



Oakland Affordable
Housing Preservation
Initiatives, Inc.



2024 WAIT-LIST OPENING FOR OAKLAND AFFORDABLE HOUSING PRESERVATION INITIATIVES (OAHPI)

PROJECT-BASED VOUCHER PROPERTIES

**(This waitlist is for Project-based Voucher
apartments only.)**

Frequently Asked Questions and Answers

1. Q. What is the Project-Based Voucher (PBV) Program?

A. The PBV program is a rental subsidy attached to the unit and does not move with the family. Program participants will pay up to 30% of their adjusted household income for rent. Participants also receive a utility allowance, which is factored into the calculation of the monthly tenant rent. OHA will pay the balance in the form of a Housing Assistance Payment to OAHPI each month. Program participants have access to OHA's Family and Community Partnerships department for supportive services including employment assistance, children's activities and financial literacy.

2. Q. What is the size of the available PBV-units?

A. This waiting list is for three-bedroom units only.





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3. **Q. What are the occupancy standards for the available three-bedroom PBV-units?**

A. The unit size for which an applicant family qualifies depends on their household size and composition, and any verifiable special needs. OHA will assign one-bedroom for each two persons within the household; except the Head of Household, if single, will be assigned their own bedroom and then one-bedroom will be assigned for each remaining two persons within the household. To be eligible for this waiting list, an applicant family must meet the below occupancy standards:

Household composition	Minimum # in Household 3 Bedroom
A head of household and <u>no</u> spouse/significant other	4
A head of household and a spouse/significant other	5





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4. **Q. Where are the PBV-units located?**
A. OAHPI sites are scattered throughout Oakland in the following areas:

East Oakland	Deep East Oakland	Fruitvale
<p>Boundaries: North-South between International Boulevard and 580 Freeway East-West between 38th Avenue and 73rd Avenue For more info: http://www.oakha.org/Residents/Pages/East.aspx</p>	<p>Boundaries: North-South between San Leandro Boulevard and 580 Freeway East-West between 73rd Avenue and 106th Avenue For more info: http://www.oakha.org/Residents/Pages/Deep-East.aspx</p>	<p>Boundaries: North-South between 14th Street and High Street East-West between MacArthur Blvd and High Street For more info: http://www.oakha.org/Residents/Pages/Fruitvale.aspx</p>
North Oakland	San Antonio	West Oakland
<p>Boundaries: North-South between Alcatraz Avenue to 44th Street East-West between San Pablo Avenue to College Avenue For more info: http://www.oakha.org/Residents/Pages/North.aspx</p>	<p>Boundaries: North-South between 14th Street and MacArthur East-West between Park Blvd and 23rd Ave For more info: http://www.oakha.org/Residents/Pages/San-Antonio.aspx</p>	<p>Boundaries: East-West between Harrison Street and Adeline North-South between 44th Street and 27th Street For more info: http://www.oakha.org/Residents/Pages/West.aspx</p>





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5. Q. How do I apply?

A. You may fill out a pre-application online or complete a paper application with support from OHA staff. If you choose a paper application, an OHA staff person will assist with entering your information into the online portal.

Please visit one of our OHA locations at the following dates between 10am and 2pm or call (510) 587-2100.

<p>Lockwood Gardens 1327 65th Ave. Oakland, CA 94621</p>	<p>Leased Housing Dept 1540 Webster Street Oakland, CA 94612</p>	<p>Peralta Village 935 Union Street Oakland, CA 94607</p>
<p>Tuesday – Thursday 10/15-10/17 & 10/22-10/24</p> <p>Saturday 10/19</p>	<p>Tuesday – Thursday 10/15-10/17 & 10/22-10/24</p> <p>Saturday 10/26</p>	<p>Tuesday – Thursday 10/15-10/17 & 10/22-10/24</p>

Pre-applications will be accepted starting **Tuesday, 10/15/2024 8:00AM through Thursday, 10/31/2024 11:59PM.**

For registration instructions see the [MyOHAPortal Registration Instructions](http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx) at <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx>

- 1) Go to www.oakha.org or <https://myohaportal.oakha.org/> to submit a pre-application. You must have a valid email address to submit a pre-application. If you do not have an email, you will have the opportunity to create an email address in the portal. There is no fee for completing the pre-application. THIS IS NOT A FIRST COME, FIRST SERVED PROCESS.
- 2) **You must complete and submit your pre-application before to Thursday, 10/31/2024, 11:59PM.**
- 3) You will receive an email confirming when you successfully complete and submit the pre-application. SAVE YOUR CONFIRMATION EMAIL.





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4) If you cannot apply online, please visit one of the sites noted above **from 10/15/2024 to 10/26/2024 between 10am and 2pm**, or call (510) 587-2100 for assistance. Please refer to the “**How do I apply**” section above.

6. Q. What is needed and what information must I submit to complete the pre-application?

A. To complete this on-line, you will need a computer, smart phone or other device with internet access.

To complete this via a paper application, please contact us at (510) 587-2100 or visit us at one of the property locations. Please refer to Question 5.

