

MORRISTOWN
HOUSING
AUTHORITY
CLOSED ON

Neighborhood News

600 SULPHUR SPRINGS ROAD

VOLUME 3 ISSUE 1

600 SULPHUR SPRINGS



Monday, January 18th,
2021

INSIDE THIS ISSUE:

Office Procedures	2
Notice to Residents	2
Douglas Cherokee	3
Hola Lakeway	3
Words from the Executive Director	4
January Calendar	4

LET'S START THE NEW YEAR OFF RIGHT!

- Want to continue your education: G.E.D. , College or Trade School?
- Need assistance finding a job?
- Want help with your resume?
- Having mental health issues?
- Have an alcohol and/or substance abuse issue?
- Need referral to help budget finances?
- Need items for your apartment?
- Need food assistance? **Call Bryan!**
- Energy assistance? **Call Jammie or Bryan!**
- Want to own your own home?
- Need help with Family life like: child care referrals, parenting issues & school?
- 18-24 years old and need work experience?
- Are you elderly & disabled in need of assistance with groceries and medication pickups? **Call Jammie!**

Andrea Stewart

Service Coordinator

Call/Text 423/273-9082
423/586-5115 Ext. 8026

Bryan Parks

Service Coordinator
Assistant
423/586-5115
Extension 8017

Jammie Smith

Community Cares

Call 423/200-5584

PLEASE READ IMPORTANT INFORMATION ABOUT CURRENT OFFICE PROCEDURES

(FORMS ARE LOCATED IN THE BIN)

Applicants: If you have applied for Public Housing or Section 8, the Morristown Housing Authority will be mailing the required documents and instructions to you.

****If** are providing your documents at this time, please leave them in the drop box (envelopes provided outside). Any originals will be returned to you in the mail. Please do not leave driver’s license, social security cards, or birth certificates, we will request those at a later time.

Rental Adjustment: If you are reporting any changes in household income or family composition, please complete a rental adjustment form (put original copy in the drop box, you keep the yellow copy).

Move- outs: If you are turning in a notice to move, please complete the Notice to Vacate form (PH for Public Housing, S8 for Section 8). If you are turning in your keys, please put them in an envelope (provided outside), you must list your name and address on the envelope.

RECERTIFICATION APPOINTMENTS

Please complete all forms entirely and sign all documents.

- Place the Recertification packet in the drop box along with all verifying documents.
- Documents may also be emailed, faxed or mailed to the contact below.
- Staff available by email or phone.
- Envelopes are available in the bin
- You may be contacted by phone, email or mail for additional information

Sherrie Samples, Housing Director
423 586-5115 X 8003
ssamples@morristownpha.org

Christy McMurray, HCV Director
423 586-5115 X 8009
cmcmurray@morristownpha.org



NOTICE TO RESIDENTS

Changes to Morristown Housing Authority’s Utility Allowances And Flat rents
EFFECTIVE JANUARY 1, 2021

In accordance to the 2015 Appropriations Bill, Morristown Housing Authority will adjust flat rents as established by the Department of Housing and Urban Development (HUD) for Hamblen, Jefferson, and Hancock 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 Morristown Housing Authority implements utility allowances used by the Tennessee Housing Development Agency (THDA) for Hamblen, Jefferson, and Hancock Counties.

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 and ask the Receptionist to review the changes.

EXTENDED through January 31, 2021

CDC Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19

On September 4, 2020, the Centers for Disease Control (CDC) issued a Notice and Order under Section 361 of the Public Health Service Act. To prevent the further spread of COVID-19, the Order is a temporary halt in residential evictions. This Order is separate from the now expired eviction moratorium in Section 4024 of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

The Order applies to all tenants in the country (including assisted renters) who are subject to eviction for nonpayment of rent and who submit a Declaration as described in the Order (see below). The Order is in effect from September 4, 2020 through December 31, 2020.

Under the Order, tenants cannot be evicted for nonpayment of rent, provided the tenant signs the Declaration that is attached to the CDC Order certifying that:

1. They have used best efforts to obtain all available government assistance for rent or housing;
2. They expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), were not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
3. They are unable to pay their full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary out-of-pocket medical expenses;
4. They are using best efforts to make timely partial payments that are as close to the full payment as their circumstances may permit, taking into account other nondiscretionary expenses;
5. If evicted they would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because they have no other available housing options.
6. They understand they must still pay rent or make a housing payment, and comply with other obligations that they may have under their tenancy, lease agreement, or similar contract. They understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by their tenancy, lease agreement, or similar contract may still be charged or collected; and
7. They understand that at the end of this temporary halt on evictions on December 31, 2020, their housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make them subject to eviction.

