



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 is incredibly grateful for your partnership in providing housing to low-income households in the City of Alameda. AHA staff strives to provide the best possible customer service to our HCV landlords and provide the best possible incentives to HCV landlords as well.

As you may already know, in 2022 AHA joined the Moving to Work (MTW) demonstration program of the U.S. Department of Housing and Urban Development (HUD). Landlords benefit from AHA joining the MTW program because AHA can now offer landlords vacancy loss payments and new financial incentives. To learn more about these incredible opportunities, please review the information below.

Landlord Incentives

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

- \$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 participant 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 have to be equal to or less than one month of rent.

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, again if a landlord receives payments from any other MTW 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.

New Payment Standards

To remain competitive in the rental market, AHA frequently updates its Payment Standards. The current payment standards became effective on February 2, 2023. The new Payment Standard (listed below) was approved at the September Board of Commissioners meeting and are effective November 2, 2023. The Payment Standard 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 Standard, then the unit will be affordable for the tenant. If a landlord's rent is above the Payment Standard, 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 Standard, the family will be responsible for the additional amount, regardless of their income.

PAYMENT STANDARDS

PROJECT BASED VOUCHER (PBV) & HOUSING CHOICE VOUCHER (HCV) & EMERGENCY HOUSING VOUCHER (EHV)

Effective: November 2, 2023

0 Bedroom Payment Standard	\$2,190.00
1 Bedroom Payment Standard	\$2,557.00
2 Bedroom Payment Standard	\$3,108.00
3 Bedroom Payment Standard	\$4,010.00
4 Bedroom Payment Standard	\$4,744.00
5 Bedroom payment Standard	\$5,456.00

Effective: November 2, 2023

For all unit transfers, recertifications, incoming portability, and new admissions to the PBV, EHV, and HCV programs.

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.

Relocation

If a landlord needs to relocate a tenant due to repairs needed at the unit, the landlord must notify AHA immediately. By notifying AHA early in the process, the landlord stays in compliance with the HAP contract, and, in limited circumstances, HAP may continue to be paid.

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.

AHA Housing Specialist Contact Information

Annual Recertifications & Interim Adjustments

Tenant last names starting A - HENN	Laquana Lee	(510) 747-4303	llee@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 - H	Dee Dee Adeosun	(510) 747-4319	dadeosun@alamedahsg.org
Tenant last name starting I - Z	Corliss Glanton	(510) 747-4309	cglanton@alamedahsg.org

Process to Request Rental Increases

Landlords can submit a rent increase via the Landlord Portal. Landlords must download the “Request for Rent Increase” form and provide all the required information. This downloadable “Request for Rent Increase” form can be found on AHA’s “Landlord Resources” webpage at:
www.alamedahsg.org/landlord/landord-resources/

After downloading and completing the “Request for Rent Increase” form, the landlord can then upload the newly completed form and all required information to the Landlord Portal via the “Upload Documents” menu option, this step will complete the rent increase request.

The Landlord Portal can be accessed online at <https://recertification.alamedahsg.org> by selecting “Landlord Login”. 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.

Upcoming Landlord workshops

Housing Choice Voucher Landlords (Annual Workshop)

October 31st 9:30m to 11:30am

Join Zoom Meeting

<https://us06web.zoom.us/j/89100607553?pwd=Sj2Fbn4EqscT1cTeelRj5ELPUlgdNC.1>

Meeting ID: 891 0060 7553

Passcode: 428872

To call in, find your local number here: <https://us06web.zoom.us/j/89100607553?pwd=Sj2Fbn4EqscT1cTeelRj5ELPUlgdNC.1>

Project Based Voucher Landlords (Annual Workshop)

November 15th, 9:30am to 11:30am

Join Zoom Meeting

<https://us06web.zoom.us/j/85792826063?pwd=OnKV4VrNtL10jkQKJNLcXxayfsAQYx.1>

Meeting ID: 857 9282 6063

Passcode: 689969

To call-in, Find your local number: <https://us06web.zoom.us/j/85792826063?pwd=OnKV4VrNtL10jkQKJNLcXxayfsAQYx.1>



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