



Potential Upcoming Federal Government Shutdown

In the event of a federal government shut down on September 30, AHA expects Housing Assistance Payments to landlords to continue as usual but AHA will inform all landlords if AHA has any updated news to share. The HAP Contract states that HAP will be paid by the 5th of the month, so if you have not received your HAP payment by the 5th of the month, please contact your AHA Housing Specialist.

No Increase in Payment Standards

The new Fair Market Rents were recently released, so in response to these modest rent increases the Housing Authority of the City of Alameda will not be increasing the Payment Standards amounts.

AHA Suspends Landlord Incentives

The Housing Authority of the City of Alameda (AHA) is officially in shortfall, so measures must be taken to save federal dollars for the rent of the participants. As such, AHA is suspending landlord incentives. If a Request for Tenant Approval (RTA) was received after August 15, 2025, or the contract is effective after September 15, 2025, there will be no incentive payments. We thank all the landlords that have participated in this program with AHA, but to ensure that we have the funds to continue to house families, we must stop the incentive payments from federal funds.

AHA's 85th Anniversary Video

For the past 85 years, the Housing Authority of the City of Alameda (AHA) has been committed to one critical mission, creating affordable housing opportunities for low-income individuals and families in the City of Alameda. AHA invites you to watch this 85th Anniversary video to learn about AHA's impactful history and its evolution into the agency that it is today. You can use the link below or scan the QR code.

<https://vimeo.com/1092179069>



Landlord Reference for Prospective Tenants

Landlords participating in AHA's Housing Choice Voucher Program are encouraged to conduct landlord reference checks of prospective tenants. The prospective tenant should supply the contact information for their previous landlord. If not, the Housing Authority may be able to provide contact information of the last two landlords, for whom the tenancy was subsidized (as part of Housing Choice Voucher Program) by AHA. To request the landlord contact information of the prospective tenant, please contact the designated Housing Specialist for the prospective tenant. Landlords can search for the AHA Housing Specialist by last name of the prospective tenant, via this link: <https://www.alamedahsg.org/housing-programs/contact-my-housing-specialist/>

Process to Request Rent Increases

Landlords can submit a rent increase request via an online form. The form for Housing Choice Voucher holders can be found at: <https://form.alamedahsg.org/Forms/HCVRentIncrease> this form will collect the information necessary to determine whether the rent increase request can be approved.

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. Increases must comply with California law including AB1482. The maximum allowable increase under AB1482 is 6.3% for the City of Alameda. The Landlord Portal can be accessed online at <https://recertification.alamedahsg.org> by selecting “Landlord Login”. Eventually, the rent increase process will be integrated into the portal, but for now, to allow for efficient processing we ask you to use the above rent increase forms.

The form for Project-Based Voucher holders can be found at:
<https://form.alamedahsg.org/Forms/PBVRentInc>.

Additional information and forms can be found on AHA’s “Landlord Resources” webpage at:
<https://www.alamedahsg.org/landlords/landlord-resources/>

MONTHLY OFFICE HOURS FOR AHA LANDLORDS

The Housing Authority of the City of Alameda (AHA) hosts a “Landlord Office Hours” 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=VFIFbW1qYW5FUDV3NTUrUks2MEhLZz09>

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

Inspection Extension (after failed inspection)

To request an inspection extension after a failed inspection, please complete the online form below:
https://form.alamedahsg.org/Forms/HQS_Ext

Post your vacant Units on AHA’s website

Advertise your vacant property listings on AHA’s website via the “Available Rentals” webpage which is found under the “Housing Programs” menu. To post your vacant unit, please complete this online form: <https://form.alamedahsg.org/Forms/LLVacancyListing>

AHA Housing Specialist Contact Information

Tenant last names starting A - FRED	Simone Kittles (510) 747-4301	skittles@alamedahsg.org
Tenant last names starting FREE - KP	Dee Dee Adeosun (510) 747-4319	dadeosun@alamedahsg.org
Tenant last names starting KQ - REYE	Corliss Glanton (510) 747-4309	cglanton@alamedahsg.org
Tenant last names starting REYF - Z	Jo Ann Harris (510) 747-4329	jharris@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. Please note all 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