

October 2026

Community Newsletter



Holiday Hope Fund Food Box Sign-Ups

Elderly and disabled residents are invited to register for a Holiday Hope Fund Food Box.

Sign-up dates:
October 26th –
November 5th

To register, please call
423-587-0925

LIHEAP Applications are now being accepted

Elderly or disabled residents of TVHS that need assistance with their application process can schedule an appointment. Please have the following documentation:

- Photo ID
- Social Security card
- Proof of income
- Proof of disability (if applicable)

Please call
423-587-0925 to
schedule an
appointment.



Trespass List Updates

can be viewed online at TVHSTN.org or at the
Main Office - 600 Sulphur Springs Rd.

For community safety concerns, please contact: Officer Cobb
Liaison/Crime Prevention Officer Office Number:
423-586-5115 ext.8017



Turner Apartments in Sneedville, TN opened the
Waiting List to take online applications for all
bedroom sizes effective Monday September 14, 2026.
Pre-online applications must be completed on the
TVHS website at TVHSTN.org.

NOTICE TO RESIDENTS

Changes to Tennessee Valley Housing Services Utility Allowances And Flat rents

EFFECTIVE JANUARY 1, 2027

In accordance to the 2015 Appropriations Bill, Tennessee Valley Housing Services will adjust flat rents as established by the Department of Housing and Urban Development (HUD) for Hamblen and Jefferson Counties.

Federal Regulation requires housing authorities to conduct an annual review of utility allowances to ensure they reflect current utility consumption and rate changes. The Tennessee Valley Housing Services implements utility allowances used by the Tennessee Housing Development Agency (THDA) for Hamblen and Jefferson.

The proposed flat rent changes will not affect residents currently paying a flat rent until their annual recertification. Utility allowance changes will affect new admissions and current residents at annual recertification, unless an interim occurs prior to recertification.

If you wish to review the changes, please come to the office on or after October 31, 2026, ask the Receptionist to review the changes.

Public Housing ACOP and HCV Admin Plan Changes

Tennessee Valley Housing Services is making changes to the Public Housing Admissions and Continued Occupancy Policy and the Admin Plan in compliance with the Housing Opportunity Through Modernization Act (HOTMA) as mandated by HUD. Changes will be effective January 1, 2027. All residents will be required to accept and sign the terms at their annual recertification.

Pending changes to the ACOP and Admin Plan are available for review at the front desk at the Tennessee Valley Housing Services main office. The office is located at 600 Sulphur Springs Road, Morristown, TN.

If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority office.



Please remember that no wipes of any kind—including baby wipes, disinfecting wipes, makeup wipes, and "flushable" wipes—should be flushed down the toilet. These products do not break down like toilet paper and can cause severe plumbing blockages, leading to costly repairs and potential damage to the building's plumbing system.

To help maintain a smooth and functioning sewer system, please dispose of all wipes in the trash. Your cooperation is greatly appreciated in keeping our community's plumbing in good condition.

TVHS TRASH TRUCK RUNS every MONDAY

This is a service provided by TVHS to help residents dispose of large items such as televisions, couches, washers & dryers, etc. Lately, small items such as pizza boxes, bags of trash, etc. have been placed at the street. Please be aware that smaller items must be disposed of in the household trash can furnished by the City of Morristown. TVHS will no longer pick-up small items. If small items are placed at the street, you may receive a maintenance charge for pick-up. After the City empties your trash can, please return the trash can to your unit. Do not leave trash cans at the street from week to week.

Large items for TVHS pick-up should be placed at the curb from Sunday afternoon to no later than 7 a.m. on Monday morning. Do not place the large items at the street after 7 a.m. on Mondays. The trash truck will make one pass through each neighborhood and anything placed at the street after this time will result in a maintenance charge to your household.

IF LARGE ITEMS ARE PLACED AT OR NEAR YOUR UNIT AFTER THE DESIGNATED TIMES, YOU WILL BE CHARGED. IF A NEIGHBOR IS PLACING THINGS IN FRONT OF YOUR UNIT, CALL THE OFFICE AND FILL OUT A COMPLAINT FORM TO PREVENT BEING CHARGED.

If a holiday falls on a Monday, the TVHS trash truck will run on Tuesday.

Tennessee Valley Housing Services does not furnish or repair the City provided trash cans. If you need a trash can, recycle bin or have one that is in need of repair, please contact: The City of Morristown Public Works Department at 423-585-4658.

What Attracts Cockroaches in Your Home?

Ample of Moisture



The number one thing that attracts roaches to a home is an ample amount of moisture. It is one of the necessities for pests like cockroaches to thrive and survive.

