



**Landlord Linda Youngblood (wearing black) visits the home of Wanda Hill, one of her elderly tenants at Lake Ridge Apartments in Eufaula.**

## Landlord Spotlight: Landlord Happily Meets Needs of Elderly

**D**ifferent types of tenants have different needs. It's a reality landlords must face and accept and, hopefully, learn to understand.

Linda Youngblood manages Lakeland Cove and Lake Ridge, two apartments in Eufaula that accept Section 8 Housing Choice Voucher Rental Assistance.

Her tenants are the elderly except for a few persons with disabilities. They depend heavily on Linda for many things, some of them unrelated to a landlord's typical responsibilities.

"You have to understand that," said Linda, an efficient and caring woman with incredible multi-tasking skills.

With an average age of 80, Linda's tenants require more

of her attention. Some tenants with no family members living nearby feel lonely and vulnerable. Other tenants are feeble, forgetful, or physically limited.

"Most of my people can't come to me, so I go to them," she said.

In addition, Linda receives a minimum of 45 phone calls in her office everyday.

The needs of her many tenants can be demanding and time-consuming. It's why, according to Linda, landlords for the elderly must possess patience and empathy.

"If you're not meant to do this kind of work, you wouldn't last a day," she stated matter-of-factly.

Linda is in her twelfth year as a landlord, and she continues to enjoy her work because she appreciates the love, history and ideas her

tenants give her.

"They're always teaching me something here," she said.

Since day one, Linda made it a priority to fulfill as many of her tenants' needs as possible. A simple but noteworthy motto drives her behavior and reflects how she views her tenants.

"If it's important to them, it's important to me," Linda said.

In 1996, Linda noticed many of her tenants wanted cable television but couldn't afford it.

She knew the importance of television to her tenants.

Most of them lived by themselves, and television provided them with companionship as well as amusement. She contacted the cable company to  
*(Continued on Page 2)*

## VISION & MISSION

### OHFA Vision:

As an industry leader, OHFA makes a difference in the lives of every Oklahoman by fulfilling housing needs and dreams.

### OHFA Mission:

To help place people in homes.

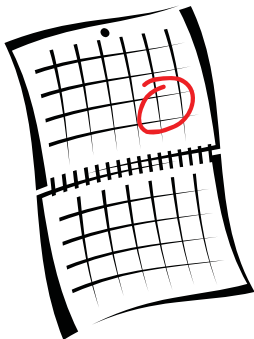
### Rental Assistance Team Mission:

To secure funds to help eligible low income families obtain decent, safe and affordable housing, and do so while providing courteous, professional and efficient service.

## Linda Youngblood's motto when it comes to her tenants:

*"If it's important to them, it's important to me."*

## Important Dates



### Holidays (Offices Closed)

January 1, New Year's Day  
January 15, Martin Luther King Jr. Day  
February 19, President's Day  
May 28, Memorial Day

### Rental Assistance In-Service Training (Rental Assistance staff unavailable)

March 1 & 2  
June 7 & 8  
September 13 & 14  
December 6 & 7

### Family Self Sufficiency Meetings

Program Coordinating Committee meetings  
January 26, April 27 & July 27  
Resident's Advisory Board meetings  
February 23, May 25 & August 24

NEWS ON 8, Rental Assistance Newsletter  
Oklahoma Housing Finance Agency  
P.O. Box 26720  
Oklahoma City, OK 73126  
www.ohfa.org

Presort Standard  
U.S. Postage  
Paid  
Permit No. 926  
Okla. City, OK



**Ideas?  
Suggestions?**

Do you have comments or suggestions for OHFA? Please submit them in writing to the attention of the Rental Assistance secretary or visit our website: [www.ohfa.org](http://www.ohfa.org).

**Address and Telephone  
Number Changes**

So we can better serve you, please notify your team in writing if your mailing address or telephone number changes.

