

# The Resident Times

SEPTEMBER 2023

New Smyrna  
Beach Housing

“Affordable  
Housing for the  
Community”

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**We Welcome Back our Newsletter!**

**We are going to be sharing information about NSBH, local events, and information we feel you might need!**

**Please visit our website at:**

**[www.newsmyrnahousing.com](http://www.newsmyrnahousing.com)**

**[www.greenlawnmanor.com](http://www.greenlawnmanor.com)**

**Please like & follow our Facebook at:**

**[The Housing Authority of the City of New Smyrna Beach](#)**



## From the Director

Greetings from the desk of the Executive Director.

To all our clients we welcome you back to the Housing Authority of the City of New Smyrna Beach's quarterly newsletter.

We hope you find this informative and helpful as we proceed with new and exciting changes in our agency.

**Move To Work:** Our agency was designated by HUD as a Move to Work agency in 2021. All tenants have been briefed on the changes coming to NSB Housing Authority for all clients, either Public Housing or HCV. Here are some changes that have been implemented are:

January 1, 2023:

- Removed the issuance of Utility Allowance checks to all clients.

April 1, 2023:

- Removed all deductions from income for all able-bodied working families (does not include elderly/disabled families).
- Self-Certification of assets over \$50,000.
- Minimum Rent of \$130 for all able-bodied working families (does not include elderly/disabled families)
- Payment standards at 120% of Fair Market Rent for everyone in HCVP
- Flat utility allowances by bedroom size.
- Elimination of Earned Income Disregard

To be implemented:

- Work requirement must work 20 hours per week first year and 24 hours a week thereafter (doesn't include elderly/disabled families)
- Recertification of income every 3 years (allows tenant to save money, pay off debts)
- Inspections every 3 years.
- Self Sufficiency case worker will be assigned to clients.
- Term limits on Public Housing and HCVP programs of 8 years.

Greenlawn Manor Senior Living is scheduled to open by January 2024. We are excited to have this opportunity to provide the largest affordable housing development in the history of New Smyrna Beach to our area. We look forward to having you at the grand opening.

Teresa Pope, Executive Director



*Greenlawn  
Manor*



Greenlawn Manor Apartments  
7/21/23



## Property FEATURES

- Independent Senior 62+ Housing
- 60 Project Based Housing Choice Vouchers
- 20 Market Rent
- Elevators with back-up generators
- Gym
- Library
- Game Room
- Family Area

Check out this article on our local city website:  
[News Flash • City of New Smyrna Beach • CivicEngage \(cityofnsb.com\)](https://www.cityofnsb.com)

# Family Self Sufficiency

## What is FSS?

Family Self-Sufficiency (FSS) is a program designed to help low income families gain education and job skills to improve their family's financial situation and overall quality of life.



## Services Offered:

- Comprehensive Case Management
- Education Assistance
- Transportation Assistance
- Computer Lab
- Mock Job Interviews
- Free Tax Preparation
- Career Counseling through Career Source
- Financial Literacy and Budgeting , Homebuyer Workshops
- Credit Counseling
- Dress for Success
- Academic Advising

Please contact our Family Self-Sufficiency Coordinator if you are interested in becoming a part of this program.

June Anderson  
at 386-423-8171, ext. 4  
or email at  
[junen@newsmyrnahousing.com](mailto:junen@newsmyrnahousing.com)

The Family Self-Sufficiency Program can provide the kind of support necessary for you to reach your goals to become self-sufficient. Interested families must be motivated and willing to enroll in school, vocational training, and actively seek employment.

# ROSS

## Resident Opportunity & Self Sufficiency Program



### WHY ROSS?

- Resident Assistance
- Food Stamps
- Senior Supportive Services
- Persons with Disabilities Supportive Services
- Back to School Information & Assistance
- Financial Counseling
- Domestic Violence
- Affordable Childcare
- Job Opportunities

Our ROSS program is here to help coordinate available resources in the community to meet the needs of our residents.

We are looking for more residents to join our program!  
If you are the age of eighteen (18), a senior or youth.  
We want to speak to you about how we can support you!

