



Walk-In Hours are Available at AHA's Main Office

The Housing Authority of the City of Alameda (AHA) welcomes walk-ins from all landlords. Please come by AHA's main office (located at 701 Atlantic Avenue in Alameda) on Mondays through Thursdays between the hours of 8:30 am to 11:30 am. No appointment is necessary, but there may be a short wait depending on the volume of walk-in traffic. Please note that AHA has updated the front lobby reception process to respect your privacy. When you get to the front of the line, please wait at the marked location until you are called by AHA staff at front window. There is no seating inside the lobby (seating is available outside). If more than six people are in the line in front of you, then please continue the line outside.

COMING SOON: 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 decrease the Payment Standards. Payment Standards will be decreased when a household moves (transfers) or at the time of an interim due to a change in family composition. Stay tuned for future announcements. For more info about AHA's March Board of Commissioners Meeting, please visit <https://www.alamedahsg.org/meetings/>.

Important News (California Assembly Bill CA AB 628)

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

What should the landlord do if the tenant gets behind on their portion of the rent?

The landlord can issue legal notices to pay or quit to the tenant and then send copies to HCVsubmission@alamedahsg.org. These notices are governed by State law. AHA cannot provide legal advice on these notices. Once AHA has legal notice, staff will set a meeting with your tenant and AHA housing program participant to discuss the matter. AHA cannot, however, be party to an eviction process for a private market landlord. Please continue reading on page 2.

If the tenant needs assistance with managing daily activities including payment, you may fill out a LifeSTEPS referral form via this link (<https://form.alamedahsg.org/Forms/lifesteps>). The completed web form will be sent directly to LifeSTEPS, which is AHA’s contracted social services provider. Please note this service is confidential so you will not be informed of the outcome. (It is also not an emergency response service please call 911 for emergency assistance)
Please note, a landlord cannot evict the tenant for lack of payment by AHA of the Housing Assistance Payment (HAP), unless the non-payment is due to the tenant no longer participating in a housing program with AHA.

New User Authentication Methods for Landlord Portal

Effective immediately, Rent Cafe is adding three easy-to-use authentication methods for AHA landlords who are registered with the portal to make the login process simpler and more secure:

1) Receive Secure Link via Email

AHA landlords simply enter their email address and receive a secure link via email. Clicking on the link in that email automatically logs the user into their Rent Cafe account.

2) Third-Party Email Account Logins

AHA landlords seamlessly log in to Rent Cafe using Apple, Google, or Microsoft email account information.

3) Authentication via Text Message and Email

AHA landlords receive a one-time passcode through text message or email using the mobile phone number or email address linked to your Rent Cafe account.

If you have not set up your online landlord portal account, please refer to page 3 of this newsletter.



Housing Authority
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City of Alameda

AHA Housing Program Department Contact Information

Should any landlord seek to connect with the AHA Housing Specialist assigned to their tenant, below is the contact information of the AHA Housing Specialists, designated by the tenant’s last name. It is recommended that you send attachments (such as RFTAs or leases) through the portal, but if you send by e-mail, please send to hcvsubmission@alamedahsg.org as the below e-mail addresses will not accept large attachments.

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

Landlord Portal Registration

Every AHA landlord should now be registered in AHA's Landlord Portal. The Landlord Portal serves as an online hub that enables our landlords to directly access the following services:

1. View contact information for the Housing Authority of the City of Alameda.
2. Update your landlord profile.
3. Enter your rental unit information.
4. Identify the AHA Housing Specialist for your tenants.
5. Upload documents (rent increases, lease agreements, etc.).
6. View status of rental unit inspections.
7. Track accounting of your financial status (payments, etc.).
8. View status on unit holds and abatements.
9. Set up automatic payments (via EFT).

To register with the Landlord Portal, you will need a registration code.

To get your registration code, please contact AHA's Ombudsman at: (510) 747-4358
ombudsman@alamedahsg.org.

If you are already registered and need to access the Landlord Portal, visit the link below and click "Landlord Login": <https://recertification.alamedahsg.org/>

AHA's Ombudsman Program

The Housing Authority of the City of Alameda's Ombudsman Program is a solution-oriented community resource available to all tenants, program participants, and landlords with AHA. Other community organizations that represent AHA tenants or clients, may also use the Ombudsman Program. Individuals needing assistance 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.

Free Social Services support is available for your tenants

Free social services are provided at no cost to AHA voucher holders, plus the family members living in their households. For more info contact the LifeSTEPS team at:

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

Get Connected to AHA

AHA encourages all HCV landlords to stay connected with AHA by either signing up for email newsletters at www.ahagroup.click or following AHA on social media (Facebook and LinkedIn).





Housing Authority
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City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

PRESORTED STANDARD
US POSTAGE

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LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday

8:30am to 4:00pm