



NEW AND IMPROVED WEBSITE!

The Housing Authority of the City of Alameda has built a new user-friendly website. Visit the new website at

www.alamedahsg.org



TENANT PORTAL

TRANSLATE



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HOUSING
PROGRAMS

HOUSING
COMMUNITIES

LANDLORDS

WORKING WITH
AHA

ABOUT US

CONTACT US



WELCOME TO THE HOUSING AUTHORITY OF THE
CITY OF ALAMEDA (AHA)

AHA Landlord Portal Info

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. Set up 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/>

Landlord Portal Virtual Training

AHA hosts a monthly Landlord Portal training on the last Wednesday of every month at 2pm. The goal of the landlord portal training is to:

1. Provide instructions on how to use the landlord portal.
2. Answer any questions related to the landlord portal.
3. Help landlords initiate process to sign-up for landlord portal.
4. Receive suggestions on how to improve the landlord portal.

Please join the virtual training using this link:

<https://v.ringcentral.com/join/239740932?pw=1df5c2c536d0b6389f8c0cfdeaa4ba78>

Online Meeting ID: 239740932

Online Password: 5CkGLmQyZv

Or dial:

(650) 419-1505

Dial-in Access Code / Meeting ID: 239740932

Dial-in password: 5254567998

To find the Housing Specialist for your tenant/participant, please review below:

First Letter of Participant's Last Name	Ending Letter of Last Name	Case Worker	Phone Number	Email Address
A	CHA	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
CHB	H	Laquana Lee	(510) 747-4303	llee@alamedahsg.org
I	NGUYEN, L	JoAnn Harris	(510) 747-4329	jharris@alamedahsg.org
NGUYEN, M	RODRIGUEZ, N	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org
RODRIGUEZ, O	Z	Minh Hoang Pham	(510) 747-4347	mpham@alamedahsg.org

New Payment Standards

(effective date November 2, 2022)

The Payment Standard is the maximum rent AHA may pay for each tenant. Payment standards are set in accordance with regulation based on the area's Fair Market Rents.

If the gross rent (owner rent or unit plus an allowance for tenant-paid utilities) for a unit is below the listed payment standard, then the unit will be affordable to move-in for the tenant.

If a landlord's rent is above the payment standard, AHA staff will have to determine affordability at move-in only for the tenant. Once a family completes the first year of tenancy, a rent increase can be requested. The AHA will look only at whether the rent requested is reasonable.

There is not a second affordability test; however, if the owner goes over the payment standard, the family will be responsible for that amount –no matter what income the family has.



Unit Size	Non-Emergency Housing (HCV and PBV) Payment Standard
0 Bedroom/ Studio	\$1,823
1 Bedroom	\$2,165
2 Bedroom	\$2,645
3 Bedroom	\$3,458
4 Bedroom	\$4,076
5 Bedroom	\$4,687

Unit Size	Emergency Housing Voucher Payment Standard
0 Bedroom/ Studio	\$1,989
1 Bedroom	\$2,362
2 Bedroom	\$2,886
3 Bedroom	\$3,772
4 Bedroom	\$4,447
5 Bedroom	\$5,113

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. Please contact LifeSTEPS for more info: Angel Reyes at areyes@lifestepsusa.org or (510) 410-0161.



Annual Landlord Meeting

You are invited to join AHA's annual workshop for landlords. Use this opportunity to learn more about:

1. The online landlord portal
2. Request for Tenancy Approval (RFTA)
3. Inspections
4. Rent Increase Requests
5. Responsibilities (Landlords, Tenants, AHA)

The virtual meeting time and link details are listed below:

Housing Choice Voucher Landlords (Annual Workshop) October 25th, 10am to 1pm

Join Zoom Meeting

<https://us06web.zoom.us/j/88035173565?pwd=RVC3VFRuWXgxc2xoUGtUWkFXRWx4QT0>

Meeting ID: 880 3517 3565

Passcode: 225609

To call in, find your local number here: <https://us06web.zoom.us/u/kbTLqL5PTv>

Project Based Voucher Landlords (Annual Workshop) November 8th , 10am to 1pm

Join Zoom Meeting

<https://us06web.zoom.us/j/83099678144?pwd=c0I0SDZBdGZ0UGFQVTJMU29TZWc0QT09>

Meeting ID: 830 9967 8144

Passcode: 380607

To call-in, Find your local number: <https://us06web.zoom.us/u/keJE3KfHKj>

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.surveyaha.com.

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



Follow us on



Complaints and Lease Violations

AHA responds to complaints and concerns raised by landlords and residents. Some issues can be addressed quickly, while others may be more complicated and take longer to resolve. In some cases, it requires the cooperation of the landlord, neighbors, the assisted resident, and the Housing Authority to resolve the problems that arise. While the Housing Authority is not a party to the lease, per the HAP Contract, copies of all lease violation notices must be given to the Housing Authority at the same time as the tenant.



While the AHA does not normally directly interfere with tenant/landlord issues, per the agreement that AHA has with its participants, serious and/or repeated violations of the lease may result in the household losing financial assistance. Many times, when that is explained to families, the behavior requiring a violation notice is corrected.

Rent Increases & Inspections

Rent Increases

Annual rent increases are allowed, if the new proposed rent is consistent with similar sized unassisted units. Section 8 units are exempt from the rent portion of the Alameda rent control program (www.alamedarentprogram.org). AHA will research comparable units in the area to confirm rent reasonableness of any owner requested rent increases.

Inspections

A subsidized unit must pass the Housing Quality Standards inspection. AHA must inspect the unit prior to any tenant moving in and then regularly after that. AHA Inspectors look for health or safety concerns plus any potential hazards. The inspector may alert the landlord to issues which could prevent costly expenses in the future. All inspection requests are handled by our Inspections team. You may contact the Inspections team at 510-690-8290 or visit your Landlord Portal account for information about your next scheduled HQS inspection.



Upcoming Hearings & Meetings

Moving to Work Public Hearings will be held on December 5th, 2022 and December 6th, 2022. More information regarding meeting schedule can be found at <https://www.alamedahsg.org/about-us/public-notices/>

The Housing Authority of the City of Alameda (AHA) was selected to participate in the Moving to Work (MTW) program in 2022. A MTW Supplement to its Annual Plan must be approved before MTW activities can commence. This process requires an opportunity for public comments both written and at public meetings. Therefore, the AHA will be putting forth its first MTW Supplement for comment during public meetings.

Rental Advisory Board Meeting will be held on December 8th, 2022. More information regarding meeting schedule can be found at <https://www.alamedahsg.org/about-us/public-notices/>

The AHA welcomes both participants and landlords to participate in this public meeting of the Resident Advisory Board which will include the AHA's proposed landlord incentives.



701 Atlantic Ave,
Alameda, CA 94501

PRESORTED STANDARD

US POSTAGE

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OAKLAND, CA

PERMIT NO 801

LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday – Thursday

8:30am to 5pm