

HOUSING OAKLAND

Partnering with OHA comes with benefits!

Oakland property owners and managers are invited to join us in helping to house hundreds of families that need quality homes at affordable prices. The Housing Choice Voucher (HCV) also known as Section 8, program has some incredible new benefits for property owners. Joining the program is a relatively simple process that can help us prevent homelessness and ensure that Oakland remains economically diverse.



When you join the HCV program:

- The Oakland Housing Authority (OHA) assists your residents with paying their rent
- Rental payments from OHA are paid at the beginning of each month (tenants pay approximately 30% of their income in rent)
- Direct deposit of OHA rental payments
- Financial Incentives
- Rental increase requests are reviewed annually
- Resident Support Services through OHA and external case management
- Post move-in assistance for residents
- Owner education and appreciation events

As with all families in Oakland, our residents look and apply for privately owned units that best meet the needs of their families in terms of location, affordability and amenities. They seek access to business districts, schools, transportation and entertainment and consider home the hub that keeps their family engaged and moving forward. By offering your available apartment(s) to a HCV family seeking a home, you are helping move them one-step closer to achieving their household goals.

Renting to a HCV family is as easy as 1-2-3!

1 Identify a potential HCV participant and follow your normal tenant screening verification process.

2 Pass a Housing Quality Standards inspection.

3 Sign a contract with OHA that allows us to pay you a portion of the rent on behalf of the resident.

It's that simple. Below is a list of several new benefits that make it easier than ever to join OHA in *Housing Oakland!*

Improving the program for Oakland Property Owners:

Leasing Bonus

We know it takes some extra time and effort to participant in the HCV program. For property owners who sign a contract with OHA allowing a HCV family to move into one of their available units, OHA will pay the owner a \$1,000 signing bonus. This benefit is for existing and new owners. By posting a listing on www.AffordableHousing.com, the many families searching for housing in Oakland right now can easily access your available unit(s).



Rent your property right away

Current HCV Property Owners - Staying with the Program

OHA will pay existing HCV owners up to two months of OHA rental assistance when one HCV resident moves out and you rent the same unit to another HCV resident within six months. OHA has made this payment convenient and hassle-free; there is no paperwork and no processing. Owners will receive their re-rent bonus within 30 days of leasing the unit to a new HCV participant.

Inspect now, rent later

Federal Regulations require all HCV units be inspected before we can pay any housing assistance. However, this doesn't need to slow you down. To move quickly through OHA's inspection and leasing procedure, a new or existing landlord can have the unit inspected even before you have a prospective HCV resident. You can schedule an inspection at a convenient time, and once the unit passes, you are ready to go. The inspection will be good for 60 days, giving you time to find a HCV participant who passes your standard screening process. This streamlined process ensures you receive your first rent check on time because there is no need to wait for any further inspections after the tenant moves in.

Apartment Repair Program

If your property is inspected and requires some repairs, we can help. OHA will reimburse owners up to \$2,250 for repairs made to fix Housing Quality Standard fail items on units that have never received a HUD subsidy. The repairs must be verified by OHA by submitting before and after pictures with invoices detailing the costs of the repairs. Once the Housing Assistance Payment (HAP) contract is signed and repairs are verified, OHA will reimburse the owner for requests received within 30 days of HAP contract execution. OHA reserves the right to determine reimbursement amount.



You can apply for the Apartment Repair Program reimbursement at: <https://forms.oakha.org/Forms/Repair>

Speed Leasing Bonus

OHA has recently been awarded 515 new vouchers under the American Rescue Plan. In an effort to be part of something good in our community—by helping families quickly get into new homes before the cold winter months and the holiday season—we are asking for your help. If you lease a unit through our HCV program by Dec. 31, 2021, you will receive a \$100 incentive payment.

OHA greatly appreciates owner's participation in the HCV program and is always looking to improve. If you lease a new unit in our program, please consider taking a brief survey using the link: <https://www.surveymonkey.com/r/OHAOwnerIncentiveSurvey2021> or scan the QR Code right.



For more information about the owner benefits program or to learn about becoming an OHA owner, please contact us via email at ehvapp@oakha.org

For TTY/TDD assistance call (510) 587-5109

To request an inspection or list your property please email ownerincentives@oakha.org

