

NHARAC

440 Lennon Circle, Newport, TN 37821

423-623-1575



2026

COME JOIN US! On the second Monday of every month the Newport Housing Authority Resident Advisory Council meets. Our next meeting will be **Monday, January 12, 2026**, at 4pm. Remember, the council represents you the tenant. So this is your time to voice concerns, share ideas or just meet new friends. Pot Luck will now be prior to the Resident Council Meeting. Call Tenant Services at (423) 532-8001 for more information. So, everyone come and bring a dish. We look forward to seeing everyone there!



Wise Words from Walter **From the desk of Walter Cole, Executive Director**

I hope everyone had a Merry Christmas and a Happy New Year. It was fun getting to see a lot of you while delivering some awesome Christmas presents. Winter time is here and that means cold weather. Cold weather means higher electric bills. The recommended temperature setting for your thermostat when you are home is 68 degrees and when you are away or asleep it is 64 degrees. Continuously moving the thermostat up and down will cause your electric bill to go up. It also helps to keep your windows and doors closed. Our staff is also trying to be very cautious due to the spike of flu, covid and other illnesses. So, please be respectful in warning us if you are not feeling good. Staff is trying to work while being safe not obtaining any of these illnesses, so your cooperation is needed if staff comes into your home to do repairs or preventative maintenance. Remember to still call those work orders in as inspections will be coming up.

Our Annual Inspection is set for January 5th through the 9th. Our HUD Inspection will be coming up sometime in February. We will let you know ASAP when we get told when the inspection will be. Don't wait until the last second to call in those work orders. Please let us know if you are contagious with any type of illness so we can keep our distance as your unit will still have to be inspected.

There are also a lot of changes happening beginning in January. If you have satellite TV or you are using an outside antenna, you must come by the office to fill out an antenna/satellite policy update which includes a required nonrefundable \$100 Damage Deposit. This deposit covers the inspection and removal of the satellite dish or antenna pole when you move out. We will also be removing the clothes lines in the next few months.

There have been several tenants forget to remove any income changes in your household. Anyone on your lease that gets a job, a raise at their job or your switch jobs, the income must be reported. You have 14 days to report this. This is not our rule but HUD's rule. If you do not report this, HUD will require us to calculate any retroactive rent that may be due and it could require us to evict you. I can't stress how important reporting your income changes are with the new HUD HOTMA policies in effect.

Please make sure to put your rent payments in the drop box the **entire** month. No payments will be processed at the front window. We have tried to clearly mark where payments go. But as always if you have questions please don't hesitate to call us at (423) 623-1575.

- **Do not leave blank checks, money orders or cash in the payment drop box.**
- When paying your rent, your filled out money order or check must be placed in the payment drop box. A receipt will be mailed back to you.
- If someone is paying rent for you, then they will need to make sure your name and/or address is listed on the check or money order. Or, place the payment in a sealed envelope with your name and address on the outside.
- **PRINT CLEARLY** on the check or money order.
- If you think you may be late with your rent payment for whatever reason please call Cindy at ext. 4 to make arrangements.
- The easiest way to remember how to fill your money order out no matter where you purchase it at is:

*Pay to the order of will be: **NHA**

*In the "for" section: **Print your address**

*Make sure to **sign** the money order as purchaser. **Do not sign them on the back.**



*The greatness of a community is most accurately
measure by the compassionate actions of it's members*
Coretta Scott King

*Tenant Services is still here for you. If you need information on support
groups, food distribution services, or help offered in our community please*



A few reminders.....

It's hard to believe that 2026 is already here. 2025 was a blur. Let's make sure to start the New Year off right. Here are a few helpful tips to make sure that 2026 is a great year.

- Now that winter is here so is the cold weather. Make sure to disconnect your water hoses from the spigots. Don't leave the hose laying on your porch put it in your storage building.
- If the temperature get frigid don't forget to open your cabinet door below your sink in both your kitchen and your bathroom. You can leave a small stream of water running o help prevent your pipes from freezing. If you do not do this and your pipes freeze, you will be responsible for the cost of clean up and repairs.
- Even though it is cold outside there is still no smoking, vaping or e-cigs allowed in the units. If you or your company chooses to do any of those you must do it outside.
- Abandoned or inoperable vehicles are not allowed on housing authority property. Those vehicles are subject to being towed at your expense. Don't risk it.
- I know we have a whole section on rent payments but some of you all are still not filling your money orders out, or your signing them and we cannot read the name. Please print clearly.
- If you see something, say something. Our goal is provide decent, SAFE and affordable housing. Call and let me know what is going on in your neighborhood. And no, we don't tell who said something. So if you have a concern please feel free to call me and talk to me about it. And if you have to call the police whether it is during office hours or after office hours, call me and let me know so that I can follow up with you and with them.

If you have any additional questions, feel free to contact me at (423) 623-1575 ext. 3.

Sincerely,

Andrea E Taylor, PHM

- **Annual recertifications are conducted IN OFFICE. Your appointment time along with a check list of items you need to provide will be sent to you. If you need to re-schedule for good reason then please contact me PRIOR to your appointment. And don't forget to bring all your documents with you to your appointment.**
- If you do not provide all the necessary documents at your recertification appointment you will not sign any forms and your recertification will remain incomplete until you provide what has been requested of you. Remember, if you cause the delay in the recertification, you could be asked to find housing elsewhere.
- If you have a checking or savings account please provide a COMPLETE bank statement and not an account history. They are not the same things. This includes any Cash App, Venmo, Apple Pay, etc.
- Remember that you must report your income and family composition changes within **14 calendar days**. You can do this by calling the office at (423) 623-1575 ext. 2 and explaining to me what happened. If you are emailing documents make sure to explain whether you have rent increase or decrease.
- If you fail to report an increase of wages within the 14 calendar day period, a retroactive rent charge will be charged to your account. This is the difference in the amount of rent that you were charged as opposed to the amount of rent that you should have been charged. If your retroactive rent exceeds \$2400.00 you will be required to find housing elsewhere.
- If you have not reported any decrease in wages you will not be given any credit for the months that your rent should have been reduced.
- If you have questions, you can call me at extension 2 or you can reach me by email at mvenerable@nhatoday.com.

Melissa Venerable,

Occupancy Coordinator

A LITTLE BIT OF EVERYTHING FOR EVERYONE!



Don't forget that our Bryant Town Boutique is open on Wednesdays 10am to 4pm. We also have a boutique located at 375 Alex Street that is open on Mondays 9am to 2pm. There's lots

New Year's Word Search

J A N U A R Y F R I E N A C E
 F R I E N D S Y A S R I L A H
 N E Y S E R T I E M O W B L C
 B S I L Y F A E N E I Y A E O
 N O C R N V N V E Y D L B N U
 A L D C L O C K L T I E Y D N
 R U V E W M I D N I G H T A T
 V T O A S T W S N O L Y I R D
 G I A N I N G S E V E U A R O
 C O N F E T T I T M I N G S W
 R N O L C E L E B R A T I O N
 A J A N U E L V E I M K E R A
 Y P A R T Y H A A P Y S E V W
 N E W Y E A R C L O K S O R Y
 S H A P P Y E B A L L R E S O

BABY
 BALL
 CALENDAR
 CELEBRATION
 CLOCK
 CONFETTI
 COUNTDOWN
 EVE

FAMILY
 FRIENDS
 HAPPY
 JANUARY
 MIDNIGHT
 NEW YEAR
 NOISEMAKER
 PARTY

RESOLUTION
 TOAST

