







2023 WAIT LIST OPENING FOR OAKLAND HOUSING AUTHORITY PUBLIC HOUSING UNITS AT LOCKWOOD GARDENS AND PERALTA VILLAGE

Frequently Asked Questions and Answers

1. **Q. What is the Public Housing Program?**
A. The Public Housing program is a rental subsidy that is attached to the unit owned by the Oakland Housing Authority. Program participants will pay up to 30% of their adjusted household income for rent and earn 80 percent of area median income or less as a household. Participants also receive a utility allowance, which is factored into the calculation of the monthly tenant rent. 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 Public Housing units?**
A. This waiting list is for one, two, and three-bedroom units only.

3. **Q. What are the occupancy standards for the available one, two, and three-bedroom Public Housing units?**
A. The unit size for which an applicant family qualifies depends on their household size and composition, and any verifiable special needs. To be eligible for this waiting list, an applicant family must meet the below occupancy standards:

	Minimum # of family members <small>Head of household and <u>no</u> spouse/significant other</small>	Maximum # of family members <small>Head of household with a spouse/significant other</small>
1 bedroom		
2 bedroom		
3 bedroom		

OHA will assign one bedroom for each two persons within the household, regardless of age or gender.

- 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.
- Single person families will be allocated one bedroom.



4. **Q. Where are the Public Housing units located in Oakland?**
A. The Public Housing Units are in Oakland in the following areas:

East Oakland
<p>Lockwood Gardens</p> <p>1327 65th Avenue Oakland, CA 94621</p> <p>For more info: http://www.oakha.org/Residents/Pages/Lockwood-Gardens.aspx</p>
West Oakland
<p>Peralta Village</p> <p>935 Union St. Oakland, CA 94607</p> <p>For more info: http://www.oakha.org/Residents/Pages/Peralta-Village.aspx</p>

5. **Q. How do I apply?**
A. Easy access is available to submit your pre-applications. You may fill out a pre-application on-line or utilize a paper application to submit your request. If you choose a paper application, you may request an OHA staff person to assist you in filling out the pre-application or you may request assistance entering your information into the online portal. Please visit 1327 65th Ave., Oakland, CA 94621 (Lockwood Gardens), 935 Union Street, Oakland, CA 94607 (Peralta Village) or 1540 Webster St. Oakland, CA 94612 (Leased Housing) January 17-20, 23-26 and 30, 31, between 10am-3pm or call (510) 587-2100.

Pre-applications are being accepted as of Tuesday, January 17, 2023 starting at 8:00AM through Tuesday, January 31, 2023 ending at 4:00PM

For registration instructions see the [MyOHAPortal Registration Instructions](http://www.oakha.org/AffordableHousing/Pages/Wait-Lists.aspx) at <http://www.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 SERVE PROCESS.
- 2) Applicants can submit a pre-application for **only one** of the Public Housing communities listed above.
- 3) **You must complete and submit your pre-application prior to Tuesday, January 31, 2023, 4:00PM**
- 4) You will receive an email confirming when you successfully complete and submit the pre-application. SAVE YOUR CONFIRMATION EMAIL.



6. **Q. What is needed and what information must I submit to complete the pre-application?**
- A. To complete the pre-application online, you will need a computer, smart phone or other device with internet access.
- To complete a paper pre-application, please contact us at (510) 587-2100 or visit us at one of the property locations. Please refer to the Answer to 5 above.
- 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) 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 the Answer to Question 5 above.
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](http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx) at <http://oakha.org/AffordableHousing/Pages/Wait-Lists.aspx>; or, you can also contact OHA for assistance. Please refer to the Answer to Question 5 above.
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 the Answer to Question 5 above.
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 **125** applicants on the one-bedroom waiting list, **325** on the two-bedroom waiting list, and **50** applicants on the three-bedroom 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 is submitted?**
- A. A computerized random lottery will determine which eligible applicants will be added to the 2023 Public Housing 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 at that time. 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.
15. **Q. Are there any admissions preferences?**
A. Yes. Public Housing 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/> ; or, you can also contact OHA for assistance. Please refer to the Answer to Question 5 above.
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 previously applied for an OHA Public Housing waiting list. Do I still need to apply?**
A. Yes. If you want to be considered for the 2023 Public Housing waiting list, 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 the Answer to Question 5 above.



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 2022 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.

2022 Annual Income Limits							
1	2	3	4	5	6	7	8
\$74,200	\$84,800	\$95,400	\$106,000	\$114,500	\$123,000	\$131,450	\$139,950

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;

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.

OHA provides the following TDD number for persons with hearing impairments, please call (510) 587-7119.

The City of Oakland prohibits rental discrimination based on criminal history per the Ronald V. Dellums and Simarashe 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 tặ nhiều vắng phòng gắn đặy.