**Listing of Available Rentals**

[www.GOsection8.com](http://www.GOsection8.com) provides a nationwide listing of available Section 8 rental properties. Landlords can also use [GOsection8.com](http://GOsection8.com) to list their available units for free by going to the website or by calling toll free 1-866-466-7328.

**Housing Assistance  
Payment Line**

**405-848-1144, Ext. 2898** is available to report problems with rental assistance payments. When prompted, please leave your message and a phone number where you can be reached. Please provide as much information as possible concerning the payment problem.

Executive Director  
Dennis Shockley

Rental Assistance  
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[www.ohfa.org](http://www.ohfa.org)



**OHFA: Oklahoma Quality Award  
Winner for Commitment**

OHFA's Administrative Plan for the Section 8 Housing Voucher Program may be viewed at our central office by appointment or at [www.ohfa.org](http://www.ohfa.org).

**...Landlord Meets Needs (continued)**

find a solution.

It resulted in Linda helping her tenants form a tenant association. Tenants who want cable pay the tenant association, which pays bulk rate for cable services. The arrangement decreased everyone's monthly cable bill from \$38 to \$17. As an added bonus, every December for Christmas the tenant association pays each person's cable bill.

Although Linda impacts the lives of her tenants as a whole, she makes the biggest difference in her one-on-one relationships.

One of her long-time tenants is 83-year-old Robert. Born mute, Robert communicates through sign language. Linda doesn't know sign

language, so she invents her own.

"I just make funny signs that I know he'd understand," Linda said.

The signs have worked successfully for the past 11 years. However, for Linda that wasn't good enough. When a church in town recently began offering sign language classes, she quickly signed up.

"Just one time I'd like to talk to him in his language," she explained.

With such compassion and concern for the needs of her tenants, it's no surprise both of Linda's apartment complexes maintain waiting lists.

**Side Payment  
Agreements...  
Acceptable or  
Unacceptable?**



**A**CCEPTABLE - A landlord and tenant may execute an agreement requiring the tenant to pay for services, appliances, and other items that are not included in the lease.

The cost of the services, appliances or other items must be reasonable. The agreement must be in writing and meet the following requirements:

1. Agreement must specify the service or appliance to be provided, the total cost of the service or appliance, and the amount and frequency of payments
2. Agreement must be signed by landlord and tenant
3. Agreement must be approved by OHFA

**UNACCEPTABLE** - An agreement, oral or written, between a landlord and tenant requiring the tenant to pay rent above the amount of rent approved by OHFA is in violation of Section 5 of the Housing Choice Voucher Tenancy Addendum.



The Tenancy Addendum states, "The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner."

Payments under such an agreement are fraudulent and should be reported immediately to OHFA's Fraud Investigator at (405) 419-8274 or (800) 256-1489 ext. 274.

**2-1-1 Hotline  
Number Connects  
Callers to Services**

**T**he telephone number 2-1-1 connects callers in major parts of Oklahoma to information about health and human services available in their community. 2-1-1 offers access to the following types of services:

**Basic Human Needs:** food banks, clothing, shelters, rent assistance, utility assistance.

**Employment:** unemployment benefits, financial assistance, job training, transportation assistance, education programs.

**Children, Youth and Families:** quality childcare, Success by 6, after school programs, Head Start, family resource centers, mentoring, tutoring, protective services, summer camps and recreation programs.

**Older Americans and Persons with Disabilities:** home health care, adult day care, congregate meals, Meals on Wheels, respite care, transportation.

**Physical and Mental Health:** medical information lines, crisis intervention services, support groups, counseling, drug and alcohol intervention, rehabilitation, health insurance programs, Medicaid and Medicare, maternal health, children's health insurance programs.



## Section 8 Rental Assistance a Tool for Creating a Better Life

**M**arsha Morgan moved to Oklahoma City in 1999 to seek higher paying jobs that she couldn't find in her hometown of Watonga.

"I was going nowhere," she said.

Based on her income at the time, OHFA provided Marsha with \$225 a month in rental assistance for her apartment through its Section 8 Rental Assistance Program. OHFA calculates rental assistance according to a family's income and family size.

