

HOUSING OAKLAND

Partnering with OHA comes with benefits!

Oakland property owners and managers are invited to join us in helping to house hundreds of families that need quality homes at affordable prices. The Housing Choice Voucher (Section 8) program has some incredible new benefits for property owners. Joining the program is a relatively simple process that can help us prevent homelessness and ensure that Oakland remains economically diverse.

When you join the Section 8 program, the Oakland Housing Authority (OHA) assists your residents with paying their rent. Rental assistance payments from OHA are paid at the beginning of each month, with the tenant paying approximately 30% of their income and OHA paying the rest. OHA offers direct deposit to expedite payments, and you have the ability to request reasonable rent increases annually.

As with all families in Oakland, our residents look and apply for privately owned units that best meet the needs of their families in terms of location, affordability and amenities. They seek access to business districts, schools, transportation and entertainment and consider home the hub that keeps their family engaged and moving forward. By offering your available apartment(s) to a Section 8 family seeking a home, you are helping move them one-step closer to achieving their household goals.



Renting to a Section 8 family is as easy as 1-2-3!

1 Identify a potential HCV participant and follow your normal tenant screening verification process.

2 Pass a Housing Quality Standards inspection.

3 Sign a contract with OHA that allows us to pay you a portion of the rent on behalf of the resident.

It's that simple. Below is a list of several new benefits that make it easier than ever to join OHA in *Housing Oakland!*

Improving the program for Oakland Property Owners:

Working with Mayor Libby Schaaf, OHA has now received HUD approval to offer new and innovative benefits to Oakland property owners who participate in the program:

Signing Bonus

We know it takes some extra time and effort to participant in the Section 8 program. For new property owners in Oakland who sign a contract with OHA allowing a Section 8 family to move into one of their available units, OHA will pay the owner a \$500 signing bonus. This is for new owners who have not contracted with us within the past three years. With over 145 families searching right now for housing in Oakland, we are happy to list your apartment for rent to Section 8 participants in our free listing service.



Rent your property right away

Current Section 8 Property Owners - Staying with the Program

OHA will pay existing Section 8 owners up to two months of OHA rental assistance when one Section 8 resident moves out and you rent the same unit to another Section 8 resident. OHA has made this payment convenient and hassle-free; there is no paper-work and no processing. Owners will receive their re-rent bonus within 30 days of leasing the unit to a new Section 8 participant.

Inspect now, rent later

Federal Regulations require all Section 8 units be inspected before we can pay any housing assistance. However, this doesn't need to slow you down. To move quickly through OHA's inspection and leasing procedure, a new or existing landlord can have the unit inspected even before you have a prospective Section 8 resident. You can schedule an inspection at a convenient time, and once the unit passes, you are ready to go. The inspection will be good for 60 days, giving you time to find a Section 8 participant who passes your standard screening process. This streamlined process ensures you receive your first rent check on time because there is no need to wait for any further inspections after the tenant moves in.

Apartment Repair Program

OHA is committed to helping our participating families find quality housing at affordable prices. To ensure a home is maintained, each apartment must pass a Housing Quality Standards Inspection. We know this can be particularly difficult for older properties and for smaller property owners who may not have capital repair funds available. If your property is inspected and requires some repairs, we can help. Whether you do minor repairs yourself for items like installing smoke detectors or fixing broken railings, or you need to hire a professional for slightly larger jobs such as removing chipped paint or addressing electrical or plumbing issues, we have a solution. Using a small advance on your Housing Assistance Payments, up to \$2,500, you will have the funds needed to make those repairs, and complete the inspection process. To make it more convenient, you don't even have to pay us back out of your pocket. We can simply deduct a small amount from each of your first six rental assistance payments, until the advance is repaid.



Oakland Housing
Authority

For more information about our owner benefits program, please contact:

Teela Carpenter at (510) 587-7161 tcarpenter@oakha.org

Carmella Farr at (510) 587-2118 cfarr@oakha.org

To request an inspection or list your property please email ownerincentives@oakha.org