



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.

For persons with hearing impairments, please call our TDD number at (510) 587-7119.

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

2026 WAITLIST OPENING for OAKLAND HOUSING AUTHORITY PUBLIC HOUSING units at LOCKWOOD GARDENS AND PERALTA VILLAGE

Frequently Asked Questions and Answers

What is the Public Housing Program?

The Public Housing program is a rental subsidy that is attached to an apartment unit owned by the Oakland Housing Authority. Program participants will pay up to 30% of their adjusted household income for rent and must have a household income at or below 80% of the Area Median Income (AMI). 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.



What is the size of the available Public Housing units?

This waitlist is for one, two, and three-bedroom units only.

What are the subsidy standards?

The unit size for which an applicant family qualifies depends on their household size and composition, and any verifiable special needs. OHA will assign one-bedroom for each two persons within the household, regardless of age or gender. To be eligible for this waitlist, an applicant family must meet the occupancy standards below:

- 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.

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



Where are the Public Housing units located in Oakland?

East Oakland
Lockwood Gardens 1327 65 th Avenue Oakland, CA 94621
For more info: https://www.oakha.org/about/assetmanagement/portfolio/lockwood-gardens/
West Oakland
Peralta Village 935 Union St. Oakland, CA 94607
For more info: https://www.oakha.org/about/assetmanagement/portfolio/peralta-village/

How do I apply?

Pre-applications are being accepted through OHA’s portal beginning **Monday, March 16, 2026 starting at 12:00 AM PST through Sunday, March 29, 2026 ending at 11:59 PM PST.**

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 Sunday, March 29, 2026, 11:59 PM PST.**
4. You will receive an email confirming when you successfully complete and submit the pre-application. SAVE YOUR CONFIRMATION EMAIL.
5. If you do not have a computer or mobile device and need an alternative method to submit your pre-application, you may visit an OHA Application Assistance Center or call the Application Assistance Line (510) 587-5168. A staff member will help you complete your pre-application. The Authority does not require you to have an email address to submit your pre-application using the non-electronic submission method.

You may fill out a pre-application online, in paper form or via telephone with support from OHA staff. If you choose a paper pre-application, please visit 1540 Webster St. An OHA staff member will assist with entering your information into the online portal for the purposes of the lottery.

Please visit one of our OHA Application Assistance Centers on one of the following dates and times below or call (510) 587-5168 or TDD (510) 587-7119.

Application Assistance Centers		
East District Office 1327 65th Ave. Oakland, CA 94621	Leased Housing Dept 1540 Webster Street Oakland, CA 94612	West District Office 935 Union Street Oakland, CA 94607
Tuesday - Thursday 10 AM-3 PM 3/17/26 – 3/19/26 3/24/26 – 3/26/26	Tuesday - Thursday 10 AM-3 PM 3/17/26 – 3/19/26 3/24/26 – 3/26/26 Saturday 9 AM-2 PM 3/21/26 & 3/28/26	Tuesday - Thursday 10 AM-3 PM 3/17/26 – 3/19/26 3/24/26 – 3/26/26

What do I need to apply?

- | | |
|---|---|
| 1) Valid contact information such as email address, phone number, address | 4) Social security numbers for all household members (if available) |
| 2) Full name of all household members | 5) Total gross annual income for the household |
| 3) Dates of birth of all household members | |

After you’ve completed the pre-application, please be sure to print or save the confirmation page as a record of your pre-application. Staff at the Application Assistance Centers will help applicants print and save confirmation records.



Is the pre-application available in other languages?

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 <https://www.oakha.org/housing/qualifyandapply/waitlists/>; or, if you need a paper version in your preferred language. You can also contact OHA for assistance by calling (510) 587-5168 or TDD (510) 587-7119.

What if I need help with or have questions about my pre-application?

Please visit one of our OHA Application Assistance Centers identified above in the “*How do I apply*” section, or call (510) 587-5168 or TDD (510) 587-7119.

How do I correct a mistake on or update my pre-application?

Once submitted, you may only change or update your contact information on the applicant portal - <http://myohaportal.oakha.org/>. **Do not submit another pre-application.** You can also contact OHA for assistance by calling (510) 587-5168 or TDD (510) 587-7119.

How will OHA determine who will be added to the waitlist?

OHA will place applicants onto the waitlist based on a computerized random lottery selection process. OHA will place **100** applicants on the one-bedroom waitlist, **250** applicants on the two-bedroom waitlist, and **100** applicants on the three-bedroom waitlist. Applicants will receive notification of their lottery status within 120 days from the waitlist closing.

Will my chances be better if I apply more than once?

No. Every household has the opportunity to apply only once. OHA will remove the duplicate pre-applications.

What is the process once my pre-application is submitted?

All pre-applications received during the opening will go into a random computerized lottery. If you are selected in the random computerized lottery, the Public Housing property you select on your pre-application is where you may be offered a unit. You'll receive an email notification from OHA if you have been selected for the waitlist or not.

If I am added to the waitlist, what happens next?

When your name comes to the top of the waitlist you will be contacted by OHA to begin the intake process to determine if you are eligible at that time. Your position on the waitlist will be determined by preferences which will be subject to verification. Once established, this waitlist will be active for 12 to 18 months.

How long will it take my name to reach the top of the waitlist?

OHA cannot predict how long you will be on the waitlist.

Are there any admissions preferences?

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

How do I inform OHA if my address changes after I submit my pre-application?

Always inform OHA of changes to your address or contact information using OHA's online applicant portal. Remember your username so you can make changes in the portal at <http://myohaportal.oakha.org/> ; or you can also contact OHA for assistance by calling (510) 587-5168 or TDD (510) 587-7119.

Will households with undocumented family members be eligible?

Yes. One family member must have eligible residency or legal citizenship status.

I previously applied for an OHA Public Housing waitlist. Do I still need to apply?

Yes. If you want to be considered for the 2026 Public Housing waitlist, you will need to reapply.

Are there household income limits?

Yes. The total income of all the persons listed on the pre-application must not exceed the HUD 2025 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.

2025 Income Limits by # of Persons in Family							
1	2	3	4	5	6	7	8
\$87,550	\$100,050	\$112,550	\$125,050	\$135,100	\$145,100	\$155,100	\$165,100

Are there other eligibility requirements?

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 programs; 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; and



Persons with disabilities have the right to request a reasonable accommodation 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 <https://www.oakha.org/wp-content/uploads/2025/06/Fair-Chance-Ordinance.Tenant-Notice.10.5.2020-1.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 miệng phí cho quý vị đang có tạy nhiều văng phòng gần đây.