

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

Hello Landlord/Owner/Property Manager partners!

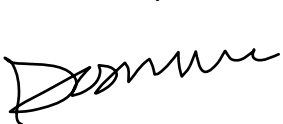
Happy New Year to you! Thank you for participating in the HCV/Section 8 Programs through what has been a very challenging 2020. We value your partnership, and we are all looking ahead to a better 2021!

We have a few updates for you...

- **Our team is growing!** We have welcomed back Sue Xiong as an Assistant HCV Programs Manager (primarily in charge of ongoing client files), and have also promoted Annie Sinner to her new role as an Assistant HCV Programs Manager (primarily in charge of new/applicant client files). Feel free to reach out and give them a warm welcome! We are including a new and updated staffing assignment listing for your reference.
- As you already know, we have dramatically reduced the number of inspections we have conducted since the COVID pandemic began. We anticipate we will be **resuming inspections in the Spring**, and we are still working out those details. In the meantime, we appreciate all of your work in keeping your units safe and sanitary.
- A reminder as you look to requesting **rental rate increases**. Please ensure you are also providing a **60-day notice**, in accordance with the HAP contract. We also appreciate your attention to requesting **reasonable rent increases that are based on market conditions in your neighborhoods**. As the rental market continues to soften, please take special note that when we are reviewing rent increases for approval we review whether your rent amount is reasonable in the current rental market, and that this analysis goes further than checking the amount against our payment standards.
- As a part of the PHA's response to the COVID pandemic, we are offering a **landlord incentive of \$500 for new leases** signed with voucher applicants and participants. In order to be considered, the Request For Tenancy Approval form must be submitted by 2/28/2021. Please contact Seng Vang at seng.vang@stpha.org (or at 651-292-6034) for additional information.
- The **Eviction Moratorium** has been on everyone's minds. Please know that we have been continuing to only terminate assistance for clients where it has been absolutely necessary, to ensure that you can continue to receive your rental assistance payment.

Please do reach out to any of us with questions about anything here, or otherwise. We look forward to a productive 2021, as we work to assist clients in need!

Sincerely,



Dominic Mitchell



Corina Serrano



Ying Moua



Sue Xiong



Annie Sinner

HOUSING CHOICE VOUCHER (HCV) PROGRAM STAFF ASSIGNMENTS - DEC 2020

HCV PROGRAM CURRENT PARTICIPANTS:

TENANT LAST NAME	HCV SPECIALIST	PHONE NUMBER	EMAIL
A - BER	Jean Hausladen	651-298-5098	jean.hausladen@stpha.org
BES - DAR	Sarah Ndogu	651-298-5100	sarah.ndogu@stpha.org
DAS - GRI	Terri Gindorff	651-298-5096	terri.gindorff@stpha.org
GRJ - JAMA	Shabnam Hakim	651-298-5099	shabnam.hakim@stpha.org
JAMB - L	Kristen Allen	651-298-5092	kristen.allen@stpha.org
M - NG	Cristi St. Marie	651-298-5102	cristi.st.marie@stpha.org
NH - SAL	Nou Vang	651-298-5227	nou.vang@stpha.org
SAM - VAND	Kang Her	651-298-5097	kang.her@stpha.org
VANE - Z	Chris DeStasio	651-298-5103	chris.destasio@stpha.org

HCV SPECIAL PROGRAMS CURRENT PARTICIPANTS (Project Based, FUP, VASH, Preservation)

TENANT LAST NAME	HCV SPECIALIST	PHONE NUMBER	EMAIL
A - LARM	Carol Jerde	651-298-5094	carol.jerde@stpha.org
LARN - Z	Karolyn Britton	651-298-4933	karolyn.britton@stpha.org

HCV INTAKE (Waiting List, Special Programs, Portability)

INTAKE SPECIALTY	HCV SPECIALIST	PHONE NUMBER	EMAIL
Waiting List, Portability, PBV, VASH	Stephanie St. Jacques	651-292-6095	stephanie.stjacque@stpha.org
Waiting List, Portability	Desirae Coleman	651-298-5101	desirae.coleman@stpha.org
PORTABILITY Phone: 651-298-5090 Email: portability@stpha.org Fax: 651-292-6411			

HCV INSPECTIONS

STAFF	PHONE	EMAIL
Kathy Inamagua (Inspection Scheduler)	651-298-5087	section8.inspections@stpha.org
Joseph Bjorklund (Housing Inspector)	651-298-5081	joseph.bjorklund@stpha.org
Gino Nitti (Housing Inspector)	651-298-5084	gino.nitti@stpha.org
Patrick Rucci (Housing Inspector)	651-298-5268	patrick.rucci@stpha.org
Inspections email: section8.inspections@stpha.org Inspections Fax: 651-292-6423		

HCV PAYMENTS & LANDLORD OWNERSHIP CHANGES

STAFF	PHONE	EMAIL
Seng Vang (Control Technician)	651-292-6034	seng.vang@stpha.org