Marsha's apartment in north Oklahoma City suited her just fine until she gave birth to her second child. Afterwards, she said her apartment became "awfully little." She moved her family into a townhouse where she received \$235 in rental assistance.

In 2005, Marsha tired of apartment life and started searching for a house to rent near good schools for her children. She found a brick three bedroom house in Edmond.

The short drive from her job at Foundations Bariatric Affiliates allowed her to be home early with her daughter Kandice and son Keldon. Marsha's increased income as a Member Management Specialist dropped the rental assistance payments she received to \$71.

A year later Marsha thought the better life she and her family had started in their new home would have to end. Her landlord called and told her she would have to find new housing.



**Marsha Morgan stands in front of the new Foundations Bariatric Affiliates office building where she works in north Oklahoma City.**



**Marsha Morgan takes a call from a client in her office. OHFA provided her with rental assistance for seven years until she achieved financial independence.**

The owners wanted to move back in to the house. Marsha felt heartbroken.

"I loved my house," she said. "I didn't want to go."

Her landlord suggested that she offer to buy the home. She couldn't afford it she told him. In the end, he persuaded her to at least look into it. Marsha did and obtained the financing necessary to purchase the home.

"It was a big relief," she said. "It was difficult to find a home in that area in my price range."

The realization that she no longer needed rental assistance from OHFA doubled Marsha's excitement at becoming a first-time homeowner. Finally, she could make it on her own.

"Now that OHFA doesn't have to pay my rent, they can give that money to someone else who really needs it," she said.

Marsha realizes not everyone thinks about rental assistance the same way. Her friend in Watonga wants a higher paying job, but doesn't want her rental assistance to decrease because of it.

Marsha's attitude is different. With sacrifice and determination, she reinvented herself into a more confident woman with a promising career. Most importantly, she achieved financial independence.

"I refuse to go back to the old lifestyle," she said.

Marsha's previous lifestyle included worrying if she had enough money to feed her children and working a second job on the weekends just to make ends meet.

Marsha described OHFA's Section 8 Rental Assistance Program as "a good program for people needing to start a new life."

"A lot of people think it should be long-term," she said. "To me, it was a tool I used to help me get where I wanted to go."

Marsha is still going places. A few months ago she received a promotion and a raise.

"I'm very happy where I am, but I think everyone should strive to better themselves," she said.

## Felony Rule Relaxed for Tax Credit Developments

Starting January 2, Affordable Housing Tax Credit developments, under certain conditions, will no longer be required to permanently prohibit convicted felons from leasing apartments.

Recently approved revisions to the Affordable Housing Tax Credit rules permit developments to allow occupancy by convicted felons who meet certain eligibility requirements, including the requirement that a given number of years must have passed since the date of the conviction.

However, the revised rules still prohibit occupancy by sex offenders subject to lifetime registration and felons convicted of manufacturing methamphetamine on federally assisted property.

## Fannie Mae Offers Homeownership Opportunity to Hurricane Evacuees



Evacuees of Hurricanes Katrina and Rita have an opportunity to purchase a Fannie Mae owned property anywhere in the United States.

Fannie Mae's Hurricane Housing Initiative will provide qualified purchasers \$15,000 to use toward down payment and closing costs.

Participation is limited to owner-occupied purchases, and participants must have a FEMA registration number. A list of Fannie Mae owned properties may be found at <http://www.mortgagecontent.net/reoSearchApplication/fanniemaereoSearch.jsp>.

The offer is subject to availability and will expire January 31, 2007. For more information about Fannie Mae's Hurricane Housing Initiative, please call 1-800-572-4562.