The Order does not relieve the tenants' obligation to pay rent and the tenants must continue to comply with terms under the lease. However, tenants qualifying as "Covered Persons" under the Order cannot be evicted for nonpayment of rent in violation of the lease if the CDC eviction protections are invoked (see below). Nothing in the Order precludes the landlords from charging or collecting fees, penalties, or interest as a result of the tenants' inability to pay rent on a timely basis. Evictions unrelated to nonpayment of rent can still take place, e.g., criminal activity. Any state, local, or territorial area with a moratorium on residential evictions that provides the same or greater level of public-health protection can supersede the Order. Nothing in the Order affects the CARES Act waivers or funding a PHA receives or is utilizing.

Under the Order, public housing and section 8 tenants are "Covered Persons" with eviction protection if they complete and provide the required Declaration referenced in the Order to their PHA or landlord. A tenant cannot be required to complete the Declaration. However, without it, tenants will not have the CDC eviction protection. Within the upcoming weeks, PIH will be providing PHAs with a flyer that can be provided to tenants in the near future.

Penalties:

- **Tenant – Perjury – 5 years in jail and/or fine**
- **Landlords – Individual landlords – 1 year in jail and/or \$100,000 fine (\$250,000, if death)**
- **Organizational Landlords - \$200,000 (\$500,000 if death)**
- **Enforced by the US Department of Justice**

THE DECLARATION FORM FOR THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19 IS AVAILABLE AT THE MORRISTOWN HOUSING AUTHORITY OFFICE OR ONLINE AT www.morristownpha.org.

Maintenance Updates & Procedures

Postal Boxes & No Parking Update

Morristown Housing Authority Communities are provided Postal Boxes that are serviced by the United States Postal Service. City sidewalks have "curb cuts" to allow access for all. NO PARKING is allowed that blocks access to any Postal Boxes or curb cuts.

Currently, MHA Maintenance Crews are painting the curbs at all Postal Boxes. Please keep in mind that NO PARKING is allowed in areas where the curb is painted yellow.

Tickets may be issued for parking improperly. The maintenance and upkeep of curb cuts is the responsibility of the City of Morristown.

Trash Notice to Residents

Morristown Housing Authority's trash truck runs each Monday. This is a service provided by MHA 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.

MHA 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 MHA 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 may result in a maintenance charge to your household. If a holiday falls on a Monday, the MHA trash truck will run on Tuesday.

Morristown Housing Authority does not furnish or repair the City provided trash cans. If you need a trash can or have one that is in need of repair, please contact:

The City of Morristown Public Works Department at 423-585-4658.

Filter Replacement

Beginning in January 2021 MHA will change the protocol for replacing HVAC Filters.

MHA staff will begin changing filters quarterly. This will begin on the second Tuesday until complete in January, April, July and October.

Additional filters will be left for residents to change in the months MHA does not change filters. Do not store personal belongings inside mechanical closets.

If it is determined equipment has been damaged from personal items stored in closets or filters have not been changed causing equipment to fail, you could be charged for repairs.

Mechanical Closets cannot be used for storage!

Bed Bug Treatments Is A Service That Is Provided by The Housing Authority at No Cost to Compliant Residents

If you get Bed Bugs, it is imperative that you completely follow, step by step instructions of the control providers prep list to begin the extermination process. MHA will continue to provide this service at no cost for residents who comply with the pest control provider's prep list. Lack of cooperation on the part of some residents has caused our pest control provider to request additional charges from MHA. We have negotiated with the pest control provider to hold these additional charges to a minimum. These charges are only what will be charged by the pest control provider. MHA will not add additional charges

New Guidelines for Bed Bug Treatments:

- Non-Compliance for Bed Bug Treatments
- First Attempt – Documentation (Write Up)
- Second Attempt - \$100 -owed by resident
- Third Attempt – Lease Termination

Pest Control Procedure

All units will be treated monthly.
Treatments are not optional.

Units will be treated when they become vacant and monitored during turnaround for any needed follow up treatments. Heavily infested vacant units will be treated aggressively until pest are eliminated. Heavily infested occupied units will be noted and treated on 14-day intervals. Any housekeeping issues will be noted by the technicians and followed up by MHA staff to ensure compliance.

