



**Tulsa Housing Authority**

**Tulsa REIA**  
**3.20.24**



# Who We Are

Creating a better Tulsa by transforming  
lives and communities





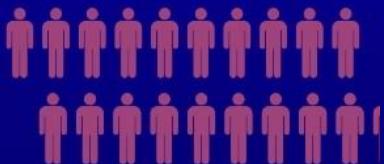
# Who We Serve

## Housing Authority of the City of Tulsa

number of  
Tulsans THA  
serves



nearly 20,000



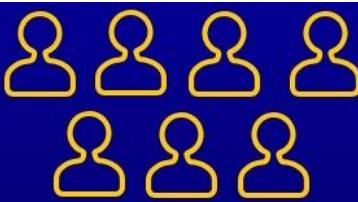
9,000 children



1,300 elderly  
persons



3,600 persons  
with disabilities

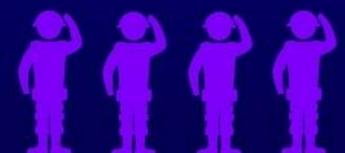


> 10,000 served through  
Assisted Housing  
Program

> 4,900  
Section 8 Vouchers  
administered

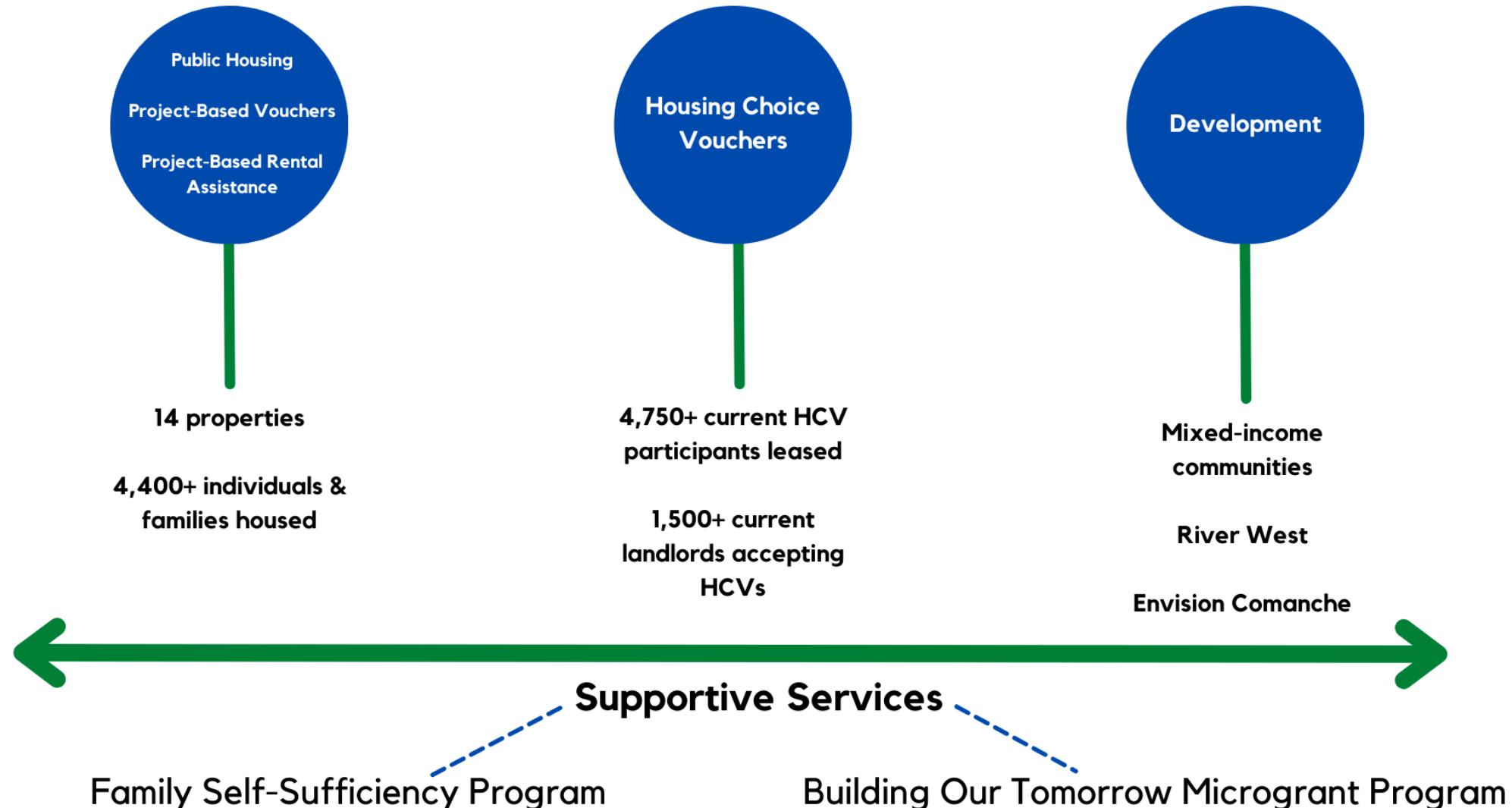


including 70  
Veterans Affairs  
Supportive Housing  
Vouchers





# How We Serve





OKLAHOMA'S  
OWN

## Rent Costs On The Rise In Tulsa

Thursday, July 1st 2021, 6:31 pm  
By: [Meredith McCown](#)

TULSA, Oklahoma - Paying rent is getting more expensive in Tulsa.

The higher prices come as the market recovers since many properties didn't raise the rent during the pandemic.

Statistics from Apartment List shows Tulsa rent prices have gone up more than eight percent in just a year, and up 1.2 percent over the past month.

**"Paying rent is getting more expensive in Tulsa.**

*The higher prices come as the market recovers since many properties didn't raise the rent during the pandemic.*

*Statistics from Apartment List shows Tulsa rent prices have gone up more than eight percent in just a year, and up 1.2 percent over the past month."*

## TULSA WORLD

### With a shortage of affordable housing, Tulsa is looking for more landlords to take Section 8 subsidies

Michael Overall | Jul 14, 2021 Updated Aug 19, 2021

Tulsa has nearly 1,600 property managers actively enrolled in the Section 8 program, which provides federal funds to pay part of a tenant's rent. But that's not enough to keep up with growing demand as high inflation puts more and more families under financial stress, Hensley said.

"The need is already great and continues to grow," she said. "A lot of folks who never

