

# 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](http://www.sanangelopha.com)

### HASA Closures/Important Dates:

|              |            |
|--------------|------------|
| Labor Day    | 09/02/2024 |
| Columbus Day | 10/14/2024 |

### 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](mailto:accountingclerk@sanangelopha.com)

HAP payments are made twice per month: On the first business day of the month and on or around the 15<sup>th</sup> 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 now fully staffed and we would like to welcome Robyn Gonzales and Alex Seden to the team! As they are in the trenches of training, we ask that you continue to be patient with them as we show them the ropes.
- While our waiting list remains open, we are not currently issuing new vouchers due to funding. Applicants may continue to apply online and renewing their applications but we do not know how long it will be before we will resume normal voucher issuance. Current participants are still able to transfer from one unit to another if approved.
- HASA's Annual Kickball Tournament: This fun event is a fundraiser for our Housing Solutions department who run our Basic Needs Closet and works specifically with our homeless population in San Angelo. It will be held at the Northern Little League Baseball Fields on 10/5/24. If you would like more information or would like to create a kickball team to enter, please contact Ali Hamby at [hasamarketing@sanangelopha.com](mailto:hasamarketing@sanangelopha.com) or call 325-481-2500 ext 412.

## CONTACT US

Kellie Pfeil - Deputy Director  
325-486-3375  
[kpfeil@sanangelopha.com](mailto:kpfeil@sanangelopha.com)

Robyn Gonzales - HCV Caseworker  
Alpha Gau-Pal (486-3388)  
[rgonzales@sanangelopha.com](mailto:rgonzales@sanangelopha.com)

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

Cindy Elguezabal - HCV Manager  
Programs: VASH, Mainstream, FUP,  
LHP, NED, etc. (486-3382)  
[celguezabal@sanangelopha.com](mailto:celguezabal@sanangelopha.com)

Alex Seden - HCV Caseworker  
Alpha Pam-Z, (486-3385)  
[asedeno@sanangelopha.com](mailto:asedeno@sanangelopha.com)

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

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

Slade Hogan - HQS Inspector  
(486-3374)  
[inspector@sanangelopha.com](mailto:inspector@sanangelopha.com)

## INSPECTOR'S CORNER: UPCOMING NSPIRE REMINDER

The HASA is happy to share with you all that on July 5<sup>th</sup>, 2024, HUD published a notice extending the compliance date for implementation of NSPIRE to October 1, 2025. This comes after industry partners advised HUD that PHAs needed more time to train staff and communicate with landlords as well as the need for additional technical resources. The HASA staff are monitoring closely and will continue reviewing and learning about the new NSPIRE standards to ensure we can answer your questions when implementation is required. At this time, we will continue to use the previous Housing Quality Standards (HQS) for all inspections. The inspector may cite some of the deficiencies if found for NSPIRE so that you start becoming aware of what difference might come from the new updated standards next year.

Regardless of this delay for NSPIRE, the requirement for carbon monoxide alarms to be installed in units where there is a fuel burning appliance, furnace, or fire place will still apply. In addition, the requirement for all smoke alarms in the unit to have sealed batteries by 12/29/24 is still to be enforced. This was mandated under previous legislation and does not change with the extended NSPIRE date.