



Use AHA's Landlord Portal to make your life Easier!

AHA's landlord portal serves as an online hub to complete the following tasks:

1. View AHA details
2. Create your Profile
3. Enter your rental unit information
4. Find the AHA case worker for your tenants
5. Upload documents (Rent increases, lease agreements, etc.)
6. View status of rental unit inspections
7. Track accounting of your financial ledger (payments, etc.)
8. Receive status notifications on Unit Holds and Abatements
9. Setup automatic payments (via EFT)

To get setup on AHA's landlord portal, contact Iyana Barnes:
(510) 747-4322
ibarnes@alamedahsg.org

To access the landlord portal, visit link below and click "Landlord Login":
<https://recertification.alamedahsg.org/>



Agency Details



My Profile



Unit Info



Caseworker Info



Upload Documents



Unit Inspections



My Ledger



Unit Holds and Abatements



EFT Setup



Housing Authority
of the
City of Alameda

AHA Landlord Advantages & Incentives

- **Reliable monthly income from AHA**
- **Sign your normal lease agreement with tenant,** including standard house rules. Simply add AHA addendum.
- **Choose Your Own Tenant**
- Select and screen your Housing Choice Voucher (HCV) tenant the same way you select any other tenant.
- **Free Unit Listing**
AHA maintains a listing of available HCV units on our website to help fill vacancies quickly.
<http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=3759944>
- **Free Housing Quality Inspections**
Trained Housing Quality Standards (HWS) inspector looks for safety hazards to protect the landlord and tenant. Plus, inspector may alert landlord to preventative maintenance issues.
- You can charge the same security deposit and any late fees that you would charge other tenants.
- **\$500 per unit Lease-Up Bonus**



Current Payment Standards:

Unit Size	Payment Standard
0 Bedroom/Studio	\$1,691
1 Bedroom	\$2,039
2 Bedroom	\$2,501
3 Bedroom	\$3,306
4 Bedroom	\$3,935
5 Bedroom	\$4,525

Payment standards effective January 1, 2022

Helpful information related to Housing Quality Standards inspections and conflict resolution.

When is my HQS inspection?

All inspection requests are handled by our Inspections team. You may contact the Inspections team at 510-690-8290 or visit your Rent Portal account for information about your next scheduled HQS inspection.

How do I reschedule my scheduled HQS inspection?

All HQS inspection requests are handled by our Inspections team. You may contact the inspections team at 510-690-8290 or send email to alamedahousing@outsourcetitnc.com to re-schedule your HQS inspection.

How do I get an inspection between my regular inspections?

Inspections are scheduled either annually or biannually for every unit. Both the landlord and tenant can call the case worker to request a special inspection for issues that occur between routinely scheduled inspections.

What happens if I don't fix the failed issue in the required timeline?

Your Housing Assistance Payment (HAP) will be abated (i.e. no payment will be made) until it is fixed. You cannot reclaim amounts abated. You can request an extension from Kara Korbel (kkorbel@alamedahsg.org or (510) 747-4337) for exceptional circumstances. Please note if you fail to fix the unit in a timely manner you may be liable either for constructive eviction if the tenant decides to leave and/or relocation fees under the Rent program. For more information visit www.alamedarentprogram.com

I am landlord and my tenant can no longer take care of themselves with no family around. What should I do?

The AHA has case workers available to assist with situations regarding its program participants, so if you are a landlord in one of our assistance programs, please contact the case worker of your tenant. The case worker can also schedule a special inspection of your unit.

I am a landlord and having problems with my AHA tenant.

Please try to work this out with your tenant first. You can also contact the housing case worker with your tenant first. LifeSteps may also serve as a resource for landlords too. Landlords can contact AHA's Ombudsman to obtain a listing of free legal resources. Contact the Ombudsman via contact info on Page 6 of this newsletter.

AHA Staff Contact Person (For Landlords only)



Iyana Barnes

(510) 747-4322

ibarnes@alamedahsg.org

Housing Authority of the City of Alameda granted admission to HUD's Moving to Work (MTW) National Demonstration Program.



On January 27th, 2022, the Housing Authority of the City of Alameda (AHA) was selected by the Department of Housing and Urban Development (HUD) for admission to the Landlord Incentives Cohort of the Moving to Work (MTW) Demonstration Program. AHA was one of only twenty-nine housing agencies from across the nation that was granted admission to the MTW Demonstration Program. AHA can now test the effectiveness of landlord incentives with landlords here in the City of Alameda. For the next four years, the AHA will be

helping HUD study the effect of landlord incentives in the Housing Choice Voucher program. There will be upcoming public meetings to look at what types of programmatic changes will be made including what type of incentives to offer to landlords. Stay tuned, for more details to come.