HCV MANAGEMENT

STAFF	PHONE NUMBER	EMAIL
Dominic Mitchell (HCV Director)	651-292-6191	dominic.mitchell@stpha.org
Ying Moua (Assistant HCV Programs Manager)	651-298-5105	ying.moua@stpha.org
Corina Serrano (Assistant HCV Programs Manager)	651-292-6129	corina.serrano@stpha.org
Anne Sinner (Assistant HCV Programs Manager)	651-298-5265	anne.sinner@stpha.org
Sue Xiong (Assistant HCV Programs Manager)	651-298-5079	sue.xiong@stpha.org

General Rental Office Phone Number: 651-298-5158

General Rental Office Fax Number: 651-292-7917



NOTICE OF TEMPORARY POLICY WAIVERS – Updated 11/18/2020

As permitted by Congress in the CARES Act and implemented by HUD in PIH Notice 2020-05 (issued April 10, 2020), the St. Paul PHA has adopted the waivers of policies and procedures listed below during the COVID-19 pandemic, for the following reasons:

- To continue providing safe, affordable, quality housing to residents of PHA-owned housing and participants in the Housing Choice Voucher program; and
- To protect the health and safety of those residents and participants, PHA staff, service providers, visitors and the community, to the greatest extent feasible.

Some of the waivers listed below are used only as needed, for example waiving 3rd party verification. PHA staff will continue to evaluate the need to adopt other available waivers.

HUD Waiver PIH & HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH & HCV 3	Annual Re-Examinations Family Income & Composition Verification; Allow Self- certification; EIV not required	PHA must address discrepancies later	PH only: 4/20/2020	12/31/2020	

HUD Waiver PIH & HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH & HCV 4	Interim Re-Examinations Family Income & Composition Verification; Allow Self- certification; EIV not required.	Address discrepancies later	PH only: 3/31/2020	3/31/2021	Adding 18-yr-old to lease: a. Through email or postal mail b. Self-certification c. Allow Spouse or Other Adult to initiate Interim
PH & HCV 5	EIV Monitoring		PH only: 3/31/2020	12/31/2020	

HUD Waiver HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HCV-1	Admin Plan: Suspend Board approval for policy revisions until September 2020		3/27/2020	9/30/2020	
HCV-2	Briefing appointments allowed via mail	Effective communication; meaningful access	3/27/2020	12/31/2020	
HCV-3	Additional shopping time		5/19/2020	12/31/2020	
HCV-4	PHA Approval of Tenancy: HAP Execution date extended	Provides for HAP payments for contracts not executed within 60 days; PHA must not pay HAP to owner until HAP contract is executed	3/27/2020	12/31/2020	

HUD Waiver HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HCV-11	Family Unification Program (FUP): Length of Assistance for Youth		9/1/2020	12/31/2020	As Needed.
HCV-14	Mandatory Removal of Unit from PBV HAP Contract		8/13/2020	12/31/2020	Used once.
(PIH 2020-22)	Mainstream Vouchers; Eligible Age	Voucher issued before age 62 and not yet 63 on HAP Contract effective date.	11/1/2020	12/31/2020	

HUD Waiver HQS #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HQS-2	PBV Pre-HAP HQS Inspections: PHA Accepting Units	Physical inspection within 1 year of date unit was certified.	10/15/2020	12/31/2020	
HQS-5	Biennial Inspection Extension of up to 1 additional year	Physical inspection within 1 year of date biennial inspns was due.	9/1/2020	12/31/2020	Used once.
HQS-8	PBV HQS Inspections Prior to Adding/Substituting Units	Physical inspection within 1 year of date unit was certified.	11/1/2020	12/31/2020	
HQS-9	SEMAP Quality Control Inspections: Suspend	End of FY 2021	3/27/20	12/31/2020	

HUD Waiver Public Housing #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH-5	Community Service: Waive requirements until the next reexamination (2021).		4/17/2020	Next re-exam (2021)	
PH-7	Over-income families: Delay until next annual re-exam		4/17/2020	12/31/2020	
PH-10	Tenant Notifications for Changes to Project Rules and Regulations	Advance notice not required except for policies related to tenant charges	4/17/2020	12/31/2020	
PH-12	Annual PHA self-inspections requirement waived		4/17/2020	12/31/2020	

HUD Waiver Other #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
11a	PHAS: Retain prior year score		4/17/2020	FYE 3/31/2021	
11b	SEMAP: Retain prior year score		4/17/2020	FYE 3/31/2021	
11c	Financial reporting: Extensions allowed		4/17/2020	12/31/2020	

For more information about these waivers, please contact Al Hester, PHA Housing Policy Director, al.hester@stpha.org, 651-292-6173.

\$500 BONUS

**FINANCIAL INCENTIVES NOW
AVAILABLE TO LANDLORDS FOR
ELIGIBLE *NEW* LEASE UPS**

**Landlords/Owners, if you are signing a
new lease with a Housing Choice Voucher
participant moving into your St. Paul
property, you may be eligible for a
financial bonus!**

Questions?

Contact Seng Vang

651-292-6034/ seng.vang@stpha.org



*Owners new to the HCV program may
qualify for an additional incentive!*