



Upcoming AHA Office Closure Dates

The Housing Authority of the City of Alameda (AHA) office (at 701 Atlantic Avenue) is closed for staff trainings on the following days between June 23rd and September 15. AHA is also closed every Friday.

Day	AHA Offices Closed Schedule
Wednesday, June 25 th	10am to 12pm
Monday, June 30 – Weds, June 2 nd	12pm to 4pm
Thursday, July 3 rd and Friday, July 4 th	All Day
Wednesday, July 23 rd	10am to 12pm
Wednesday, August 27 th	10am to 12pm
Monday, September 1	All Day

New Office Hours for Housing Program Department

AHA is now allowing walk-ins from all AHA landlords. Please come by AHA's main office (located at 701 Atlantic Avenue, Alameda, 94501) on Mondays through Thursdays between the hours of 8:30am to 11:30am. No appointment is necessary, but there may be a small wait depending on the volume of walk-in traffic. Housing Authority staff will be available to answer your questions.

Landlord Video

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. Please visit the link below or scan the QR code to watch a video we created to highlight AHA's HCV landlord program.

<https://vimeo.com/785014581>



Monthly Office Hours for AHA Landlords

The Housing Authority of the City of Alameda (AHA) also hosts a "Landlord Office Hours" virtual meeting on the last Wednesday of every month at 2pm. The goals 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=VFllFbW1qYW5FUDV3NTUrUks2MEhLZz09>

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

What information is shared with the Federal Government?

The Housing Authority of the City of Alameda (AHA) is required to share information about AHA housing program participants and landlords with the U.S. Department of Housing and Urban Development (HUD) and the Department of Treasury through their online systems. The U.S. Department of Homeland Security (DHS) has information sharing agreements with other federal departments including HUD. The information on landlords shared through the participant portal is minimal, however, the AHA must issue a 1099 for every landlord on its program and this tax form is reported through the IRS's website. Please review the 1099 form AHA sent you to see the information shared with the IRS. The AHA is also required to verify the disclosed Social Security or Tax Identification Number through the IRS for every vendor receiving federal funds including landlords.

Vacancy Loss Payments and Landlord Incentive 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.

Relocation

If a landlord needs to relocate a tenant due to repairs needed at the unit, the landlord must notify AHA immediately (less than 14 days after the relocation, but within 3 days is better). 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.

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 Ron Babiera at (510) 747-4331 or rbabiera@alamedahsg.org with questions or to schedule a pre-inspection.

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	mpham@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/>

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

PAID
OAKLAND, CA

PERMIT NO 2508

LANDLORD NEWSLETTER

Important Information Enclosed

AHA Main Office Hours

Monday - Thursday
8:30am to 4:00pm