

# The Landlord Advantage

## Program Benefits

### **Use Your Own Lease Agreement**

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 Upon Turnover**

AHA maintains a listing of available HCV units on our website to help fill vacancies quickly.

### **Free Inspections**

Trained inspector looks for safety hazards to protect the landlord and tenant and may alert you to preventative maintenance issues.

### **Charge Market Security Deposit & Fees**

You can charge the same security deposit and any late fees that you would charge other tenants.

### **Attentive AHA Staff**

Dedicated AHA staff available to answer questions and process paperwork.

### **\$500 Lease-Up Bonus**

For any new Section 8 unit.

## **For More Information Contact:**

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## Working with AHA

The Housing Authority of the City of Alameda (AHA) currently works with over 500 City of Alameda landlords via the Housing Choice Voucher (HCV) program. AHA staff understands the goals and demands upon landlords, so AHA works to streamline the application process and ensure rental payments are paid on time.

## How Landlords get paid

Housing Choice Voucher holders pay a percentage of their monthly income toward rent, then the Housing Authority pays the difference between that amount and the total rent due.

Landlords have protection because if the tenant's monthly income decreases the Housing Authority increases their portion of the rental payment. The landlord has increased probability to receive the full rental amount due for rents under the payment standard. AHA's goal is that the landlords always continue to get paid and the unit stays affordable to the tenant.

Annual rent increases are allowed, if the new proposed rent is consistent with similar sized units and amenities in the same neighborhood. AHA will research comparable units in the area to confirm fair market rate on rent increases.

## Who Will You Be Housing?

The Housing Authority's goal is to provide low income families with an opportunity to live in safe and affordable homes. While there is no typical Housing Authority tenant, AHA tenants include:

- 64% headed by a senior or person with a disability
- Hard-working families who are a critical part of the community
- Participants in the Family Self Sufficiency savings program working toward financial independence

*"Affordable housing has improved our standard of living. It has even improved the relationship between the people in our family."*  
- HCV Tenant

In addition to financial assistance all AHA program participants have access to:

- AHA's deposit assistance program
- AHA case worker to assist with any questions about the Housing Choice Voucher program
- Free social services including connections to counseling, ongoing education, and budgeting



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## Program Requirements:

- **Initial 12-month lease** - You may terminate lease for any legal reason with proper notice.
- **Unit inspection** - Our trained inspector must inspect the unit prior to tenant move-in. We look for health and safety concerns and potential hazards, these may alert you to issues which dealt with now could prevent costly expenses in the future.
- **HCV Contract** - You sign a lease with the tenant and a contract for payment with the Housing Authority.
- **AHA Rent Payment Standards** - is the maximum AHA will pay for each tenant. If a unit's rent is below the listed payment standard, appropriately sized units will be affordable on move-in for the families. If an owner's rent is above the payment standard, staff will have to determine affordability for the family individually.

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

