

HOUSING SUPPORT SERVICES

ACCESSING HOUSING



3/11/2014

Kelly Wietelman, BA
Field Services Coordinator

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ELEMENTS OF SUPPORTED HOUSING

- **Socially Integrated**
- **Consumer Choice and Control**
- **Learning in Permanent Settings**
- **Individualized Flexible Services**
- **Most Facilitative Environment**



HOUSING NEEDS ASSESSMENT

- **Housing Supports and Services**
- **Transportation Services**
- **Financial Supports**
- **Employment Services/Supports**
- **Education Services/Supports**
- **Social Supports and Services**
- **Life/Daily Skills Services**

OVERCOMING BARRIERS TO ACCESSING HOUSING

- **Consumers may face barriers when accessing and maintaining housing:**
 - **Poor Rental History**
 - **Lack of Financial Resources**
 - **Criminal History**
 - **Social Stigma**



FAIR HOUSING ASSISTANCE



3/11/2014

- ❑ **Metropolitan Fair Housing Council of Oklahoma:** The Metro Fair Housing Council of Oklahoma is a private, nonprofit, fair housing agency dedicated to the creation of racially and economically integrated communities, and the elimination of housing discrimination throughout the state.
- ❑ **Legal Aid Services:** Legal Aid Services of Oklahoma is a non-profit law firm. They help eligible low-income individuals and seniors with civil legal problems.

FAIR HOUSING ASSISTANCE



○ Metro Fair Housing Council Offers (MFHC)

- ✓ Fair Housing Counseling
- ✓ Investigation and Testing
- ✓ Complaint Referral
- ✓ Mediation Services
- ✓ Legal Referral

**Metro Fair Housing
Council of Greater
Oklahoma City
1500 N.E. 4th Street, Suite
204
Oklahoma City, OK 73117
405-232-5119**

THIS AMERICAN LIFE

<http://www.thisamericanlife.org/radio-archives/episode/512/house-rules?act=1#play>

FAIR HOUSING ASSISTANCE



○ Legal Aid Services of Oklahoma

- ✓ **Eviction**
- ✓ **Foreclosure**
- ✓ **Landlord Repairs**
- ✓ **Public Housing and Section 8**

Legal Aid Services of Oklahoma

Administrative Offices

2901 North Classen Blvd., Suite 110

Oklahoma City, OK 73106

ACCESSING HOUSING: HUD REGULATED AGENCIES RENTAL ASSISTANCE PROGRAMS

3/11/2014



ACCESSING HOUSING: HOUSING AGENCIES

3/11/2014

**Oklahoma Housing Finance Agency
(OHFA)**

Public Housing Authorities (PHA)

HOUSING AGENCIES COMPARISON

3/11/2014

OHFA Programs

- ✓ Section 8 Rental Assistance Program
- ✓ Family Self Sufficiency Program
- ✓ Section 8 Homeownership Program
- ✓ Family Reunification Program

PHA Programs

- ✓ Section 8 Rental Assistance Program
- ✓ Public Housing Program
- ✓ Homeownership Program
- ✓ Family Self Sufficiency Program
- ✓ Family Reunification Program

SECTION 8 RENTAL ASSISTANCE PREFERENCE PROGRAMS

OHFA Preference Program

- ✓ Homeless Preference

- ✓ Disabled Preference

OKC PHA Preference Program

- ✓ Disabled Preference

Tulsa PHA Preference Program

- ✓ Disabled and Receiving SSI/SSDI Preference
- ✓ Elderly 62 and Older Preference
- ✓ Living in a Care Facility (Shelter) because of Domestic Violence

OHFA SECTION 8 RENTAL ASSISTANCE APPLICATION

✓ Step 1

Completion of the Preliminary Application for Section 8 Rental Assistance (applications can be completed either online or in paper format)

PRELIMINARY APPLICATION
PLEASE COMPLETE THIS FORM AND RETURN TO:

Waiting List
OHFA
PO Box 26720
Oklahoma City OK 73126-0720

Applicant's Mailing Address

Part 1: Head of Household
Please complete this part for the Head of Household.

