



The Housing Authority of the City of Alameda (AHA) would like to thank all landlords that participate in AHA's Housing Choice Voucher (HCV) program!



Landlord Incentives

Landlords who participate in AHA's Housing Choice Voucher (HCV) program are eligible to receive the following landlord incentives:

\$100 for a unit that passes initial HQS inspection on the first inspection (at move-in) and an AHA HCV program participant then leases the unit.

\$1,000 for a unit that was previously leased by a participant in AHA's HCV program and is then leased to a new HCV program participant at AHA.

\$1,500 for a unit that has never been previously leased by a participant in AHA's Housing Choice Voucher program. The tenant on the new lease must be an AHA HCV program participant.

\$2,000 for an ADA accessible unit when it is leased to an AHA HCV program participant.

NOTE: Landlords can receive multiple incentives for a unit, but the total of all payments have to be equal to or less than one month of rent.

Landlord Portal

AHA is now requiring landlords to use the Landlord Portal on Rent Café. AHA's Landlord Portal serves as an online tool that enables AHA landlords to directly access the following information and services:

1. View contact information for the Housing Authority of the City of Alameda.
2. Create your landlord profile.
3. Enter your rental unit information.
4. Identify and contact 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. Receive status notifications 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 program 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/>

Landlord Workshops

Landlord workshops are offered at least once a year. The next landlord workshop is scheduled for the fall of 2024 and all AHA landlords are encouraged to attend. One item that will be reviewed during this Fall workshop is the relationship between the landlord, tenant, and the Housing Authority.

Landlords responsible for Collecting Tenant Portion of Rent

The Housing Assistance Payment (HAP) contract requires an AHA landlord to collect the tenant's portion of the rent from the tenant. If a tenant is not paying their portion of the rent, landlords must take the same actions that you make with non-AHA tenants, which might include issuing an eviction notice. If a landlord issues a termination of tenancy notice or any other legal notice, landlords are required to provide a copy of that eviction notice to the Housing Authority as the HAP may also be terminated. If you provide the Housing Authority with copies of lease violation notices to the tenant, the Housing Authority may be able to counsel the tenant about how that affects their assistance as they cannot have serious or repeated violations of their lease. An AHA tenant is required to not have serious or repeated violations of the lease under the HCV program. This counseling sometimes corrects the behavior resulting in lease violations, but without written notices from the landlord, the Housing Authority cannot act. Also, the Housing Authority cannot demand the tenant to pay a landlord their tenant portion of the rent. The Housing Authority can only act on the violations of Family Obligations with the household, as the Housing Authority is not a party to the lease, so the Housing Authority cannot perform lease enforcement. As a landlord in AHA's HCV program, you are responsible for enforcing your lease in the same manner that you enforce the lease for your non-AHA tenants.

Landlord References of Prospective Tenants

Landlords participating in AHA's Housing Choice Voucher program are encouraged to conduct landlord reference checks of prospective tenants. The prospective tenant should supply the contact information for their previous landlord. If not, the Housing Authority may be able to provide contact information of the last two landlords, in which the tenancy was subsidized (as part of Housing Choice Voucher program). To request the landlord contact information of the prospective tenant, please contact the corresponding housing specialist of the prospective tenant. Landlords can search for the AHA housing specialist by last name of the prospective tenant, via this link:

<https://www.alamedahsg.org/housing-programs/contact-my-housing-specialist/>

Evictions

Private market rental units in AHA's Housing Choice Voucher Program are subject to the Alameda Rent Program regulations on evictions. Landlords may only terminate the lease for cause either via violation of the lease or for specific causes found on www.alamedarentprogram.org. It is no longer legal in California to issue a 90-day no cause notice of termination. It is also not legal to refuse a lease renewal.

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 or LinkedIn).

AHA Housing Specialist Contact Information

Annual Recertifications & Interim Adjustments

Tenant last names starting A - HENN	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
Tenant last names starting HENO - OT	Jo Ann Harris	(510) 747-4329	jharris@alamedahsg.org
Tenant last names starting OU - Z	Minh Hoang Pham	(510) 747-4347	mpham@alamedahsg.org

Portability / Eligibility

Tenant last name starting A - M	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Tenant last name starting N - Z	Simone Kittles	(510) 747-4301	skittles@alamedahsg.org

Rent Increases

On January 1, 2020, Assembly Bill No. 1482 (Bill), also known as the Tenant Protection Act of 2019, went into effect and imposed caps on contract rent increases for properties within the State of California that are not exempted by the Bill (link to Assembly Bill No. 1482 below)
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1482.

Effective March 1, 2024, all contract rent increases for Housing Choice Voucher units not subject to a regulatory agreement with a government agency will need to be in compliance with Assembly Bill No. 1482. If the Housing Authority of the City of Alameda (AHA) receives a contract rent increase for a Housing Choice Voucher unit not subject to a regulatory agreement with a government agency that violates the rent control requirements of Assembly Bill No. 1482, the AHA will alert you of the violation and provide an explanation of the applicability of Assembly Bill No. 1482 so that you may revise your contract rent increase request to be in compliance. Please note that this is in addition to the current rent reasonableness requirement.

In short, this means the Housing Authority will reject contract rent increases for private market landlords that exceed the current maximum under AB1482.

For more information on this matter please refer to the AHA's website using this link:
<https://www.alamedahsg.org/landlords/landlord-resources/>

Free Social Services support is available for your tenants

Free 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



Housing Authority
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City of Alameda



Housing Authority
— of the —
City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

PRESORTED STANDARD
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LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday

8:30am to 3:00pm