Housing Authority
Monday, November 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 APPROVAL REGULAR MEETING MINUTES September 14, 2026 and October 9, 2026

PUBLIC HEARING

Conduct a Public Hearing

5. TENANT ACCOUNT CHARGE OFFS

5.A Tenant Charge Off

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

10. OLD BUSINESS

11. RESOLUTIONS

11.A Consider the adoption of Resolution Nos. 2026-27, 2026-28, 2026-29, 2026-30, 2026-31 and 2026-32

12. FINANCIALS

12.A Executive Director presents October 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. ADJOURMENT

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

November 9, 2026

Background:

The agenda is provided for your review.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

AGENDA MEETING NOVEMBER 2026.pdf

New Smyrna Beach HOUSING
Central Office
1101 S. Dixie Freeway
New Smyrna Beach, FL 32168
P 386.428.8171 • F 386.427.3429
NewSmyrnaHousing.com
New Smyrna Beach HOUSING DEVELOPMENT Corporation

MEETING AGENDA
November 9, 2026 @ 5:30 p.m.
James Hathaway building
214 Sams Ave.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGANCE

PUBLIC HEARING

Review the FYB 4/1/2027 Annual plan and the FYE 3/31/2028 MTW Supplement.

APPROVAL REGULAR MEETING MINUTES September 14, 2026 and October 9, 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.

FINANCIALS

See attached

TENANT ACCOUNT CHARGE OFFS

See attached

ASSETS TO CONDEMN

None

DIRECTORS REPORT

Vacancy Reports
Property Reports
HCV Reports

FSS Reports
CRC Reports

NEW BUSINESS

- PHA assessment from HUD
- MOU with PATH program and BOR

OLD BUSINESS

DEVELOPMENT

- None

RESOLUTIONS

- 2026-27 Approval of the FYB 4/1/2027 Annual and Capital Fund Plan.
- 2026-28 Approval of the FYE 3/31/2028 MTW Supplement
- 2026-29 Revision of the ACOP to change the wording from informal hearing to "review" of applicant denial of admission to the program.
- 2026-30 Approval of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.
- 2026-31 Approval of the 2027 PH Operating Subsidy in the amount of $388,273.
- 2026-32 Approval of the revised FYE 2027 budget

ADJORN MEETING

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

APPROVAL REGULAR MEETING MINUTES SEPTEMBER 14, 2026 AND OCTOBER 9, 2026

November 9, 2026

Background:

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

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

MINUTES OF THE Ocotber 9 2026 MEETING.pdf
MINUTES OF THE SEPTEMBER 14 2026 REGULAR 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

October 9, 2026 @ 10:00 a.m.

The Board meeting of the Board of Commissioners was held Friday, October 9, 2026, at Greenlawn Manor.

At 10:00 a.m. The Vice Chairman called the meeting to order.

The roll call was as follows:

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

Also, present Teresa Pope, Executive Director.

Invocation and Pledge of Allegiance

Commissioner Sloan lead the Invocation and the Pledge of Allegiance.

Public Participation

None

Financials

No Financials were presented.

Tenant Account Charge Offs

None

Assets to condemn

None

Director's Reports

No Directors reports

New Business

- The Director discussed the following:
  - 2027 Payment Standards for HCV at 105% of FMR
  - 2027 UA for HCV
  - 2027 UA for Public Housing
  - 2027 Flat rent at 80% of FMR
  - Obligation of HHR for PBV
  - Obligation of Operating Subsidy reserves for future operations

Old Business

- The Director discussed the following Public hearing items for the November 9, 2026 board meeting:
  - FYE 2028 MTW Supplement
  - FY 2027 Annual Plan and 2027 Capital Fund Plan

