

Oak Leaflet

The section 8 Landlord newsletter



Oakland Housing
Authority

ISSUE 1

July/August/September 2008

Letter from the Director

Welcome to the first quarterly OHA Leased Housing Owners' newsletter, the *Oak Leaflet*.

The purpose of the newsletter is to share information with our business partners (property owners and agents) who are providing rental housing to our low-income clients, or to those owners and agents who are thinking about doing so. At OHA, we realize it is your choice whether to participate in the program. We think there are good business reasons to do so and we are trying to make it easier for you to do business with us. This newsletter is just part of that effort.

This issue is jam-packed with timely articles about:

- Accessing www.GOsection8.com to help you get your rent increase,
- Introducing our new Owner Services team
- Listing the quarterly schedule for owner workshops

We are also in the process of collecting the names and email addresses of owners and agents who would be interested in being part of a **Landlord Advisory Council**. The only requirement is that you have at least one unit enrolled in OHA's Section 8 program and are housing one of our families. One hour meetings will be held at various times of the day once every other month. You can attend any number of meetings, but we must limit enrollment to 12

(Letter from the Director continues on back cover)



Leased Housing Management Team: back row, left to right: Mark Stephenson, Rose Marie Griffin, Donna Whitmore, Ron Scarborough, Jan Moore. Front row, left to right: Teela Carpenter, Cynthia Taylor, Madhu Misri, Michelle Hasan

Meet the Management Team of Leased Housing

Introducing the talented Management Team of the Oakland Housing Authority's Leased Housing Department. Feel free to contact us with any questions or concerns.

Mark Stephenson, Director, 510-587-2110

Michelle Hasan, Assistant Director, 510-587-2120

Teela Carpenter, Occupancy, 510-587-2180

Rose Marie Griffin, Contract Administration, 510-587-2130

Madhu Misri, Eligibility, 510-874-1637

Jan Moore, Occupancy, 510-587-2122

Ron Scarborough, Customer Service, 510-587-2140

Cynthia Taylor, Administrative Assistant, 510-587-2113

Donna Whitmore, Owner Services, 510-874-1561



GOsection8

The Oakland Housing Authority (OHA) is now using an exciting new rent reasonableness system called GOsection8. GOsection8 gathers, organizes and maintains a database of market based comparable units and creates certifications that meet HUD regulatory requirements for rent comparisons based on local unassisted units.

GOsection8 fine tunes the rent reasonableness process, allowing adjustments based on the critical market factors that impact rent in your area. GOsection8 looks at and adjusts for factors such as location, size, age and condition of the unit, property type, number of bedrooms and bathrooms, utilities paid, amenities and maintenance services, ensuring an “apples-to-apples” rent comparison of your property.

GOsection8.com is also the internet site that owners will use to have their units available for rent included in OHA’s weekly rental listings. To learn more about the rental listing process and to list your property with OHA, open the internet and log on to GOsection8.com. There you can follow the simple and easy prompts to list your property and become part of our weekly rental listings that are published Thursday of each week.

If you are already visiting the OHA website you will find a direct link to the GOsection8.com website under the “Section 8” tab. Select “property owner information” and follow the simple prompts to the “rental listing” link. Please be sure to carefully review GOsection8’s advice on keeping personal information safe.

Annual Inspections

The Oakland Housing Authority has contracted with the Sterling Company to conduct all annual inspections starting in March 2008. Many of you are already familiar with the Sterling Inspectors since they have been conducting some of our inspections since 2005. The contract is administered by the Contract Administration team, led by manager Rose Marie Griffin.

Sterling Company has been offering quality inspection services for more than a decade. The company provides HQS certified inspectors to HUD and housing authorities throughout the United States. Sterling also has worked closely with other government agencies such as FEMA. They spent months conducting inspections in the aftermath of Hurricane Katrina.

Move in inspections will continue to be performed by OHA inspectors from the Owner Services team.

Owner Services

A new team in the Leased Housing Department dedicated to the move in process has been formed. The Owner Services team conducts the move in inspections, performs rent reasonableness evaluations, verifies ownership, oversees the signing of the contracts and assists you with other forms related to the initial process such as the Payment and Ownership Declaration and the Lead Based Paint Disclosure. The Owner Services team is led by manager Donna Whitmore and with her knowledgeable staff, is able to offer you responsive service to meet your needs and expectations.

The Owner Services team is located on the first floor of OHA’s main office, at 1619 Harrison Street, Oakland, Calif.

