



Affordable Housing Online has teamed up with the HAI Group to create a useful guide for avoiding online rental housing scams. Here are some common scams.

**Data Collection Scams** - An online search leads to a site to complete an application. This "application" actually signs the visitor up for dozens of spam email lists. **Remember:** The only way to complete an online application for a voucher from OHFA is through OHFA's website, [www.ohfa.org](http://www.ohfa.org).

**Fake Voucher Scam** - Someone on social media or a classified website offers to transfer a Section 8 voucher for a fee. **Remember:** Vouchers are non transferable. An organization like OHFA will never charge a fee for services.

**Rental Deposit Scam** - In this instance, a fake landlord asks the applicant to wire money to reserve a unit sight unseen. **Remember:** Don't pay to receive more information or to view a unit.

**Application Fee Scam** - The scammer will request an application fee for the Section 8 program.

**Remember:** HUD policy prohibits application fees for the Housing Choice Voucher and other public housing programs. While privately owned properties are legally allowed to charge an application fee, organizations such as OHFA are not.

To report fraud and scams, please call (405) 419-8274.



# News on 8

A Newsletter for Section 8 Rental Assistance Landlords and Tenants  
Published Twice Yearly by Oklahoma Housing Finance Agency

## Meet Joi Love, Resident Board Member



*Joi Love, OHFA's Resident Board Member, confers with OHFA trustee Jeff Scott at a board meeting in March.*

Oklahoma City resident Joi Love has been appointed as the Resident Board Member on OHFA's Board of Trustees. Love will vote on matters concerning OHFA's Housing Choice Voucher and Performance Based Contract Administration programs.

Love attended college at Oklahoma City Community College and Oklahoma State University - Oklahoma City. She is currently employed at Farmers Insurance NDC.

"I realize the importance of giving back and service. It has become self-evident to me that I could possibly be a catalyst to create positive change in someone's life" said Love.

## Medical Marijuana Use Impacts Subsidized Housing Applicants and Residents



The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to deny admission to all HUD rental subsidy programs when it is determined that an applicant for subsidized housing is a current user of illegal drugs, as defined by federal law.

Medical marijuana, while legalized in Oklahoma, is still considered an illegal drug under federal law. OHFA is prohibited from allowing admission to its Housing Choice Voucher (HCV) program for any

user of medical marijuana.

HUD provides discretion to PHAs on a case-by-case basis to determine the appropriateness of terminating assistance for current participants of HUD subsidized rental programs when it is determined that a current participant is a user of marijuana that has been legalized under a PHA's state statute. OHFA may decide, on a case-by-case basis, not to terminate assistance for a current participant in its HCV program when

**See Medical Marijuana, page 3**



## Contact List

TTY	(405) 848-7471
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,Q,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	1-866-569-6306 or (405) 879-6365
Local Leasing line	(405) 842-2471
Toll-free Leasing line	1-800-256-1489
Fax Number	(405) 879-8822
Office Operations <i>Mary Hoock, Manager</i> <i>Ken Erb, Supervisor</i>	(405) 419-8266 (405) 419-8233
Field Operations <i>Kenneth Love, Manager</i> <i>Dodie Pool, Supervisor</i>	(405) 419-8268 (405) 419-8230
FSS/ Home Ownership Team	(405) 419-8171
Project Based Contract Administration (PBCA) <i>Rhonda Watson</i>	(405) 419-8181 (405) 419-8104

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

**Street Address:** 100 N.W. 63rd Street, Suite 200  
Oklahoma City, OK 73116

**Mailing Address:** P.O. Box 26720  
Oklahoma City, OK 73126

### Executive Director

Deborah Jenkins

### Deputy Executive Director

Kurt Fite

### Resident Board Member

Joi Love

### Rental Programs Director

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AA/EEO

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

## OHFA Mandates Carbon Monoxide Detectors In Units Occupied by Section 8 Residents

More than 150 people die in the United States each year from accidental non-fire related carbon monoxide (CO) poisoning. When a fossil fuel-burning appliance or device, such as a heater, isn't working properly, CO poisoning can occur.

Effective August 1, OHFA will require CO detectors in rental units where Housing Choice Voucher participants reside.

