



### **Q Where can I find housing: emergency shelters, transitional housing, special needs housing, permanent housing, etc.?**

**A** Please contact Eden Information and Referral (Eden I&R) at (510) 537-2710.

Additionally, you can find the waiting lists and property information for local affordable housing developers and housing authorities by clicking on the below links.

[Satellite Affordable Housing Associates, Inc.](#)

[Mercy Housing](#)

[BRIDGE Housing Corporation](#)

[MidPen Housing](#)

[Christian Church Homes of Northern CA](#)

[Related California](#)

[EAH Housing](#)

[Resources for Community Development](#)

[East Bay Asian Local Development Corporation](#)

[Tenderloin Neighborhood Development Corp.](#)

[Eden Housing](#)

[Marin Housing Authority](#)

[Housing Authority of Alameda County](#)

[San Francisco Housing Authority](#)

[Housing Authority of the City of Alameda](#)

### **Q Who should I contact to determine if a property is owned by the OHA?**

**A** To determine if a property is owned by the OHA, please email the property address to [ORED@oakha.org](mailto:ORED@oakha.org). A representative of the OHA will respond to your inquiry within 2 business days.

### **Q I live near a property that the OHA's ORED completed or that is currently under construction. Who can I contact if I have questions or concerns?**

**A** The contact information for the site management office of ORED [Completed Developments](#) and for our developer partners for [Properties in Development](#) can be found by clicking on the name of the development project.

### **Q How can I acquire property that is owned by the Oakland Housing Authority?**

**A** On rare occasions, the OHA disposes of surplus property (land and/or buildings). The OHA will post acquisition opportunities on the [Contract Compliance and General Services](#) section of the OHA website.



Oakland Housing  
Authority

**Q I have property that the OHA may be interested in buying. Who should I send information to about an Oakland property that is for sale?**

**A** The OHA may be interested in acquiring property for sale if it is in Oakland and can accommodate 50 or more rental units, either through new construction or rehabilitation. If you have property for sale in Oakland that can accommodate 50 or more units, please email the property information to [ORED@oakha.org](mailto:ORED@oakha.org).

**Q I am a housing developer that is interested in partnering with ORED to develop or rehabilitate affordable housing in Oakland. Who should I contact?**

**A** As funding and property become available the OHA will post opportunities to partner on affordable housing development or rehabilitation on the [Contract Compliance and General Services](#) section of the OHA website.

**Q How can I acquire an award of Project-based Section 8 Vouchers for the affordable housing development I am planning?**

**A** The Oakland Housing Authority (OHA) generally utilizes the City of Oakland's NOFA process as the first step in the competitive selection process required for awarding Section 8 Project-Based Vouchers (PBV).

OHA's general guidelines for allocating PBVs are:

- A minimum of 10-units in a project, up to a maximum 25% of the total number of units in the project.
- Only 1 to 4 -bedroom unit sizes 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% project cap.
- Projects that are less than 40 units in size may request "exception units" for the project to qualify, but must still comply with the 10-unit minimum project award. Qualifying "exception units" are designated units at the project that will be reserved for elderly, disabled, or households receiving supportive services.

If selected for NOFA funding, the OHA Board of Commissioners must approve the project before a formal Project-Based Voucher award can be made and additional PBV assistance may not be requested prior to project completion. Awarded projects are subject to an environmental review under the National Environmental Policy Act (NEPA), a subsidy layering review, and must also meet accessibility requirements in accordance with the regulations implementing Section 504 of the Rehabilitation Act of 1973. Projects completing all applicable OHA and HUD reviews may then execute a Section 8 Project Based Voucher Housing Assistance Payment (HAP) contract with OHA for an initial 15-year contract term.

Applicants should understand that the Fair Market Rents shown in the *Income, Rent, Utility Allowance and Owner-Occupied Housing Payment Limits* addendum are published by HUD annually based on which public housing agencies set their payment standards accordingly. The payment standards are the maximum contract rents for PBV program. 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 Oakland Housing Authority reserves the right to suspend, amend or modify the provisions of its PBV program, to reject proposals, to negotiate modifications of proposals, or to award less than the full amount of PBV funding requested.

**Q How can I get information about opportunities to contract with OHA ORED?**

**A** The competitive procurement of OHA contractors is managed by the Contract Compliance and General Services department. The OHA will post opportunities to contract with ORED on the [Contract Compliance and General Services](#) section of the OHA website.

Please note that for those projects with which the OHA is working with a developer partner the competitive selection of contractors is handled by the OHA's developer partner. A link to the website for our current developer partners can be found on the individual development fact sheets for [Properties in Development](#).

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**Q Where can I learn more about Section 3 policies?**

**A** For information about the OHA's Section 3 policies please visit the [Contract Compliance and General Services](#) section of the OHA website.