



Bertha Lacy votes on an issue at the March meeting of the OHFA Board of Trustees. A resident board member, she represents the residents at agency board meetings which are held six times a year.



We have enclosed a brief questionnaire on ways we can improve our program. Please take a few minutes to answer these questions and return it to OHFA. "This is an opportunity for our customers to let us know what services are needed," said Deborah Jenkins, rental assistance director. Survey answers will be used to help OHFA in developing programs to enhance customer service.

Lacy Joins Board of Trustees As Resident Board Member

Bertha Lacy was appointed Resident Board Member for the OHFA Board of Trustees last November.

In this capacity, Bertha represents residents and votes on matters pertaining to rental assistance.

The Quality Housing and Work Responsibility Act (QHWRA) requires the governing board of public housing agencies (PHAs) have at least one member who is directly assisted by the PHA.

This board member participates fully in all actions and decisions directly affecting

federal programs subject to QHWRA.

At the present time, this is limited to OHFA's Section 8 Rental Assistance Program and Contract Administration Program.

"I am very happy I was chosen. I have all intentions of learning and doing all I can. I want to be able to say I helped make things better," Bertha said. "I would like to learn as much about the housing system as I can and help in every way that I can. I want to help people. I want to be a productive member of the board."

Bertha admits she

was surprised by the scope of programs offered at OHFA.

"All I knew was that they offered rental assistance, but there are so many additional programs designed to help people improve their living conditions."

Bertha has lived in Oklahoma City since 1940. She worked as a Registered Medical Assistant until a disability led to her retirement. She is a member of OHFA's Resident Advisory Board and Evangelistic Baptist Church. She is the mother of five adult children.

VISION & MISSION

OHFA Vision:

Recognized as the industry leader, OHFA makes a difference in the lives of Oklahomans by fulfilling their housing needs and dreams.

OHFA Mission:

To provide affordable housing resources.

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.

Important Dates

Landlord Meeting:

August 14 (Oklahoma City)

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

June 19 and 20 September 18 and 19 December 11 and 12

Holidays (Offices Closed)

May 26 July 4 Sept. 1

Nov. 11, 27 & 28 Dec. 25

Resident Advisory Board (Open to the Public)

July 25 Oct. 24

Meetings are at 1:00 p.m. at OHFA

Homeownership Workshop (10:00 a.m.-11:30 a.m.)

June 7 (Great Plains Technology Center, 4500 W. Lee, Lawton)

June 14 (MetroTech, 1900 Springlake Dr., Oklahoma City)

June 26 (Tulsa Community College, 2545 N. Harvard, Tulsa)

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

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Household Composition Changes

- Tenants are required to report in writing any household composition changes within 30 days of the household change.
- If you have a baby, this must be reported to OHFA within 30 days of the date of birth.
- If someone leaves your household, (children, spouse, friend etc.) you are required to report the change within 30 days.
- OHFA must approve all additions to the household prior to the person moving in unless the addition is due to birth, marriage, adoption, or court-awarded custody.



OHFA CLOSES SECTION 8 WAITING LIST

On May 14, OHFA's Board of Trustees authorized a resolution to close the waiting list to applicants for the Section 8 Rental Assistance Program.

OHFA has budget authority to assist 9,300 families through the program. There are currently 9,621 families receiving rental assistance and over 23,000 families on the waiting list.

"We receive approximately 75 applications for assistance each day and the wait for assistance is about four years," said Deborah Jenkins, rental assistance director. "To continue to take applications would give false hope to those seeking assistance."

Jenkins said the OHFA staff is always working to obtain new vouchers so more families can be served.

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.

Executive Director
Dennis Shockley

Rental Assistance Director
Deborah Jenkins

NEWS on 8 Editor
Holley Mangham

www.ohfa.org
AA/EEO

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OHFA is a 2000 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

Initial Housing Payments

Housing assistance payments and utility reimbursement payments are processed within 30 days from the date the contract was signed. Checks are mailed the first work day of the month.

Field Agents

Field agents from the Rental Assistance Team play a vital role in making sure our customers have safe and affordable places to live by conducting housing quality standards inspections.

