

NHA TODAY

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, September 14, 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 am still talking about how much fun we had at the Party at the Park and how much Back-to-School stuff the NHA kids got including Back Packs filled with tons of school supplies and new shoes at the Shoe Show. We gave away 7 bicycles and 10 Walmart gift cards. If you missed it, it was a blast. Talking about a blast, everyone needs to come and join the Resident Advisory Council Meetings. It's on the second Monday of every month at 4 p.m. at the Rhea Mims Hotel You know the rock building downtown across from the court house. By just attending the meetings, you have a chance to win \$25 off your rent. If you would still like to find out more about what we do for our residents, come and visit our Boutique/Thrift Store at the Resident Services Building where there is even more free stuff. The Resident Service Building is located at 375 Alex Street. It is open on Mondays from 9 a.m. until 1 p.m. If you would like more information on our free stuff, just call Resident Services at (423) 532-8001 anytime. The Resident Advisory Council is also a great place to discuss and learn about what is going on in the NHA. It's a great way to give input if you have any advice or questions, I am normally there along with some of my staff as well. We also have our last Public Hearing on September 14, 2026 at 3 p.m. about the NHA looking into applying towards Rental Assistance Demonstration (RAD) and going Section 8 Public Based Rental Assistance (PBRA). I am looking forward to seeing you there.

Sincerely,

Walter L. Cole

Executive Director



NEW NEWS... Well it's not really new it's something we have been stressing for some time now. It is your responsibility as a tenant to stay as informed as you can. So, please go to the website newporttnhousing.com and check out the full newsletter as well as the information tab at the top of the website. You can always pick up a complete newsletter at Tenant Services or at the Main Office.



RENT PAYMENT THINGS TO REMEMBER

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 don't hesitate to call us at (423) 532-8001.



FROM THE DESK OF ANDREA TAYLOR, HOUSING MANAGER

A few reminders.....

- **REPORT YOUR CHANGES...** If you have a change of income make sure that you report that change within 14 days. If you fail to report a change of income, if it is a decrease, you will not receive credit. If it is an increase of income that you have not reported, you could get a retroactive rent charge. That is the difference in the amount of rent you were paying versus the amount of rent you should have been paying. Once that retroactive rent charge exceeds a certain amount, your lease will be terminated.
- Changes can be reported by phone, email or in person. If you aren't sure what documentation you may need, call and tell us about the change and we will tell you what you need. We try to make reporting as easy as possible. However, please make sure that you have made us aware that you have a change of income.
- Recertifications are only 1 time a year. You are sent an appointment at least 90 days in advance. If you cannot attend this appointment, you need to call and let Melissa know. Don't just not show up to the appointment. Also, you are sent a checklist based on what the last reported income is showing in the system. That checklist is not set in stone it is a guideline for what you need to bring with you to your appointment. During the recertification interview there could be additional documentation that will be needed and that is dependent upon how you answer certain questions. And **BRING ALL YOUR DOCUMENTS WITH YOU TO THE RECERTIFICATION APPOINTMENT.**
- If you are going to add someone to your lease, do not allow them to live with you until they have signed the lease. Once they submit their application, it is not guaranteed that it will be approved. There are reasons that the application to be added could be denied.

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

Sincerely,

Andrea E Taylor, PHM



Looking for work.....

Search for jobs and apply online at dejobs.org



FROM THE DESK OF MELISSA VENERABLE, OCCUPANCY COORDINATOR

- **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 now permanently closed. We will have a boutique located at 375 Alex Street that is open on Mondays 9am to 1pm. There's lots of good stuff and it's FREE! Be sure to stop by and see us. We look forward to seeing you!



KIDS CORNER



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ACORN
APPLE
AUTUMN
CHESTNUT
CHILLY

FALL
HALLOWEEN
HARVEST
HAYSTACK
JACKET

LEAVES
NOVEMBER
OCTOBER
PUMPKIN
QUILT

SCARECROW
SEPTEMBER
SWEATER
THANKSGIVING
TURKEY