



Building Affordable Communities for Our Aging Population



Sixteen years ago, Vintage Housing was formed with the dream of providing independent housing for seniors with limited incomes. Since that time, the dream has become a reality. The vision continues to grow.

Vintage Housing fulfills a unique need by developing affordable senior apartment communities that provide safe, comfortable homes, fostering independence, socialization, and the ability to age in place. Vintage developments can be found throughout Tulsa and the surrounding areas, including Jenks, Owasso, Bixby, Broken Arrow, Coweta, Sapulpa, Collinsville, Glenpool, Bristow, Skiatook and Sand Springs.

Thanks to Vintage Housing, more than 590 Oklahoma seniors have found affordable, low maintenance apartment homes with full access to community-based services to help them maintain their independence. With Americans aging at a record pace, the need for affordable housing for seniors will not diminish in our lifetime.

We invite you to join us in our vision.

Vintage Housing, a non-profit corporation founded in 1995, is an affiliate of LIFE Senior Services – a non-profit United Way organization that has served seniors with a variety of programs and services since 1973. Both organizations are dedicated to promoting independence, dignity and quality of life for older adults throughout northeastern Oklahoma.



Housing Designed for Seniors

Vintage Housing developments are designed especially for seniors who are at least 62 years old, have limited resources, and are socially and functionally independent. Each two- or three-story facility has from 32 to 48 apartments which lease for below-market rates to qualifying individuals.

The developments offer congregate living, meaning a one-building design with multiple common areas that enhance socialization. These include:

- a large dining and meeting area with a complete serving kitchen on the first floor
- a lounge area
- a library / activity room with tables, comfortable seating and an entertainment system
- a craft room with work space and storage for individual and group projects
- a hair salon
- community laundry facilities on each floor
- a centrally located elevator and mail room

Each apartment has its own kitchen, small living area, private bath, large closet, and either one or two bedrooms. The apartments also have individually controlled central heat and air-conditioning.

Well lit interiors and corridors, peepholes in the doors, smoke alarms and emergency pull cords in each unit, and a resident manager who locks the exterior doors at night, are a just a few of the safety features built into the design of our developments.

All apartments meet or exceed the standards set by the Americans with Disabilities Act and at least two apartments are specifically designed for handicapped residents.

Each resident receives a subscription to *LIFE's Vintage Newsmagazine* and the annual *Vintage Guide to Housing & Services* to keep them abreast of senior issues and services. LIFE's Housing Services Coordinator is also available, as needed, to help individual residents access community-based services to maintain their independence.



Living the Vintage Life

Friendships flourish as residents live side-by-side, share their lives, and look out for one another. Whether they are gardening on the patio, playing games, visiting in the salon, at the mailbox, or even over laundry, Vintage Housing residents are actively engaged in life.

Each apartment has an inset entry, creating a "front porch" that residents often decorate to welcome neighbors and friends. Residents also appreciate furnishing their homes with their own personal treasures.

Monthly calendars are full of social, learning and recreational activities organized by the Planning Committee at each site. From the live-in manager who knows everyone by name, to the caring neighbors all around, Vintage Housing is a safe harbor for its residents.

The effectiveness of Vintage Housing is evident with occupancy rates typically above 96% and waiting lists at many sites. Even more impressive is how residents are successfully aging in place. For example, when Vandever House opened in 2000, the average age of residents was 73 years. Now, 10 years later, the average age is 81.

Affordable Housing Made Possible With Specialized Financing

Vintage Housing is a great example of a public-private partnership. A first rate development team, coupled with tremendous community support, enables us to pursue public financing dollars successfully.

Affordable Housing Tax Credits

Affordable housing tax credits are allocated to states using a formula based on population. Tax credits awarded to a development are, in essence, “sold” to investors who contribute equity to the development in exchange for an ownership position. In Oklahoma the tax credits are awarded by the Oklahoma Housing Finance Agency (OHFA). For Vintage Housing to receive tax credits, at least 40% of the units must be leased to persons whose income is at or below 60% of Area Median Income. Moreover, to receive tax credits all residents must be at least 62 years old.

HOME Program

The Department of Housing and Urban Development allocates federal HOME Investment Partnership Program funds to “participating jurisdictions,” two of which are the City of Tulsa and the Metropolitan Tulsa HOME Consortium. To receive HOME funds, at least 20% of the units must be leased to persons whose income is at or below 50% of Area Median Income, a figure calculated by HUD.

Affordable Housing Program (AHP)

The Affordable Housing Program of the Federal Home Loan Bank of Topeka supports affordable housing through competitive grants. Applications are submitted by a local member bank in collaboration with Vintage Housing.

All of these funding sources are very competitive and require extensive community involvement to be successful.



Vintage Communities

Pioneer Village

40-unit development in Jenks, opened October 1996

Carriage Crossing

40-unit development in Coweta, opened December 1997

Country Oaks

48-unit development in west Tulsa, opened January 1999

Hickory Crossing

40-unit development in Sapulpa, opened July 1999

Vandever House

48-unit development in Broken Arrow, opened April 2000

Cardinal Heights

40-unit development in Collinsville, opened November of 2000

Park Village

44-unit development in east Tulsa, opened May of 2001

Autumn Park

40-unit development in Bixby, opened October of 2001

West Oak Village

40-unit development in Skiatook, opened August of 2003

Cornerstone Village

40-unit development in north Tulsa, opened September of 2004

Woodland Village

32-unit development in Bristow, opened December of 2005

Redbud Village

36-unit development in Glenpool, opened March 2008

Prairie Village

a 40-unit development in Owasso, opened March 2009

Heritage Landing

a 40-unit development in Tulsa opened October 2010

Kenosha Landing

a 40-unit development in Broken Arrow, opened May 2011

This project is under development:

Heartland Village

a 40-unit development in Sand Springs



VINTAGE HOUSING

For more information contact:

Vintage Housing, Inc.
5950 East 31st Street
Tulsa, OK 74135

Laura Kenny
Chief Executive Officer
lkenny@LIFEseniorservices.org
(918) 664-9000, ext. 240

Vicki D. Jordan
Director of Housing
vjordan@LIFEseniorservices.org
(918) 664-9000, ext. 330

RESCO Enterprises, LLC
Ron E. Smith
President
ronesmith@rescoentrinc.com
(918) 298-0052

**Sooner Management
Consultants, Inc.**
(918) 485-8885

**Chase Fetters Hewitt
Architects**
(918) 747-8225



Vintage Housing and RESCO Enterprises, LLC are co-developers of Vintage Housing's facilities. The Tulsa firm of Chase Fetters Hewitt - Architects designs and supervises construction of the developments. Once built, the properties are managed by Sooner Management Consultants, Inc., of Wagoner. This "management team" has developed fifteen facilities, with one more currently in planning.

AWARDS AND NATIONAL RECOGNITION

**MAXWELL AWARD OF EXCELLENCE
HONORABLE MENTION
FROM THE FANNIE MAE FOUNDATION
1998**

**COMMUNITY PARTNERSHIP AWARD
FROM THE FEDERAL HOME LOAN BANK SYSTEM
1999**

**APEX AWARD
FROM OKLAHOMA HOUSING FINANCE AGENCY
2000 • 2001 • 2009**