Alameda, CA 94501

PRESORTED STANDARD

US POSTAGE

PAID

OAKLAND, CA

PERMIT NO 801

QUARTERLY NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday – Thursday
8:30am to 12pm