

2010 City of Oakland
Notice of Funding Availability for Affordable Rental and Ownership Housing

Section 8 Project Based Voucher Assistance

The **Oakland Housing Authority (OHA)** will utilize the [City of Oakland's 2010 Notice of Funding Availability \(NOFA\) for Affordable Rental and Ownership Housing](#), as the competitive selection process required for awarding Section 8 Project-Based Vouchers. OHA is prepared to provide Section 8 Project-Based Voucher (PBV) assistance **for a minimum of 10-units in a project, up to a maximum 25% of the total number of units in a project. Only one (1) to five (5) bedroom size units are eligible to be awarded PBV assistance in this offering.**

Projects with 40 or more units may request up to ten (10) additional “exception units”, above the 25% per project cap. Projects that are less than 40 units in size may request “exception units” for the project to qualify, but not exceed the 10-unit minimum project award. Qualifying “exception units” are designated units set aside for elderly, disabled, or households receiving supportive services.

If your project is selected for City NOFA funding, the OHA Board of Commissioners must still approve the project before a Project-Based Voucher award can be made. Once a formal award has been made, the project may not request additional PBV vouchers prior to project completion. Eligible projects must meet accessibility requirements in accordance with regulations implementing [Section 504 of the Rehabilitation Act of 1973](#), are subject to an [Environmental Review](#) under the National Environmental Policy Act (NEPA) and a [HUD Subsidy Layering Review](#).

Projects completing all applicable OHA and HUD reviews may execute a Section 8 Project-Based Voucher [Agreement to Enter into Housing Assistance Payments \(AHAP\)](#) contract. When project rehabilitation or construction has been completed, OHA will then execute a PBV [Housing Assistance Payments \(HAP\)](#) contract for the project with an initial 15-year contract term. Subject to funding availability, PBV HAP contracts are renewable for up to a 15-year extension term.

Applicants should understand that the Fair Market Rents shown in the *Income, Rent, Utility Allowance, and Owner-Occupied Housing Payment Limits (NOFA) addendums* are only estimates of allowable rents. OHA will conduct a rent comparability survey utilizing a state certified appraiser to determine the initial PBV contract rents for the project. PBV program initial rents will not be approved above the [OHA Voucher Payment Standard](#) for Section 8 assisted housing.

The purpose of this allocation is to create rental units that are safe, decent and sanitary for Section 8 eligible low-income families. All financing of project costs and operating expenses are the responsibility of the project owner/developer. Awarded PBV developments will be authorized to set up their own site-based waiting lists for tenanting the PBV assisted units. The

project owner/developer is responsible for all expenses in creating a site-based PBV waiting list that is in accordance with OHA criteria. A preliminary marketing plan and a management plan which includes waiting list management and tenant selection criteria must be submitted to OHA for approval. In creating a site-based PBV waiting list, the owners/managers must also comply with OHA outreach policies in marketing and advertising the PBV assisted units.

The Oakland Housing Authority reserves the right to suspend, amend or modify the provisions of this PBV offering, to reject proposals, to negotiate modifications of proposals, or to award less than the full amount of PBV funding requested.

PBV reference materials:

- [AHAP Part 1 form HUD 52531A \(exp. 09/30/2012\)](#)
- [AHAP Part 2 form HUD 52531B \(exp. 09/30/2012\)](#)
- [HAP Part 1 form HUD 52530A-1 \(exp. 09/30/2012\)](#)
- [HAP Part 2 form HUD 52530A-2 \(exp. 09/30/2012\)](#)
- [PBV Tenancy Addendum 52530C \(exp. 09/30/2012\)](#)
- [Fair Market Rent \(FMR\) table and OHA Voucher Payment Standards](#)
- [OHA Utility Allowance Schedule for Section 8 Housing \(effective 12-2010\)](#)
- [Federal Register 24 CFR Part 983 Project-Based Voucher Program](#)
- [The Housing and Economic Recovery Act \(HERA\) of 2008 Applicability to HUD Public Housing, Section 8 Tenant –Based Voucher and Section 8 Project-Based Voucher Program FR-5242-N-01](#)
- [Federal Register 24 CFR Part 982.401 – Housing Quality Standards \(HQS\)](#)
- [OHA 2010 Section 8 Administrative Plan – Chapter 17](#)
- [Subsidy Layering Review Checklist](#)
- [Notice PIH 2010-26 Section 504/24 CFR 8 – Major Provisions](#)
- [PBV Occupancy Standard Table](#)
- [PBV Threshold Requirements Questionnaire](#)

If you have additional questions or would like a hard copy of this document packet, please contact:

Douglas Lee – Senior Management Analyst
(510) 587-2155 Email: dlee@oakha.org
Oakland Housing Authority - Leased Housing Department
1805 Harrison Street
Oakland, CA 94612

NOFA applications intending to utilize PBV assistance must provide a “PBV Clearance Document” from OHA confirming eligibility and the number of Project-based Vouchers (including any approved exception units), that the project qualifies for. See the [**NOFA Application Instructions \(Exhibit #30\)**](#)

**Request for a PBV project review must be submitted to OHA no later than:
October 28, 2010 at 4:00PM**

In order to request for PBV project review to receive an *OHA Clearance Document* from the Oakland Housing Authority, please complete the [PBV Threshold Requirements Questionnaire](#) for the 2010 NOFA and submit to OHA along with copies of the following 2010-11 NOFA Exhibits:

- Exhibit #1 Narrative Cover Letter
- Exhibit #3 Application Form
- Exhibit #4 Community Outreach and Activities (if applicable)
- Exhibit #5 Evidence of Demand or Market Study
- Exhibit #7 Evidence of Site Control
- Exhibit #11 Relocation Plan (if applicable)
- Exhibit #15 Preliminary Design Sketches
- Exhibit #16 Preliminary Rehabilitation Scope of Work
- Exhibit #17 Development Schedule
- Exhibit #18 Preliminary Marketing Plan
- Exhibit #19 Preliminary Management Plan
- Exhibit #22 Development Budget
- Exhibit #23 Operating Budget
- Exhibit #24 30 Year Proforma
- Exhibit #25 Financial Summary Worksheet
- Exhibit #26 Unit Size and Affordability Worksheet
- Exhibit #31 Neighborhood Narrative and Revitalization Description
- Exhibit #32 Location Map
- Exhibit #40 Preservation Statement (if applicable)