Social Security Number _____
Date of Birth _____
Sex Female Male
Are you willing to move when offered assistance Yes No
Are you Disabled Yes No
Home Telephone _____
Other Telephone _____
Other Telephone Type Work Other Specify: _____

Race (Check All That Apply) White Black Asian/Pacific Islander American Indian/Alaska Native
Ethnicity (Check One Box) Hispanic Not Hispanic

Part 2: Household Information
List information for adults first, then children under age 18. Use is disabled check the "Y" check box, if not disabled, check "N". Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Y	N
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	____/____/____	<input type="checkbox"/>	<input type="checkbox"/>

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Applicants mailing address is extremely important.

DOB and SSI are extremely important.

Household information is critical during the process.

OHFA SECTION 8 RENTAL ASSISTANCE”

- ✓ OHFA is encouraging behavioral case managers to be active during the process.

PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 and older from wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source.

First Name	Gross Income	How Often				If Income is from Wages	
		Weekly	Every 2 Weeks	Monthly	Yearly	List Address of Employer	
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

List total cash value and total income received for assets owned by all family members.

Type of Asset	Cash Value of Asset	Income From
Checking Accounts	\$ _____	\$ _____
Savings Accounts	\$ _____	\$ _____
Stocks, Bonds, CDs, Investment	\$ _____	\$ _____
Real Estate	\$ _____	\$ _____
Other	\$ _____	\$ _____

Part 4: Eligibility and Preferences

Your response to the following statements will help determine your eligibility for rental assistance and if you are entitled to a preference when placed on the program's waiting list. Check each box that applies to your current status.

Are you homeless? Yes No
Homeless is defined as living in a shelter. (Verification from a shelter must be attached)

Are you or a member of your household disabled? Yes No
(Disability verification must be attached)

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to \$10,000, or imprisoned up to five years if I furnish false or incomplete information.

X _____ Date _____

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All information provided in this section needs to be accurate.

Key Points: If the family meets the preference list, a signed letter of disability from a medical professional such as a Psychiatrist, PA Assistant, or Doctor can speed up the process: A psychologist, CM, RN, or LPN is not a medical professional according to OHFA.

OHFA SECTION 8 RENTAL ASSISTANCE

Step 2 Certification/Recertification Process

- ✓ Verification of Income and Household Composition
- ✓ Financial Eligibility Determination

CERTIFICATION AND RE-CERTIFICATION

SAMPLE QUESTIONS: SECTION 8 RENTAL ASSISTANCE

- ✓ Does any household member receive cash, tips, bonuses, commissions, or any type of compensation for providing any type of services?
- ✓ Does any household member receive child support from a child support recovery unit?
- ✓ Does any household member receive alimony?
- ✓ Does any household member receive income from assets? (Stocks, bonds, and money market accounts)
- ✓ Does anyone in the household receive any type of income, money, or financial support from any other sources? (adoption or foster care subsidy)
- ✓ Does any household member own property or trust funds?

OHFA SECTION 8 RENTAL ASSISTANCE

Step 3 Obtaining a Voucher

- ✓ Issuance of Vouchers-when funding is available, OHFA will issue vouchers to applicants whose eligibility has been determined.
- ✓ Applicant Briefing- HUD requires briefing for all applicants (individual or group).

OHFA SECTION 8 RENTAL ASSISTANCE

3/11/2014

Step 4 Landlord Approval and Scheduling the Housing Quality Inspection (HQS)

- ✓ **Landlord Approval-** participants must gain landlord approval before requesting a HQS.
- ✓ **HQS-** In the Section 8 Housing Choice Voucher Program the dwelling must pass the HQS to receive a subsidy. Housing Quality Standards help to ensure the dwelling will be safe, healthy, and comfortable.

ACCESSING SECTION 8 RENTAL ASSISTANCE

Step 5 Housing Assistance Payment Contract (HAP)

3/11/2014

- ✓ HAP-agreement is the final step in the process of obtaining housing
- ✓ HAP-places OHFA in agreement with the landlord
- ✓ OHFA-will provide assistance up to 40% of the monthly adjusted income

MOST FREQUENT BARRIERS FOR EX-OFFENDERS

- **Felony Drug or Violent Conviction Policy:** Assistance will be denied for a period of 3 Years from the date of conviction/arrest/and/or incarceration
- **Methamphetamine Policy:** Assistance will be denied for a period of 10 years if an individual has been arrested/convicted/incarcerated for using/distributing/manufacturing methamphetamine (whichever is later)

If an individual has been arrested/convicted/incarcerated for distribution and manufacturing of methamphetamine in or on government owned housing or property that individual will face a life time ban from receiving section 8 housing.