## TULSA WORLD

### Editorial: Housing crisis is holding Tulsa back

Mar 11, 2022 Updated Apr 21, 2022

Rising costs of living have hit all sectors, and none more so than housing.

In Tulsa, **rental rates rose 12% last year**. That trails the national average of 19.3%, but rates in south Tulsa have nearly matched the nationwide trend.

What's more, there does not seem to be any relief coming soon. Tulsa, like many cities, is suffering from a lack of inventory, especially in affordable housing. Vacancy rates sunk to 5% or lower at certain points last year — a key indicator of why rental rates have risen so steeply.

Other factors driving housing costs higher are related to overall inflation. Landlords have seen prices for things like appliances, fixtures and other supplies rise alongside other consumer goods.



**"The overall pressure on tenants is not just limited to those on the economic margins. Forty-six percent of Tulsa renters are spending 30% or more of their income on housing. That represents 35,000 families being "cost burdened" by the price of housing.**

*Inside those numbers are renters who are firmly within the middle-class income scale, not to mention those who are just starting their careers.*

***If people's finances are unduly tied to high rent costs, that means fewer dollars flowing into other parts of the Tulsa economy."***

## 2NEWS OKLAHOMA

### Rising rent causing trouble for housing assistance recipients

By: [Brady Hattabu](#)

Printed at 8:30 PM, Mar 07, 2022 and last updated 9:00 AM, Mar 08, 2022

TULSA, Okla. — Finding affordable housing is difficult for a lot of people right now but it's really impacting lower-income families.

As rent sky-rockets across the country, finding a place to live is even more challenging for those with section 8 vouchers. The Tulsa Housing Authority says it comes down to two major factors. First, finding affordable housing, and second finding a landlord willing to accept vouchers.

