

LANDLORD BENEFITS

There are several benefits to renting to a Section 8 tenant:

Consistent Rent Payments by THA

After the applicant has been determined eligible for assistance, they are granted a Housing Choice Voucher. The voucher allows the family to search for decent, safe, and sanitary housing.

Once the unit has been inspected and approved for the program, THA will make monthly payments to the landlord on the 1st business day of each month and will continue to make monthly payments as long as the unit and the family qualify for assistance.

Direct Deposit

Payments made by THA are direct deposited, so there's no more waiting for the mail to come or the possibility of your monthly subsidy being lost in the mail.

Biennial Inspections

THA is required by HUD to conduct an Housing Quality Standard (HQS) Inspection at initial occupancy and during the term of the lease. HQS standards apply to the building and premises, as well as the unit.

Long-Term Tenants

Many Section 8 tenants, after being approved for the program and finding a place to rent, tend to stay in the same unit for a while. It is a requirement when a tenant initially leases into a unit that they sign a 1 year lease agreement. After the initial year is up, you may request another years lease or go month to month. At this time you may also request an increase in the contract rent.



Creating a better Tulsa by
transforming lives and
communities

CONTACT US

415 E. Independence St
Tulsa, OK 74106

—
Teresa Wolf
Senior Manager of Assisted Housing
(918) 581-5787
teresa.wolf@tulsahousing.org

—
Diana Clay
Senior Manager of Assisted Housing
(918) 581-5705
diana.clay@tulsahousing.org

—
Casper Palmer
Housing Quality Inspection Manager
(918) 581-5791
casper.palmer@tulsahousing.org

—
www.tulsahousing.org



HOUSING AUTHORITY
OF THE CITY OF
TULSA

HOUSING CHOICE
VOUCHER PROGRAM

LANDLORD
INFORMATION

WWW.TULSAHOUSING.ORG

THREE-PRONG PARTNERSHIP

The Housing Choice Voucher (HCV)/Section 8 program is a three-prong partnership between the Tulsa Housing Authority (THA), the tenant and the landlord.

THA's Responsibilities

- Determine applicant eligibility
- Explain rules of the program to the tenant
 - Issue the voucher
- Approve the unit, landlord and tenancy
- Make payments to the landlord
- Ensure the tenant and landlord comply with program

Tenant's Responsibilities

- Provide THA with complete and accurate information
- Take responsibility for the care of the unit
- Comply with the term of the lease
 - Comply with the Family Obligations on the voucher

Landlord's Responsibilities

- Screen tenants
- Comply with Fair Housing Laws
 - Maintain the housing unit
- Comply with the terms of the Housing Assistance Payments Contract
- Collect rent due by the tenant
 - Enforce the lease

BECOMING A PARTICIPATING LANDLORD

Becoming a participating landlord is easy! Follow the steps below and you will be leasing in no time!

Find a Tenant

You may also attend our weekly Briefings on Friday at 9:30 am and provide flyers and promote your property with other landlords prior to the start of the Briefing.

Landlord Approves Tenant

Use the same diligence in screening a Section 8 participant as you would with any other tenant.

THA Approves Tenancy and Unit

After the tenant finds a suitable housing unit and the landlord approves the tenant, THA will determine if the tenant is income eligible to lease the unit and if the contract rent amount is rent reasonable. We also review the lease agreement as well as other documents within the Request for Tenancy Approval (RFTA).

If all of the paperwork is approved, we will then request a Housing Quality Standard Inspection to determine if the unit qualifies under the program.

Contract and Lease are Signed

If the unit is determined satisfactory, THA will enter into a Housing Assistance Payments (HAP) contract with the landlord, and the tenant will enter into a lease agreement with the landlord.

Housing Assistance Payments

After the HAP contract and lease are signed, THA makes the initial HAP payment and continues to make monthly payments to the landlord as long as the tenant continues to meet eligibility criteria and the housing unit qualifies under the program.

LANDLORD OBLIGATIONS

Most of the responsibilities of the landlord are specified in the HAP contract.

They include:

- All management and leasing functions including: family selection; enforcement of tenant obligations under the lease; termination of tenancy; and collection of any security deposit, tenant contributions and any changes for unit damaged by the tenant.
- Provision of all utilities and services required under the lease.
- Provision of information required under the contract.
- Supply and use a lease with the required HUD wording. Lease must be approved by THA.
- Maintain Housing Quality Standards. Including all ordinary and extraordinary maintenance.
- Lease the unit only to the family specified in the lease for use solely as their principal place of residence.
- Not commit fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- Not receive payment for a unit in which the family has an interest.
- Not engage in drug trafficking.
- Adhere to HUD and state security deposit procedures for: security reimbursement; termination of tenancy; permit THA/HUD access to premises and records; not transfer the contract without prior written consent of THA.