

## Spread the News: OHFA Will Purge Waiting List First Week of June

OHFA will purge its Section 8 Housing Choice Voucher Program waiting list of more than 13,000 applicants the week of June 2. Applicants who fail to notify OHFA of their continued interest in the program by the deadline specified will be removed from the waiting list.

OHFA will send an update request via first class mail to each active family on the waiting list to determine whether the family continues to be interested in and continues to qualify for the program. The purge will also allow applicants to make changes to their record, such as address, phone numbers and family household members. The update request will be sent to the last address that OHFA has on file for the family.

The family's response must be in writing and may be delivered in person, by mail or by fax. Responses must be postmarked or received by OHFA no later than 14 days from the date of OHFA's letter.

- If the family fails to respond within 14 days, the family will be removed from the waiting list without further notice.
- If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.
- If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 14 days to respond from the date the letter was re-sent.



# News on 8

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



LaToya Ezell attends classes to become a medical office assistant.

## Using Career Training to Achieve Her BEST

**B**EST stands for basic education and skills training, a program offered by Metro Technology Centers. Individuals are referred by the Department of Human Services to receive individual employment strategy plans and career training.

LaToya Ezell, an OHFA Section 8 client, participates in BEST and takes classes at Metro Technology Centers so she can become a medical office assistant.

"I love science so the medical field is what I want to do," LaToya said.

At first, she wanted to become a

dental assistant but her BEST counselor advised her that the plates and screws in her arm might make that career field too physically demanding.

LaToya agreed and that's why she is thankful BEST started her on the right path to achieve her career goals.

BEST already helped her land an internship at Dean McGee Eye Institute so she can get first-hand experience as a medical office assistant.

"I just want to be better in life, be somebody, and be an asset in this world," LaToya said.



## Contact List

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

Office Operations  
Mary Hoock, Manager (405) 419-8266  
Ken Erb, Supervisor (405) 419-8233

Field Operations  
Kenneth Love, Manager (405) 419-8268  
Kimberly Mills, Supervisor (405) 419-8230

FSS/ Home Ownership Specialists  
Kathy Stafford (405) 419-8236  
Ryland Moore (405) 419-8197  
Sheila Calvin (405) 419-8171



Oklahoma Quality Award Winner

**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**  
Dennis Shockley

**Rental Assistance Director**  
Deborah Jenkins

**NEWS on 8 Editor**  
Diana Rogers Jaeger, APR

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

# Showing Kindness



Property Manager  
Rhonda Ortiz

**O**n the outskirts of Shawnee sits South Rock Creek Estates, a collection of 20 single-family rental homes built by DECO, Inc. and Excel Development, Inc. with Affordable Housing Tax Credits from OHFA.

South Rock Creek Estates' site manager, Rhonda Ortiz, takes great pride in the property and its tenants.

She said, "We have a great community. We have great people."

## Failed HQS Inspections Not Corrected Will Cause Suspension of Housing Assistance Payments

**S**ince May 1, 2013, OHFA began abating/suspending Housing Assistance Payments (HAP) when owners/landlords failed to correct Housing Quality Standards (HQS) deficiencies upon OHFA's re-inspection of the unit, or if the owners/landlords failed to respond to the Life Threatening Notification letter.

This change affects the owners/landlords and tenants participating in the Section 8 Housing Choice Voucher Program in the following ways:

- HAP will be abated/suspended after the re-inspection when the unit fails to meet HQS requirements by the date listed on the re-inspection appointment letter or by the date listed on the Life Threatening Notification letter if no response is received.

- A family residing in the affected unit will not be responsible for OHFA's portion of the rent during the abatement/suspension period. The family will continue to pay its portion of the rent. An owner/landlord may not terminate a family's tenancy when abatement/suspension occurs. Owners/landlords can enforce other provisions of their lease as usual.

- OHFA will issue the family a voucher to begin searching for a unit that meets HQS requirements, as long as there are no tenant deficiencies required to be corrected. The family must

request an extension in writing before the voucher expires if they have not located a new unit or the current unit is still noncompliant with HQS. Tenants are required to give notice to the owner/landlord in accordance with their lease.

- If repairs are made after the abatement/suspension period begins, the owner/landlord or tenant must contact OHFA immediately to schedule a re-inspection of the affected unit. **Only one re-inspection will be conducted after a unit is abated.** If a re-inspection is conducted to check all deficiencies for correction and any are found to be outstanding, the contract will be terminated. If the family wishes to remain in the unit, the family will have to submit its scheduling requests indicating that it wants to remain in place. A new lease and contract as well as a full HQS inspection will be necessary.

- If OHFA finds the repairs have been made, OHFA will end the abatement/suspension the first of the month following the date the repairs have been verified as having been completed. Payments suspended during the abatement period will not be restored.

- If repairs have not been corrected within 60 days from the date the abatement/suspension period begins, OHFA will send 30 days notice of HAP termination.

# & Respect

She explained why South Rock Creek Estates keeps a waiting list.

"[The homes] are perfect size and everyone has their own individual storm shelters," she said.

Rhonda uses her more than 20 years of experience in property management to provide the best service to her tenants. Seven of them participate in OHFA's Section 8 Housing Choice Voucher Program.

She makes sure to show each tenant kindness and respect but remains firm when it comes to rules. She describes her relationships with her tenants as close but not too close.

"It's like being a mom and a friend," Rhonda explained. "You have to know where to draw the line."