Inoperable or missing detection devices in any dwelling that contains a fossil fuel-burning appliance or with an attached garage must be repaired or replaced within 24 hours.

CO alarms should be installed in a central location outside each separate sleeping area and on every level of the home.

Choose a CO detector that has a label of a recognized testing



laboratory.

CO alarms are not substitutes for smoke alarms. Know the difference between alarm sounds. Combination smoke/CO detectors may be purchased.

Because CO is colorless and odorless, a CO detector is the only way to determine that a home is clear of excess carbon monoxide.

## Attention to Detail Curbs Lease Delays

A main concern for both OHFA and landlords is ensuring that landlords are paid in a timely manner. Landlords should be aware of the following tips to avoid a delay in receiving their Housing Assistance Payment.

The assisted dwelling lease must contain all of the following required information:

- The correct names of the owner and the tenant.
- The unit rented, including the address, apartment number, and any other information needed to identify the contract unit.
- The term of the lease (initial term and any provisions for renewal)
- The amount of the monthly rent to owner
- A specification of what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the family.
- Water, sewer and trash must be indicated individually.
- The lease must have the correct

complete mailing address including Ave, St, Rd., Lane, Blvd., unit numbers and city, state and zip

- The lease must be for at least one year.
- The lease must be signed by the owner and the tenant.
- OHFA cannot be mentioned in the lease. The lease is between the owner and the tenant only.

If there are errors this will delay processing. Please make sure everything is on the lease before the agent arrives. If any changes are made, the owner and tenant must initial all changes.

The tax ID number that matches the name listed with the IRS at the time of the contract signing must be included and correct.

If notified by OHFA that lease corrections are needed, payment will not be authorized until the requested corrections are received.

# OHFA Program Helps Buyers Achieve Homeownership Goals

Buying a home may seem like a dream, but with planning and guidance it really is within reach.

Since 1980, more than 60,000 buyers have purchased homes with the help of the OHFA Homebuyer Downpayment Assistance Program.

OHFA Homebuyer Downpayment Assistance details:

- New and existing houses, town homes, condominiums and duplexes may be purchased.
- Funds applied at closing.
- All loans are limited to 30-year fixed rate mortgages.
- Homebuyers must have a minimum credit score of 640.
- Maximum purchase price: \$283,348
- Maximum household income varies by county and family size.
- Approved lenders can determine if your income meets requirements for OHFA Homebuyer Downpayment Assistance.
- OHFA will provide 3.50% of the loan amount towards the down

payment for the purchase of the home.

You may be eligible to utilize OHFA Homebuyer Downpayment Assistance if your credit score is 640 or higher and you meet income requirements for the loan type. Buyers qualify through OHFA's network of lenders, listed at [www.ohfadownpayment.org](http://www.ohfadownpayment.org).

For more information, call (405) 419-8207.

**For assistance repairing credit, contact GreenPath Financial Wellness, 1-800-550-1961. GreenPath, a national nonprofit organization, empowers people to lead financially healthy lives.**

## Frequently Asked Questions Answered

**Question: Does an assistance or service animal have to be trained or certified?**

Answer: Not under the Fair Housing Act requirements. A family may ask for a reasonable accommodation to have an assistance or service animal for a disability-related need, even if there is

a "No Pets" policy.

For answers to other Frequently Asked Questions, visit [www.ohfa.org](http://www.ohfa.org).

## Medical Marijuana, continued. . .

it is determined that the participant is using marijuana for medicinal purposes as recommended by an Oklahoma physician and verified by a medical marijuana patient license issued by the Oklahoma Medical Marijuana Authority.

For OHFA to consider allowing a current participant to continue receiving assistance under its HCV program, the following conditions must be met:

1. Participant has a current medical marijuana license.
2. Participant's license can be validated through the Oklahoma Medical Marijuana Authority, [www.omma.ok.gov](http://www.omma.ok.gov).
3. No growing or distribution will

be permitted, even with a valid license.

4. No out-of-state medical marijuana licenses are acceptable.

Property owners and landlords have discretion to formulate appropriate policies for their rental units. OHFA's decision not to terminate assistance for a current participant of OHFA's HCV program for medical marijuana use does not prevent a property owner from establishing a policy prohibiting the use of medical marijuana on the premises of their rental unit.