Branching Out



OHA Owner Briefing schedule

for Property Owners & Managers
Section 8 Housing Choice
Voucher Program

July

Wednesday, July 23, 6 – 8 p.m.
Crime Prevention Through Environmental Design
Presented by Det. Kevin Usher, OHAPD

Wednesday, July 30, 11:30 a.m. – 1 p.m.
How to Request a Rent Increase
Presented by OHA Staff

August

Wednesday, August 20, 6 – 8 p.m.
Disaster Preparedness
Presented by Madelyn Mackie
Prepare Bay Area, American Red Cross

Wednesday, August 27, 11:30 a.m. – 1 p.m.
“Save Now” Water Conservation
Presented by Charles Bohlig, EBMUD
and
Energy Efficiency
Presented by Frances Thompson, PG&E

September

Wednesday, September 17, 6 - 8 p.m.
Measure EE
Presented by Rick Nemcik-Cruz, Manager
Rent Board, City of Oakland

Wednesday, September 24, 11:30 a.m. – 1 p.m.
New Section 8 Landlord Orientation
Presented by OHA Staff

RSVP Today! Call 510-874-1560
or email: s8rentalowner@oakha.org

Leafy Tips

Customer service at the oakland Housing Authority

The Leased
Housing Department
is pleased to announce
the formation of
its Customer
Service team.

The team's declared
mission is to improve
the quality of the
visitor interaction
with our participants
and owners.

At OHA,
we have a
document
tracking system
and you have
a receipt!

The Customer Service team is responsible for answering all phone calls made to the Authority, and for greeting all Authority visitors. Please give us a call at 510-587-2100.

We hope that you've noticed some of the exciting changes that we have made in our office at 1805 Harrison Street. When you come into the building, you will notice that we have a new reception area and newly configured waiting area with new seating and a video monitor for training purposes.

We also have a new security system that allows us to monitor all areas of the building at all times, twenty four hours per day! In the participant meeting area we have new interview booths that allow for greater confidentiality when meeting with our staff.

Finally, you can look forward to receiving one of our "receipts for documents" whenever you drop off a document at either of our leased housing offices at 1619 and 1805 Harrison Street.

seedlings

Did you know....

- 🏠 OHA recently celebrated its 70th anniversary, and is the oldest affordable housing provider in the East Bay?
- 🏠 Every day, OHA helps 10,601 families afford market rate housing in Oakland?
- 🏠 More than 230 families are working toward self sufficiency and saving money each month and more than 138 families have graduated from Family Self Sufficiency Program and gone on to better jobs, homeownership, and an improved quality of life?
- 🏠 Twenty-seven families have achieved the dream of homeownership by using OHA assistance to help them with their monthly payments through the Section 8 Homeownership Program?
- 🏠 Almost 80 percent of the households served by OHA earn less than 30 percent of the Area Median Income (AMI), and approximately 95 percent of households have incomes under 50 percent of AMI?
- 🏠 The average income for Section 8 clients is \$14,364?

(Letter from the Director *continued from front cover*)

people per meeting. We would like to start two groups, one that meets in the early morning one month and one that meets at noon the next month. The purpose of these meetings is to share possible future initiatives and gauge the value of these projects to our partners. This will help us to prioritize the order in which different ideas may roll out, or whether they are even worth doing at all.

Our Customer Service owner outreach representative is coordinating this initiative, so if you are interested in attending one or more of these meetings please contact MeLani Daos at mdaos@oakha.org or s8rentalowner@oakha.org to state your preference for an early morning meeting or noon. Note that we will add your e-mail address to our database and future issues of the Oak Leaflet can be e-mailed to you directly.

And remember, we have monthly workshops for Section 8 owners on various topics of interest. A list of workshop topics through September appears in the inaugural issue of the *Oak Leaflet*.

I want to take this time to thank you for your role in housing our families and please believe me when I say that we know without your participation and support of our program we would not be successful in housing more than 10,500 families in Oakland.

Mark Stephenson, Director of Leased Housing



Oakland Housing Authority

MAIN OFFICES

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LEASED HOUSING

1805 Harrison Street
Oakland, 94612-3403
510-587-2100

WWW.OAKHA.ORG

s8rentalowner@oakha.org

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

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

Trương chính thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tại nhiều văn phòng gần đây.

所有辦公地點都會免費提供 151 種的外語翻譯服務。