- **Sex Offender Policy:** OHFA will permanently deny admission or terminate assistance if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program. Sex Offenders, not subject to lifetime registration, will be denied assistance for a period of 10 years from the date of arrest/conviction/incarceration (whichever is later) or during the period they are required to be registered as a sex offender, whichever is greater.

ODMHSAS HOUSING

Supervised Transitional Housing

❖ **Temporary**

On-site support

❖ **Stabilization and acquisition of skills**

**Counseling and Recovery
Services
Tulsa, OK
(918) 492-2554**

**Red Rock Behavioral Health
Services
Oklahoma City, OK
(405) 424-7711**



ODMHSAS HOUSING

Supported Transitional Housing

- ❖ **Temporary**
- ❖ **Staff available as needed
(not 24 hour on-site
supervision)**
- ❖ **Stabilization and
acquisition of skills**

**Counseling and Recovery
Services
Tulsa, OK
(918) 492-2554**

**Transition House, Inc.
Norman, OK
(405) 360-7926**

**HOPE Community Services
Oklahoma City, OK
(405) 632-1900**



ODMHSAS HOUSING

Safe Haven

- ❖ **Temporary residence for a homeless person with mental illness**
- ❖ **Length of stay is not defined**
- ❖ **Assist homeless persons become familiar with and access programs and services**
- ❖ **Facilitate transition to permanent housing**

**Mental Health Association of Tulsa
Tulsa, Oklahoma
(918) 382-2479**



ODMHSAS HOUSING

Permanent Supported Housing

- ❖ **Scattered site or congregate housing**
- ❖ **Full rights of tenancy**

Red Rock Behavioral Health Services
Oklahoma City, OK
(405) 424-7711

Counseling and Recovery Services
Tulsa, OK
(918) 492-2554

❖ **Offers on-going and regular, specialized housing support services**

❖ **Participation in services is not a required condition of tenancy**

HOPE Community Services
Oklahoma City, OK
(405) 632-1900



OTHER RENTAL SUBSIDY PROGRAMS

- **Discharge Planning Housing Subsidy Program**
- **Transition Youth Subsidy Program**

These subsidies may be used for...

1. Rent
2. Utilities
3. Utility deposits
4. Rent deposits

DISCHARGE PLANNING HOUSING SUBSIDY

Discharge Planning

Housing Subsidy is designed to help very low-income individuals with mental illness discharging from either a hospital, prison, or who are aging out of foster care transition into self-sufficiency within a **9-12 month time period**.

Rent & utility deposits:

Assistance with rent and security deposits may be provided one time. (up to \$574 per month)

Criteria:

1. Mental illness
2. Discharging from a hospital, prison or foster care
3. Homelessness or at risk
4. Very low income

Referral: The Housing Subsidy Referral Form must be completed and submitted by mail or fax to the gate keeping agency, HOPE Community Services, Inc.

TRANSITION YOUTH SUBSIDY

Youth Transition Subsidy

goal is to help individuals age 17-24, referred from a Transitions Project access and maintain decent, safe, affordable housing.

First 6 months: rent/utilities will be paid 100% (up to \$574 per month).

Last 6 months: recipients will pay 30% of their gross monthly income to rent/utilities. The remainder will be paid by subsidy (up to \$574 per month)

Criteria:

1. Ages 17-24
2. Very Low income
3. Referred from a Transitions project
4. Mental illness

Referral Process:

Like the housing subsidy, youth transition can also be applied for through HOPE Community Services, Inc.

OXFORD HOUSE

- ❖ Oxford House is a democratically run, self-supporting, drug free home
- ❖ The number of residents in the house may range from 6-15
- ❖ Houses are male or female and some allow children

OXFORD HOUSE LOCATIONS

February 2014

Ada	2	Ardmore	1
Muskogee	1	Broken Arrow	2
Moore	2	Norman	5
Claremore	3	OKC	21
Enid	1	Owasso	1
Edmond	2	Shawnee	1
Stillwater	1	Moore	2
Midwest City	1	Tulsa	24
Jenks	1		



OXFORD HOUSE



ELIGIBILITY CRITERIA FOR OXFORD HOUSE ACCEPTANCE

- ❖ Completion of inpatient alcohol or drug treatment
- ❖ Completion of a medical detox program
- ❖ Sobriety that is free from dangerous withdrawals



Oxford House

Self-Help for Sobriety Without Relapse



- Home
- About Us
- Houses
- Manuals
- Publications
- Site Map
- Links
- Contact Us

VACANCIES

[Watch the Oxford House 60 Minutes Video](#)

2010 Annual Convention Chicago!

Info for Neighbors

How to Apply

Newsletter



Oxford House

Self Run, Self Supported, Addiction Recovery Houses



"Together We Can..."

