

SARASOTA HOUSING AUTHORITY

“In The Know”

HCV Landlord Liaison Survey Results

On July 23, 2026, I emailed the HCV active landlords a link to a short survey. The purpose of the survey is to gather direct feedback of the issues, concerns, successes, suggestions, and ideas, based on your experiences, and ways we can explain better and improves our relationships with you. I thank all of you who participated in the survey.

The following are the results of the primary question in the survey.

Question: Which subject would you be interested in receiving more information?

Responses: Landlord Rights— 31%, Tent Rights—27%, Lawful Eviction—16%, Fair Housing—6%, Inspection— 12%, Lead Paint— 4%.

Question: Based on your experiences rank the issues.

Responses (top 3 major problem): Unit damage—13%, Tenant behavior—10.8, Tenant non-payment—4.3%.

Question: Rate your experiences with SHA

Response (Extremely satisfied): Timely payments-80%, Landlord Liaison—55.6%, Paper work—39.1%, Communication—39.1%, customer Service—39.1.

Questions: Additional comments or feedback

Responses: 1) "I like the fact that you are taking the time to improve the customer service, because it is very necessary." **2)** "I would like to be able to communicate by telephone when I leave a message. E-mail is not always convenient for me, due to my disabilities." **3)** "Derrick Kirce and Ana Mejia are a pleasure to work with!" **4)** "I love the SHA better than any other PHA." **5)** "Very difficult when calling in to get a live person or connect to caseworker." **6)** "Derrick is very good, he answered all our questions in person." **7)** "I would like more support from the case manager "

Over the next few month, I will provide information regarding the topics identified in the survey, via emails, landlord briefings, and other methods. In addition, I will reach out to some of you for ideas and guidance to ensure that items are being addressed.

Derrick Kirce, Landlord Liaison

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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.

2026 PAYMENT

As of July 2026, Sarasota Housing Authority's 2026 Payment Standards have been adjusted to meet HUD's money saving measures. This does not effect all zip codes. To access these forms and other Landlord related documents, follow this link <https://sarasotahousing.org/section8.aspx>.



Landlord Orientation & Briefing 2026 Schedule

The next Landlord Orientation and briefings is scheduled for September 17, 2026, at the Willam H. Jervy Jr, Library, 300 Nokomis Ave. S. Venice, FL 34285. The start time is 12:30 to 1:45. Lunch will be provided.



HCV POLICY OF THE MONTH

Separate Non-Lease Agreements between Owner and Tenant

Owners may not demand or accept any rent payment from the family in excess of the rent to the owner minus the PHA's housing assistance payments to the owner [24 CFR 982.451(b)(4)].

The owner may not charge the tenant extra amounts for items customarily included in rent in the locality or provided at no additional cost to unsubsidized tenants in the premises [24 CFR 982.510(c)].

PHA Policy

The PHA permits owners and families to execute separate, non-lease agreements for services, appliances (other than range and refrigerator) and other items that are not included in the lease.

Any items, appliances, or other services that are customarily provided to unassisted families as part of the dwelling lease with those families or are permanently installed in the dwelling unit must be included in the dwelling lease for the assisted family. These items, appliances or services cannot be placed under a separate non-lease agreement between the owner and family. Side payments for additional rent, or for items, appliances or services customarily provided to unassisted families as part of the dwelling lease for those families, are prohibited.

Any items, appliances, or other services that are not customarily provided to unassisted families as part of the dwelling lease with those families, are not permanently installed in the dwelling unit and where the family has the sole option of not utilizing the item, appliance or service, may be included in a separate non-lease agreement between the owner and the family.

The family is not liable and cannot be held responsible under the terms of the assisted dwelling lease for any charges pursuant to a separate non-lease agreement between the owner and the family. Non-payment of any charges pursuant to a separate non-lease agreement between the owner and the family cannot be a cause for eviction or termination of tenancy under the terms of the assisted dwelling lease.

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.

NSPIRE COMMON DEFICIENCIES

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.

- **Electrical System Issues:** Damaged or missing outlet cover plates, exposed wiring, inoperable switches, and unprotected outlets located within 6 feet of a water source lacking GFCI protection. Damaged door hardware and seals
- **Smoke and Carbon Monoxide Alarms:** Missing units, dead or unsealed batteries, improper placement (such as not having them inside every bedroom or on every level), or devices that fail a manual test. Security doors and fire-labeled doors not functioning properly
- **Plumbing and Water Leaks:** Slow leaks under kitchen and bathroom sinks, running or non-functional toilets, and active pipe drips that risk water damage or mold growth. Water heater issues
- **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**
- **Fire Safety and Egress:** Obstructed emergency exit paths, blocked windows or doors meant for escape, damaged fire-rated doors, and missing or expired fire extinguishers

HOUSING CHOICE VOUCHER (SEC. 8) DEPARTMENT CONTACT INFORMATION

SARASOTA HOUSING AUTHORITY

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

Name	Position	Specialty/ Last Name	Phone 361- 6210 .	Email
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Fred Smith	Inspector		Ext. 266	fsmith@sarasotahousing.org
Dayzee Montoya	HCV CM	R-Z	Ext. 262	dmontoya@sarasotahousing.org
Derrick Kirce	Landlord Liaison		Ext. 267	dkirce@sarasotahousing.org

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>