

# OKLAHOMA HOUSING FINANCE AGENCY

# Housing Connection

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## Zero home foreclosure rate continues in OHFA's Section 8 Homeownership Program for more than five years

Five years ago, Oklahoma Housing Finance Agency's Section 8 Homeownership Program assisted its very first customer. Since then, 138 individuals have made the transition from OHFA's Section 8 Rental Assistance Program to its Section 8 Homeownership Program.

Individuals who apply and meet the requirements of the program can utilize the monthly housing assistance payment they receive from OHFA to pay a portion of a mortgage payment.

"Many of the people we assist live on fixed incomes and would not qualify for a mortgage on their own," said OHFA Rental Assistance Team Leader Deborah Jenkins. "The Section 8 Homeownership Program opens the door to homeownership for those families requiring housing assistance."

In September, HUD ranked OHFA fourth in the nation in the number of Section 8 Homeownership Program closings by a Public Housing Agency since the start of its program. OHFA currently ranks third nationally for total closings so far this year.

Participants in the homeownership program must address any credit issues and attend a homebuyer education class. OHFA staff members attend every closing to review documents for

accuracy and to provide clients with support.

"Our staff works diligently to prepare our clients to achieve and maintain homeownership status," Jenkins said.

For more information on the Section 8 Homeownership Program, contact Kathy Crittenden at (405) 419-8236 or Ryland Moore at (405) 419-8197.

### A Model Homeowner

Donald Goodson bought his house in Cushing in July 2004, making him the 32nd first-time homebuyer in the Section 8 Homeownership Program.

Each month, he reliably pays his portion of his mortgage payment out of his Social Security disability benefits.

"This is the first time I've had a house of my own," Donald said. "I feel safe in it. I want to make sure I can stay here."

Donald, who is 58 years old and a member of the Iowa Tribe, maintains a neat and tidy three-bedroom home beautifully decorated in Native American-themed objects. A collection of eagle figurines greets guests as they walk through the front door. Half of the eagles he said he received as housewarming gifts.

"I keep a pretty clean house

for a single guy," Donald said proudly.

He shared a story about a friend who visited him and made the comment that his house was so clean a person could probably eat off the floor.

However, due to severe arthritis, Donald cannot fulfill all of his home maintenance duties himself. His friends and extended family drop by to help him mow the lawn or dust his rooms. Not too long ago his brothers replaced his roof, saving

him a lot of money.

Once he puts enough money together, Donald said he would like his family and friends to help

him build a deck around a large pecan tree in his backyard. He would also like to make a horseshoe pit.

It is important for Donald to maintain

and improve his home because he plans on living there for many more years.

"I'll probably live here the rest of my life," he said.



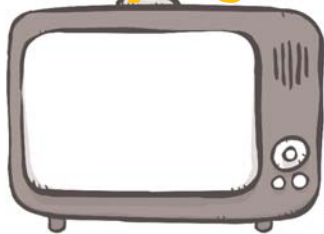
**The Section 8 Homeownership Program helped Donald Goodson transition from renter to homeowner in 2004.**



## LOOK INSIDE!

- Statewide Housing Council holds inaugural meeting
- Trustees grant HOME funds to build or rehabilitate housing across Oklahoma
- OHFA approves emergency funding for the City of Miami following flood disaster

## OETA TV spot highlights OHFA programs!



OETA recently aired a television segment on OHFA's Section 8 Homeownership and OHFA Advantage Programs.

Watch it at [www.ohfa.org](http://www.ohfa.org)

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## Statewide Housing Council holds inaugural meeting

Members of the Statewide Housing Council held their inaugural meeting September 6 at Oklahoma Housing Finance Agency.

Initiated by OHFA Executive Director Dennis Shockley, the Council gathers housing leaders in Oklahoma for the purpose of exchanging information, discussing ideas and possibly working together on housing issues that might have an impact on some or all of the interested parties.

"Open communication regarding the industry issues of the day potentially helps all of us," stated Shockley.

Organizational members of the Council include: OHFA; Oklahoma Department of Commerce and Tourism; Oklahoma Municipal League; Cimarron Contractors Inc.; U.S. Department of Agriculture and Rural Development; U.S. Department of Housing and Urban Development; Oklahoma Association of Community Action Agencies; Rural Rental Housing; National Association of Housing and Redevelopment Officials; and Oklahoma Association of Realtors.

The group scheduled its next meeting for March 2008.

## OHFA serves as housing resource for lawmakers

Each fall, Oklahoma Housing Finance Agency invites lawmakers and their aides to its office to learn more about the programs OHFA administers.

This year's Legislative Luncheon took place October 11. Legislative aides in attendance met key members of OHFA's staff and received information that would help them better assist their constituents with their affordable housing needs.

In addition, legislative aides learned that OHFA serves as a statewide housing resource. Lawmakers and their staff members can contact OHFA with any of their housing issues and OHFA will assist them or direct them to the appropriate person in another organization.

For assistance with housing issues, elected officials and their aides should call Darlene Drew at (405) 419-8211.



Legislative aides learn how to better assist their constituents with their housing needs during OHFA's 2007 Legislative Luncheon.



Housing Connection, a quarterly newsletter of Oklahoma Housing Finance Agency, is designed to inform legislators, city officials, individuals working in the housing industry and citizens about the agency's progress in meeting the state's affordable housing needs. For permission to reprint material in Housing Connection contact the Communications Director. An original copy of reprinted information is appreciated. Past issues are available on OHFA's website.

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Oklahoma Quality Award Winner

## Trustees grant HOME funds to build or rehabilitate housing across Oklahoma

OHFA's Board of Trustees approved Home Investment Partnerships Program (HOME) contracts to build or rehabilitate affordable housing in Oklahoma.

OHFA is a U.S. Department of Housing and Urban Development designated state Participating Jurisdiction.

The following Oklahoma organizations received funding:

### July Board Meeting

C.H.A.R.M.E.D. received \$40,000 for the acquisition and rehabilitation of a single-family rental home in Seminole.

C.H.A.R.M.E.D. received \$45,000 for the acquisition and rehabilitation of a single-family rental home in Weleetka.

C.H.A.R.M.E.D. received \$50,000 in operating assistance to develop affordable housing in Hughes, Lincoln, Okfuskee, Pawnee, Payne, Pottawatomie and Seminole Counties.

Community Development Support Association received \$41,700 in operating assistance to develop affordable housing in Grant and Garfield Counties.

Neighborhood Housing Services received \$50,000 in operating assistance to develop affordable housing in Oklahoma, Cleveland, Canadian, and Logan Counties.

The Town of Asher received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The Town of Bray received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Davenport received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Konawa received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Maud received \$250,000 for the rehabilitation of

four homes. It also received an administrative award of \$10,000.

The City of Newkirk received \$250,000 for the rehabilitation of three homes. It also received an administrative award of \$10,000.

The City of Noble received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$9,050.

The City of Perkins received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The Town of Porum received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Seminole received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Spencer received \$250,000 for the rehabilitation of three homes. It also received an administrative award of \$10,000.

The City of Tecumseh received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Union City received \$250,000 for the rehabilitation of three homes. It also received an administrative award of \$10,000.

C.H.A.R.M.E.D. received \$250,000 for the rehabilitation of four homes in Bowlegs. It also received an administrative award of \$10,000.

Deep Fork Community Action Foundation received \$250,000 for the rehabilitation of five homes in Hughes, Okfuskee and Okmulgee Counties. It also received an administrative award of \$10,000.

Kibois Community Action Foundation received \$250,000 for the rehabilitation of eight to 10 homes in Haskell, Latimer, Leflore and Pittsburg Counties.

(Continued on Page 3)

## OHFA approves emergency funding for the City of Miami following flood disaster

OHFA's Board of Trustees approved the City of Miami's emergency request for a \$180,000 Housing Trust Fund loan at its July meeting.

The low-interest construction loan will create new housing in the City of Miami, which experiences a severe housing crisis. A flood on July 4 damaged an estimated 300 to 500 homes in the area.

"This was a flood disaster of

epic proportions," said OHFA Executive Director Dennis Shockley. "It was the right decision to put the City of Miami's funding request on the fast-track and to approve them ahead of other applications."

The Housing Trust Fund loan will establish a program that will build two houses at a time for low-income families and revolve the loan when the houses are sold.

"We hope that in the near future, we can again assist Miami in meeting the urgent affordable housing needs of its community," Shockley said.

Administered by OHFA, the Housing Trust Fund provides low-interest loans to finance new construction, conversion of buildings into apartments or homes, rehabilitation projects or infrastructure improvements, particularly in rural Oklahoma.

## Apartments for the elderly open in Mustang

Landings at Pebble Creek Apartments, located in Mustang, opened the doors to its 48 affordable housing units this summer.

The three-story building features one and two-bedroom apartments. All of them are reserved for individuals age 62 and older.

The one-bedroom apartments measure 711 square feet and rent for \$460. The two-bedroom apartments measure 958 square feet and rent for \$560. The property owner pays for the cost of water, sewer and trash.