- **Luanne Alexander**
North Central OK
- **Sharon Coldwell**
NE Oklahoma
- **Keith Cravens**
Central OK
- **Fleashia Ford**
SW Oklahoma
- **Roger Hayes**
Central OK
- **Jack Howell**
East Oklahoma
- **Ganna Hudson**
SW Oklahoma
- **Rhonda James**
Floater Agent
- **Philippe Jamet**
Floater Agent
- **Steve Jett**
East Oklahoma
- **Larry Keith**
SE Oklahoma
- **Sandy Lindsley**
East & NE OK
- **Christina Mahler**
SW Oklahoma
- **Debbie Mauldin**
Floater Agent
- **Dodie Pool**
Floater Agent
- **Mary Revard**
North Oklahoma
- **Judy Wright**
Floater Agent



Important Numbers Rental Assistance Team

Recertification Team 1 <i>Alphabet A, D, G, H, K, M, O, and X</i>	(405) 419-8166 Fax: (405) 419-9166
Recertification Team 2 <i>Alphabet B, C, I, J, N, P, T, U, and Y</i>	(405) 419-8167 Fax: (405) 419-9167
Recertification Team 3 <i>Alphabet E, F, L, O, R, S, V, W, and Z</i>	(405) 419-8168 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
Mary Hoock <i>Rental Assistance Supervisor</i>	(405) 419-8266
Jack Bruce <i>Rental Assistance Field Supervisor</i>	(405) 419-8218
Carol Dodge <i>Rental Assistance Manager</i>	(405) 419-8268
John Pettis <i>Rental Assistance Manager</i>	(405) 419-8230
Kathy Crittenden	(405) 419-8236
Renee' Paul <i>Family Self-Sufficiency Program</i>	(405) 419-8246
FSS Home Ownership	(405) 419-8171

Tenant & OHFA Responsibilities

OHFA, tenants and landlords each have responsibilities regarding the Housing Choice Voucher Program.

Responsibilities of OHFA:

- Ensure that all units in the Housing Choice Voucher Program meet Housing Quality Standards.
- Inspect unit in response to a Request for Lease Approval. Inform potential tenant and owner of results and necessary actions.
- Encourage tenants and owners to maintain units up to standards.
- Make inspection in response to tenant or owner complaint or request. Inform tenant or owner of necessary actions and time period for compliance.
- Make annual inspections of the unit to ensure that it meets housing quality standards. Inform the tenant and owner of the results, necessary actions, and time period for compliance.

Responsibilities of the Tenant:

- Live up to the terms of your lease.
- Do your part to keep the unit safe and sanitary.
- Cooperate with the owner by informing him or her of any necessary repairs.
- Cooperate with OHFA for initial, annual, and complaint inspections.

Helpful Information for Landlords

by Roger Hayes
Field Agent

The landlord is responsible for the screening of the tenants behavior. In the screening process, the landlord must not discriminate because of race, color, religion, national origin, age, family status or disabilities.

The landlord must furnish a lease that is consistent with state and local law. The lease must also have all provisions of the tenancy addendum. All parties involved must receive a copy of the lease.

The rent charged for the rental property must not exceed rent charges by the landlord for comparable unassisted units.

The owner is required to maintain the contract unit and premises in accordance with Housing Quality Standards.

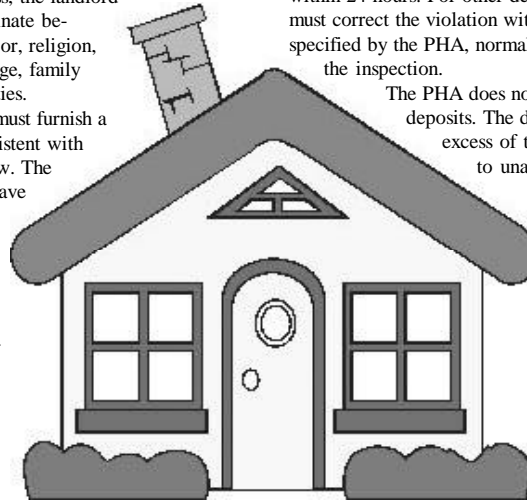
If the violation of HQS standards are life-threatening, the owner must correct the problem within 24 hours. For other defects, the owner must correct the violation within the period specified by the PHA, normally within 30 days of the inspection.

The PHA does not help with security deposits. The deposit cannot be in excess of the amounts charged to unassisted tenants.

If the landlord has a charge against the security deposit, a list of all items charged against the security deposit must be given to the resident.

Since 1996 all landlords have been required to give tenants information

regarding the dangers of lead-based paint hazards. The owner also must disclose the known presence of lead-based paint or lead-based hazards in the dwelling.



Are Cockroaches Bugging You? Follow the IPM Method

Many houses have problems with cockroaches. Many people with asthma are allergic to "roach dust" — roach body parts and roach droppings. Roach dust is a very strong asthma "trigger." Triggers make asthma attacks more frequent and more serious.

For years, cockroaches have defeated our best efforts to get rid of them. We sprayed and sprayed, but they always came back.

Now we understand there are better methods and products that really work. They get rid of roaches and the roaches don't come back. The new products are also safer than the pesticide sprays that have been commonly used.

