

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:

Independence Day	7/4/2023
Labor Day	9/4/2023

We are open to the public!

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

- 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.**

CONTACT US

Amanda Cruz - Deputy Director
325-486-3380
acruz@sanangelopha.com

Regina McCollum - HCV
Caseworker
Alpha Gon-Perq (486-3409)
rmccollum@sanangelopha.com

Jennie Connell, FSS Coordinator
FSS Alpha A-J
(486-3377)
fss@sanangelopha.com

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

Sirena Mejia - HCV Caseworker
Alpha Perr-Z, (486-3385)
smejia@sanangelopha.com

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

Candis Bailey - HCV Specialist
Alpha A-Gom (486-3372)
cbailey@sanangelopha.com

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

Kellie Pfeil - HASA Compliance
(486-3382)
kpfeil@sanangelopha.com

UPDATES

Kellie Pfeil is now HASA Compliance and Cindy Elguezabal is the HCV Manager. During this transition, we appreciate your patience. Sirena Mejia is coming onboard as a new HCV Caseworker.

INSPECTOR'S CORNER

For any initial or move-in inspections, please notify Slade Hogan if the unit is not ready on the date the inspection is scheduled. There have been multiple instances that property manager has been notified make-ready is complete and schedules the inspection without doing a walk through to ensure readiness. If a make-ready has not been done and verified on the unit, he will not be able to inspect the unit. It will be a waste of time for both inspector and landlord because the unit will automatically fail inspection. We appreciate your understanding.

In addition, please be mindful that the HASA Inspector is only in the unit once per year in most cases. The HASA highly encourages you, as the landlord/property manager, to "police" your properties as regular as is your choice. **Please take note of your units, at minimum, upon receipt of the annual inspection letter that is sent from Slade prior to the initial annual inspection.** This could potentially eliminate multiple failed inspections. Commonly failed items are below:

- Nonfunctional smoke detectors
- Missing or cracked electrical outlet plates
- Peeling or cracked exterior and interior paint
- Tripping hazards caused by poorly installed floor covering (carpet/vinyl)
- Broken or cracked window panes
- No ventilation in the bathroom
- Leaking faucets
- No temperature/pressure-relief valve on water heaters
- Broken stove burners or range hoods
- Unclean units
- Severe infestations of mice or vermin
- Missing stove burner control knobs