Development

- No updates
-

Resolutions

- 2026-21 Approval of the 2027 Payment standards at 110% of FMR.
  - A motion was made by commissioner Davis and seconded by commissioner Bennett.
    - All were in favor.
- 2026-22 Approval of the 2027 Utility Allowances for HCV for January 1, 2027.
  - A motion was made by commissioner Bennett and seconded by commissioner Davis.
    - All were in favor.
- 2026-23 Approval of the 2027 Utility Allowances for PH for January 1, 2027.
  - A motion was made by commissioner Bennett and seconded by commissioner Davis.
    - All were in favor.
- 2026-24 Approval of the 2027 flat rent for PH at 80% of FMR.
  - A motion was made by commissioner Bennett and seconded by commissioner Davis.
    - All were in favor.
- 2026-25 Approval of Obligating HCV HHR for PBV in the amount of $336,326 for future development.
  - A motion was made by commissioner Davis and seconded by commissioner Bennett.
    - All were in favor.
- 2026-26 Approval of obligating PH operating reserves for future operations
  - A motion was made by commissioner Davis and seconded by commissioner Bennett.
    - All were in favor.

Being no other business the meeting was adjourned.

_____ _____

Secretary, Teresa Pope Vice Chair, Regis Sloan

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF

NEW SMYRNA BEACH, FLORIDA HELD

September 14, 2026 @ 5:30 p.m.

The Board meeting of the Board of Commissioners was held Monday, September 14, 2026, at James Hathoway Building.

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	Excused
Commissioner-Nelson McDonald	Present

Also, present Teresa Pope, Executive Director.

Invocation and Pledge of Allegiance

Commissioner McDonald lead the Invocation and the Pledge of Allegiance.

Approval of the Board Minutes for August 10, 2026 meeting

The Board Members present reviewed the minutes of the Board meeting held August 10, a motion was made by Commissioner Sloan and seconded by Commissioner McDonald to approve the regular minutes. All were in favor of the motion.

Public Participation

None

Financials

June Financials were presented by the Director.

Tenant Account Charge Offs

None

Assets to condemn

None

Director's Reports

The executive reports were presented by the Director.

New Business

- The Director discussed the upcoming public hearing for the FYE 2028 Move to Work supplement, the FY 2027 annual plan and the FY 2027 Capital Fund Plan.

Old Business

- The Director discussed the HUD Nspire inspection for Public Housing and the failed items to be corrected and uploaded to the website. There were items including placing carbon monoxide detectors needing to be within 6 feet of a gas source. These items were corrected.

Development

- The Director reviewed the upcoming contract signing with Samsula Demolition and timing for the demolition of Live Oak Homes.

Resolutions

- There were no resolutions

Meeting adjourned at 6:55 p.m.

_____ _____

Secretary, Teresa Pope Chair, Judy Reiker

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

CONDUCT A PUBLIC HEARING

November 9, 2026

Background:

Review the FYB 4/1/2027 Annual plan and the FYE 3/31/2028 MTW Supplement.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

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

TENANT CHARGE OFF

November 9, 2026

Background:

Executive Director Teresa Pope will review the Tenant Charge Off Report for November

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

Tenant account Charge offs November 2026.pdf

TENANT ACCOUNTS TO WRITE OFF PUBLIC HOUSING NOVEMBER 2026				
TENANT #	DEVELOPMENT	UNIT	BALANCE	REASON
17908	OPEN MKT		$ 166.00	MOVED W/NOTICE TSH

TENANT ACCOUNTS TO WRITE OFF DC

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

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

November 9, 2026

Background:

Vacancy Reports

Property Reports

HCV Reports

FSS Reports

CRC Reports

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Kohn Evans

Attachments:

SEP-OCT 26.pdf
HMIS quarterly report July - October - Dec 2026_.pdf

September and October 2026 FSS Report				
Total Program Graduates		**Pending Graduation**		**Moved into Homeownership**
15		**0**		**7**
Orientation	**Assessment**	**CoP Pending**	**Program Graduates**	**Total Signed CoPs**
4	4	0	2	4

