

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:

President's Day 02/19/24

Good Friday 03/29/24

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!
- 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.**
- We would like to welcome Jo Ann Griffis to our HCV team. You will also notice a caseload shift so please review the contact info below for the respective alpha by last name. Some may vary according to the type of program the family is on but majority will fall on traditional alpha.

- You should have received an updated notice regarding NSPIRE on or around 12/18/2023 via email for majority or by mail if requested. Please refer back to that for updated expectations regarding the inspections. This new set of standards called NSPIRE will be effective 10/01/2024. If you did not receive this notice, please check your email and/or reach out to have a copy of the notice sent to you.

Please join us for our first NSPIRE Q&A session to be held via Zoom on 2/22/2024 at 2:30 PM. If you are unsure how to attend via zoom, you may call in to the group meeting from your phone or you also have the option of watching the virtual meeting as well; a link can be provided to you. We will begin by reviewing the attachment that was emailed/mailed and provide any additional updates as applicable. An official invitation will be sent separately.

CONTACT US

Kellie Pfeil - Deputy Director
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Regina McCollum - HCV
Caseworker
Alpha Gau-Pal (486-3388)
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Candis Bailey, FSS Coordinator
FSS Alpha A-J
(486-3377)
fss@sanangelopha.com

Cindy Elguezabal - HCV Manager
Programs: VASH, Mainstream, FUP,
LHP, NED, etc. (486-3382)
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Sirena Mejia - HCV Caseworker
Alpha Pam-Z, (486-3385)
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Bre Davis, FSS Coordinator
FSS Alpha K-Z
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Jo Ann Griffis - HCV Specialist
Alpha A-Gat (486-3372)
jgriffis@sanangelopha.com

Slade Hogan - HQS Inspector
(486-3374)
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INSPECTOR'S CORNER: ABATEMENTS

Abatements continue to be a hot topic of discussion regarding failed inspections. An abatement occurs when the HASA withholds payment to the Owner/Property Manager for units that fail inspections where the Owner/Property manager fails to make acceptable corrections within the required timeframes. As a result, the tenant will be issued a voucher to move. The tenant is required to move within 60 days of the abatement start date OR the unit must pass inspection. The tenant is NOT responsible to pay the portion of rent that is abated as a result of noncompliance with the inspection process.

If the failed items are a result of the tenant's action or failure to act, please provide the HASA Inspector proof of this via formal documentation, i.e. lease violations, notices, vendor statements, etc. This will be taken into consideration to potentially prevent abatement. If it is found that the failed items are tenant responsibility and the tenant fails to comply, the HASA will pursue termination of assistance against the tenant. If it is found that the documentation is nonexistent or insufficient, the HASA will inform the Owner/Property Manager of the upcoming abatement.

Notice of potential abatement starts with the first notice of a failed inspection. That letter indicates a projected abatement date. If the unit fails a second time, this is repeated on the letter as well as an official abatement notice giving the timeline of events and projected abate date. The Owner/Property Manager is given the opportunity to request an extension if the failed item is not an emergency fail requiring urgent attention. This request must be made in writing to receive an extension; the HASA has an applicable form that can be completed or an email or statement may be given to the inspector. If you would like more information, please contact us.