ISSUE #2

The Voucher View Quarterly

BRAZORIA COUNTY HOUSING & COMMUNITY DEVELOPMENT

June 2026



WELCOME TO THE SUMMER 2026 EDITION OF THE VOUCHER VIEW!

Welcome back to another edition of The Voucher View Quarterly! We're excited to continue building this newsletter as a resource created especially for our Housing Choice Voucher (HCV) landlord partners across Brazoria County.

This quarter's edition is packed with helpful updates, program information, and seasonal reminders designed to support you throughout the summer months. Inside, you'll find hurricane preparedness tips as we head into storm season, answers to common questions about tenant rent responsibilities, details on our upcoming landlord education sessions, and a closer look at rent reasonableness reviews.

We're also continuing our staff spotlight section so you can get to know more of the team members who support the HCV Program each day.

Our goal is to keep information clear, useful, and easy to access while strengthening the partnership between landlords and the Brazoria County Housing Department. Whether you've partnered with the program for years or are just getting started, we appreciate the important role you play in providing quality housing throughout our community.

Thank you for your continued partnership and support. Together, we're helping build stronger communities across Brazoria County!

In this newsletter you can expect:

Hurricane Preparedness

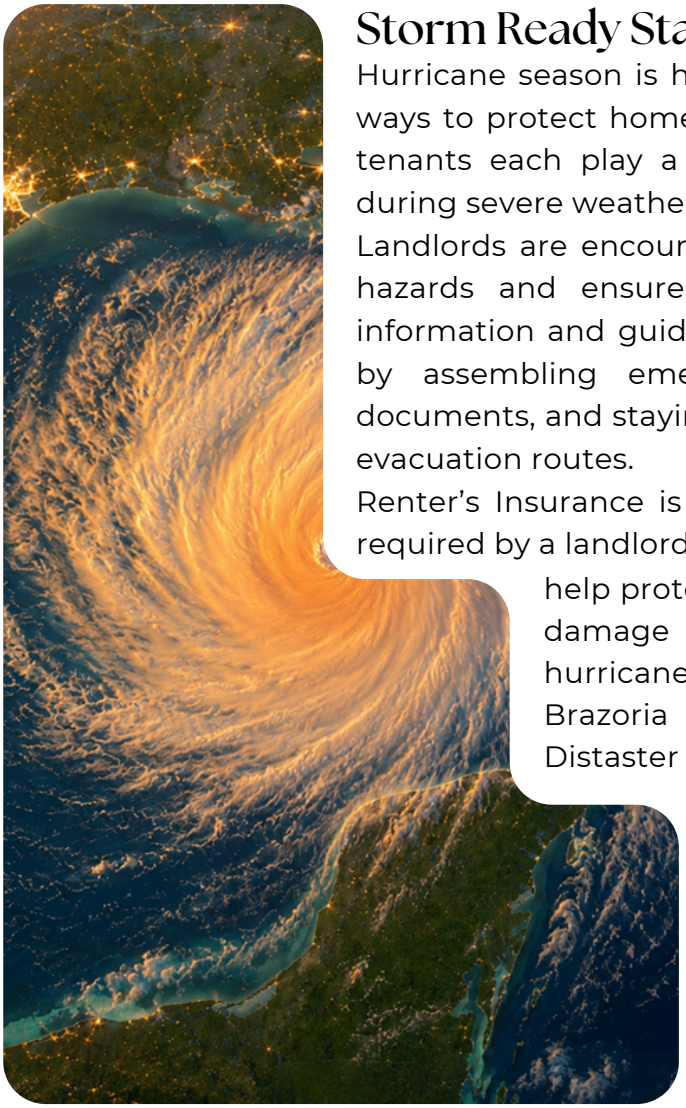
FAQ - Tenant Storm Displacement

Landlord Information Sessions

Rent Reasonableness

RTA & Inspections

Staff Highlights



Storm Ready Starts at Home

Hurricane season is here, and early preparation is one of the best ways to protect homes, families, and communities. Landlords and tenants each play a key role in reducing risk and staying safe during severe weather.

Landlords are encouraged to inspect properties for storm-related hazards and ensure residents have clear emergency contact information and guidance ahead of a storm. Tenants can prepare by assembling emergency supplies, safeguarding important documents, and staying informed through local weather alerts and evacuation routes.

Renter's Insurance is also worth considering even when it is not required by a landlord or an apartment complex. It can help protect personal belongings in the event of storm damage and provide added peace of mind during hurricane season.

