



Frequently Asked Questions About Oakland Housing Authority's Scattered Site Disposition Process

Disposition (FAQs)

1. What is disposition?

- Disposition is a HUD (U.S. Department of Housing and Urban Development) process to remove the "Public Housing" designation from a property. In the case of the Oakland Housing Authority's scattered sites, the properties will be placed in the HUD Section 8 program.
- The process requires a change in control of the properties. In the case of the Oakland Housing Authority's properties, which are scattered throughout the City and are often referred to as "scattered sites," the properties will be leased to a non-profit affiliate under a long-term lease and will be operated as project-based Section 8 housing.

2. Why is OHA undertaking disposition of its scattered sites?

- The systemic long-term under funding of the Public Housing program places the program, its residents, and the quality of the housing in jeopardy. The Authority therefore is taking proactive steps to preserve and protect this critical affordable housing resource for the City of Oakland.
- At the same time, we seek to provide a greater choice for our residents, who in the Public Housing program have little opportunity to move. One of the essential differences between the Public Housing and the Section 8 program is the ability of residents to choose where to live, and to move while remaining in the Section 8 program.
- With better choices for our tenants, and increased revenue for the property, the disposition will position the Authority to both sustain and improve our current housing.

3. What are the terms of HUD's disposition approval?

- Scattered site properties will be leased to a non-profit corporation affiliated with OHA.
- These units will be subsidized with new Section 8 resources awarded to OHA by HUD for this purpose.

- Units will remain affordable to families at or below 60% AMI (area median income) for a period of no less than 55 years (compared to 40 years for units in the Public Housing Program).
- Any unit taken out of service must be replaced one-for-one, and will be subject to the same restrictions as the current scattered site units.
- Any significant action in the future with regard to these properties (substantial rehabilitation, redevelopment, sale, etc.) will require OHA Board approval in public session.
- Failure of the non-profit to abide by disposition approval terms will result in lease termination and return of control to OHA.

4. What is the impact on families currently living in the scattered site units

- Each family will have more choices about where they wish to live, including the ability to stay where they are or move.
- There will be improved living conditions over time through improved management and maintenance services.

5. What is the Local Program and why has OHA created it?

- In response to concerns expressed that some current residents may not qualify for Section 8, or may not want to become Section 8 participants, the Authority used its Move to Work authority to create a Local Program that will allow current residents to remain in-place as neither a public housing tenant or a Section 8 participant. Their status, instead, will be to become a participant in the Authority's Local Program. This option may be particularly attractive to current residents who are paying flat rents who otherwise would be faced with a significant rent increase under the Section 8 program.
- Local Program participants will be under similar rules and lease terms as families in the Section 8 program. Currently, the Local Program will be used for in-place residents who wish to stay at a scattered site but who do not wish to participate in or who are ineligible for the Section 8 program and for new residents of the scattered sites who move in at a time when there is not an available slot in the Section 8 program.

6. How will the disposition affect families on the waitlist for Section 8 Vouchers?

- OHA received new Section 8 vouchers for the families in the scattered sites so that families on the Section 8 wait list retain their positions on the list and will be offered a Section 8 voucher when one becomes available through the exit of a current participant. (Currently, the Section 8 program is at over-capacity and no new vouchers are being issued until the program comes back down to its authorized level.)

7. What input did residents have in the disposition application process?

- Significant consultation with residents occurred in developing the application.
- Six meetings were last summer from June to August. Over 1,100 scattered site residents attended.

- Seven additional public meetings were held where the intent to submit the application for disposition was discussed.
- Of those who completed feedback cards during the meetings, 89% approved and 7.2% did not respond or were undecided. Only 4.2% opposed the application.
- The Authority carefully considered the comments and suggestions from residents and a number of resident advocates. Two examples of changes made in the Authority's approach are the project basing of Section 8 and the decision to create a local program

8. *When will my unit be moved to Section 8?*

- We are currently starting to meet with every scattered site household one-on-one, moving through OHA's portfolio property by property. We anticipate the process will go on through April, 2010. Each resident will be receiving a letter when we get to their property, inviting them to an orientation and a one-on-one counseling meeting. Please be patient.

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