*NEW RULE- HAS BEEN APPROVED BY HUD

FSS Participants	
FSS – Interest in FSS Program (current month)	4
FSS – Attended FSS Orientation (current month)	4
Total FSS Participating Families	87
Total FSS Participants' Family Members	249
FSS CoP - Pending	0
HCVP w/Escrow	22
HCVP w/Zero Escrow	65
PH w/Escrow	0
PH w/Zero Escrow	0
Enrolled in Trade/College	3
High School Diploma/GED (enrolled)	3
Employed	68
Unemployed	19
Letter of Interest – Mailed Out/Emailed	5
Families that increased their income	10
Average Dollar Amount of Increased Annual Income	$23,516
Families that received Interim Disbursement from OLSS	3

New Smyrna Beach

FSS Elogic Report

9/1/2026 - 10/31/2026

Service/Activity	Measurement	Pre	Post	YTD

Management Report - Worksheet

#	Response to Management Questions	Measure	Answer
1	How many households were actively case managed (unduplicated count)?	Households	90

Tenant #	Name
10023	BROWN, TANISA
10080	SANTIAGO, UMMHANI
10197	ELLIS, DIANE R
10526	THOMPSON, AMBER M
10539	JOHNSON, JERRI L
10643	DIAZ, LADONNA J
10648	JACKSON, LAKEISHA S
10649	BONANZA, NICOLE M
10686	TRUITT, JUDY A
10699	CHARLES, SHALANDER N
10863	GARAY, ELIZABETH A
10867	GOMEZ, YARITZA
10926	SUMPTER, TIAYONA S
10927	SUMPTER, WAKESIA F
10943	ALVERSON, KIMIKO A
10950	SALLET, BRANDY B
11216	GAVIN, OMARI M
11219	BLANKENSHIP, BOBBIE R
11355	BARNETT, BRENDA D
11379	BAKER, NANCY J
11442	SMITH, VASHAKIA N
11563	BROWN, OCTAVIA M
11685	GREEN, CHARLENE A
11842	FERGUSON, SHANDRA D
12132	TUCCI, TERRI
12140	LEE, FLORINE C
12231	WILLIAMS, SHANA U
12436	CRAWFORD, WARREN T
12536	~~SCOTT, MARY~~ E
12542	MONROE, RENEE M
12967	PRITTS, GEORGE K
12968	PATTERSON, JOSHUA J
13107	BRADLEY, BOBBY L
13419	HARDAWAY, CANDICE
14229	HYTER, SHERLENE D
14289	WILLIAMS, ERICA L
14359	WILEY, CHARVIKKA L
14490	HANKERSON, DUANETTA K
14510	BELLEVUE-HODGE, MECHELLE N
14556	HARRIS, ERIC L
14647	GRESHAM, QUOTESHIA D
14696	GIBSON, TYRESHA M
14940	WIGGINS, VALARIE J
15238	ETAYO, VICTORIA S
15285	ROBERTS, WILLOW G
15544	BERRY, KEIARA T
15571	DEONARINE, CHANDRAWATTIE
15745	PETERS, KRISTI L
15793	HARRIS, KEVISHA L
15916	EVANS, ANTHONY S
15996	Coleman, Twyinette D
16062	ARROYO, NANCY
16216	WALKER, ALON N
16298	LEONARD, KRISTY M
16460	COLLINS, SHANTE D
16711	SKEEN, JESSICA L
16718	WALKER, LILLIE R
16732	GREEN, CHARLEISHA D
16763	GAINES, APRIL M
16797	MARTIN, BETHANY R
16821	LOCKHART, KALIYAH L
16989	LAPLACA, GABRIELLA R
16994	MORALES, JASMINE
17020	FIGUEROA, TIANA L
17232	WILSON, ASHLEE M
17443	Lundberg, Robert A
~~17452~~	~~COLON, SARAH R~~
17455	MCKINLEY, MARK
17468	VREEN, CHORDAN K
17469	COHEN, SAMUEL L
17474	Brown, Gabriel K

