

March 2025

Quarterly Newsletter



Housing Authority
— of the —
City of Alameda

New Office Hours for Housing Program Department

The Housing Authority of the City of Alameda (AHA) is now allowing walk-ins from all applicants and housing program participants. Housing Authority staff will be available to answer your questions, please come by AHA's main office (701 Atlantic Avenue in Alameda) on Mondays through Thursdays between the hours of 8:30am to 11:30am. No appointment is necessary.

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 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. Inquiries regarding the equal opportunity policies, the filing of grievances, or requesting a copy of the Housing Authority's 504 grievance procedures may be directed to Section 504 Coordinator:

Sean Prevette
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Telephone: (510) 747-4300 TRS: 711

The Housing Authority recognizes its obligation to provide overall physical and program accessibility for persons with disabilities. If you are a person with a disability and require a change to a Housing Authority rule or practice please ask for a Reasonable Accommodation form at the front counter (701 Atlantic Avenue) or online at <https://www.alamedahsg.org/housing-programs/reasonable-accomodations/> and AHA will be happy to consider your request.

In Home Supportive Services Income Exemption

The Housing Authority of the City of Alameda will now exclude income earned from In Home Supportive Services (IHSS) for reexaminations and interims processed after February 1, 2025. If you earned income from IHSS, please complete an online interim request in Rent Café for staff to re-evaluate your income. For households included in the MTW program, a decrease will be processed, only if the decrease results in a 10% decrease (or more) in income.

Citizenship Assistance

Are you or someone you know seeking to become a naturalized citizen of the United States? There are several local programs that provide low-cost immigration legal services and consultations:

Catholic Charities (510) 768-3100
www.cceb.org

International Rescue Committee (510) 452-8222
www.rescue.org/united-states/oakland-ca

Property Manager Contact Information for AHA Residents

Property	Property Manager	Email Address	Phone
Anne B. Diamant	Nicole Bobbitt	Nicole.bobbitt@fpimgt.com	(510) 521-3117
China Clipper	Willie Daniels	Willie.daniels@fpimgt.com	(510) 995-8651
Eagle Village	Danielle Bernard	Eaglevillage.info@fpimgt.com	(510) 227-5704
Esperanza	Willie Daniels	Willie.daniels@fpimgt.com	(510) 995-8651
Everett Commons	Andrea Rodriguez	Andrea.rodriguez@fpimgt.com	(510) 217-8683
Independence Plaza	Christina Soto	Christina.soto@fpimgt.com	(510) 865-7288
Littlejohn Commons	TEMP (Jada)	Littlejohncommons.info@fpimgt.com	(510) 239-4030
Parrot Gardens	TEMP (Jada)	Parrotgardens.info@fpimgt.com	(510) 995-8341
Parrot Village	TEMP (Jada)	Parrotvillage.info@fpimgt.com	(510) 995-8341
Rosefield Village	Danielle Bernard	Danielle.bernard@fpimgt.com	(510) 227-5704
AHA Scattered Sites	Andrea Rodriguez	Andrea.rodriguez@fpimgt.com	(510) 217-8683
AAHC Scattered Sites	Andrea Rodriguez	Andrea.rodriguez@fpimgt.com	(510) 217-8683

AHA Housing Programs Staff Contact Information

Annual Recertifications & Interim Adjustments

Tenant last names starting A - HENN	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
Tenant last names starting HENO - OT	Jo Ann Harris	(510) 747-4329	jharris@alamedahsg.org
Tenant last names starting OU - Z	Minh Hoang Pham	(510) 747-4347	mpham@alamedahsg.org

Portability / Eligibility

Tenant last name starting A - M	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Tenant last name starting N - Z	Simone Kittles	(510) 747-4301	skittles@alamedahsg.org

Housing Program Dept Supervisors

Housing Programs Supervisor	Komal Goundar	(510) 747- 4367	kgoundar@alamedahsg.org
Assistant Director of Housing Programs	Ronaldo Babiera	(510) 747- 4331	rbabiera@alamedahsg.org

AHA's Ombudsman Program

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. AHA tenants, AHA program participants, and AHA landlords are encouraged to first call their designated AHA contact person before contacting the Ombudsman Program. Ombudsman Program contact info is (510) 747-4358 / ombudsman@alamedahsg.org.

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 can 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 recertification process. Assistance can also be provided over the phone and LifeSTEPS staff can also assist with recertifications. Note: All adult household members must attend the re-exam meeting in person at our offices at 701 Atlantic Avenue. AHA participants will be sent notice of such a meeting in writing.

Rent Café Website Link: The Rent Café online system can be accessed via this link:

<https://recertification.alamedahsg.org/>.

Rent increase/decrease (interims): 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.

Informal Hearings: To request an informal hearing, please submit a written request for an informal review, no later than 14 days from the date the decision is made by the Housing Authority. The written request can be mailed or dropped off in-person to 701 Atlantic Avenue, Alameda, CA, 94501.

Termination: If you received a lease termination notice or have given your landlord notice, contact your Housing Specialist. If you have received a termination of assistance notice, please follow the directions in the notice.

HQS Inspections: Please note HQS inspections are actively occurring at all AHA properties. Participants in the assistance programs may have annual or triennial inspections, depending on the type of program assistance they receive.

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) 747-4338.

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 any time 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 or is absent from the unit for more than 30 days, the LIA must report this to AHA promptly.

Social Services are available: These social services are provided at no cost to voucher holders and AHA tenants plus family members living in their households. Contact the LifeSTEPS team at:

-Angel Reyes (Family and Scattered Sites): (510) 410-0161 / areyes@lifestepsusa.org

-Trevor Jackman (Rosefield Village): (510) 566-3706 / tjackman@lifestepsusa.org

-Raquel Ellis (Seniors): (510) 306-8033 / rellis@lifestepsusa.org



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City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

PRESORTED STANDARD
US POSTAGE

PAID
OAKLAND, CA

PERMIT NO 2508

QUARTERLY NEWSLETTER

AHA Main Office Hours

Monday - Thursday

8:30am to 3pm

Project Based Voucher Holders can Convert to a Housing Choice Voucher (tenant-based assistance)

Households in Project Based Voucher (PBV) units may terminate the lease at any time after the first year of occupancy (subject to available funding). The household must give advance written notice to the property owner in accordance with the lease and provide a copy of such notice to AHA.

If you are in a Project Based Voucher (PBV) unit and wish to convert to tenant-based assistance (Housing Choice Voucher program), you must fill out the following online form:

<https://form.alamedahsg.org/Forms/PBVtoHCVRequest>