ISSUE #1

The Voucher View Quarterly

BRAZORIA COUNTY HOUSING

May 2026



Welcome to the Spring 2026 edition of The Voucher View!

We're thrilled to announce the launch of The Voucher View; the Brazoria County Housing Department's brand-new quarterly newsletter created specifically for our valued landlord partners.

At Brazoria County Housing, we know that strong communication is the key to a successful housing program. That's why The Voucher View will bring you timely updates on program changes, important policy reminders, helpful tips for managing your properties, and valuable resources to support you in your role.

Each quarter, you'll also find upcoming training opportunities, and answers to frequently asked questions.

We want this newsletter to be your go-to source for everything related to the Housing Choice Voucher program — all delivered in a clear, concise, and engaging way.

Our goal is to strengthen our partnership with you, make your experience smoother, and help ensure quality housing for families throughout Brazoria County. You can expect to receive The Voucher View via email every few months, so you never miss out on important news or updates.

Thank you for your continued dedication and collaboration. Together we're building better homes and stronger communities.

The Housing Team

In this newsletter you can expect:

NSPIRE Inspection updates

Landlord Education

Direct Deposit

Tenant Empowerment

Q & A

Staff Highlights

NSPIRE



Changes Coming to the Inspection Process: What Landlords Need to Know

The Brazoria County Housing Department is preparing to implement changes to the Housing Choice Voucher (HCV) inspection process. Beginning January 31, 2027, all inspections will follow the new NSPIRE standards — short for the National Standards for the Physical Inspection of Real Estate — as mandated by HUD.

As a landlord, this means some inspection criteria may look a little different, but the goal is the same: functionally adequate, operable, and free of health and safety hazards. To help you prepare, the Housing Department will provide a clear, easy-to-follow NSPIRE Inspection Checklist. This checklist outlines what our inspectors will be looking for during your unit evaluations — including working smoke and carbon monoxide detectors, clear exits, proper ventilation, safe electrical systems, and the absence of major hazards like pests or mold.

The checklist will be emailed to all participating landlords.

Landlord Information Sessions

We're excited to announce upcoming Landlord Education Sessions created specifically with our landlord partners in mind.

Whether you're currently participating in the Housing Choice Voucher (HCV) Program or considering joining, these sessions will provide clear, practical information to help you navigate the process with confidence.

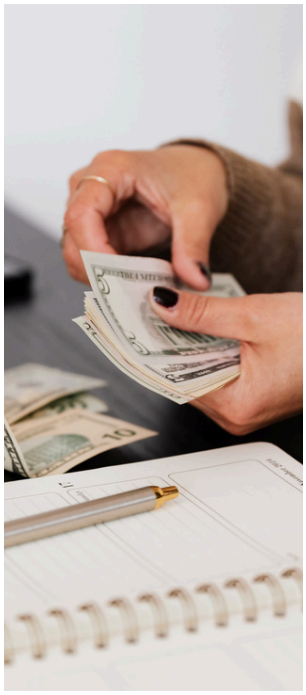
We'll introduce our team and explain who to contact for what, walk through the landlord briefing and HCV overview, highlight the benefits of participation, and outline the steps to become a landlord with the program. We'll also break down the lease-up process and share important updates on upcoming inspection changes.

These sessions are designed to answer questions, clarify expectations, and make participation as smooth as possible. We encourage you to attend and take advantage of this opportunity to stay informed and connected.

Session Dates to be determined for June 2026

We look forward to seeing you!

[Click here for more information about NSPIRE]



Direct Deposit

Direct deposit is the fastest, safest, and most efficient way to receive your Housing Assistance Payments (HAP) — and it benefits both you and the Housing Department.

Benefits for Landlords:

- Faster Payments
- Secure and Reliable
- Automatic Notifications

You can sign up for direct deposit by contacting Stephanie Ebarra, our Housing Programs Manager, to request the required paperwork. Once the forms are completed, they should be submitted to the Treasurer's Office for processing. After enrollment is complete, your Housing Assistance Payments (HAP) will be deposited directly into your account, providing a faster and more reliable payment process.

SEbarra@brazoriacountytx.gov

NEW Tenant Empowerment Resources Available

HUD has released new Tenant Empowerment Resources for Public Housing and Housing Choice Voucher (HCV) participants.

These short guides and videos cover key topics like applying, finding housing, understanding rent, tenant rights, and maintaining eligibility.

We encourage you to review and share these resources with tenants and applicants.

What is the best way to contact a case worker?

Answer:

First, you'll need to identify which case worker is assigned to the specific tenant. You can do this by:

- Asking the tenant directly
- Reviewing official documents (such as the HAP contract)
- Calling housing's main number

Once you know who the case worker is, the most effective way to contact them is usually by email. This method provides a written record and gives the case worker time to review and respond to your concern.

Staff Profile Highlights -



Stephanie Ebarra

Many landlords may recognize Stephanie Ebarra from her time as a Housing Inspector. She now serves as our Housing Programs Manager and is the primary point of contact for landlords.

Stephanie brings extensive program knowledge to her role, and if she doesn't have an immediate answer, she'll make sure to find it. You'll see the same familiar face, now supporting landlords in a broader capacity.

Contact: (979) 864-1961



James Socha

James Socha joined our team as a Housing Inspector and has quickly become a familiar face in the field.

James is eager, responsive, and committed to conducting thorough inspections while working collaboratively with landlords and tenants. His positive approach helps keep inspections and communication moving smoothly.

Contact: (979) 864-1953



Krystal Stahlecker

Krystal Stahlecker serves as our Financial Coordinator, supporting the program through accurate and efficient financial processing. She is committed to keeping payments and financial workflows running smoothly, helping ensure timely transactions for landlords. Krystal's attention to detail and consistency play an important role in keeping operations on track.

Contact: (979) 864-1967

Thank you for reading!

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