



Payment Standards to be Decreased in 2026

The Housing Authority of the City of Alameda is presenting to the Board of Commissioners in March to slightly decrease the Payment Standards. Payment Standards will be decreased immediately when a household moves (transfers) to a new unit or at the time of an interim due to a change in family composition. This could result that HCV tenants might be required to pay an increased tenant portion if they remain in a larger unit. Chapter 11 of AHA’s Admin Plan contains the policies on when Payment Standards are decreased including with regular reexaminations. Stay tuned for future announcements. For more info about AHA’s March Board of Commissioners meeting, please visit <https://www.alamedahsg.org/meetings/>.

Changes in Immigration Status

If you are a voucher holder and you or your family member have a change in immigration status (for example if you recently became a citizen, got a green card, renewed your green card, were denied permanent residency, or your immigration status was denied or expired, etc.), please visit AHA’s main office with your most recent immigration paperwork.

There is also proposed rule from HUD requiring that all household members in the Housing Choice Voucher program must be legal residents or citizens of the United States of America. Updating AHA on your changed immigration status enables AHA staff to inform you what the newly proposed HUD rule may mean for your continued financial assistance in the Housing Choice Voucher program. If the proposed immigration rule becomes a requirement, AHA staff will directly reach out to individual families that are affected by any new HUD rule.

If you need immigration assistance, please contact LifeSTEPS for a referral to a free or low-cost immigration legal service. Please contact the LifeSTEPS team via this link:

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

For a list of immigration legal services, please see the “Bay Area” section on this webpage:

<https://www.cdss.ca.gov/benefits-services/more-services/immigration-services/immigration-legal-service-providers#d>

AHA Housing Programs Staff Contact Information

For participants in AHA’s Assistance Programs (HCV, PBV, Mod Rehab, and Shelter Plus Care)

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
Assistant Director of Housing Programs	Komal Goundar (510) 747- 4367	kgoundar@alamedahsg.org
Assistant Director of Housing Programs	Yvette Richardson (510) 747- 4391	yrichardson@alamedahsg.org

California Assembly Bill CA AB 628

Assembly Bill 628 (AB 628) updates the state's habitability standards for rental units. The law applies to all leases signed, renewed, or amended on or after January 1, 2026.

The State of California now requires that landlords must provide tenants with a working stove and refrigerator. AB 628 amends California Civil Code §1941.1, which defines what makes a dwelling "tenantable." Under this code, landlords are required to provide essentials like:

- Electrical systems
- Heating facilities
- Plumbing and sanitation
- Waterproofing and weather protection
- A stove capable of safely generating heat for cooking
- A refrigerator capable of safely storing food

Throughout the tenancy, these appliances must be maintained in good working order. Landlords must repair or replace appliances promptly if they fail due to normal wear and tear or due to a safety recall.

Tenants Responsibility to Report Maintenance Issues

It is the tenant's responsibility to report maintenance issues (inside the unit or at the property) in a timely manner to the landlord and/or property manager. If you live at a property managed by FPI Management/Asset Living, then please contact the staff at your property during normal business hours. If your maintenance issue is at a FPI/Asset Living managed property and is an urgent after-hours emergency, please call (888) 463-4623. If you do not know who to contact related to maintenance requests, please review your lease agreement to find out where to report maintenance issues.

Postmarked now has legal meaning

The United States Postal Service (USPS) has adopted a new rule which clarifies that the date displayed on a machine-applied postmark represents the "date of the first automated processing operation" performed at a processing facility, rather than the date the mail was dropped off.

So now the postmark date may be 1–3 days later than the actual date the item was dropped off with the USPS. Mail earlier to allow several extra days for mailed items with strict deadlines. Items dropped off over weekends or holidays may experience longer delays before being postmarked. These changes were implemented as of December 24, 2025.

To ensure a postmark is applied on the same day a document is delivered to the USPS, individuals must utilize specific retail services:

• **Request a Manual Postmark:** Customers may present a mail piece at a retail counter and request a "manual (local) postmark". This postmark is applied at the time of acceptance, so the date aligns with the date the USPS took possession.

• **Postage Validation Imprint (PVI):** When a customer pays for postage at a retail counter, the PVI label applied by the employee also indicates the date of acceptance.

• **Certificates of Mailing:** Customers may purchase a Certificate of Mailing, or use Registered or Certified Mail, to obtain a receipt that serves as evidence of the date the item was presented for mailing.

**** NOTICE OF NONDISCRIMINATION AND REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES ****

The Housing Authority of the City of Alameda 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 employment in, the 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 at 504coordinator@alamedahsg.org or by mail at:

Housing Authority of the City of Alameda
Attn: 504 Coordinator
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.

Requesting Assistance with Rent Café Login

If you visit AHA's main office seeking assistance with logging into your Rent Café account, please come to the office with your mobile phone (that is on file with AHA). So that AHA staff can assist with Rent Café user authentication.

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
- Michael Ennis (Linnet Corner): (510) 295-4433 / mennis@lifestepsusa.org

AHA voucher holders can also ask their AHA Housing Specialist for a referral. Or contact LifeSTEPS directly via this link: <https://form.alamedahsg.org/Forms/lifesteps>

Property Manager Contact Information

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	Andrea Manzano	Andrea.manzano@assetliving.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	Andrea Manzano	Andrea.manzano@assetliving.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'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 (i.e Voucher Holders)

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.

Changes: Program participants must report to AHA any family income changes or notices to move. These notices must be reported at AHA's main office or through the Rent Cafe online portal. Your property manager is not an AHA employee and will not communicate these changes to AHA.

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. You can also report family composition changes in Rent Cafe.

Informal Hearings (For AHA housing program participants only): 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 AHA housing programs and properties may have multiple inspections due to funding and landlord requirements.

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) 340-4326.

Notice to Live in Aides: If you are an approved Live-In-Aide (LIA) in an assisted household (HCV, PBV, Mod Rehab, SPC, etc.), this is a reminder that you can be removed at any time by the person receiving assistance (voucher holder in some cases) and if that happens you must leave the property. If the family member you are approved to assist 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/ receive assistance if the LIA relationship is ended by the tenant/voucher holder, or by the Housing Authority. The assisted family is responsible for communicating changes regarding the LIA to the Housing Authority. However, if the sole family member passes away or is absent from the unit for more than 30 days, the LIA must report this to AHA promptly.



Housing Authority
of the
City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

PRESORTED STANDARD
US POSTAGE

PAID
OAKLAND, CA

PERMIT NO 2030

QUARTERLY NEWSLETTER

AHA Main Office Hours

Monday - Thursday 8:30am to 4pm

Are you interested in joining AHA's Board of Commissioners?

The Board of Commissioners is the governing body of the Housing Authority of the City of Alameda (AHA). AHA is seeking housing program participants and/or tenants to apply to become a Commissioner. Candidates must be 18 years or older and either be a "Section 8" program participant (Project-Based Voucher or Housing Choice Voucher) or be a tenant in a directly owned AHA property. Members of the Board of Commissioners are appointed by the Mayor of Alameda and volunteer their two-year service to the community (starting summer 2026). If you are interested in joining AHA's Board of Commissioners and want to schedule an informational meeting, please call (510) 747-4321.