



Housing Authority
Monday, February 9, 2026 at 5:30 PM

City Commission Chambers, 214 Sams Ave, New Smyrna Beach FL 32168

1. CALL TO ORDER

1.A [Agenda](#)

2. ROLL CALL

3. INVOCATION/PLEDGE OF ALLEGIENCE

4. APPROVAL OF MINUTES

4.A [Consider the adoption of the minutes from the Housing Authority meeting held on Monday, January 12, 2025.](#)

5. TENANT ACCOUNT CHARGE OFFS

6. CONDEMNED ASSETS

7. DIRECTORS REPORT

7.A [Executive Director Teresa Pope will review the Director's report.](#)

8. NEW BUSINESS

8.A New Business Discussion Items

9. DEVELOPMENT

9.A Development Discussion Items

10. OLD BUSINESS

10.A Old Business Discussion Items

11. RESOLUTIONS

11.A Consider the adoption of Resolution No. 2026-03

12. FINANCIALS

12.A December 2025 Financials

13. PUBLIC PARTICIPATION

Citizens: General Rules-

1. First, state your name, address, and the organization you represent
2. Make **ONLY** a brief statement of the facts within your knowledge as it pertains to policies of the agency.
3. Organize your presentation within a brief time limit, and upon completion refrain from additional comments, unless requested by the Board.
4. Avoid repetition/gossip. You must present facts.

14. BOARD COMMENTS

15. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method

for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

AGENDA

February 9, 2026

Background:

The agenda is provided for your review.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

[HOUSING AUTHORITY AGENDA MEETING FEBRUARY 2026.pdf](#)

MEETING AGENDA (Revised)
FEBRUARY 9, 2026 @ 5:30 p.m.
City Commission Chambers
214 Sams Ave.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL MEETING MINUTES JANUARY 12, 2026

All agenda items have been reviewed by Housing Authority Staff and/or Executive Director and are being recommended for Board review and approval.

PUBLIC PARTICIPATION

COMMENTS: (three (3) minute limit):

Citizens: General Rules

1. First, state your name, address, and the organization you represent
2. Make **ONLY** a brief statement of the facts within your knowledge as it pertains. to policies of the agency.
3. Organize your presentation within a brief time limit, and upon completion refrain from additional comments, unless requested by the Board.
4. Avoid repetition/gossip. You must present facts.

TENANT ACCOUNT CHARGE OFFS

None

ASSETS TO CONDEMN

None

DIRECTORS REPORT

- Vacancy report
- Property Report
- HCV report
- FSS report
- Services Report

FINANCIALS

- December 2025 Financials

NEW BUSINESS

- Conflict of interest for employees renting HA owned units.

OLD BUSINESS

- Budget meeting for March
- RFP for 40 vouchers for Westside Phase II is in the process of being advertised.

DEVELOPMENT

Live Oak Updates (now Landings at Live Oak)

- I received maintenance shop payment from FEMA.
 - Engineers were on site January 14, 2026, to do ICE and SOW for FEMA's alternate project.
 - Reviewed the following capital repairs:
 - Replace older HVAC units
 - Replace all windows
 - Replace old sewer pipes
 - Replace older tankless water heaters
 - Replace all kitchen cabinets
 - Replace pedestal sinks with vanities in the bathrooms
 - Paint all buildings adding new outside veneer and paint to modernize the veneer look from US 1.
 - Rehab the remaining 5 units left that need updated
 - Remove and replace old clotheslines with umbrella clotheslines
 - Remove all outside wires and shutters from the buildings
 - Add picket fences to yards to separate units
 - Expand the main office for more file rooms and a board/briefing room
 - Locate alternate maintenance shop or build one
 - Section 18 application submitted to Special Application Center of HUD August 6, 2024
 - been approved by SAC for demolition December 8, 2025
 - Schedule community meeting for demo.
 - Mediation updates- Mitigation set for the end of January 2026 with settlement negotiations possibly before then. Still pending.
- Westside Phase II
 - Westside Phase II is now in a DDA boost area for 2026.
 - The application process has been sent to Florida Housing Finance Corporation (FHFC) for lottery drawing.
 - Not selected for 2025.
 - 2026 Options:
 - Bonds w/sail and 4% LIHTC
 - Geo 9% LIHTC
 - Local bonds w/4% LIHTC and CDBG if there are any

RESOLUTIONS

- 2026-3 Authorizing the change to the Open Market and NSBHDC policies to not allow employees rent units owned by the agency.

ADJORN MEETING

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF THE MINUTES FROM THE HOUSING AUTHORITY MEETING
HELD ON MONDAY, JANUARY 12, 2025.