Please contact, June Anderson at 386-423-8171, ext. 4

## Hurricane Season

Begins  
June 1st  
Ends  
Nov. 30th

# 2023 Hurricane Season is Here!



## Tips for You

1. Make a Plan
2. Build A Disaster Supply Kit
3. Know Your Home, Know Your Zone
4. Stay Safe Before, During and After a Storm

Please stay tuned to our local Emergency Management Services for Volusia County at [volusia.org/services/emergency-services](https://volusia.org/services/emergency-services) & [cityofnsb.com](https://cityofnsb.com)

Please visit [floridadisaster.org](https://floridadisaster.org) to view the 2023 Florida Hurricane Guide for more information.

# BEAT THE HEAT

## DRESS LIGHT

Wear loose-fitting clothing



## STAY COOL

Stay somewhere with air-conditioning



## LEARN

Stay informed and learn how to prevent, recognize and treat heat-related illnesses



## EAT LIGHT

Avoid hot foods and heavy meals



## STAY SAFE

Never leave infants, pets or children in parked cars



## USE SUNSCREEN

Use sunscreen with SPF 15+ when going outside



## STAY HYDRATED

Stay hydrated but avoid alcohol and liquids with large amounts of sugar



## COOL DOWN

Take a cool shower or bath

# New Smyrna Beach Community Resource Center

**Food Stamp  
Application,  
Assistance,**

**Homeless  
Bags**

**Senior Bags**

**Meat  
Packages**

**Computer  
Lab**

**Please Call  
for  
Questions  
386  
603-4803**

## MONDAY

- Meat Packages
- Homeless & Senior Bags
- Community Resources

## TUESDAY

- OLSS Gift Cards 8:30am
- Homeless & Senior Bags
- Meat Packages
- Computer Lab Open for those seeking Employment 12-3pm
- Hot Meal at 11:30pm

## WEDNESDAY

- Homeless & Senior Bags
- Meat Packages
- Food Stamp Application Assistance Apt. Only

## THURSDAY

- God's Bath House 10:45am
- Homeless & Senior Bags
- Meat Packages
- Food Stamp Application Assistance Apt. Only
- Hot Meal at 11:30pm

