

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:

Columbus Day	10/09/23
Veteran's Day	11/10/23
Thanksgiving	11/23-11/24/23
Christmas	12/25-12/26/23
New Years	01/01-01/02/24

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

- 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

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

Candis Bailey will be transitioning into our FSS Coordinator position once we have filled her HCV Caseworker position. For now, all FSS related business will be directed to Bre Davis.

The HCV team has issued about 50-60 vouchers per month over the last quarter so the rental market is competitive and saturated. If you know of or have any additional units you would like to list with us, please contact Slade or Kellie today!

NEW! HUD has issued regulation to change/update the inspection system for the HCV program. Previously and currently, we utilized the Housing Quality Standards (HQS) in conducting inspections but will be transitioning into the National Standards for the Physical Inspection of Real Estate (NSPIRE) in 2024. More information will be forthcoming in future issues of this Newsletter. The purpose, according to HUD, is to strengthen HUD's physical condition standards and improve HUD oversight through the alignment and consolidation of the inspection regulations used to evaluate HUD housing across multiple programs.

INSPECTOR'S CORNER

The HASA will continue to inspect each unit at least annually as it corresponds with the annual recertification requirements for each participant. As such, 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. Attached with this newsletter is a checklist that we suggest using to ensure your unit will pass in regards to landlord responsibilities.

If you need more time to prepare, please contact Slade at least 48 hours in advance as this directly impacts his day-to-day schedule.