First Thursday

- Charles Turner Homes
- Mountain View Village
- Mountain View Village Extension
- John R. Johnson Homes

2nd Thursday

- C. Frank Davis Homes

3rd Thursday

- C. Frank Davis Homes E

4th Thursday

- Lon Price Homes
- Julia Bales Callaway Homes
- S.S. Surret Homes

Treatments will begin Thursdays completed 12pm Fridays.

Residents will be notified if additional treatments are required. Should this schedule change for any reason, residents will be notified 48 hours prior to new start date.

(This does not include Bed Bug or Termite Treatment) (Revised 4/2016)

Thank you for your assistance and cooperation in keeping our Communities neat!

Morristown Housing Authority Smoke-Free Policy

Effective July 1, 2018, the use of tobacco products by residents or guests is prohibited in all public housing living units and interior areas (including but not limited to hallways, porches, administrative offices, maintenance facilities, warehouses, and similar structures).

As well as in outdoor areas within 25 feet from public housing, community room, Neighborhood Network Center, administrative and maintenance office buildings.

Radon Gas

MHA is in the RAD conversion process and public housing agencies are required to conduct Radon Gas testing as part of the conversion. A few months ago, MHA utilized contractors to conduct Radon Gas testing in all units. Following the results, MHA contracted to have Radon Gas Mitigation Systems installed. Per EPA recommendation, these systems are being installed in identified buildings where gas levels are above 4 Picocuries.

What is Radon?

Radon is a gas that you cannot smell, taste or see. Radon comes from the breakdown of naturally-occurring radioactive elements (such as uranium and thorium) in soils and rocks. As part of the radioactive decay process, radon gas is produced. The gas moves up through the soil to the surface, where it can enter homes, schools and the workplace through cracks and other holes in the foundation. In some cases, radon can enter buildings through well water and come from building materials. Any home can have a radon problem – old or new homes, well-sealed or drafty homes, and homes with or without basements. Because radon comes naturally from the earth, people are always exposed to it.

Maintenance After Hours EMERGENCY NUMBER 423/273-2489

If you are unsure if you have an emergency, please refer to your "Emergency Calls" refrigerator magnet.

NOTICE TO RESIDENTS

Due to the recent increase in COVID-19 cases in Morristown area, MHA will only be responding to emergency work orders until further notice. Residents will be notified of changes to this protocol in future Newsletters.

Hearing impaired residents, should call TN Relay Center at 1-800-848-0298



From the Desk of
Jeff Green, Operations Director
423-586-5115ext. 8004

Office Hours
Monday-Thursday
9:00 a.m. - 6:00 p.m.
(closed for lunch 12:30-1:30)
CLOSED Friday

CLEANING BINGO

B I N G O

Mop bathroom floor	Clean off kitchen table	Clean out fridge	Mop Kitchen	Clean shower/bathtub
vacuum stairs	clean outside of all appliances	Sweep Kitchen	Bring all garbage out from utility room	Wipe down all kitchen cabinets
use carpet cleaner in playroom	clean your room	FREE!	Sweep bathroom floor	Dust downstairs
Organize playroom	Clean inside of microwave	Dishes	Vacuum livingroom floor downstairs	Clean kitchen sink and Counters
Pick up toys and garbage in the yard	Organize livingroom closet	1 load of laundry washed, dried and folded	Sweep & Mop laundry room	your clean clothes put away, including socks

Wednesday, January 20th, 2021 at 2:00pm

Please Dial in at: 1-978-990-5000 Access Code: 5608185

How to Play instructions will be given!

Simple steps to stay organized

If You Get It Out...	Put It Back
If You Open It...	Shut It
If You Try It On...	Hang It Back Up
If You Get It Dirty...	Wash It
If You Don't Use It.	Get Rid of It
If It Doesn't Fit...	Donate It
If Its Expired...	Dump It
If Its Junk...	Throw It Out
If It's A Bill...	Pay It
If You Schedule It..	Write It Down!