The following is the minimum, mandatory information needed to complete the pre-application:

- 1) Current address
- 2) Names, dates of birth, social security numbers and genders of all members of the household (household = all members, including minors, that will live in the assisted unit)
- 3) Household Income information

7. Q. Is the pre-application available in other languages?

A. Yes. The pre-application is available in English, Chinese, Spanish, and Vietnamese. The Flyer and the Frequently Asked Questions are also available in these languages. Go to <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx>; or, if you need a paper version in your preferred language, you can also contact OHA for assistance. Please refer to Question 5.

8. Q. What if I need help with or have questions about my pre-application?

A. For instructions on how to register and apply, see the *MyOHAPortal* Registration Instructions at <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx>; or, you can also contact OHA for assistance. Please refer to Question 5.





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9. Q. How do I correct a mistake on or update my pre-application?

A. Once submitted, you may only change or update your contact information in the applicant portal. <http://myohaportal.oakha.org/>. **Do not submit another pre-application.** You can also contact OHA for assistance. Please refer to Question 5.

10. Q. How will OHA determine who will be added to the waiting list?

A. OHA will place applicants onto the waiting list based on a computerized random lottery selection process. OHA will place **600** applicants on the three-bedroom waiting list. Notification of the lottery selection will happen within 120 calendar days of the waitlist closing date **10/31/2024**.

11. Q. Will my chances be better if I apply more than once?

A. No. Every household has the opportunity to apply only once. OHA will remove duplicate pre-applications.

12. Q. What is the process once my pre-application is submitted?

A. A computerized random lottery will determine which eligible applicants will be added to the 2024 OAHPI waitlist and in which order. You will receive an email notification if you are selected for the waitlist or not selected.

13. Q. If I am added to the waiting list, what happens next?

A. When your name comes to the top of the waitlist, and a unit is available, you will be contacted by OHA to begin the intake process to determine if you are eligible at that time. Housing will be offered to qualified households in waiting list order. If you are deemed eligible and turn down two opportunities for housing, your name will be removed from the waiting list. You may reapply for housing when the waitlist is open. Once established, this waitlist will be active for 12 to 18 months.

14. Q. How long will it take my name to reach the top of the waitlist?

A. OHA cannot predict how long you will be on the waitlist. Waiting times vary, as it depends on waiting list size, and when current tenants move out.





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15. Q. Are there any admissions preferences?

A. Yes. OAHPI has the following admission preferences:

- 1) **A Residency preference** - Applicants who live or work in the City of Oakland at the time of the application interview and/or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the applicant interview, qualify for this preference.
- 2) **A Literal Homeless preference** - Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - a) Has a primary nighttime residence that is a public or private place not meant for human habitation; **or**
 - b) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); **or**
 - c) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

16. Q. How do I inform OHA if my address changes after I submit my pre-application?

A. It is your responsibility to notify OHA of changes to your address and contact information using the OHA online applicant portal. Keep your username and password so that you can make changes in the portal <http://myohaportal.oakha.org/>; or, you can also contact OHA for assistance. Please refer to Question 5. If we are unable to contact you, your name will be removed from the waiting list.

17. Q. Will households with undocumented family members be eligible?

A. Yes. One family member must have eligible residency or legal citizenship status.





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18. Q. I previously applied for an OAHPI waitlist. Do I still need to apply?

A. Yes. If you want to be considered for a Project-based voucher unit, you will need to reapply. For instructions on how to register and apply, see the *MyOHAPortal Registration Instructions* at <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx>; or, you can also contact OHA for assistance. Please refer to Question 5.

19. Q. Are there other eligibility requirements?

A. Yes.

- 1) At least one household member must be a U.S. citizen or eligible immigrant; and
- 2) No household member can be subject to a lifetime registration requirement under any of the 50 states' sex offender registration program; and
- 3) No household member can have been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing; and
- 4) The total income of all the persons listed on the pre-application must not exceed the 2024 income limits. Income includes, but is not limited to wages, Social Security benefits, pensions, child support, unemployment benefits, CalWin (TANF), or net income from a business, etc.

2024 Income Limits by # of Persons in Family			
4	5	6	7
\$77,850	\$84,100	\$90,350	\$96,550





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Persons with disabilities have the right to request reasonable accommodations to participate in the application process. If you need assistance to apply online and require a paper application, or if you need another type of reasonable accommodation, please contact Leased Housing at (510) 587-2100.

For persons with hearing impairments, please call our TDD number at (510) 587-7119.

The City of Oakland prohibits rental discrimination based on criminal history per the Ronald V. Dellums and Simbarashe Sherry Fair Chance Access to Housing Ordinance No 13581 C.M.S. (O.M.C. 8.25). Visit

<http://oakha.org/AffordableHousing/HowDoIApplyForHousing/Documents/Fair-Chance-Ordinance.Tenant-Notice.10.5.2020.pdf> for more information.

Language translation services are available in 151 languages at all offices at no cost.

Please call (510) 587-2100 for assistance.

所有办事处均免费提供 151 种语言的语言翻译服务

Los servicios de traducción en 151 idiomas están disponibles en todas las oficinas sin ningún costo.

Trương chình thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tặy nhiều vắng phòng gần đây.

