



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) because no appointment is necessary 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.

The Alameda city Council bans the Ratio Utility Billing system (RUBS)

On June 16, 2026, the Alameda City Council voted 3-1 to ban Ratio Utility Billing Systems (RUBS), the practice of splitting master-metered utility costs across units by square footage or occupancy rather than actual usage. What does the ordinance do:

- Prohibits RUBS for new tenancies within 30 days of taking effect.
- Existing tenancies must transition to individual submetering before utility pass-through can continue.
- Landlords can petition for a one-time rent adjustment during the transition.
- Submeter installation now qualifies as a Capital Improvement Plan (CIP) project — installation costs can be passed through to tenants.

For more information, please contact the Alameda Rent program
(<https://www.alamedarentprogram.org/>)

AHA now pays HAP until the Actual Lease End Date (instead of end of month)

Effective October 1, 2026, the Housing Authority of the City of Alameda will only pay Housing Assistance Payments until the actual lease end date as opposed to paying through the end of the month for which the tenant vacates the unit. This means that Housing Assistance Payments for the month for which the tenant vacates the unit will be prorated based on actual days leased. If the tenant's move-out date is extended or cancelled the landlord or property management company must promptly notify the Housing Authority and provide the appropriate paperwork to ensure proper and timely payments.

Are you Selling Your Rental Unit?

Please note, in most cases, you cannot issue a notice to quit or terminate the lease because you are selling the unit. You must contact the Alameda Rent Program www.alamedarentprogram.org if you plan on selling the unit. Also, it is your responsibility to notify the AHA before you sell your unit as the new property owner has to be approved to receive the HAP payments. AHA will not make adjustments to the 1099 if payments were not timely changed due to owner delays in reporting the sale of a unit.

What to do if you do not receive the monthly housing assistance payment (HAP) from AHA by 5th of the month.

If a landlord or property manager does not receive AHA's HAP payment by the 5th of the month, please check your USPS mailbox and email on file with AHA. If you have signed up for ACH, AHA will email the housing assistance payment ledger around the first of each month via our Yardi system. This email is sent from the following email address (cdr@yardi.com) and includes details of each rental payment.

AHA also recommends checking your landlord portal account to confirm your tenant's housing program status at AHA and the inspection status of the unit. If you do not have portal access, please contact AHA's Ombudsman program. You can also confirm your tenant status within AHA housing programs by contacting the AHA Housing Specialist of your tenant. AHA Housing Specialist contact info can be found on bottom of this page.

If the AHA Housing Specialist does not respond within two business days feel free to contact the AHA Ombudsman program at (510) 747-4358 or contact the Assistant Housing Programs Director at (510) 747-4367.

Reminder for your Tenant

Any AHA voucher holder must report income changes and/or family composition changes to their housing specialist at the Housing Authority of the City of Alameda (701 Atlantic Avenue).



Housing Authority
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City of Alameda

AHA Housing Programs 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 - ED	Simone Kittles (510) 747-4301	skittles@alamedahsg.org
Tenant last names starting EE - HAS	Dee Dee Adeosun (510) 747-4319	dadeosun@alamedahsg.org
Tenant last names starting HAT - MCCL	Corliss Glanton (510) 747-4309	cglanton@alamedahsg.org
Tenant last names starting MCCM - SM	Jo Ann Harris (510) 747-4329	jharris@alamedahsg.org
Tenant last names starting SN - Z	Juliana Ramirez (510) 747-4356	jramirez@alamedahsg.org
Asst Director of Housing Programs	Komal Goundar (510) 747- 4367	kgoundar@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 (lease agreements, changes in management companies, 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 please contact the LifeSTEPS team via this link:

<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).



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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 3:00pm