

September 2024 Landlord Newsletter



Housing Authority
— of the —
City of Alameda

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! AHA staff strives to provide the best customer service to our HCV landlords, as well as the best possible incentives.



Landlord Incentives

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

\$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

Every AHA landlord should now be registered onto 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/>

Upcoming 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. Below is a listing of all the upcoming landlord workshops both in-person and virtual.

HCV Landlords Workshop (In-Person)

An In-Person HCV Landlord Workshop will be held on Wednesday, September 18th from 9:30am to 11:30am, at Independence Plaza (703 Atlantic Avenue).

HCV Landlord Workshop (Virtual)

A virtual HCV Landlord Workshop will be held on September 30th from 10:30am to 12pm.

Join Virtual Meeting via meeting details below:

<https://v.ringcentral.com/join/558326092?pw=108a558e3cb112242b39f62f6a0a6215>

Meeting ID: 558326092

Password: 23dnuU4mVC

To call in, dial (510) 747-4330 , Meeting ID 558326092

Dial-in password: 2336884682

PBV Landlords Workshop (Virtual)

An virtual HCV Landlord Workshop will be held on October 7th from 1:30pm to 3pm.

Join Virtual Meeting via meeting details below:

<https://v.ringcentral.com/join/310841498?pw=e4953ea26d3e0d77a4c98554ddd8896e>

Meeting ID: 310841498

Password: 7k3EEB5SW9

To call-in, dial (510) 747-4330, Meeting ID 310841498

Dial-in Password: 7533325799

City of Alameda -- Housing Rehabilitation Program

The City of Alameda's Housing Rehabilitation Program offers low-interest loans and grants to eligible homeowners in the City of Alameda. Rental property owners, whose units are occupied by 51% or more low-income renters, are also eligible for low-interest loans to make repairs and qualified property improvements. Rehabilitation staff has technical skills and experience to help your project progress from need to completion and this assistance is provided as a no-cost program benefit. For more information, see the City of Alameda's Community Development webpage at <https://www.alamedaca.gov/Departments/Community-Development/Community-Housing-Resources>

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).

AHA Housing Specialist Contact Information

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	mphan@alamedahsg.org
Housing Programs Supervisor	Komal Goundar	(510) 747-4367	kgoundar@alamedahsg.org
Housing Programs Assistant Director	Ron Babiera	(510) 747-4331	rbabiera@alamedahsg.org

Rent Increases

The Housing Choice Voucher Program regulations state that any property owner may request an increase in rent after the initial lease term. Per the contract with AHA, the property owner needs to provide the tenant and the Housing Authority with written notice of the increase at least 60 (sixty) days in advance of the rent increase effective date.

The California Tenant Protection Act of 2019, passed as AB 1482, which imposed specific rules concerning rent increases and eviction policies for many residential rental properties in California. Effective March 1, 2024, all contract rent increases for Housing Choice Voucher units not subject to a regulatory agreement with a government agency had to follow Assembly Bill No. 1482. If the AHA received 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 alerted the owner of the violation and provided an explanation of the applicability of Assembly Bill No. 1482, so that the owner could revise their contract rent increase request to be in compliance. At implementation, the percentage was set at 9%, However, effective August 1, 2024, the new rent increase cap will be 8.8%. AHA staff will provide further detail on this change on our website and at our upcoming owner workshop.

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

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.

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: (510) 410-0161 / areyes@lifestepsusa.org



Housing Authority
— of the —
City of Alameda

701 Atlantic Avenue
Alameda, CA, 94501

PRESORTED STANDARD
US POSTAGE

PAID
OAKLAND, CA

PERMIT NO 2508

LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday

8:30am to 3:00pm