

Housing Choice Voucher (HCV) Program

QUARTERLY NEWSLETTER



It is our mission to provide quality, affordable housing to income eligible families while offering opportunities to achieve self-sufficiency and economic independence. As such we would like to thank you for being one of our valued landlords who help to make this mission and program possible.

Contact Us

If you have any questions or concerns, feel free to contact our office.

Phone: (325) 481-2500

Fax: (325) 481-2506

www.sanangelopha.com

HASA Closures/Important Dates:

Memorial Day	05/27/24
Juneteenth	06/19/24
Independence Day	07/04/24

Business Hours:

M-Th	8:00am - 5:00 pm
F	8:00am - 12:00 pm

Housing Assistance Payments (HAP)

If you have changes to your bank or tax information, please immediately contact Ana at 486-3387 or

accountingclerk@sanangelopha.com

HAP payments are made twice per month: On the first business day of the month and on or around the 15th of each month.

REMINDERS / UPDATES

- If you have properties coming available or currently available, please contact us to list on our Courtesy List. The Courtesy List provides *free* marketing for your property to all of our participants! To ensure that this list remains up to date, we purge the list monthly to maintain current information.
- Please remember The Fair Housing Act states that a landlord may not discriminate in housing based on the following protected classes: Race or Color; Religion; Sex; National Origin; Familial Status (i.e. family's with children); or Disability.
- Our landlords are strongly encouraged to treat housing participants the same as the general population in regards to occupation of the unit. The HASA is not party to the lease and is not liable. Therefore, it is the owner/landlord/manager's role to manage the property and enforce the signed lease; to bill for repairs made as a result of tenant related damages and provide HASA with a copy of the charges; to notify the HASA if the tenant vacates, if there are unauthorized residents, and/or if there are other lease violations; and to notify the HASA of any change of ownership on the property.

Without proper documentation, the HASA is limited on what we can help you with in the case of a difficult tenant.

- The HCV/Section 8 team is currently short-staffed but are actively working towards hiring caseworkers to fill our open positions. Please be patient with us as we work through this period as response time may be delayed.
- NSPIRE: Please remember that the inspection standards are changing effective 10/01/2024. Notices were mailed out in December with updated information; if you need another copy of that notice, please contact us. Our inspector, Slade, has started to note fail items that pertain to NSPIRE but these standards will not be implemented until the required date.
- HASA's Annual Family Fun Day: This event includes food, resources, a cake walk, and water slide; fun for the whole family! The event will be held at 420 E. 28th Street at our main office on June 8, 2024 from 10 a.m. - 1 p.m.

CONTACT US

Kellie Pfeil - Deputy Director
325-486-3375
kpfeil@sanangelopha.com

To be filled - HCV Caseworker
Alpha Gau-Pal (486-3388)

Candis Bailey, FSS Coordinator
FSS Alpha A-K
(486-3377)
fss@sanangelopha.com

Cindy Elguezabal - HCV Manager
Programs: VASH, Mainstream, FUP, Alpha Pam-Z, (486-3385)
LHP, NED, etc. (486-3382)
celguezabal@sanangelopha.com

To be filled - HCV Caseworker

Bre Davis, FSS Coordinator
FSS Alpha L-Z
(486-3397)
fsscoordinator@sanangelopha.com

Jo Ann Griffis - HCV Caseworker
Alpha A-Gat (486-3372)
jgriffis@sanangelopha.com

Slade Hogan - HQS Inspector
(486-3374)
inspector@sanangelopha.com

INSPECTOR'S CORNER: UPCOMING NSPIRE REMINDER

As a reminder the following are defined as *affirmative habitability requirements*. These are basic requirements for an assisted unit and property that must be met for participation. The inspector will inspect for these items currently but will not "fail" until the implementation date of **10/1/2024**.

Standard	Affirmative Requirement
Electrical – GFCI or AFCI – Outlet or Breaker	Outlets within 6 feet of a water source must be GFCI protected outside the unit, inside the common areas, and inside the unit itself.
Guardrail	There must be a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically.
Carbon Monoxide Alarm	Must meet or exceed the carbon monoxide detection standards set by HUD. See requirements in chart below.
HVAC	May not contain unvented space heaters that burn gas, oil, or kerosene

	Must have operable permanently installed heating source from October 1 through March 31
Lighting – Interior	Must have a permanently mounted light fixture in any kitchen and each bathroom
Minimum Electrical and Lighting	Must have at least 2 working outlets or 1 working outlet and 1 permanently installed light fixture within each habitable room
Smoke Alarm	Must include at least one battery-operated or hard-wired smoke alarm, in proper working condition, in the following locations: <ul style="list-style-type: none"> • On each level of the unit; • Inside each bedroom; • Within 21 feet of any door to a bedroom measured along a path of travel; and • Where a smoke alarm installed outside a bedroom is separated from an adjacent living area by a door, a smoke alarm must also be installed on the living area side of the door. • If a unit is occupied by any hearing-impaired person, the smoke alarms must have an alarm system designed for hearing-impaired persons.
Bathtub and Shower	Include its own bathroom or sanitary facility that is in proper operating condition and usable in privacy – must contain a sink, a bathtub or shower, and an interior flushable toilet.
Cabinet and Storage	Must have food storage space.
Cooking Appliance	Must have a cooking appliance.
Refrigerator	Must have a refrigerator present at the time of each inspection, including initial inspections even if tenant provided.
Food Preparation Area	Must have adequate food preparation area.
Sink	Must have hot and cold running water in both the bathroom and kitchen; including an adequate source of safe drinking water in the bathroom and kitchen. A sink must be present within the primary kitchen.
Toilet	Must have adequate privacy