

June 2026

Quarterly Newsletter



Housing Authority
— of the —
City of Alameda

AHA Open Office Hours (No Appointment is necessary)

The Housing Authority of the City of Alameda (AHA) welcomes walk-ins from all voucher holders. 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. If you arrive after 11am and AHA staff are unable to meet with you by 11:30am, you may be directed to return another day or make an appointment. No walk-ins are accepted after 11:30am, so please plan to arrive early. Please bring your ID. You can also complete most voucher actions online via the portal (link below):

<https://www.alamedahsg.org/tenant-portal/>.

Project-Based Voucher Conversions to Housing Choice Voucher

Due to a shortfall in federal funding from HUD, AHA is unable to convert a Project-Based Voucher (PBV) to a Housing Choice Voucher (HCV) at this time. However current Project-Based Voucher tenants may make a request to convert after 12 months in the PBV program. These requests will be held but cannot be honored until after HUD funds become available and are subject to the household's continued eligibility for funding. That timeline is uncertain at this time but AHA expects to remain in shortfall through the end of 2026; however, once funding is available, the AHA will allow families to convert in order of their request, so please still place a request if a transfer is needed. The online link to make the request can be found below:

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

Rental Insurance Reminder

Renters insurance protects you against unforeseen events, because Renters Insurance covers the cost of your personal items (electronics, furniture, clothing) if they are damaged by fire, smoke, water, or stolen in a burglary. It also covers damage you cause to the rental property. Renters Insurance typically costs \$15 to \$25 per month, and you gain peace of mind knowing your personal property is safe if the unexpected happens. Please note if you do not have renters insurance and you cause damage to a landlord's property you may be charged the full cost of damages and may be subject to termination of tenancy by the landlord.

City of Alameda Second-Hand Smoke Ordinance

No smoking of any kind is allowed in rental units in Alameda. The City of Alameda Second-Hand Smoke Ordinance prohibits smoking and vaping of tobacco and cannabis in public outdoor spaces and multi-unit housing. Smoking is not allowed within 20 feet from any doorway, window, opening, or vent into an enclosed area in which smoking is prohibited. This City of Alameda smoking ordinance applies to all AHA properties and all rental properties in the City of Alameda.

Social Security Benefits Reminder (if you are out of country for 30 days or more)

Any individual who receives SSI/SSDI benefits and is going to be out of the United States for more than 30 days must notify the Social Security Administration. Check with the local Social Security office regarding any notices and restrictions that may apply to US Citizens and/or US Permanent Residents. You must also notify the Housing Authority.

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.

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	Kim Torres	Kim.torres@assetliving.com	(510) 227-5704
Esperanza	June Campbell	June.campbell@fpimgt.com	(510) 995-8651
Everett Commons	Sandra Alcoba-Matos	Sandra.Alcoba-Matos@assetliving.com	(510) 217-8683
Independence Plaza	Christina Soto	Christina.soto@fpimgt.com	(510) 865-7288
Littlejohn Commons	Kim Torres	Kim.torres@assetliving.com	(510) 239-4030
Parrot Gardens	Kim Torres	Kim.torres@assetliving.com	(510) 995-8341
Parrot Village	Kim Torres	Kim.torres@assetliving.com	(510) 995-8341
Rosefield Village	Kim Torres	Kim.torres@assetliving.com	(510) 227-5704
AHA & AHA Scattered Sites	Sandra Alcoba-Matos	Sandra.Alcoba-Matos@assetliving	(510) 217-8683
Linnet Corner	Simone Newsome	Simone.Newsome@assetliving.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

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

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.



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

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.