

June 2024

Hello Owner Partners!

We hope you are enjoying the warm weather! We wanted you to be aware of a few updates and changes here at the PHA.

### Staff Assignments

As some of you may know or have noticed, we have promoted Nick Lozinski since our last mailing to you. Nick is one of our Programs Managers and oversees some occupancy staff and the inspections team.

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:** You are strongly encouraged to finalize your direct deposit. If you are not already receiving direct deposits, please contact [anna.decrans@stpha.org](mailto:anna.decrans@stpha.org) to enroll and complete the enclosed form. The PHA will soon eliminate issuing paper checks.
- **Owner Portal:** Please review the enclosed letter about how to sign up for our new portal. The enclosed letter has your owner PIN that is needed to sign up.
- **NSPIRE:** National Standards For The Physical Inspection Of Real Estate will be replacing Housing Quality Standards (HQS) as the inspection standards for the Housing Choice Voucher (HCV) program. Some of the significant changes include the deficiencies below now being considered 24 hour/emergency fails:
  - Damaged outlets or switches
  - Damaged, obstructed, or missing exit sign in a multi-unit building
  - Fire extinguishers that are required to be present and are over or under charged
  - Missing guardrail along a walking surface that is more than 30 inches above the floor
  - Interior temperature must be above 64 degrees Fahrenheit between October 1 and March 31
  - High levels of mold like substance (more than 9 square feet in one room/area)
  - Missing, damaged, non-working, incorrectly installed, or obstructed smoke detectors
  - Missing, damaged, non-working, incorrectly installed, or obstructed carbon dioxide detectors
  - Damaged or obstructed fire sprinklers when present

### Owner Workshop

Finally, please save the date for our next owner workshop. We will be hosting our next workshop on Wednesday, October 16, 2024, in the morning. More details will be available in the upcoming months.

Corina

Ying

Sue

Stephanie

Maddie

Nick