



Oakland Affordable
Housing Preservation
Initiatives, Inc.



**2024 WAITLIST OPENING FOR
OAKLAND AFFORDABLE
HOUSING PRESERVATION
INITIATIVES (OAHPI)
PROJECT-BASED VOUCHER
PROPERTIES**

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

On behalf of the Oakland Affordable Housing Preservation Initiatives (OAHPI), the Oakland Housing Authority (OHA) is accepting pre-applications for the 2024 waitlist opening. OAHPI is a non-profit affordable housing provider with Project-Based Voucher (PBV) units located throughout the City of Oakland. The Oakland Housing Authority (OHA) is managing this process. **This waitlist opening is not for a Housing Choice Voucher.**

This waiting list is for three-bedroom units only. OHA will place **600** applicants on the three-bedroom waitlist based on a computerized random lottery selection process. If selected in the random computerized lottery, you will be offered **the first available unit** in one of the six OAHPI PBV-portfolios in Deep East Oakland, East Oakland, Fruitvale, North Oakland, San Antonio or West Oakland. Once established, this waiting list will be active for 12 to 18 months.

How do I apply?

You may fill out a pre-application online or utilize a paper application with support from OHA staff. If you choose a paper application, an OHA staff member 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.

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

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

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.





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2. **You must complete and submit your pre-application prior 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.**
4. If you cannot apply online, please visit one of the sites noted above or call (510) 587-2100 for assistance. Please refer to the **“How do I apply”** section above.

What is the Project-based Voucher Program?

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 Partnership department for services including employment assistance, children’s activities and financial literacy.

Occupancy Standards

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 regardless of sex or age, based on the below household composition.

This waiting list is for three-bedroom units only. 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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Where are the OAHPI PBV-sites located in Oakland?

OAHPI sites are scattered throughout Oakland in the following areas:

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

Other eligibility requirements

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 programs; 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 chính thông dịch đầy đủ cho tới 151 tiếng nói miệng phí cho quý vị đang có tạy nhiều văng phòng gần đây.