Management Report - Worksheet

#	Response to Management Questions	Measure	Answer

Tenant #	Name
17663	SMITH, NICOLE M
17683	RICHARDSON, KMAIJAH R
17704	TRIPP, SHAKIRRA S
17743	SMITH, RACHEL N
17773	HOLMES, REIKO B
17797	LABREW, TAMARA L
17814	RODGERS, DOMINIQUE N
17837	FLUITT, HEAVEN A
17842	UMEH, SHALA N
17862	RANDOLPH, KEYON'DRE T
17866	CABLE, BRIANNA M
17896	AULL, ELISE
17907	MARLEY, LILA A
17911	HULL, JAMYA D
17985	FERNANDEZ-ROBI, SHANTEL Y
18018	SURGICK, IDALIS M
18023	CRUZ, GIOVANNI
18112	ALEXANDER, SHAKENDRA
18143	HARTWIGH, AIDON A

2 How many individuals received services (unduplicated count)? — Persons — 0

4 How many households successfully completed their Contract of Participation? — Households — 2

Tenant #	Name
11842	FERGUSON, SHANDRA D
16298	LEONARD, KRISTY M

7 How many households involved in this program increased their income? — Households — 10

Tenant #	Name	Increased By
10686	TRUITT, JUDY A	1,440
11379	BAKER, NANCY J	14,664
12140	LEE, FLORINE C	44,712
13419	HARDAWAY, CANDICE	60,688
14696	GIBSON, TYRESHA M	25,796
16062	ARROYO, NANCY	15,885
16711	SKEEN, JESSICA L	30,770
16821	LOCKHART, KALIYAH L	6,264
17663	SMITH, NICOLE M	936
17814	RODGERS, DOMINIQUE N	34,006

8 What was the average dollar increase in annual household income? — Dollars — 23,516

Tenant #	Name
10686	TRUITT, JUDY A
11379	BAKER, NANCY J
12140	LEE, FLORINE C
13419	HARDAWAY, CANDICE
14696	GIBSON, TYRESHA M
16062	ARROYO, NANCY
16711	SKEEN, JESSICA L
16821	LOCKHART, KALIYAH L
17663	SMITH, NICOLE M
17814	RODGERS, DOMINIQUE N

9 How many households experienced a reduction in cash welfare assistance? — Households — 0

10 How many households ceased receiving cash welfare assistance as a result of increased household income? — Households — 0

11 How many new FSS escrow accounts were established with positive balances? — FSS Escrow Accounts — 6

Tenant #	Name
10643	DIAZ, LADONNA J
14229	HYTER, SHERLENE D
14556	HARRIS, ERIC L
16062	ARROYO, NANCY
18023	CRUZ, GIOVANNI
18112	ALEXANDER, SHAKENDRA

12 What was the dollar value of FSS escrow accounts disbursed to households that graduated? — Dollars — 62,316

Tenant #	Name	Amount
11842	FERGUSON, SHANDRA D	25,951
16298	LEONARD, KRISTY M	36,365

14 How many households were able to move to non-subsidized housing? — Households — 2

Tenant #	Name

New Smyrna Beach
FSS Elogic Report

9/1/2026 - 10/31/2026

Management Report - Worksheet

#	Response to Management Questions	Measure	Answer
	Tenant # Name		
	11842 FERGUSON, SHANDRA D		
	16298 LEONARD, KRISTY M		
15	How many families moved to homeownership?	Families	0
17	How many persons receiving services are under the age of 6?	Persons	0
18	How many persons receiving services are ages 6-17?	Persons	0
19	How many persons receiving services are ages 18-30?	Persons	0
20	How many persons receiving services are ages 31-50?	Persons	0
21	How many persons receiving services are ages 51-61?	Persons	0
22	How many persons receiving services are over 62 years of age?	Persons	0
23	How many head of households receiving services are under the age of 18?	Households	0
24	How many head of households receiving services are ages 18-30?	Households	0
25	How many head of households receiving services are ages 31-50?	Households	0
26	How many head of households receiving services are ages 51-61?	Households	0
27	How many head of households receiving services are over 62 years of age?	Households	0