Oxford House

Self-Help for Sobriety Without Relapse



- Home
- About Us
- Houses
- Manuals
- Publications
- Site Map
- Links
- Contact Us

- Directory
- Vacancy Search
- Landlords
- Legal
- Banking
- Applications
- Audit
- Traditions
- Viability Calculator

VACANCIES

Watch the
Oxford House
60 Minutes
Video

2010 Annual Convention
Chicago!

Info for
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How to Apply

Newsletter



Oxford House

Self Run, Self Supported, Addiction Recovery Houses



"Together We Can..."

Oxford House International - Windows Internet Explorer

http://www.oxfordhouse.org/directory.php

Home About Us Houses Manuals Publications Site Map Links Contact Us

Oxford Houses International - Directory

Select State:

Done Internet | Protected Mode: On 125% 1:47 PM 1/4/2011

Oxford House

I - Directory

Select State:

- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma**
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- South Dakota
- Tennessee

Submit

Map Satellite Hybrid

Westwood House
Gender: M
602 Rosewood Ct.
Claremore, OK 74017-4731
Contact: 918-923-6563
Total Beds: 8
Vacancies: 1



Map data ©2010 Google - Terms of Use

ELIGIBILITY

Application Process:

- ❖ Complete an application
- ❖ Contact the outreach services rep or the house to schedule an interview
- ❖ Attend interview at the house
- ❖ Requires an 80% yes vote from residents



OXFORD HOUSE OUTREACH WORKERS

- **Dan Hahn (405) 859-3312 Central OK**
- **Laura Johnson (918) 936-0267 NE OK**
- **Terry Ogle (405) 519-1910 Southern OK**

RESIDENT EXPENSES

- ❖ Residents must pay a \$100 move in fee
- ❖ The rent ranges from \$75 to \$125 per week per individual.
- ❖ Each individual is responsible for their own groceries and personal hygiene items.



SUCCESS RATE

Monthly Success Rate: 93% ¹

Long Term Success Rate: 87% ²

1. Based on data collected in Oklahoma
2. DePaul University found at oxfordhouse.org



Coco's Story

<http://www.youtube.com/watch?v=T9o0sKUKI0A>

RESOURCES

Tulsa Day Center for the Homeless, Inc.

415 W. Archer Street
Tulsa, OK 74103
918-583-5588

OKC Day Shelter

1729 NW 3rd street
Oklahoma City, OK
73106

Mental Health Association in Tulsa

1870 South Boulder
Tulsa, Oklahoma
74119

Phone (918)585-1213

Fax (918)585-1263

info@mhat.org

www.mhat.org

Neighborhood

Services

Organization

413 SW 11thSt.
Oklahoma City, OK
73109

405-236-0413

www.nsookc.org

Youth Services of Tulsa

311 S. Madison Ave.
Tulsa, OK 74120
(918) 582-0061

<http://www.yst.org/yst/default.asp>

RESOURCES

USDA

Tommy Earls, Program
Director

100 USDA, Suite 108

Stillwater, OK 74074

405-742-1070

E-mail:

tommy.earls@ok.usda.gov

Oklahoma Association of Community Action Agencies

2800 N.W. 36th street, suite
221

Oklahoma City, OK 73112

(405)949-1495

www.okacaa.org

City Care, Inc.

2400 General Pershing Blvd.

Oklahoma City, OK 73107

(405) 609-2400

www.citycareinc.org

WEBSITES

U.S. Department of
Housing and Urban
Development

www.hud.com

Oklahoma Housing
Finance Agency

www.ohfa.com

Oklahoma City
Housing Authority

www.ochanet.org

Tulsa Housing
Authority

www.tulsahousing.org

Lawton Housing
Authority

www.lawtonhousing.org

Norman Housing
Authority

www.normaha.org

QUESTIONS?

Kelly Wietelman
Field Services Coordinator
1200 NE 13th Street
Oklahoma City, OK 73152
kmcminn@odmhsas.org
405-522-5920



“And homeless near a thousand homes I stood”
William Wordsworth