**1106 S. Orange Street Apt. #9  
New Smyrna Beach, FL 32168**

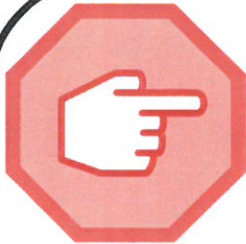
### Hours

**Monday, Tuesday, Thursday**

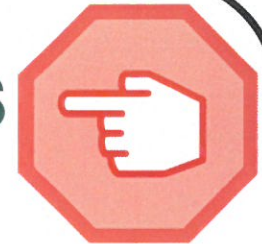
**8:00am-3:00pm**

**Wednesday 9:30am-3:00pm**





# IMPORTANT REMINDERS



- Rent is **DUE** on the first of every month, and a \$50 late fee , will apply after the **5th** of the month
- **THE HOUSING AUTHORITY HAS A ZERO TOLERANCE POLICY REGARDING ILLEGAL DRUG USE AND WEAPONS ON OUR PROPERTY**, if you see any of this activity please call the police and then the Housing Authority office
- Please note that **YOU** can be held responsible for guests engaging in illegal behavior in your unit
- Unwelcome visitors engaging in harassing behavior can be trespassed if you call the police and the Housing Authority office
- **ONLY** household members listed on your lease may reside in your unit and overnight guests are **ONLY** allowed to stay for **up to 14 days per year**
- Please note that **A 24 HOUR NOTICE IS REQUIRED** for us to make copies from your file, and **WE CHARGE 15 CENTS PER PAGE**
- Especially during the warm summer months, please be careful when adjusting your air conditioning units to avoid maintenance issues. Thermostat should be set no lower than 10\* below the outside temperature.
- In order to prevent high electricity bills, when your air conditioner is running please keep all windows closed and do not block any doors to allow your air conditioner to work more efficiently
- Do not place towels or anything else over your thermostat, this affects the sensor that detects the temperature
- Children **MUST** be supervised when playing outside
- **NO INFLATABLE POOLS ARE ALLOWED!**
- **NOTHING** may be attached to the outside of houses or on the roofs, including satellite dishes, basketball hoops, etc.
- Pets **MUST** be pre registered with the Housing Authority and have up to date vaccinations, and residents are **NOT** allowed to pet sit animals not registered with their household
- Residents **MUST** report all changes in income (such as a new job, a raise, or loss of income), **WITHIN 10 DAYS**
- **IF YOU FAIL TO REPORT NEW INCOME OR CHANGES IN PAY OR HOURS TO US, YOU CAN BE PROSECUTED FOR FRAUD!**
- Please call the office for all maintenance issues/ emergencies that occur during office hours 386-603-4804.
- The maintenance emergency phone number should **ONLY** be called for maintenance emergencies that occur outside of office hours 386-847-3007.
- The maintenance emergency number is the **ONLY** number you should call for an emergency outside of office hours. Leave a message with your phone number and you will be called back. Do not call office staff after hours or go to their homes.
- Please refer to our house-keeping standards when maintaining your unit
- Residents are **ONLY** allowed one set of outdoor/weather proof patio furniture (a table and four chairs), and a bar-becue grill in the yard
- Outside areas (i.e. porches and yards) **MUST** remain neat and no more than 4 potted plants are allowed
- Parking is **ONLY** allowed in designated paved areas, **YOUR CAR WILL BE TOWED IF YOU PARK IN THE GRASS!**
- Please note that there is technically no assigned parking, but we ask that you **be courteous to your neighbors** and park in the spaces closest to your unit
- Please check your mailbox frequently for important communications from the Housing Authority
- **PLEASE NOTE THAT NOT RESPONDING TO CERTAIN COMMUNICATIONS FROM THE HOUSING AUTHORITY AND MISSING RE-CERTIFICATION APPOINTMENTS CAN BE CAUSE TO TERMINATE YOUR LEASE**
- **PLEASE PICK UP AFTER YOUR PETS, ESPECIALLY IN COMMON AREAS! IF MAINTENANCE STAFF CLEAN IT UP YOU WILL BE CHARGED \$25!**

## Staff Spotlight



**Mr. Terrance**  
**Director of Maintenance**

## Staff Spotlight

Mr. Terrance grew up in Public Housing with NSB Housing Authority at Live Oak Homes and raised his family in Public Housing until buying his home that he lives in today. He loves hunting and his family. You can find him driving around our properties all week long to check on our residents.

“Mr. T” as many call him, has been with the New Smyrna Beach Housing Authority for thirty-nine (39) years and we celebrate his dedication to our residents and his heart for our community. We are thankful to have him as a member of our staff.



Under the direction of the Department of Housing and Urban Development (HUD), the New Smyrna Beach Housing Authority works to provide safe, quality and affordable housing for local residents in our designated area of Daytona to Oak Hill. We do this through both the Section 8 Housing Choice Voucher (HCV) program and our own self-managed public housing units. Our mission is to create vibrant, thriving communities where our residents can grow and become more self-sufficient. We encourage all our residents to come to us or the Resident Council with any suggestions and/or concerns.

Main Office  
 1101 S. Dixie Fwy.  
 New Smyrna Beach, FL 32168  
 386-428-8171

Resource Center  
 1106 S. Orange Street, Apt #9  
 New Smyrna Beach, FL 32168  
 386-603-4803  
 crc@newsmyrnahousing.com

Hours of Operation:  
 Mon. - Thu.; 7:30 a.m. to 4:30 p.m.  
 Friday; 7:30 a.m. - noon

Resident Council:  
 President - Yvonne Jefferson  
 Vice President - OPEN  
 Treasurer - OPEN  
 Secretary - Judith Sell  
 Assistant Secretary - OPEN

**THE EMERGENCY MAINTENANCE PHONE NUMBER IS ONLY FOR MAINTENANCE EMERGENCIES THAT OCCUR OUTSIDE OF OFFICE HOURS. PLEASE LEAVE A MESSAGE AND YOU WILL BE CALLED BACK.**

# September 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 RENT DUE	2
3	4 Labor Day	5 LAST DAY TO PAY RENT	6 LATE CHARGES APPLIED	7	8	9
10	11	12 EVICTIONS FILED	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30