## Telephone Relay Services Offered

Oklahoma Relay Service is a state-wide service that connects standard (voice) telephone users with deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones.

Calls can be made to anywhere in the world, 24 hours a day, 365 days a year with no restrictions on the number, length or type of calls.

All calls are strictly confidential and no records of any conversations are maintained.

Anyone wishing to use Oklahoma Relay simply dials the relay number to connect with a Communication Assistant. The Communication Assistant will dial the requested number and relay the conversation between the two callers.

For a complete list of telephone relay services, dial 711 or visit [www.oklahomarelay.com](http://www.oklahomarelay.com).

# EMPLOYMENT SERVICES

## Available to Veterans

The State of Oklahoma offers several resources as veterans transition to a new career, further their education or training, and search for a new job.

The Oklahoma Employment Security Commission operates 36 local workforce centers with professional employment specialists dedicated to supporting veterans with their re-employment efforts.

Veterans can find the nearest workforce center by visiting the website: [www.tinyurl.com/workforcecenters](http://www.tinyurl.com/workforcecenters) or by calling toll free 1-888-980-WORK (9675).

Veterans do receive priority of service at all workforce centers, and many have Veteran Employment Specialists on-site who have been trained to help veterans with disabilities and veterans with significant barriers to employment. They also assist with referrals to other entities which may be of assistance.

At any center, veterans can register in the state's online labor exchange system, Oklahoma Job Link, and soon the new Oklahoma Job Match.

At their convenience, veterans can also self-register to both Oklahoma Job Link and Oklahoma Job Match from any computer with Internet access by going to the websites [OklahomaJobLink.com](http://OklahomaJobLink.com) and [OkJobMatch.com](http://OkJobMatch.com).

OKJobMatch.com provides a virtual "one-stop shop" where veterans can build a resume, search for jobs, set-up email alerts and access a wealth of other information.

After answering a questionnaire on OKJobMatch.com, veterans can obtain various resume styles that match their military work experience with desired skills and job opportunities within Oklahoma and nationwide.



### Changes to Phone Number or Mailing Address

Please immediately notify OHFA in writing every time your mailing address or telephone number changes.

### Housing Assistance Payment Line

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.

### Listing of Available Rental Properties

Visit <http://ohfa.GOsection8.com> to view or list available units for free or call (866) 466-7328.

### Field Agents

- Chris Anderson  
*Floater Agent*
- Luke Brooks  
*East Oklahoma*
- Senna Franklin  
*Floater Agent*
- Christina Hines  
*Floater Agent*
- Jack Howell  
*East Oklahoma*
- Gary Kessinger  
*SW Oklahoma*
- Corey King  
*Floater Agent*
- Rhonda Murrell  
*Floater Agent*
- Philippe Jamet  
*Floater Agent*
- Steve Jett  
*East Oklahoma*
- Sandy Lindsley  
*East & NE OK*
- Debbie Mauldin  
*Floater Agent*
- Shannon Ogle  
*SE Oklahoma*
- Dodie Pool  
*Floater Agent*
- Shawnta Ward  
*Floater Agent*
- Judi Wright  
*Floater Agent*



# Important Dates

## 2013-2014 Holidays (Offices Closed)

May 26, Memorial Day  
July 4, Independence Day  
September 1, Labor Day  
November 27 & 28, Thanksgiving  
December 24 & 25, Christmas

## 2014 Landlord Meetings

November 6 - Oklahoma City  
November 13 - Tulsa

## 2013-2014 Rental Assistance Trainings (Staff Unavailable)

June 5, September 4 & December 4

## 2014 Family Self-Sufficiency/ Homebuyer Education Classes

June 21, September 13 & December 6

## 2014 Resident Advisory Board Meetings

May 30, August 29 & November 17

## 2014 Program Coordinating Committee Meetings

July 25 & October 31

## SEE WHAT'S INSIDE!



**OHFA Will Purge Waiting List First Week of June**



**Showing Kindness & Respect**



**Employment Services Available to Veterans**



**Telephone Relay Services Offered**

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

Presort Standard  
U.S. Postage  
Paid  
Permit No. 2000  
Okla. City, OK

## Social Security Number Printouts No Longer Issued

Beginning August 2014, the Social Security Administration will no longer issue Social Security number printouts in its field offices. Individuals who need proof of their Social Security number and who cannot find their card, will need to apply for a replacement card. Learn how at [www.socialsecurity.gov](http://www.socialsecurity.gov).

## Free Summer Meals and Snacks Available to Kids and Teens

Every summer when school ends, millions of children are at risk of going hungry because they no longer have access to the free and reduced-price meals they received when they were in school.

The U.S. Department of Agriculture created the Summer Food Service Program (SFSP) to address this need. The SFSP provides free breakfast, lunch and snacks to low-income families.

However, only 16 percent of eligible children participate in SFSP.

### Who is eligible to receive free meals?

All children 18 years old or younger eligible for free or reduced-price meals and households receiving SNAP or TANF.

### How do I get my kids enrolled?

To apply for the SFSP, individuals must contact a nearby site. To locate the sites closest to your home, visit the website <https://cnp.sde.ok.gov/SponsorLocator/> or call the Oklahoma Child Nutrition Office at (405) 521-3327.

**Food that's in when school is out.**



The Summer Food Service Program (SFSP) provides lunches for hungry children during the long summer vacation.

**The Summer Food Service Program helps prevent hunger when school is out.**

