

ROLES

Tenant's Obligations

Comply with the lease and the program requirements, pay its share of rent on time, maintain the unit in good condition and notify THA of any changes in income or family composition.

Landlord's Obligations

Provide decent, safe and sanitary housing to the family at a reasonable rent.

THA's Obligations

Provide the family with the housing assistance that enables the family to seek out suitable housing and provide housing assistance payments on behalf of the family.

HOW TO APPLY

You may apply on our website at www.tulsahousing.org



Creating a better
Tulsa by transforming
lives and communities

CONTACT US

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**HOUSING AUTHORITY
OF THE CITY OF
TULSA**

**RENTAL ASSISTANCE
DEPARTMENT**

**HOUSING CHOICE
VOUCHER PROGRAM**

WWW.TULSAHOUSING.ORG



WHAT IS SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE?

The Section 8 Housing Choice Voucher program is the federal government's primary program for assisting very low-income families, the elderly and the disabled by enabling them to afford decent, safe and sanitary housing in the private market.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program.

A housing subsidy is paid to the landlord directly by Tulsa Housing Authority (THA) on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

WHAT KIND OF HOUSING QUALIFIES?

Almost any kind of safe, decent and sanitary housing qualifies.

Units can include:

- Apartments
- Single-Family Homes
- Mobile Homes

To be accepted there must be:

- Adequate living area
- Adequate heating, electrical, water and sewer systems
- The home must be free from any conditions that might endanger the health and safety of the participant

To ensure the home meets these criteria THA must conduct and the unit must pass a Housing Quality Standards inspection.

AM I ELIGIBLE?

Eligibility for a housing voucher is determined by THA based on the total annual gross income and family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status.

In general, the family's income may not exceed 50 percent of the median income for Tulsa.

Local preferences for selecting applicants from the waiting list include:

- Involuntary Displacement
- Domestic Violence
- Disabled
- Veteran

Families who qualify for any preference moves ahead of other families on the waiting list who do not qualify for any preference.

THE RENT SUBSIDY

THA calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income.