Property owners are encouraged to seek legal advice when establishing rental policies to ensure compliance with state and federal laws.

### Changes to Phone Number, Email & Mailing Address

Immediately notify OHFA in writing when your telephone number, email or mailing address changes.

### Housing Assistance Payments

Report concerns or questions regarding rental assistance payments to (405) 848-1144, Ext. 2898. Leave a detailed message and a phone number where you can be reached.

### Payment History

Property owners may access payment history 24/7 at [www.assistancecheck.com](http://www.assistancecheck.com).

### Available Rental Properties

Visit <http://ohfa.gosection8.com> to view or list available units for free or call (866) 466-7328.

### Field Agents

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| • Rhonda Boyd<br>Floater Agent     | • Corey King<br>Floater Agent     |
| • Luke Brooks<br>East Oklahoma     | • Debbie Mauldin<br>Floater Agent |
| • Felicia Glover<br>Floater Agent  | • Shannon Ogle<br>SW Oklahoma     |
| • Quinton Germany<br>Floater Agent | • John Rolls<br>Floater Agent     |
| • Jack Howell<br>East Oklahoma     | • Shawnta Ward<br>Floater Agent   |
| • Philippe Jamet<br>Floater Agent  | • Judi Wright<br>SE Oklahoma      |
| • Keneshia Kelley<br>NE Oklahoma   |                                   |

Find summer meals for children and teens in your area by texting the word "FOOD" to 877-877. Information will be sent via text about the closest summer meal locations. This service is operated by the organization No Kid Hungry.



# What's Happening

## Holidays

July 4 - Independence Day  
September 2- Labor Day  
November 11 - Veterans Day  
November 28 & 29 - Thanksgiving  
December 24 & 25- Christmas

## Trainings (Staff Unavailable)

Sept. 12 and Dec. 5

## Homebuyer Education Classes

### Scheduled at OHFA

June 22

## Program Coordinating Committee Meetings

October 17

## Resident Advisory Board Meetings

Aug. 22, Nov. 21



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## SEE WHAT'S INSIDE!



**The Impact of Medical Marijuana**



**Avoiding Lease Delays**



**Meet Joi Love, Resident Board Member**



**Carbon Monoxide Detectors Required**

P.O. Box 26720  
Oklahoma City, OK 73126  
www.ohfa.org

Presort Standard  
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Okla. City, OK

## Assistance Connect Provides Service at Your Fingertips



Formerly known as AssistanceCheck, Assistance Connect is a web-based portal for applicants, tenants, and owners. Assistance Connect allows OHFA to send responses and receive requests.

Some of the benefits of Assistance Connect include:

- 24/7 Access
- Minimizes phone calls
- Allows you to contact OHFA
- Reduces paper and mailing costs

### Applicants/Tenants

- Add, Edit, Remove Family Mem-

bers or Income

- Update Contact Information
- Send Documents/Requests

### Property Owners/Management Agents

- Review Payments
- Review Inspection Information
- Send Documents/Requests

For property owners, Assistance Connect now allows multiple properties under one centralized account. From a single account, the property owner will be able to quickly view and manage all of their properties. Previously, a user would need to create a unique user name and password for each one.

### Personal Identification Numbers (PIN)

OHFA mailed letters last spring to property owners that included a PIN. For current families, OHFA is sending letters monthly that include a PIN in conjunction with annual recertification appointments. If assistance is needed

in setting up a Tenant Account, please let the agency representative know at the next recertification appointment.

The online application process provided applicants with a PIN.

Owners should call the finance department at 405-848-1144 or toll free 800-256-1489 at extension 2898 for assistance with lost PINs.

Applicants and current tenants needing assistance with their PIN should call 405-842-2471 or toll free 800-256-1489 to contact your team.

**Keep the user name and password because it is required to sign-in to Assistance Connect to receive and send information to OHFA.**

A valid email address is required. Keep it active to receive notifications from Assistance Connect.

Visit [www.assistancecheck.com](http://www.assistancecheck.com) to access information.

