

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	10/14/2024
Veteran's Day	11/11/2024
Thanksgiving	11/28 - 11/29/2024
Christmas	12/24 - 12/25/2024
New Years	12/31 - 01/01/2025

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 every 30 days to maintain current information. We also inform participants the information changes and to request a new one every 30 days as needed.
- In recent months, the HASA has received multiple contacts from persons posing as a landlord and requesting to list a property on the courtesy list that they are not the legal owner for. It has been brought to our attention and we have implemented additional measures to ensure we are not adding false listings to our courtesy list. The HASA wants landlords to be aware this may be happening on other sites and we do warn participants against potential forged listings.
- 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.**

- 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.

CONTACT US

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Stacy Rose, PBV Caseworker
PBV Caseload only
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INSPECTOR'S CORNER: UPCOMING NSPIRE REMINDER

The NSPIRE standards will be implemented effective 10/01/2025 as stated in previous editions. Until then, 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.

- Please remember: Carbon Monoxide detectors must be installed in units where there is a fuel burning appliance, furnace, or fire place. (note: this does include an attached garage, there must be a carbon monoxide detector installed in the unit if the garage is attached to the dwelling)

Smoke Detector Upcoming Compliance Deadline - **12/29/2024:**

- Requirement to have a 10-year sealed battery
 - If smoke detectors are already hard wired in, this indicator does not apply. If not a hard-wired smoke detector, all must be replaced by 12/29/2024 with the sealed battery.
- Smoke detectors are required to be installed on each level of a unit if multi-level;
- Must be installed in each bedroom;
- Must be installed within 21 feet of any door to a bedroom measured along a path of travel; and
- Where a smoke alarm is installed outside a bedroom that 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 mounted on a ceiling, it must be greater than 4 inches from the wall; if mounted on the wall, the top edge of the smoke alarm cannot be closer than 4 inches or greater than 12 inches from the ceiling; should be installed at least 10 feet from a cooking appliance; should not be installed near windows, doors, or ducts where drafts might interfere with operation; should not be painted or have decorative stickers or other decorations present.