



AHA Housing Wait List set to open in early December

The Housing Authority of the City of Alameda (AHA) will open the Wait List for the Housing Choice Voucher program (HCV) and select Project-Based Voucher programs (PBV) on December 3, 2024 at 12:00 p.m. (noon), PST. AHA will stop accepting wait list applications on December 16, 2024 at 12:00 p.m. (noon). The entire housing wait list application process is available online at <https://recertification.alamedahsg.org/>

Improved AHA Customer Service

AHA staff are expected to respond to any contacts from HCV landlords within two business days. If you do not get a response from AHA staff within two business days, please feel free to contact AHA's Ombudsman program at (510) 747-4358 or ombudsman@alamedahsg.org.

Monthly Landlord Office Hours

The Housing Authority of the City of Alameda (AHA) hosts a monthly "Landlord Office Hours" meeting on the last Wednesday of every month at 2pm. The goal of the Landlord Office Hours are to discuss any items related to abatements, landlord portal, rent change notices, inspection results, tenant issues, and/or other relevant items.

Please join the virtual training using this link:

<https://us06web.zoom.us/j/89840674259?pwd=VFlFbW1qYW5FUDV3NTUrUks2MEhLZz09>

Online Meeting ID: 898 4067 4259

Online Password: 180843

Or dial: (669) 444-9171

Dial-in Meeting ID: 898 4067 4259

Dial-in password: 180843

Landlord Incentives

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

- \$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.
- \$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.

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

New Payment Standards

To remain competitive in the rental market, AHA frequently updates its Payment Standards. The Payment Standards (listed below) is the maximum assistance AHA may pay for each tenant. Payment Standards are set in accordance with regulations based on the area's Fair Market Rents. If the gross rent (total owner rent for the unit, plus an allowance for tenant-paid utilities) for a unit is at or below the listed Payment Standards, then the unit will be affordable for the tenant. If a landlord's rent is above the Payment Standards, AHA staff will have to determine affordability at move-in, for the tenant's portion of the rent. Once a family completes the first year of tenancy, a rent increase can be requested. If the owner raises the rent above the Payment Standards, the family will be responsible for the additional amount, regardless of their income.

PAYMENT STANDARDS FOR PROJECT BASED VOUCHERS (PBV) & HOUSING CHOICE VOUCHERS (HCV) & EMERGENCY HOUSING VOUCHERS (EHV)

0 Bedroom Payment Standards	\$2,324.00
1 Bedroom Payment Standards	\$2,641.00
2 Bedroom Payment Standards	\$3,218.00
3 Bedroom Payment Standards	\$4,118.00
4 Bedroom Payment Standards	\$4,892.00
5 Bedroom payment Standards	\$5,625.00

Effective: November 2, 2024 for all unit transfers, recertifications, incoming portability, and new admissions to the PBV, EHV, and HCV programs.

Vacancy Loss Payments

Vacancy Loss Payments are available to landlords for initial or continued participation in the Housing Choice Voucher (HCV) program. To qualify for the vacancy loss payments, the tenant who will occupy the unit has to be an HCV participant under one of AHA's programs and must lease up in the unit before a payment can be made. Also, if a landlord receives payments from any other "Moving to Work" activity, the total of all payments made must be equal to or less than one month of rent. Landlords will be required to complete a form disclosing payments from other sources made on the unit, as vacancy loss payments can only be paid if the landlord has not already received that month's rent payment from other sources, such as the tenant paying last month's rent at move-in.

NOTE: Payments will not be made until the Housing Assistance Payments (HAP) contract is signed and processed. In other words, vacancy loss and incentive payments will be made at the same time, along with the first HAP under the new contract. Both the vacancy loss payments and landlord incentives will not be applied to any units under the Project-Based Voucher or Low-Income Housing Tax Credit programs, or to any unit with a regulatory agreement.

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

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/>

Pre-Qualifying Inspections

Landlords can request a unit to be inspected up to 90 days prior to an HCV participant moving into the unit. Owners will not be charged for pre-qualifying inspections. Please contact Iyana Barnes at (510) 747-4322 or ibarnes@alamedahsg.org with questions or to schedule a pre-inspection.

AHA's Ombudsman Program

The Housing Authority of the City of Alameda's Ombudsman Program 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 AHA voucher holders, plus the family members living in their households. For more info 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

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OAKLAND, CA

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LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday

8:30am to 3:00pm