

August 2025 Quarterly Newsletter



Housing Authority
— of the —
City of Alameda

Free Membership at the Alameda Boys and Girls Club

The Boys & Girls Club of Alameda is more than just a place for recreation for kids ages 6 through 18. It's also a place where young people can participate in activities and experiences that enrich their lives and learn the skills needed to achieve academic and professional success. The best part is that membership to the Alameda Boys and Girls Club is FREE for all AHA households. To register your child (or children) for FREE at the Alameda Boys & Girls Club, please contact:



BOYS & GIRLS CLUB
OF ALAMEDA

Joshua Altieri
Community Relations Manager
Housing Authority of the City of Alameda
jaltieri@alamedahsg.org
(510) 747-4321



BOYS & GIRLS CLUB
OF ALAMEDA

Alameda County Student Transit Bus Program

With the Student Transit Pass, eligible 6th to 12th graders get FREE rides on Alameda County buses, 50% off BART trips, and youth discounts on other transit services. For more information, please visit this website bit.ly/studenttransitpass

Join us for the North Housing Grand Opening

Please join the Housing Authority of the City of Alameda (AHA) in celebrating the Grand Opening of the first two buildings (Estuary I and Linnet Corner) of AHA's North Housing Master Plan. The Grand Opening event will be held on Thursday, September 25th from 3pm to 5pm at 2000 Lakehurst Circle in Alameda. The event will feature speakers from various AHA partners and an opportunity to tour both buildings. Refreshments and food will be served. To RSVP, please visit www.northhousing.live

Recipients of Veterans Affairs Benefits

AHA Housing Program Participants receiving service-related payments through the Department of Veterans Affairs are being impacted by recent changes in the income calculation process, as determined by HUD. VA service-connected disability benefits are now included for purposes of rent determination including calculating the total tenant payment (TTP), housing assistance payment, and family share. If there are any payments that fall under aid and attendance under 24 CFR 5.609(b)(17), the benefit letter must separate this amount from the overall pension amount and it must be clearly labeled in order for this portion of the payment to be excluded. Further exclusions of service-connected disability payments are limited to programs authorized under the Native American Housing Assistance and Self-Determination Act (NAHASDA).

The only time that VA service-connected disability benefits are excluded is for the purposes of determining income eligibility for unassisted families trying to obtain assistance. Once a family is issued assistance, the benefits are included except as listed above.

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	June Campbell	June.campbell@fpimgt.com	(510) 995-8651
Eagle Village	Kathryn Campo	Kathryn.campo@fpimgt.com	(510) 227-5704
Esperanza	June Campbell	June.campbell@fpimgt.com	(510) 995-8651
Everett Commons	Amarah Mccowan	Amarah.mccowan@fpimgt.com	(510) 217-8683
Independence Plaza	Christina Soto	Christina.soto@fpimgt.com	(510) 865-7288
Littlejohn Commons	Danielle Bernard	Danielle.bernard@fpimgt.com	(510) 239-4030
Parrot Gardens	Danielle Bernard	Danielle.bernard@fpimgt.com	(510) 995-8341
Parrot Village	Danielle Bernard	Danielle.bernard@fpimgt.com	(510) 995-8341
Rosefield Village	Kathryn Campo	Kathryn.campo@fpimgt.com	(510) 227-5704
AHA & AHA Scattered Sites	Amarah Mccowan	Amarah.mccowan@fpimgt.com	(510) 217-8683
Linnet Corner	Tori Blanca	Torionna.blanca@fpimgt.com	(510) 473-1240
Estuary I	Erica James	Erica.james@fpimgt.com	(510) 225-6790

PROPERTY MANAGER AFTER-HOURS EMERGENCY PHONE NUMBER (888) 463-4623

AHA Housing Programs Staff Contact Information

Tenant last names starting A - FRED	Simone Kittles (510) 747-4301	skittles@alamedahsg.org
Tenant last names starting FREE - KP	Dee Dee Adeosun (510) 747-4319	dadeosun@alamedahsg.org
Tenant last names starting KQ - REYE	Corliss Glanton (510) 747-4309	cglanton@alamedahsg.org
Tenant last names starting REYF - Z	Jo Ann Harris (510) 747-4329	jharris@alamedahsg.org
Acting Assistant Director of Housing Programs	Komal Goundar (510) 747- 4367	kgoundar@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 and their family members to complete regular 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. Note: All adult household members must attend the recertification meeting in person at our offices at 701 Atlantic Avenue, Alameda CA 94501 as part of the process. AHA participants will be sent notice of such a meeting in writing in advance.

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: Requests for an Informal Hearing must be made in writing and delivered to the AHA by the close of the business day, no later than 14 calendar days from the date of the AHA’s decision or notice to terminate assistance. The written request can be mailed or dropped off in-person to 701 Atlantic Avenue, Alameda, CA, 94501. Requests received after 14 days will not be eligible for an Informal Hearing.

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 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 at 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
- Sarah Debusk (Seniors): (510) 306-8033 / sdebusk@lifestepsusa.org
- LeTasha Coleman (Estuary I): (510) 575-0304 / lcoleman@lifestepsusa.org



Housing Authority
of the
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 4pm

Important Information For Project-Based Voucher Assisted Families

HUD has notified the AHA that it cannot approve transfers from Project-Based Voucher (PBV) assistance to Housing Choice Voucher assistance. If you live in a PBV unit, you may submit a request to transfer, and AHA will issue a voucher as soon as possible, but it is anticipated that this will not be until 2026.

AHA Suspends Landlord Incentives

The AHA is officially in shortfall, so measures must be taken to save federal dollars for the rent of AHA housing program participants. As such, the AHA is suspending landlord incentives effective for any RFTA not in process prior to August 15, 2025.

Independent Living

Independent living is offered at AHA properties, so please prepare your home for any unforeseen emergencies (earthquakes, utility shut-offs, etc).