



Oakland Housing
Authority

**2021 WAITING LIST OPENING FOR
OAKLAND AFFORDABLE HOUSING PRESERVATION INITIATIVES (OAHPI)
PROJECT-BASED VOUCHER SITES**

(This is project-based Section 8)

Frequently Asked Questions and Answers

1. **Q. What is the project-based voucher (PBV) Program?**
A. The PBV program is a rental subsidy that is 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.

2. **Q. What is the size of the available PBV-units?**
A. This waiting list is for three-bedroom units only.

3. **Q. What are the occupancy standards for the available three-bedroom PBV-units?**
A. The unit size an applicant family qualifies for 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. To be eligible for this waiting list, an applicant family must meet the below occupancy standards:

Household composition	Minimum # in Household
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
<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>
Fruitvale	North Oakland
<p>Boundaries:</p> <p>North-South between 14th Street and High Street</p> <p>East-West between McArthur Blvd and High Street</p> <p>For more info: http://www.oakha.org/Residents/Pages/Fruitvale.aspx</p>	<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>
San Antonio	West Oakland
<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>





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5. **Q. How do I apply?**

A. Pre-applications will be accepted **online ONLY starting Monday June 7, 2021 8AM through Thursday June 10, 2021 7:59AM.**

- 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. There is no fee for completing the pre-application. THIS IS NOT A FIRST COME, FIRST SERVED PROCESS.
- 2) Applicants can submit a pre-application for **only one** of the OAHPI six areas listed above.
- 3) You must complete and submit your pre-application prior to **Thursday June 10, 2021 7:59AM.**
- 4) You will receive an email confirming when you successfully complete and submit the pre-application. **SAVE YOUR CONFIRMATION EMAIL.**

6. **Q. What information is needed to complete the pre-application?**

A. You will need a computer, smart phone or other device with internet access to complete the pre-application online. The following is the minimum, mandatory information needed to complete the pre-application:

- 1) Current address
- 2) Names, date of birth, and gender of all members of the household (“household” is all members, including minors, that will live in the assisted unit”)
- 3) Emergency contact information
- 4) Income information
- 5) Asset information
- 6) Expense information

7. **Q. Is the online 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>

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

A. Instructions on how to complete the pre-application will be on OHA’s website at <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx> during the waiting list opening period from **Monday June 7, 2021 8AM through Thursday June 10, 2021 7:59AM.**





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9. **Q. How do I correct a mistake on or update my pre-application?**
A. If you need to correct or change of the information entered in your pre-application, **do not submit a second pre-application.** Contact information can be updated in the applicant portal. <http://myohaportal.oakha.org/>
10. **Q. How will OHA determine who will be added to the waiting list?**
A. OHA will place applicants on the waiting list based on a computerized random lottery selection process. OHA will place 600 applicants on the waiting list. Notification of the lottery selection will happen within 120 calendar days.
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 the duplicate pre-applications.
12. **Q. What is the process once my pre-application has been submitted?**
A. A computerized random lottery will determine which eligible applicants will be added to the 2021 OAHPI waiting list and in which order. You'll receive an email notification from OHA if you have been selected for the waiting list or not.
13. **Q. If I am added to the waiting list, what happens next?**
A. When your name comes to the top of the waiting list you will be contacted by OHA to begin the intake process to determine if you are eligible. Once established, this waiting list will be active for 12 to 18 months.
14. **Q. How long will it take my name to reach the top of the waiting list?**
A. OHA cannot predict how long you will be on the waiting list.

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15. Q. Are there any admissions preferences?

A. Yes. OAHPI has the following admission preferences:

- 1) A Family preference - Applicant families with two or more persons, or a single person applicant that is 62 years of age or older, or a single person applicant with a disability, qualify for this preference.
- 2) 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.
- 3) 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. Always inform OHA of changes to your address or contact information via OHA online applicant portal. Keep your username and password so that you can make changes in the portal. <http://myohaportal.oakha.org/>

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

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

18. Q. I already applied for the OAHPI waiting list in 2017. 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.





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19. Q. Are there household income limits?

A. Yes. The total income of all the persons listed on the pre-application must not exceed the HUD 2021 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.

2021 Income Limits by # of Persons in Family							
1	2	3	4	5	6	7	8
\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450

20. 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;

If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact Leased Housing at (510) 587-2100.

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

Please call 510 -587-2100 for assistance.

所有辦公地點都會免費提供 151 種的外語翻譯服務。

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

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