The new roach control method is called "integrated pest management" (IPM). IPM can be used by pest control companies, landlords, home owners and tenants.

Even after you get rid of the roaches, the roach dust is still around and can trigger

asthma. A thorough cleaning is needed to get rid of all the roach droppings and body parts. Pesticide sprays, foggers and bombs have been used for years, but they don't work. They drive the roaches away for a while, then the roaches come back.

The old method uses unhealthy chemicals. Some can even trigger asthma attacks. The old methods put too much pesticide into the air and leave too much on surfaces that people touch.



This article is from
Environmental Health Watch,
Cleveland, Ohio

The Integrated Pest Management Method Works Better and Is Safer
IPM keeps roaches away for good. And IPM is safer because it reduces human exposure to pesticides. The best pest control companies now use IPM.

The IPM method:

- ? Denies roaches food, water, shelter and entry.
- ? Does not use sprays, foggers or bombs.
- ? Uses boric acid powder as the basic treatment.
- ? Uses baits, as needed.

Turning Dreams of Home Ownership Into Reality



New home owner Barbara Fox (center) plants a tree in her front yard with Dennis Shockley (left) OHFA executive director; Lila Hoover, director of housing, Consumer Credit Counseling Services of Central Oklahoma; Second District Congressman Brad Carson; Jamie Wilson, Bank One, Oklahoma; Michael T. Hernandez, regional Vice President, Fannie Mae; and Richard Lillard, chairman of OHFA's board of trustees. Barbara purchased her home in Claremore through OHFA's participation in the Section 8 through Housing Choice Voucher Home Ownership Program.

Part of achieving the American Dream is home ownership. Barbara Fox of Claremore and Jacqueline Garrett of Spencer are two who are seeing this dream become a reality.

They are participants in OHFA's Section 8 Housing Choice Voucher Home Ownership Program.

Funds previously set aside for rental assistance help with mortgage payments.

As rental assistance and Family Self-Sufficiency participants through OHFA,

they were able to participate in this program.

At a housewarming party and press conference held at her home, Barbara told guests "I never would have imagined that Congressman Carson and the media would be here for my housewarming party. This is an impossible dream come true."

Previously, Barbara rented a two bedroom home with OHFA's help. She now owns a 1,145 square-foot three bedroom home, complete with a beautifully landscaped yard.

Jacqueline Garrett is another new proud home owner.

After 10 years of rental assistance, Jacqueline chose to build a brand new home with four bedrooms and a fireplace in Spencer.

When she began looking at homes, she found the best value in her price range was the new home.

Jacqueline was pleasantly surprised by

her high credit rating.

"Even if you think you have bad credit, you should check into it," she said.

To be eligible, participants must be first-time home buyers and have a minimum annual income of \$10,300.

Participants must also be employed for at least one year unless they are elderly or disabled.

Eligible participants complete credit screening at Consumer Credit Counseling Services and attend home buyer education classes.

There are 486 home ownership applicants through OHFA. Ten families have purchased homes ranging from \$30,000 to \$109,000.

The program, limited to 600 families, is available to participants of OHFA's Family Self Sufficiency Program and elderly or disabled families.

Residents at Home at McCord Plaza

When Fred and Anna McCord's son returned to Comanche after attending college, he needed a place to live. Yet in this small Oklahoma town, nice apartments were few and far between.

The McCords set out to change that in 1983 and built McCord Plaza, a community with 20 apartments.

"We built these apartments from scratch," said Fred.

For Alberta Nixon, McCord Plaza opened just as she needed it most.

"After my husband passed away I was ready to move somewhere I would

feel safe," Alberta said. "I'm glad he had these apartments open when I needed one."

Alberta and the other residents can't say enough about their landlord.

"If we need anything, we call him. When you need him, he's here," Alberta said.

Fred admits that he is not in the apartment business for the money. He simply wants to offer a nice, safe place for people to live.

"I try to help people when I can," said Fred. "I don't even look at this as a business."

Residents take pride in the complex, planting flowers in the McCord Plaza courtyard.



Resident Alberta Nixon shows her landlord, Fred McCord, pieces from a quilt she is working on.

"We go to the store, pick what we need and Fred buys the flowers and fertilizer," Alberta said..

Twice yearly, residents gather in the courtyard to grill hamburgers or fry fish.

Residents bring

potluck side dishes and invite friends from all over the community.

For information about becoming a landlord, contact Jack Bruce, (405) 419-8218.



Jacqueline Garrett picks up her mail from the mailbox in front of her new home. With a home ownership voucher, Jacqueline purchased the 1,900 square-foot home earlier this year.