



Significant changes are coming to the Housing Choice Voucher program starting July 1, 2023

The following changes apply to all program participants except families participating in the following programs: Emergency Housing Voucher, Stability Voucher, Veterans Affairs Supportive Housing, Shelter Plus Care, or Mod Rehab. The Housing Authority of the City of Alameda (AHA) has been approved by HUD to implement the following Moving to Work (MTW) activities. It is anticipated that the start date for these activities will be July 1, 2023.

1. AHA is authorized to set higher payment standards. For example, payment standards are currently at 120%, which is above the normal 110% cap. The current payment standards can be found here: <https://www.alamedahsg.org/housing-programs/program-forms/>
2. Reexaminations of income will happen once every three years instead of once every year. Participants will also be required to come into the office for an in-person meeting with your caseworker at the time of your regular reexamination after completing the online portion.
3. Participants can, under certain circumstances, request an interim change in income (for example, if your income goes down), but interims will be more limited. Participants can apply for a hardship under a new MTW Hardship Policy if more than one interim is needed per year.
4. Inspections of your unit will happen once every three years instead of once every year.
 - a. Participants may request a special inspection at any time if there is a problem in the unit.
 - b. Quality Control inspections will still occur.
 - c. Under some circumstances (including, but not limited to, a mandate by a stakeholder like HUD), AHA may inspect your unit more frequently than once every three years, but you will still receive advance notice of the inspection.

Participant Information sessions will be held on days/times below:

- June 28, 2023 at 8:30am virtually via this link: <https://v.ringcentral.com/join/609962242>
- June 28, 2023 at 5:00pm in-person in the Community Room at 703 Atlantic Avenue, Alameda
- June 29, 2023 at 11:00 a.m. virtually via this link: <https://v.ringcentral.com/join/239603447>

No need to RSVP.

Weekly virtual meetings for tenants will be held in July and August every Monday, 2pm to 3pm:

<https://v.ringcentral.com/join/348644280?pw=af06d62116ff9b8de42be74857999431>

Announcement: Participants must inform their Housing Specialist if they are going to be out of their unit for 30 days or more. This includes visits abroad, living with family, or being hospitalized. Please note if you fail to do this you may lose your voucher and you may be charged back rent on the full rent amount (including the portion paid by the Housing Authority). If you live in an AHA owned apartment, you must also inform FPI Management.

Property Manager Contact Information for AHA Residents

Property	Property Manager	Email Address	Phone
Anne B. Diamant	Manager	abd@alamedahsg.org	(510) 521-3117
China Clipper	Genesis Clark	chinaclipper.cd@fpimgt.com	(510) 995-9651
Eagle Village	Rodney Winters	eaglevillage.cd@fpimgt.com	(510) 227-5704
Esperanza	Genesis Clark	esperanzaapts.cd@fpimgt.com	(510) 995-8651
Everett Commons	Kimberly Watkins	everettcommons.cd@fpimgt.com	(510) 217-8683
Independence Plaza	Christina Soto	independenceplaza.cd@fpimgt.com	(510) 865-7288
Littlejohn Commons	Debera Barrett	littlejohncommons.cd@fpimgt.com	(510) 239-4030
Parrot Garden	Debera Barrett	parrotgardens.cd@fpimgt.com	(510) 239-4030
Parrot Village	Debera Barrett	parrotvillage.cd@fpimgt.com	(510) 239-4030
Rosefield Village	Rodney Winters	rosefieldvillage.cd@fpimgt.com	(510) 227-5704
Scattered Sites	Kimberly Watkins	ahascatteredsites.cd@fpimgt.com	(510) 217-8683

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 in person and online assistance with completing the re-certification process with participants. This can also be done over the phone. Please note LifeSTEPS can also assist with recertifications. Note: Starting fall 2023 reexaminations will be a combination of online and in-person.

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 needed or requested from your housing specialist, these documents can be submitted via e-mail to

hcvsubmission@alamedahsg.org.

Informal Hearings: To request an informal hearing, please contact Kara Korbel at

kkorbel@alamedahsg.org or call (510) 747-4337.

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

HQS Inspections: Please note HQS inspections are actively occurring at all AHA properties.

Maintenance/Repairs: Consult your lease for contact info or contact your property manager.

Translation: Translation is available for free in all languages. Call 510-747-4300 for assistance.

Reasonable Accommodations for persons with disability: Send email to ra@alamedahsg.org or call (510) 747-4326.

Notice to Live in Aides: If you are an approved live in aide (LIA) in a Housing Choice Voucher household, this is a reminder that you can be removed at anytime by the voucher holder and if that happens you must leave the property. If the disabled voucher holder you are assisting passes away, you must also leave the property. Please note you are not a tenant and have no continued right to reside in the property if the LIA relationship is ended by the voucher holder, or by the Housing Authority. The voucher holder is responsible for communicating changes regarding the LIA to the Housing Authority. However, if the voucher holder passes away, the LIA must report the death promptly.

Social Services are available: Call LifeSTEPS at (510) 410-0161 or send an email to jburns@lifestepsusa.org or areyes@lifestepsusa.org. These social services are provided at no cost to voucher holders and tenants and those living in their households.

AHA Staff Contact Information

Annual Recertifications & Interim Adjustments

Last names starting A - HENN	Laquana Lee	(510) 747-4303	llee@alamedahsg.org
Last names starting HENO - OT	Jo Ann Harris	(510) 747-4329	jharris@alamedahsg.org
Last names starting OU - Z	Minh Hoang Pham	(510) 747-4347	mpham@alamedahsg.org

Portability / Eligibility

Last name starting A - H	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Last name starting I - Z	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org



Housing Authority
— of the —
City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

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QUARTERLY NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday
8:30am to 12pm

Starting on July 10th, AHA Main Office hours will be 8:30am to 3pm (Monday - Thursday)