

SARASOTA HOUSING AUTHORITY

In The Know

A New Way To Be Informed “In The Know”

KEEPING YOU “IN THE KNOW”

In an effort to keep our landlords and partners informed about the happenings within the Sarasota Housing Authority and the Housing Choice Voucher program (HCV), we are excited to announce a quarterly HCV Program Newsletter. The newsletter will be called “*In The Know*”

In The Know, will be produced quarterly and will be shared via email and posted on the SHA website. We will share HCV policies, upcoming events, Landlord profiles, “Partners of the Quarter”, organizational news, and a message from the Sarasota Housing Authority leadership.

WE ARE EXCITED TO OFFER THIS NEW PRODUCT TO YOU AND WE HOPE IT ACCOMPLISHES THE GOAL OF KEEPING YOU “*IN THE KNOW*” WITH SARASOTA HOUSING AUTHORITY.

HCV POLICY OF THE MONTH

In each edition of “*In The Know*” we will share a portion of a policy that is important to landlords, which can be found in our Administration. In this edition we will share the landlord’s responsibility to screen a prospective tenant, from page 166 of SHA Administrative Plan.

9-I.A. Tenant Screening

“SHA has no liability or responsibility to the owner or other persons for family’s behavior or suitability for tenancy.”

“The owner is responsible for screening and selection of the family. At or before SHA approval of the tenancy, SHA must inform the owner that screening and selection of tenancy is the responsibility of the owner.”

“The PHA must provide the owner with the family’s current and prior address and name and address (if known to the PHA) of the landlord at family’s current and prior address.”

“The PHA may not disclose to the owner any confidential information provided in response to a PHA request for documentation of domestic violence, dating violence, or stalking except at the written request or with the written consent of the individual providing the documentation.”

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LANDLORD

BEST PRACTICES

- **Register and use the Landlord Portal.** If you need assistance logging in, email Derrick at, dkirce@sarasotahousing.org
- **ENFORCE YOUR LEASE!** If there are tenant issues or concerns, contact Derrick ASAP.
- **All Landlord related documents** can be found at, <https://sarasotahousing.org/section8.aspx>. Click the “Landlords” tab.
- **Landlords**, it is your responsibility maintain your property. Preventative maintenance is crucial to avoid costly repairs.



NSPIRE INSPECTION STANDARDS

The NSPIRE program, mandated for the Housing Choice Voucher program, establishes a standardized set of criteria for assessing the physical condition of HUD-assisted housing. It shifts the focus from "decent, safe, and sanitary" to "functionally adequate, operable, and free of health and safety hazards". NSPIRE focuses on health, safety, and functional defects over cosmetic issues, aiming to improve the quality of life for residents and streamline

the inspection process. NSPIRE inspections cover three key areas: the unit, inside (common areas), and outside (building exterior and grounds).

By focusing on functionality, operability, and safety, NSPIRE aims to create a more objective and consistent inspection process, ultimately improving the quality of life for residents in HUD-assisted housing.

"It shifts the focus from "decent, safe, and sanitary" to "functionally adequate, operable, and free of health and safety hazards".

HOW ARE PAYMENT STANDARDS CALCULATED

HUD calculates Fair Market Rent (FMR) area within a Public Housing Agency's (PHA) jurisdiction. FMR calculations include the estimated monthly cost of utilities based on the type of unit and the number of bedrooms.

In our case HUD calculates the FMR for each zip code. PHAs must establish payment standards within a range of 90% to 110% of the FMR, and may only exceed this range under unique circumstances. Sarasota Housing Authority's Payment Standard is 110% of FMRs based on zip codes.

NSPIRE COMMON DEFICIENCIES

- Electrical hazards, such as exposed wires, non-working outlets, or missing cover plates
- Chimney alignment
- Damaged door hardware and seals
- Missing HVAC covers
- Security doors and fire-labeled doors not functioning properly
- Kitchen functionality issues, including missing appliances or a non-working sink
- Water heater issues
- Lack of working smoke and carbon monoxide alarms in required locations
- Guardrails not installed on elevated walking surfaces greater than 30 inches above the surface
- Missing or inoperable permanently mounted light fixtures in bathrooms and kitchens
- Unvented space heaters that burn gas, oil, or kerosene

“MUCH DONE, MUCH MORE TO DO ON AFFORDABLE HOUSING”

Local governments have accomplished much to address the shortage of affordable housing, but there is much more left to do, according to Kody Glazer, chief legal and policy officer of the Florida Housing Coalition.

Judging from the capacity crowd at the July 15 Greater Sarasota Area Chamber of Commerce State of the Community Luncheon, interest in finding solutions to the crisis remains intense as well.

Glazer was the guest speaker at the event, addressing one of the key issues facing the city and county of Sarasota for decades, further exacerbated by the mass migration to the area during and in the wake of the COVID-19 pandemic. If the audience took nothing else away from his presentation, Glazer implored members to memorize the chant “15,000 homes in 10 years.”

To help get it done, Glazer brought with him a blueprint developed by the FHC in partnership with local partners that requires active participation across the public, private and philanthropic sectors. The strategy requires bold and perhaps courageous policy considerations by governments to incentivize and accommodate innovative approaches to encourage development of truly affordable residences.