Each unit features its own washer and dryer, stove, micro-

wave, refrigerator with ice maker, and a patio or balcony with storage space.

On-site services include medi-



**Landings at Pebble Creek Apartments in Mustang features 48 units for senior citizens.**

cal counseling and consultation, food and nutritional services, and planned activities with local se-

nior centers. Residents share an elevator, fitness center, billiards room, community room and picnic area.

OHFA helped finance the development by providing it with \$363,315 in Affordable Housing Tax Credits per year for the next 10 years.

As an AHCT property, 60 percent of the units must be rented to tenants with incomes 50 percent or less of the area median income as established by HUD. The other 40 percent of the units must be rented to tenants with incomes 60 percent or less of the area median income.

## Diamond Award winners


The Top 10 lenders in the OHFA Advantage Mortgage Revenue Bond Program for 2006 were honored with a Diamond Award during the July OHFA Board of Trustees meeting. Recipients were: *American Southwest Mortgage*, *Arvest Mortgage Company*, *BancFirst*, *Bank of Oklahoma*, *Bank of the West*, *Countrywide Home Loans*, *First Mortgage Company*, *Harry Mortgage Company*, *Leader Mortgage Corp.*, *Spirit Bank*


By partnering with participating lenders throughout Oklahoma, the OHFA Advantage program is able to provide low-interest mortgage loans to qualified homebuyers in all 77 counties.


The 10 recipients as a whole totaled 1,650 home closings and \$137 million in mortgage loans within the OHFA Advantage program last year. This is the second year OHFA has recognized its top performing lenders.


## Trustees grant HOME funds (cont.)


It also received an administrative award of \$10,000.

 Delta Community Action Foundation received \$250,000 for the rehabilitation of four homes in Newcastle. It also received an administrative award of \$10,000.

 Delta Community Action Foundation received \$250,000 for the rehabilitation of four homes in Duncan. It also received an administrative award of \$10,000.


 Delta Community Action Foundation received \$250,000 for the rehabilitation of four homes in Blanchard. It also received an administrative award of \$10,000.

 INCA Community Services, Inc. received \$250,000 for the rehabilitation of four homes in Johnston County. It also received an administrative award of \$10,000.

 Northeast Oklahoma Community Action Agency

received \$240,000 for the rehabilitation 20 homes in Ottawa County. It also received an administrative award of \$9,600.

### September Board Meeting

 INCA Community Services, Inc., a community housing development organization, received \$47,410 in operating assistance to develop affordable housing in Atoka, Johnston, Marshall and Murray Counties.

HOME encourages local governments and nonprofit housing organizations to build new homes, rehabilitate existing housing or make structural home repairs.

HOME is designed to encourage partnerships to fund construction and rehabilitation of affordable housing for low-income families, particularly in rural Oklahoma.

More information on the HOME program can be found at [www.ohfa.org](http://www.ohfa.org) by clicking on the Housing Development tab featured on the homepage.

## Santa's Sleigh Inc. to buy Christmas presents for more than 1,000 homeless kids

The total number of homeless children staying in homeless shelters during the holiday season has jumped by 250 annually for the past three years. Homeless shelters are estimating housing more than 1,000 children this December.

"It's hard to believe just two years ago only 500 children needed our services," said Santa's Sleigh Inc. President Nelson Morgan.

Santa's Sleigh Inc. is a non-profit organization dedicated to purchasing Christmas presents for homeless children in Oklahoma.

"Despite the record number of children, we will make sure each and everyone one of those kids feels special by receiving their own bag of Christmas gifts,"

Morgan added.

Proceeds of approximately \$33,000 from July's OHFA Open Golf Tournament will be used to purchase the presents. It is the highest amount raised in the tournament's seven-year history.

Volunteers who work for Oklahoma Housing Finance Agency coordinate the OHFA Open Golf Tournament and run Santa's Sleigh Inc.

Volunteers have been busy comparing prices for children's toys and clothing.

"It's taking some creative shopping to maintain the same level and quality of gifts we've purchased in the past," said RaShonda Warren, a volunteer.

Nicknamed Santa's Helpers, volunteers at OHFA will deliver the gifts in early December.



# Family Self Sufficiency Program rewards independence

Five remarkable women, new graduates of OHFA's Family Self Sufficiency Program, together received more than \$23,000 at the September Board of Trustees meeting.

The FSS program helps individuals enrolled in OHFA's Section 8 Rental Assistance Program achieve financial independence while providing

them with a financial incentive.

Enrollment in the program is voluntary and lasts for five years. Participants identify their personal, financial, educational or employment goals and must take active steps to reach them.