Brazoria County will also be hosting its Hurricane & Distaster Preparedness Expo on June 27th from 10:00 AM to 1:00 PM at the Fairgrounds. This is a great opportunity for residents and partners to learn more about emergency planning and available resources ahead of peak storm season.

Storm Ready Resources



FAQ: What should I do if my HCV tenant is displaced due to storm damage?

If a rental unit becomes uninhabitable due to a hurricane, natural disaster, or other catastrophic event, the tenant and/or landlord must notify Brazoria County Housing (BCHA) in writing as soon as possible. **Failure to report damage to BCHA may result in HAP contract termination.**

BCHA will then inspect the unit to verify the damage and determine whether it meets HQS/NSPIRE requirements. If the unit cannot be occupied, Housing Assistance Payments (HAP) must stop in accordance with HUD regulations. The landlord is responsible for any displacement-related costs.

HAP payments can resume only after repairs are completed, the unit passes inspection, and the assisted family returns to the unit.

Landlord Information

Landlord Information Sessions

We're excited to remind our landlord partners that the upcoming Landlord Education Sessions are happening this month!

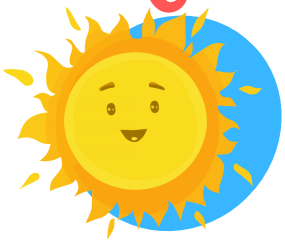
Whether you're already part of the Housing Choice Voucher (HCV) Program or just exploring how to get started, these sessions are a great opportunity to connect with our team and get a clear, practical look at how the program works.

We'll introduce our staff, walk through who to contact for different needs, review the landlord briefing and HCV overview, highlight key program benefits, and guide you step-by-step through becoming an HCV landlord. We'll also break down the lease-up process and share important updates on upcoming inspection changes.

Come ready with your questions—this is your chance to get real answers, clear up confusion, and stay ahead of program updates in a friendly, in-person setting. We encourage all landlords to attend and take advantage of this valuable opportunity to connect and learn.

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Session Dates : June 17 & June 24 9AM-12PM



Behind the Numbers: Rent Reasonableness

Before a unit can be approved for the Housing Choice Voucher (HCV) Program, the requested rent must pass a rent reasonableness review. This HUD-required process helps ensure the rent being charged is comparable to similar non-assisted units in the area.

Factors such as the unit's size, location, condition, amenities, and included utilities are all considered during the review. Requested rents must align with the local market and comparable units with similar features.

To help avoid delays during the lease-up process, landlords are encouraged to provide complete and accurate unit information when submitting paperwork. Comparable listings may also help support the requested rent amount.

Beat the Clock: RTA & Inspection Timeline

To help avoid delays in the lease-up process, landlords are encouraged to submit Request for Tenancy Approval (RTA) packets as early as possible and ensure units are inspection-ready before scheduling.

Please keep in mind that inspections are typically scheduled approximately two weeks out, and units must pass inspection before the end of the month for the tenant to move forward without delay. If a unit does not pass in time, the move-in process may be pushed into the following month.

Taking time to prepare units in advance can help create a smoother and faster experience for both landlords and tenants.

Staff Profile Highlights -



Toni Davis 979-864-1963

As one of our most experienced case workers, Toni supports the day-to-day operations of the program and assists with a variety of administrative responsibilities behind the scenes.
She helps keep daily operations running smoothly and ensures staff and participants receive the support they need.



Kimberly Harding 979-864-1964

Kimberly serves as our Portability Specialist and also oversees the Emergency Housing Voucher (EHV) and Stability Voucher (SV) Programs in addition to managing her HCV caseload. Her knowledge, dedication, and commitment to assisting both families and landlords make her an invaluable part of our team.



Yvette Jammer 979-864-1962

In addition to managing her regular HCV caseload, Yvette also oversees our Foster Youth to Independence (FYI) Voucher Program, helping connect eligible young adults with stable housing opportunities and supportive resources.
Through both programs, Yvette helps ensure participants receive guidance and assistance throughout the housing process.



Abby Morgan 979-864-1968

In addition to assisting with a variety of day-to-day program responsibilities, and her own caseload, Abby also manages the program waitlist and helps keep processes organized and moving smoothly.
Her flexibility and willingness to jump in where needed makes her an important part of our team. We appreciate all the work she does behind the scenes each day!

Thank you for reading!

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