## Important Numbers

## Rental Assistance

Recertification Team 1 (405) 419-8166  
*Alphabet A,D,G,H,K,M,O, and X* Fax: (405) 419-9166

Recertification Team 2 (405) 419-8167  
*Alphabet B,C,I,J,N,P,T,U, and Y* Fax: (405) 419-9167

Recertification Team 3 (405) 419-8168  
*Alphabet E,F,L,Q,R,S,V,W, and Z* Fax: (405) 419-9168

Initial Certification Team (405) 419-8169  
 Fax: (405) 419-9169

Preapp Status line 1-800-898-6432  
 or (405) 879-6365

Local Leasing line (405) 842-2471  
 Toll-free Leasing line 1-800-256-1489  
 Fax Number (405) 879-8822

Rental Assistance Supervisor  
*Mary Hoock* (405) 419-8266

Rental Assistance Manager  
*Carol Dodge* (405) 419-8268

Rental Assistance Manager  
*John Pettis* (405) 419-8230

*FSS/ Home Ownership Specialists*  
*Kathy Crittenden* (405) 419-8236  
*Ryland Moore* (405) 419-8197

## Field Agents

Field agents from the Rental Assistance Team play a vital role in making sure OHFA customers have safe and affordable places to live by conducting Housing Quality Standards (HQS) inspections.

- Luanne Alexander  
*North Central OK*
- Christina Christenson  
*SW Oklahoma*
- Fleashia Ford  
*SW Oklahoma*
- Roger Hayes  
*Central OK*
- Christina Hines  
*Floater Agent*
- Jack Howell  
*East Oklahoma*
- Corey King  
*Floater Agent*
- Rhonda Murrell  
*Floater Agent*
- Philippe Jamet  
*Floater Agent*
- Steve Jett  
*East Oklahoma*
- Larry Keith  
*SE Oklahoma*
- Kimberly Kephart  
*SW Oklahoma*
- Sandy Lindsley  
*East & NE OK*
- Debbie Mauldin  
*Floater Agent*
- Dodie Pool  
*Floater Agent*
- Mary Revard  
*North Oklahoma*
- Judi Wright  
*Floater Agent*

## Federal Law Provides Housing Protection for Victims of Domestic Violence

The Violence Against Women Act (Pub. L. 109-162, Title VI), signed into law January 5, 2006 protects certain victims of criminal domestic violence, dating violence, sexual assault, or stalking from losing their HUD-assisted housing as a consequence of the abuse they received.

### VAWA prohibits the following:

- Denial of housing assistance because an individual is a victim of domestic violence, dating violence, sexual assault or stalking
- Eviction or termination of housing assistance under the "one-strike" criminal activity rule for a victim of domestic violence, dating violence, sexual assault, or stalking

- Eviction or termination of housing assistance for a victim of criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking.

Victims of domestic violence, dating violence, sexual assault, or stalking must provide documentation verifying victim status to their housing provider before protections under the Violence Against Women Act can apply.

Documentation required by different housing providers may vary.

The Violence Against Women Act applies to all public housing authorities and landlords participating in Section 8 project-based and tenant-based programs.

## Change in Law Restricts Section 8 Housing Eligibility of Students

New Section 8 housing assistance restrictions apply to both full-time and part-time students enrolled at institutions of higher education.

The definition of an institution of higher education is not limited to a four-year college or junior college. The full definition of an institution of higher education can be accessed at [www.ed.gov/policy/highered/leg/hea98/sec101.html](http://www.ed.gov/policy/highered/leg/hea98/sec101.html).

The new restrictions under Section 327 of the United States Housing Act of 1937 include the following:

**Section 8 housing assistance shall be denied to any individual who is:**

- Enrolled as a student at an institution of higher education, as defined under Section 102 of the Higher Education Act of 1965 (20 U.S.C. 1002)
- Under 24 years of age
- Not married
- Not a parent of a dependent child
- Not a veteran of the United States military
- Individually ineligible for Section 8 rental assistance or who has

parents who individually or jointly are ineligible on the basis of income to receive Section 8 rental assistance

### Exemptions:

- Students with disabilities who were receiving Section 8 housing assistance as of November 30, 2005 are exempt from the new eligibility restrictions.

The new restrictions affect individuals currently receiving Section 8 housing assistance and individuals who apply for assistance. OHFA will notify by mail any individuals affected by the new restrictions.