**"Even before the recent increases, 46% of renter households in Tulsa — or roughly 35,000 families — were "cost burdened," meaning they are spending more than 30% of their income on housing costs, Maun said.**

**"It's an issue that doesn't just affect our low-income families," she said. "It affects people across a wide range of income brackets. It just more severely impacts our low-income households."**

## TULSA WORLD

### Rents are skyrocketing across Tulsa as the city faces a shortage of affordable housing

Michael Overall | Jul 7, 2021 Updated Apr 15, 2022

**W**ith a housing shortage driving up costs nationwide, rental rates jumped more than 19% in south Tulsa last year and seem likely to continue climbing in 2022, according to recent data from the city.

The rest of Tulsa saw higher rents, too, with monthly rates climbing about 12% citywide, officials said, but south Tulsa was the part of the city that kept pace with a national trend. Rents soared 19.3% between December 2020 and December 2021 in the 50 largest U.S. metropolitan areas, which include Tulsa, according to recent surveys.



# Need for Affordable Housing in Tulsa

## Tulsa Citywide Housing Assessment:

- Tulsa will need to invest **\$245 million a year** for the next **ten years** to meet the city's need for housing (across the income spectrum)
- **More than half** of the housing demand is from households at or below Tulsa's AMI
- Tulsa needs **6,250 additional housing units** to meet the need for low-income individuals and families:
  - Extremely low-income (<30% AMI, <\$20k) – 2,160 units
  - Very low-income (30 – 50% AMI, \$20k - \$30k) – 1,790 units
  - Low-income (50 – 80% AMI, \$33k - \$54k) – 2,300 units



*Source: Tulsa Citywide Housing Assessment*

### 2023 Homelessness Point in Time (PiT) Count

**#1 reported cause of homelessness – Lack of affordable housing**

**#1 reported need – Access to affordable housing**

# Section 8/Housing Choice Voucher Program



- Rental assistance program providing affordable housing for low-income families while paying housing subsidies directly to participating landlords – subsidy is tied to tenant, not to the unit
- Gives low-income families the freedom to rent a house, duplex, trailer or apartment anywhere within Tulsa city limits where the landlord will accept Housing Choice Voucher program subsidy
- Lease agreement is between the resident and their landlord
- Housing Assistance Payment (HAP) contract exists between THA and the landlord





# Section 8 HCV Landlord Benefits

- Consistent rent payments by THA
- Landlord portal
- Direct deposit
- Biennial inspections
- Dedicated Landlord Relations Specialist
- Long-term tenants

**Benefits shared by Section 8 HCV landlords in survey:**

**“Stability of Section 8 paying during a tumultuous pandemic and knowing that we are creating a safer housing inventory for economically disadvantaged communities”**

**“Tenants tend to stay once they’ve moved in”**

**“THA and their people care about us and the tenants; Tulsa is better because of these efforts”**



# Landlord Incentives



## New Landlord Incentive Bonus

A \$1,000 incentive bonus given for the first five new housing units a landlord new to the HCV program rents to a Section 8 HCV holder

*Cannot exceed \$5,000*



## Landlord Referral Bonus

A \$500 incentive bonus given to active HCV program landlords who refer a new landlord to the Section 8 HCV program

*Cannot exceed \$1,000*



## Existing Landlord Expansion Bonus

A \$500 incentive bonus given to current HCV program landlords for each new unit rented to Section 8 HCV holders

*Cannot exceed \$1,000*



# How to Become a Section 8 Participating Landlord

Family/individual contacts you with a voucher in hand

Owner/landlord screens prospective tenant for suitability as a renter

Once approved, send THA a Request for Tenancy Approval (RFTA) and the lease  
THA will review for rent reasonableness

Once unit is approved as affordable, the owner/landlord will receive a phone call notifying them of inspection date and time

Begin receiving subsidy payments  
Monthly HAP checks are paid twice a month; checks are mailed within first five days of the month



# Thank you!

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**TulsaHousing.org**



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