

# PUBLIC HOUSING AGENCY

## SAINT PAUL

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November 2024

Hello Owner Partners!

We wanted to thank you for attending our Owner Workshop last month and update you on a few items. If you have any feedback or suggestions for the workshop next year you can email Nick at [nicholas.lozinski@stpha.org](mailto:nicholas.lozinski@stpha.org).

### Staff Assignments

As a reminder, our most recent staffing assignments can be found on our website ([www.stpha.org](http://www.stpha.org)) under the Section 8 webpage. We have also **included the most recent copy** for reference. If you are unsure of where your inquiry should be directed, you can always use our general inbox at [hcv@stpha.org](mailto:hcv@stpha.org) and it will be directed to the appropriate staff member.


### Reminders

Below are a few reminders and updates regarding changes that may impact you.

- **Direct Deposits for Housing Assistance Payments: The PHA will soon eliminate issuing paper checks.** You are strongly encouraged to finalize your direct deposit. If you are not set up for direct deposits yet, please contact [anna.decrans@stpha.org](mailto:anna.decrans@stpha.org) to enroll and complete our ACH form. An ACH enrollment form is included with this letter.
- **Owner Portal:** The owner portal was upgraded earlier this year and will require you to create a new account. If you no longer have your "How to Register" letter from June, please reach out to [anna.decrans@stpha.org](mailto:anna.decrans@stpha.org) for assistance.
- **National Standards for the Physical Inspection of Real Estate (NSPIRE):** The Department of Housing and Urban Development (HUD) has extended the NSPIRE inspection standards to October 2025. St. Paul PHA will begin using NSPIRE inspection standards effective October 2025.
- **Smoke Detectors (\*NEW Update):** Effective December 29, 2024, smoke detectors in Section 8 properties will need to be hard wired or a 10-year sealed battery alarm. This is due to updated National Fire Protection Association Standards. If you have any questions, please reach out to Nick at [nicholas.lozinski@stpha.org](mailto:nicholas.lozinski@stpha.org).

  
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