According to the FHC, approximately 59,738 (29.6%) of total households are considered cost-burdened, meaning paying more than 30% of their monthly household income for housing costs. Of this total, 47,305 (79.3%) are low-income households, defined as earning approximately \$68,000 per year for a family of two.

Additionally, nearly 70% of local worker incomes are at 80% area median income or below, with the 10 most common jobs in the county not paying enough to afford typical home costs. That forces more than half the of county’s workforce to live outside of Sarasota County. Of the nearly 163,000 workers employed in Sarasota

County in 2021, 51% (83,000) commuted from outside the county. It is reasonable to assume that number has only grown in the years since.

“The next time you hear someone be angry about not wanting affordable housing in my neighborhood, that is most of the workforce you’re talking about,” Glazer said. “I would say a trend in NIMBY (not in my backyard) circles has been to focus less on the NIMBYs and more on the folks who do want housing. A lot of polling does show that the majority of communities want more housing, so more people can live close to where they work.”

To achieve that ambition, the FHC’s blueprint strategy to address what Glazer said is a deficit of 20,000 affordable rentals in the area includes:

- Deploy all possible funding for affordable housing needs.
- Create and sustain local affordable housing trust funds.
- Unlock and support all possible public funding mechanisms.
- Ensure subsidy programs meet high-priority needs.
- Explore local fee relief and property tax incentives.
- Recruit private capital and community partners.

Also needed is a bolder approach to land use and zoning. “For the last 10 or 15 years there’s been a reckoning for how zoning and land use policies can be reformed to unlock the private sector to build more homes in a community, particularly smaller homes that are maybe attached single-family homes, duplexes, triplexes and small-scale multifamily,” he said.

This is parts of an article that appeared in the Observer on July 21, 2025, and was written by Andrew Warfield. Please visit the Observer for the complete article.

SARASOTA HOUSING AUTHORITY DEVELOPMENT PROJECTS

Completed Development Projects

- 2009: Janie's Garden I (86 units)
- 2012: Janie's Garden Phase II (68 units)
- 2013: King Stone (28 units)
- 2013: Dimond Oaks (15 units)
- 2016: Janie's Garden III (72 units)
- 2021-2022: Lofts on Lemon (128 units)
- 2023: McCown Tower (100 units)
- 2023-2024: Cypress Square (84)

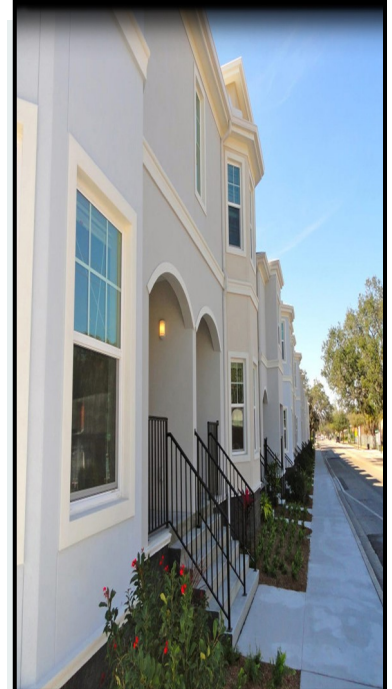
***Total SHA units developed 2009 to
2024: 665***

Housing Developments In The Pipeline

- 2025-2026: Lofts on Lemon II (100 units)
- 2025-2026: Cypress Square II (108 units)
- 2026-2027: Cypress Square III/Central Gardens (100 units)
- 2026-2027: McCowen Tower (96 units)

Total units funded in pipeline: 404

Sarasota Housing Authority continually seeks opportunities to develop quality affordable housing in the Sarasota community.



HOUSING CHOICE VOUCHER (SEC. 8) DEPARTMENT CONTACT INFORMATION

SARASOTA HOUSING AUTHORITY IN THE KNOW

Sarasota Housing Authority (SHA) is committed to providing quality affordable housing to enhance the lives of our residents and promote their independence. Our professional team members provide housing assistance to over 2,400 low-income families in Sarasota, and have completed nine redevelopment projects. In addition to affordable housing, SHA endeavors to help our families access appropriate services to improve their lives and are an award-winning industry leader in early childhood programming.

OUR MISSION

Sarasota Housing Authority (SHA) is committed to providing quality affordable housing to enhance the lives of our residents and promote their independence.

CORE VALUES

- We value the human dignity of each person
- We value diversity
- We value honesty
- We value curiosity
- We value healthy stewardship

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IMPORTANT LANDLORD WEBSITE LINKS

- **SHA Website:** <https://sarasotahousing.org/>
- **SHA Website Section 8:** <https://sarasotahousing.org/section8.aspx>
- **NSPIRE Inspections in 2 minutes:** <https://usinspectiongroup.com/nspire-in-2/>
- **Sarasota County Housing and Community Development:** <https://www.scgov.net/government/planning-and-development-services/office-of-housing-and-community-development>
- **Resilient SRQ:** <https://www.resilientsrq.net/>
- **HUD HCV Landlord resources:** <https://www.hud.gov/helping-americans/housing-choice-vouchers-landlord>