February 9, 2026

Background:

The Housing Authority held a regular meeting on Monday, January 12, 2025. The attached minutes are submitted for your review and consideration of adoption.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

[HOUSING AUTHORITY - MINUTES OF THE JANUARY 2026 MEETING.pdf](#)

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF
NEW SMYRNA BEACH, FLORIDA HELD
January 12, 2026**

The Board meeting of the Board of Commissioners was held Monday, January 12, 2026, at City Hall.

At 5:30 p.m. The Chairman called the meeting to order.

The roll call was as follows:

Chair- Judy Reiker	Present
Vice Chair- Regis Sloan	Present
Commissioner- Wilda Bennett	Present
Commissioner- Michele Davis	Present
Commissioner-Nelson McDonald	Present

Also, present Teresa Pope, Executive Director, Sonia Sierra-Torres; Deputy Director.

Invocation and Pledge of Allegiance

Commissioner Sloan lead the Invocation and Pledge of Allegiance.

Approval of the Board Minutes for December 17, 2025

The Board Members present reviewed the minutes of the Board meeting held motion was December 17, 2025 was made by Commissioner Sloan and seconded by Commissioner McDonald to approve the minutes. All were in favor of the motion.

Public Participation

None

Tenant Account Charge Offs

No tenant account charge offs

Assets to condemn

There were no assets to condemn.

Director's Reports

The Executive Director reviewed the following reports with the board:

Vacancy Report
FSS Report
Services Report

Financials

The Deputy Director reviewed the financials for the Month of November 2025 with the board.

- Questions were presented by Commissioner Davis regarding the significant increase in revenues during the month. The Executive Director explained that this was due to a Capital Fund Program drawn down from HUD for operating expenses.
- After further discussion it was decided that a special meeting of the board will be conducted to go over the budget in detail.

New Business

The Executive Director discussed the budget with the board:

- The commitment of Project based vouchers to new development was discussed for Landings at Live Oak and Westside Phase II.
- 40 vouchers will be dedicated to Westside Phase II and 40 vouchers will be dedicated to Landings at Live Oak for future development and funding for the projects.

Old Business

None

Development

Live Oak Updates (now Landings at Live Oak)

- The agency received a FEMA payment for the maintenance shop..
- The agency will request a task order for the A/E to perform a Scope of Work and independent cost estimate for the renovations of Donnelly homes to use Live Oak FEMA monies on.

Section 18 application submitted to Special Application Center of HUD August 6, 2024

- It has been changed to a demo application.
- Approved on December 8, 2025
- Will schedule a community meeting to discuss future development.
- Discuss decommitment of PBV to Landings at Live Oak for the future develop 64 family units
- Mediation updates- Mitigation set for the end of January 2026 with settlement negotiations possibly before then. Working with the insurance attorney on this process.
- Westside Phase II
 - We are number 30 and funding is for 27 projects. We were not selected for 2026. Will reapply next year. Using these possible options:
 - Bonds with sail and 4% LIHTC
 - 9% LIHTC
 - Local bonds with 4% LIHTC and CBDG-DR funding if there are any available

Resolutions

2026-1 Approval to issue RFP for PBV in Westside Phase II

A motion was made by Commissioner McDonald and seconded by Commissioner Sloan. All were in favor.

2026-2 Approval to commit 40 HCV vouchers to PBV for Landings at Live Oak.

A motions ma by Commissioner Sloan and Seconded by commissioner McDonald. All were in favor.

Meeting adjourned at 6:40 p.m.

Secretary, Teresa Pope

Chair, Judy Reiker

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

EXECUTIVE DIRECTOR TERESA POPE WILL REVIEW THE DIRECTOR'S REPORT.

February 9, 2026

Background:

- Vacancy report
- FSS report
- Services Report
- Property Reports

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

NEW BUSINESS DISCUSSION ITEMS

February 9, 2026

Background:

- Conflict of interest for employees renting HA owned units.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

DEVELOPMENT DISCUSSION ITEMS

February 9, 2026

Background:

Live Oak Updates (now Landings at Live Oak)

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Locate alternate maintenance shop or build one

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Not selected for 2025.

2026 Options:

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Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

OLD BUSINESS DISCUSSION ITEMS

February 9, 2026

Background:

- Budget meeting for March
- RFP for 40 vouchers for Westside Phase II is in the process of being advertised.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF RESOLUTION NO. 2026-03

February 9, 2026

Background:

- 2026-3 Authorizing the change to the Open Market and NSBHDC policies to not allow employees rent units owned by the agency.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

DECEMBER 2025 FINANCIALS

February 9, 2026

Background:

December 2025 Financials

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans