

LANDLORD NEWSLETTER

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January 2025



Landlord Reminders:

- Have a property you would like free marketing for? List your rental property with us on our Courtesy List.
- Please ensure you are in compliance with the Fair Housing Act in leasing.
- Wondering where your HAP payment is? Keep in mind our Housing Assistance Payments (HAP) are processed twice per month: on the first business day of the month and on or around the 15th of each month.
- Have concerns about a tenant? We encourage you to check the lease; treat participants the same as market renters; and contact the caseworker if additional help is needed.

Top News

Regulatory Requirements:
Smoke Detectors & Carbon
Monoxide Detectors

Abatement procedure

HASA Closures/Important Dates

Martin Luther King Jr. Birthday - 1/20/2025

President's Day - 2/17/2025

Good Friday - 4/18/2025

Business Hours:

M-Th: 8:00 am - 5:00 pm

F: 8:00 am - 12:00 pm

01/02

Housing Choice Voucher /
Section 8 Program



Newsletter Highlight

As of 12/29/24, regulation now requires that ALL smoke detectors have to have a 10-year sealed battery. In addition, there MUST be a compliant smoke detector in each bedroom, on each level of the unit, and in each living space. Please note this was stated on previous newsletters and correspondence. (If the smoke detectors are hard wired in, no changes are needed as long as they are working.)

In addition, if there is a fuel burning appliance or attached garage to the unit, there must be a working carbon monoxide detector installed in the unit.

Inside The Issues

- Abatement happens if the deficiencies from a failed inspection are not corrected within the required timeframe.
 - The withheld HAP portion cannot be charged to the tenant; HAP will not resume until deficiencies are corrected;
 - If the payments are abated, there will be no retroactive payment once the abatement hold is lifted;
 - More details are provided in the inspection letters.
 - Note: life-threatening deficiencies require a 24 hour repair.
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- NSPIRE standards will be implemented effective 10/01/2025. Until then, the inspector may cite some of the deficiencies if found for NSPIRE so that you can become familiar with those changes. Please also see the NSPIRE handout.

HCV Staff Directory

- Cindy Elguezabal, HCV Manager
 - Caseload: Special programs
 - 325-486-3382
 - celguezabal@sanangelopha.com
- Jo Ann Griffis, HCV Caseworker
 - Caseload: Alpha A-Gat
 - 325-486-3372
 - jgriffis@sanangelopha.com
- Rachel Jaquez, HCV Caseworker
 - Caseload: Alpha Gau-Pal
 - 325-486-3388
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- Alex Sedeno, HCV Caseworker
 - Caseload: Pam-Z
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- Slade Hogan, HQS Inspector
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- Candis Bailey, FSS Coordinator
 - 325-486-3377
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- Bre Davis, FSS Coordinator
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