Easy Access



Do you know that rats and cockroaches are masters when it comes to sneaking in a premise through a small opening or crack? So, if you are offering easy access to cockroaches, will they say no?

Dense Landscaping



Do you think cockroaches will enter directly your home? No, many times, they make an entry first in your dense garden because they get all they want there like water, shelter, and food.

Cockroach Prone Location



The second thing and the most common factor that may make your house more vulnerable to cockroach infestation despite you keeping it clean is its location.

Food Sources



Another main thing that attracts cockroaches to a home is food. When they find ample amounts of food sources at a place, these pests prefer hiding and staying there for an extended period.

Cluttered and Neglected Areas



Last and the most neglected reason for which cockroaches often infest a house is a neglected area or area with some clutter.

What is considered an emergency work order?

AFTER HOURS emergency number 423-273-2489

Hearing impaired residents should call TN Relay Center at 711

- Refrigerator not working
- Outside door lock torn up
- Broken water lines on TVHS property.
- Gas leak at any appliance or meter.
- Fire in any building in the TVHS
- Range (only if entire range doesn't work)
- Commode stopped up and overflowing.
- Smoke alarm (going off, needs repair, loose or hanging
- An elderly tenant is thought to be hurt or in difficulty.
- Heating system off (only if outside temperature is below 55 degrees F.)
- Give assistance to the Police Department in case of break in or emergency.
- Any electrical problem which causes a power failure or poses a threat to persons or property.
- Any water heater where the relief valve pops off or develops a hole in the tank where water runs constantly

Filter Changes & Smoke Alarms

TVHS staff will change filters each month. Filter changing will begin on the second Monday of each month and be completed by Friday of the same week. No personal items may be stored in the mechanical closets. During filter change, smoke alarms will be checked as well as the overall condition of units. Housekeeping and any lease violations will be noted.



Please remember all TVHS properties are smoke free!



Pest Control

All TVHS units will receive Pest Control treatments in the months of March & September. These semi - annual treatments will begin on the second Monday of the month and be completed by Friday of the same week. No units will be excluded from the March & September treatment schedule.

Additional Pest Control Services will be on a call-in basis.

Call-In treatments will begin on the second Monday of each month and completed by Friday of the same week. Call the office by 12:00 p.m. on Thursday to have your unit scheduled for the following week.

To schedule additional Pest Control at your unit, contact 423-586-5115 X 8010.

— *Insights, Updates & News* —

FROM THE DESK OF THE EXECUTIVE DIRECTOR

— *October*

2026 —

Dear Friends,



October is here, and I think we are all ready to welcome a little cooler weather, changing leaves, and hopefully a nice fall breeze every now and then! This is always a busy time of year at Tennessee Valley Housing Services, and this October is especially exciting as we celebrate Housing America Month and reach an important milestone for our agency and our residents.

After months of planning, meetings, questions, and a tremendous amount of work behind the scenes, we are excited to share that the OneFiveNine Apartments RAD conversion has officially closed! This is a major step forward and means we can now begin moving into the next phase of this project.

Residents in OneFiveNine should be watching closely for letters and other communication from our team regarding the next steps. Appointments are being scheduled, new leases have been signed, and residents in the first phase will begin receiving more information about relocation and what to expect as we prepare for construction. Please continue to read all notices you receive and reach out to our staff with any questions along the way.

I also want to take a moment to recognize just how much work it has taken to reach this point. Our staff has put an incredible amount of time and effort into this project, and I could not be more appreciative of their dedication. Just as importantly, our residents and community have shown tremendous patience, cooperation, and willingness to ask questions and work alongside us throughout this process. A project of this size comes with plenty of moving pieces, and your participation has helped us continue moving forward. Thank you.

October also brings Red Ribbon Week, an opportunity to remind our young people about the importance of making healthy, drug-free choices. Recent national data shows just how important parents and trusted adults can be in those conversations. In 2024, more than 86% of youth ages 12–17 said their parents would strongly disapprove of regular marijuana use, while more than 90% said their parents would strongly disapprove of drinking alcohol nearly every day. The same survey found that 92.6% of youth reported having someone they could talk to about their problems. Those numbers are a great reminder that our kids are listening, and having open, honest conversations with them matters.

October is also Housing America Month, a time to recognize the importance of housing and the people and communities we serve. We have several fun events and activities planned throughout the month, and I hope you will take a look at the calendar in this newsletter and make plans to join us. These events are a great opportunity to connect with your neighbors, our staff, and the larger TVHS community.

Enjoy the cooler days, take in a little fall color, and have a wonderful and safe October!

All my best,

Sean Gilbert

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