Social Services are available to your Housing Choice Voucher tenant!

Please remember LifeSteps (AHA's social service provider) can provide important access to social services and resources including Alameda Food Bank, Medical, Rental assistance, transportation, trade school scholarships, just to name a few.



Diversity, Equity & Inclusion – Tell AHA about you!

AHA is starting a new Diversity, Equity and Inclusion (DEI) initiative that enables AHA to measure and promote diversity, equity, and inclusion to drive accountability and better reflect and serve our diverse communities. We would greatly appreciate your assistance! Please fill out the optional, brief, and 100% anonymous DEI survey at www.surveyaaha.com.



To find the AHA worker for your tenant, please review below:

First Letter of Participant's Name	Ending Letter of Name	Case Worker	Phone Number	Email Address
A	Brot	Jackie Ciamarro	(510) 747-4324	jciamarro@alamedahsg.org
Brou	Dan	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Dao	Hern	Laquana Lee	(510) 747-4303	llee@alamedahsg.org
Hero	Loe	JoAnn Harris	(510) 747-4329	jharris@alamedahsg.org
Lof	Ou	Maurice Harold	(510) 747-4331	mharold@alamedahsg.org
Ov	Tal	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
Tam	Z	Minh Pham	(510) 747-4347	mpham@alamedahsg.org

Sign-up for Electronic Payments and get Paid Faster

Get paid via EFT for faster and secure payments. AHA's secure electronic payment system is the fastest method – no checks or trips to the bank, just your payments directly into your account. Sign up through the Landlord portal to get EFT payments.

Get Connected To AHA



Sign-up for AHA email newsletters at: www.ahagroup.live



FOLLOW US
ON FACEBOOK

Follow us on

Linked in

REMINDER: OMBUDSMAN PROGRAM OPEN

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. The Ombudsman Program is a community liaison and provides an array of duties, including:

- Resolving AHA tenant or Section 8 complaints.
- Identifying AHA staff members to answer your specific questions.
- Developing and expanding community partnerships.
- Serving as neutral AHA representative to help AHA clients find resolution.
- Ensures that tenant or landlord concerns are fully addressed.

All AHA tenants, AHA program participants, and AHA landlords are encouraged to first call their designated AHA contact person before contacting the Ombudsman Program. Also, please direct your routine questions and concerns to your designated AHA contact person.

Ombudsman Program contact info:

PHONE: (510) 747-4358

EMAIL: ombudsman@alamedahsg.org



Live In Aide information

If a tenant with a disability is requesting a live in aide (LIA) to assist them in remaining in their home, both landlords and the AHA must provide reasonable accommodations to allow equal access to the program and units as appropriate.

The AHA's process is as follows:

1. Tenant makes the request to their AHA case worker or to email ra@alamedahsg.org
2. If the AHA approves the tenant for a LIA, there is a separate process to approve a specific person as the LIA.
 - a. The tenant must submit the LIA's name and information for approval by AHA and the landlord.
 - b. The landlord is allowed to screen the LIA by completing a background criminal check, but the LIA is not responsible for paying the rent, so should not be screened for income or other criteria related to the payment of rent.
 - c. The landlord must provide AHA with notice of the landlord's approval of the proposed LIA before the AHA will approve the specific person to be added into the household.
 - d. The LIA may not be moved in until approved by both the AHA and the landlord.
3. The LIA is not a family member and may not stay in the unit if they are terminated as the LIA by the tenant or if the tenant moves or passes away. The LIA will never be a remaining family member, so the LIA is not eligible to retain the assistance on their own.
4. AHA cannot provide legal advice, but AHA does strongly suggest that the landlord execute an addendum to the lease that the LIA is not a tenant and must move if the family wishes or if the family is no longer in the unit to protect themselves in the event that the LIA refuses to move if the tenant leaves or passes. The California Apartment Association or your legal adviser can provide a sample of this addendum.





Housing Authority
— of the —
City of Alameda

701 Atlantic Ave,
Alameda, CA 94501

PRESORTED STANDARD

US POSTAGE

PAID

OAKLAND, CA

PERMIT NO 801

LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday – Thursday

8:30am to 5pm