New Smyrna Beach
FSS Report

9/1/2026 - 10/31/2026

Program Type	Tenant #	First Name	Last Name	FSS Report Type	Date	Disbursed Amount	Account Balance
P	17020	TIANA	FIGUEROA	P	09/01/2026	0.00	0.00
P	14696	TYRESHA	GIBSON	P	10/01/2026	0.00	0.00
VO	16062	NANCY	ARROYO	P	10/01/2026	0.00	0.00
VO	11379	NANCY	BAKER	P	09/01/2026	0.00	0.00
VO	13107	BOBBY	BRADLEY	P	09/01/2026	0.00	0.00
VO	17866	BRIANNA	CABLE	E	10/01/2026	0.00	0.00
VO	17452	SARAH	COLON	X	10/01/2026	0.00	0.00
VO	18023	GIOVANNI	CRUZ	E	10/01/2026	0.00	0.00
VO	15916	ANTHONY	EVANS	X	09/01/2026	0.00	0.00
VO	11842	SHANDRA	FERGUSON	X	09/01/2026	25,951.00	0.00
VO	17837	HEAVEN	FLUITT	P	10/01/2026	0.00	0.00
VO	11216	OMARI	GAVIN	P	10/01/2026	0.00	0.00
VO	10867	YARITZA	GOMEZ	P	10/01/2026	0.00	2,798.00
VO	16732	CHARLEISHA	GREEN	P	10/01/2026	0.00	0.00
VO	16732	CHARLEISHA	GREEN	X	10/01/2026	0.00	0.00
VO	13419	CANDICE	HARDAWAY	P	09/01/2026	0.00	0.00
VO	14556	ERIC	HARRIS	E	10/01/2026	0.00	0.00
VO	18143	AIDON	HARTWIGH	E	09/01/2026	0.00	0.00
VO	17773	REIKO	HOLMES	E	09/01/2026	0.00	0.00
VO	17797	TAMARA	LABREW	X	10/01/2026	0.00	0.00
VO	12140	FLORINE	LEE	P	09/01/2026	0.00	164.00
VO	16298	KRISTY	LEONARD	X	10/01/2026	36,365.00	0.00
VO	16821	KALIYAH	LOCKHART	P	09/01/2026	0.00	0.00
VO	17862	KEYON'DRE	RANDOLPH	E	09/01/2026	0.00	0.00
VO	17814	DOMINIQUE	RODGERS	P	09/01/2026	0.00	0.00
VO	12536	MARY	SCOTT	E	09/01/2026	0.00	0.00
VO	12536	MARY	SCOTT	X	09/01/2026	0.00	0.00
VO	16711	JESSICA	SKEEN	P	10/01/2026	0.00	0.00
VO	12132	TERRI	TUCCI	X	10/01/2026	0.00	0.00

Families Enrolled
84

Total Families With Escrow Balance
44

New Smyrna Beach
FSS Summary Report

9/1/2026 - 10/31/2026

Tenant #/Name	Beginning Balance	Deposit	Disbursement	Forfeitures	Total	Interest	Ending Balance
18112 ALEXANDER, SHAKENDRA	0.00	1,215.00	0.00	0.00	1,215.00	0.00	1,215.00
16062 ARROYO, NANCY	0.00	53.00	0.00	0.00	53.00	0.00	53.00
14510 BELLEVUE-HODGE, MECHEL	1,229.20	0.00	0.00	0.00	1,229.20	0.75	1,229.95
11219 BLANKENSHIP, BOBBIE R	708.55	101.00	0.00	0.00	809.55	0.43	809.98
11563 BROWN, OCTAVIA M	175.85	25.00	0.00	0.00	200.85	0.11	200.96
17469 COHEN, SAMUEL L	355.39	89.00	0.00	0.00	444.39	0.22	444.61
12436 CRAWFORD, WARREN T	3,421.62	134.00	0.00	0.00	3,555.62	2.09	3,557.71
18023 CRUZ, GIOVANNI	0.00	1,236.00	0.00	0.00	1,236.00	0.00	1,236.00
10643 DIAZ, LADONNA J	0.00	540.00	0.00	0.00	540.00	0.00	540.00
10867 GOMEZ, YARITZA	2,801.58	0.00	0.00	0.00	2,801.58	1.71	2,803.29
13419 HARDAWAY, CANDICE	646.00	646.00	0.00	0.00	1,292.00	0.39	1,292.39
14556 HARRIS, ERIC L	0.00	3,984.00	0.00	0.00	3,984.00	0.00	3,984.00
14229 HYTER, SHERLENE D	0.00	218.00	0.00	0.00	218.00	0.00	218.00
10539 JOHNSON, JERRI L	104.25	0.00	0.00	0.00	104.25	0.06	104.31
12140 LEE, FLORINE C	82.00	82.00	0.00	0.00	164.00	0.05	164.05
16821 LOCKHART, KALIYAH L	157.00	157.00	0.00	0.00	314.00	0.10	314.10
16797 MARTIN, BETHANY R	28.03	7.00	0.00	0.00	35.03	0.02	35.05
10629 MCBRIDE, DAESHONNA J	22,503.69	78.00	0.00	0.00	22,581.69	13.74	22,595.43
10950 SALLET, BRANDY B	7,207.23	200.00	0.00	0.00	7,407.23	4.40	7,411.63
10927 SUMPTER, WAKESIA F	156.30	26.00	0.00	0.00	182.30	0.10	182.40
12132 TUCCI, TERRI	510.77	102.00	0.00	613.08	(0.31)	0.31	0.00
16718 WALKER, LILLIE R	11,732.80	26.00	0.00	0.00	11,758.80	7.16	11,765.96
Totals:	51,820.26	8,919.00	0.00	613.08	60,126.18	31.64	60,157.82