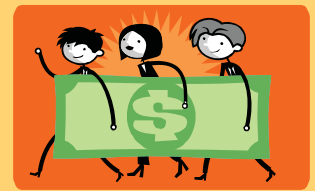
As individuals increase their earned income, OHFA requires them to pay a greater portion of their rent. However, the amount of additional rent a person pays

goes into an escrow account. Upon graduation from the program, OHFA rewards the individual with a check for the total amount in their account.

The largest amount earned so far by a FSS Program participant totaled \$18,754.

Graduates often use their escrow money to purchase their first home or to pay off debt.

For more information on the



FSS program, please contact Kathy Crittenden at (405) 419-8236 or Ryland Moore at (405) 419-8197.

## Gina

Gina Wagner began the FSS program in August 2002. Her goals were to go to a Bible College, obtain employment in the ministry, and take computer classes. She completed each of her goals.

She graduated from Rhema Bible College in May 2006 and started working at Into All The World Church six months later. She also completed a computer class at Afton Vo-Tech in 2002.



**Gina Wagner**  
FSS Program Graduate

"This program gave me the ability to raise my grandson and let him focus totally on school and football without him having to help support the household," Gina said.

She received a check from the FSS Program for \$2,395. Gina said she will place the money in a CD until she is ready to buy a home.

## Tonya

Tonya Dotson began participating in the FSS Program in October 2002. She wanted to maintain her current employment in the mortgage lending industry, as well as participate in any training and courses offered which would enable her to advance within her company.

She attended training that qualified her for a promotion to Delinquency II counselor with her current employer of more than six years. During her participation in the FSS Program, she increased her annual income by \$10,591. She also purchased a home in July 2006.

OHFA presented Tonya with a check in the amount of \$3,226.



**Tonya Dotson**  
FSS Program Graduate

She said she plans to use a portion of her escrow savings to make small home repairs and will place the remainder in her savings account for unexpected home repairs.

"I'd like to thank everybody at the Oklahoma Housing Finance Agency that has given me the opportunity to be a homeowner. And at this point I've actually impressed my 12-year old son with this, and that's probably the biggest goal that I've attained," Tonya said.

## Agnes



**Agnes Matelsky**  
FSS Program Graduate

Agnes Matelsky began the FSS program in September 2002. She wanted to obtain an associate's degree in early childhood administration and work for a school.

In 2005, she received her

degree and obtained a job at the Goddard School for Early Childhood Development.

She plans to use the check for \$4,544 that she received from the FSS Program to complete her credit repair and to purchase a home.

"I just wanted to offer a great thanks to everyone who makes this available to people," Agnes said. "It does make a difference... You don't know that you can get there, and it's still a scary step to go further on because you just don't know what's out there and that you can do it."

She added, "So thank you for giving my family a foundation to start on, and maybe one day my son will be able to sit here with you guys and make a difference for somebody else's family."

## Diane

While receiving TANF (Temporary Assistance for Needy Families) in 2002, Diane Lumpkin set a goal to find full-time employment. Later that same year, she began working at a Super 8 Motel. She has worked consistently in the hotel and motel industry since that time.

By accruing a little each month, Diane increased the amount in her escrow account to \$9,397, which OHFA presented to her in a check. She plans on purchasing a home in the near future.

"I would like to thank the program for helping me out, and I'll be getting my GED," Diane said. "I'm not giving up... I will get my GED. I promise I will."



**Diane Lumpkin**  
FSS Program Graduate

## Markisha

Markisha Robinson joined the FSS Program in February 2003 and completed the program ahead of schedule due to continued increases in her income.



**Markisha Robinson**  
FSS Program Graduate

She set as her goal maintaining her current employment, while qualifying for increases in her income through training and development. She also established a goal of repairing her credit in order to obtain a home mortgage.

While in the FSS Program, Markisha completed several certification programs through Metro Technology Centers. She also participated in the Individual Development Accounts Matched Savings Program administered by Community Action Agency of Oklahoma City and Oklahoma/Canadian Counties. Participants can deposit up to \$2,000 of their own money into their IDA and receive up to a \$4,000 match for a total of \$6,000.

OHFA presented Markisha with a check in the amount of \$3,869. She said she will use the funds, along with her IDA savings, to complete her credit repair and to pay for the down payment and closing costs of her first home.

"When I started receiving assistance from OHFA, I never thought I would be a homeowner," she said. "I just thought that I would receive assistance and I had to accept what happened to me in life... that I didn't have enough education to be part of corporate America. So I can say today that I can carry myself in corporate America and that I am going to be a homeowner."