Report Criteria

Tenant Number: 0
PHA:
Project:
Case Worker: 0
Include Details: False
Include Zero Balance: False
Include Voided: False
Include Active Tenants Only: True

New Smyrna Beach HOUSING
Central Office
1101 S. Dixie Freeway
New Smyrna Beach, FL 32168
P 386.428.8171 • F 386.427.3429
NewSmyrnaHousing.com
New Smyrna Beach HOUSING DEVELOPMENT Corporation

Homeless Management Information System (HMIS) / Community Resource center (CRC)

Monthly Report July 2026

Service Provided CRC	Month (Oct)	MONTH TOTAL $	Month (Nov)	MONTH TOTAL $	Month (Dec)	MONTH TOTAL $	Quarter $	Unit Cost	Remarks
Senior Food Bags	73	$1460					$	BAGS $20	
Homeless food bags	28	$289				$	$	BAGS $10	
Frozen Meat	94	$1410		$		$	$	BAGS $15	2-3 packs of meat
Food Stamp Assistance	6	$120.00		$		$	$	HOURS $20	Thursdays by appt only, usually 3 appts/day
Gift Cards	291	$2912				$		ITEMS $10	Our Lady Sea Of Star—they do not always track accurately
Bus Passes	7	$28		$		$	$ $	ITEMS $4	Our Lady Sea Of Star --Church gave some gift cards to CRC, 6 were distributed
Meals Ready To Eat (MRE)	47	0		0			$0	ITEMS 0	Received 80 cases from DOH
Other / linkage to Resources	3	0						ITEMS 0	Information/Hot Weather Shelter/Clothing/God's Bathhouse/Disability Solutions/VFCCH/ETC.
Homeless IDs:			0	0	0			ITEMS	June will be training in HMIS to continue this service
Personal Items	9	135		$				Bags $15	
Summary									
Total number of homeless served:	58								*(not including meat costs/services in total)
Total Number of elderly served:	73								*(not including meat costs/services in total) NOT ALL SENIORS TAKE BAGS – MEAT ONLY
Total number/cost of services provided:						$6354			*INCLUDING MEAT COSTS/SERVICES Total counts food bags and gift cards together
Donations received		$1130	$		$				

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

NEW BUSINESS DISCUSSION ITEMS

November 9, 2026

Background:

- PHA assessment from HUD
- MOU with PATH program and BOR

Fiscal Analysis:

N/A

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 NOS. 2026-27, 2026-28, 2026-29, 2026-30, 2026-31 AND 2026-32

November 9, 2026

Background:

- 2026-27 Approval of the FYB 4/1/2027 Annual and Capital Fund Plan.
- 2026-28 Approval of the FYE 3/31/2028 MTW Supplement
- 2026-29 Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.
- 2026-30 Approval of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.
- 2026-31 Approval of the 2027 PH Operating Subsidy in the amount of $388,273.
- 2026-32 Approval of the revised FYE 2027 budget

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

RESOLUTION 2026-27 fy 2027 Annual Plan and CFP plan for $366862.pdf
RESOLUTION 2026-28 fye 2028 Move to work supplement.pdf
RESOLUTION 2026-29 change to acop for application review wording.pdf
RESOLUTION 2026-30 MOU with NSB Board of Realtors for matching grants for PATH graduates.pdf
RESOLUTION 2026-31 fy 2027 OPERATING SUBSIDY.pdf
RESOLUTION 2026-32 FY revised budget.pdf

RESOLUTION NO. 2026-27

A Resolution of the Housing Authority of the City of New Smyrna Beach (“HANSB”) to Approve the FY 2027 annual plan and capital fund plan in the amount of 366,862.

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and Approve the FY 2027 annual plan and capital fund plan in the amount of 366,862.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approve the FY 2027 annual plan and capital fund plan in the amount of 366,862.

WHEREAS the Board of Commissioners of said Authority find approving the FY 2027 annual plan and capital fund plan in the amount of 366,862 acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approve the FY 2027 annual plan and capital fund plan in the amount of 366,862.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

RESOLUTION NO. 2026-28

A Resolution of the Housing Authority of the City of New Smyrna Beach (“HANSB”) to Approve the FYE 2028 Move to Work supplement.

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and Approve the FYE 2028 Move to Work supplement.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approve the FYE 2028 Move to Work supplement

WHEREAS the Board of Commissioners of said Authority find approving the FYE 2028 Move to Work supplement acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approve the FYE 2028 Move to Work supplement.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

RESOLUTION NO. 2026-29

A Resolution of the Housing Authority of the City of New Smyrna Beach (“HANSB”) to Approve the Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and Approve the Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approve Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.

WHEREAS the Board of Commissioners of said Authority find approving Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.
acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approve Revision of the ACOP to change the wording from informal hearing to “review” of applicant denial of admission to the program.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

RESOLUTION NO. 2026-30

A Resolution of the Housing Authority of the City of New Smyrna Beach (“HANSB”) to Approve the of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and approve the of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approve the of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.

WHEREAS the Board of Commissioners of said Authority find approving the of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approve the of MOU with NSB Board of Realtors for matching grants for PATH graduates going into homeownership.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

RESOLUTION NO. 2026-31

A Resolution of the Housing Authority of the City of New Smyrna Beach ("HANSB") to Approval of the 2027 PH Operating Subsidy in the amount of $388,273.

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and approve the 2027 PH Operating Subsidy in the amount of $388,273.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approval of the 2027 PH Operating Subsidy in the amount of $388,273.

WHEREAS the Board of Commissioners of said Authority find approving the 2027 PH Operating Subsidy in the amount of $388,273 acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approval of the 2027 PH Operating Subsidy in the amount of $388,273.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

RESOLUTION NO. 2026-32

A Resolution of the Housing Authority of the City of New Smyrna Beach (“HANSB”) to Approval of the revised FY 2027 budget .

WHEREAS The Housing Authority of the City of New Smyrna Beach in the regular Meeting held on this 9th day of November 2026 have considered and approve the revised FY 2027 budget.

WHEREAS the Executive Director is requesting that the Board of Commissioners Approve the revised FY 2027 budget.

WHEREAS the Board of Commissioners of said Authority find approving the revised FY 2027 budget acceptable.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Smyrna Beach ("HANSB") do hereby Approve the revised FY 2027 budget.

PASSED, ADOPTED AND APPROVED THIS 9th day of November 2026

_____ _____

TERESA POPE, EXECUTIVE DIRECTOR **JUDY REIKER, CHAIR**

(Seal)

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

EXECUTIVE DIRECTOR PRESENTS OCTOBER FINANCIALS

November 9, 2026

Background:
October 2026

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Kohn Evans