Morristown Housing Authority

Emergency Calls

- 1) Fire in any building in the Morristown Housing Authority.
- 2) Broken water lines on M.H.A. property.
- 3) Any water heater where the relief valve pops off or develops a hole in the tank where water runs constantly.
- 4) Any electrical problem which causes a power failure or poses a threat to persons or property.
- 5) Gas leak at any appliance or meter.
- 6) Smoke alarm (alarm going off, needs repaired, lose or hanging).
- 7) Heating system off (only if outside temperature is below 55 degrees F.)
- 8) Commode stopped up and overflowing.
- 9) Give assistance to the Police Department in case of break in or emergency.
- 10) An elderly tenant is thought to be hurt or in difficulty.
- 11) Range (only if the entire range doesn't work).
- 12) Any sewer line clogged.
- 13) Refrigerator not working.
- 14) Roof leaking.
- 15) Outside door lock torn up.

After Hours Maintenance Emergency

423-273-2489

COLD WEATHER PRECAUTIONS

When temperatures are below freezing for an extended period of time or extremely cold for short periods, water lines could freeze.

In an effort to prevent frozen water lines please take the following precautions:

- Open your kitchen cabinet doors below the sink. This allows warm air to enter and help keep pipes from freezing.
- Allow a small stream of water to run through your kitchen faucet at night. A constant flow of water will help prevent freezing.
Do not open your faucet all the way. A small stream is all that is needed.
- Make sure water hoses are not connected to the outside spickets.

When temperatures rise above freezing throughout the day there is no need to take these precautions.



Contact/Contacto:

423-621-9065

Open/Abierto:

Monday-Thursday Lunes-Jueves
(4:00-8:00 pm)

Saturday /Sabado (10:00 am -6:00 pm)

Resources/Recursos:

- Legal Clinics
- Translations service
- English Classes
- Educational workshops
- Spanish Classes
- Academic Support
- Cultural activities
- COVID-19 Emergency funds Assistance
- COVID-19 Fondos de Emergencia
- Clinicas Legales
- Traductores
- English Classes
- Educational workshops
- Spanish Classes
- Academic Support
- Actividades culturales

Media/Redes Sociales:

www.holalakeway.org

FB: Hola Lakeway

Insta: Hola Lakeway

Douglas-Cherokee Head Start/Early Head Start

ENSURE YOU AND YOUR CHILD ARE READY FOR KINDERGARTEN.

APPLY FOR DOUGLAS-CHEROKEE HEAD START NOW!!

A FEDERALLY FUNDED PROGRAM PROVIDED AT NO COST.



Are you looking for a place that nurtures the growth of both you and your child?

FOR KIDS:

- Individualized services
- Education and School Readiness
- Nutritious Meals
- Medical Screenings
- Services provided for disabilities
- Transportation in a few locations

FOR FAMILIES:

- Supports Family Well Being
- Family Engagement
- Emphasize the role of parents as their child's first and most important teacher
- Continuing Education

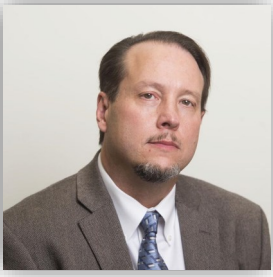
Blount 865-981-2965 or 865-982-1141
Cooke 423-623-3287

Grainger 865-828-6123 or 865-828-3439
Hamblen 423-581-2350 or
423-587-4111

Jefferson 865-397-6833 or 865-475-4889
Monroe 423-442-1696 or 423-442-3602

Sevier 865-908-4423, 453-8959, 933-4160, 429-2222
Union 865-992-4155 or 865-992-9770

Early Head Start (Hamblen Only) 423-586-7525 or 423-586-7001



Dear friends,

I hope you had some time over the holidays to spend with family and friends. Now, it is time to get focused on the new year and the many opportunities we have to make a difference in our lives and the lives of our families.

It is always my hope that families will work toward self-sufficiency and be able to move from public housing. MHA offers many programs and can connect you to services that are specifically designed to help you achieve that.


When you become self-reliant, you are modeling and setting an example for your children. This can have an impact on families for generations to come!

Sean Gilbert

Executive Director

January 2021

PAGE 4

Sun	Mon	Tue	Wed	Thu	Fri	Sat
3	4	5	6 Rent Late	7	8	9
10	11 Second Harvest 2:00 CLC	12	13	14	15	16
17	18 MLK Day Office closed	19 	20 <u>BINGO-2pm</u> Receive cleaning Supplies from prize van!	21	22	23
24	25	26	27	28	29	30
31			Computer Learning Center/Network Center or find it online www.morristownpha.org/trespass-list.html Morristown Police Department--Morristown Housing Authority Liaison/Crime Prevention Officer--Office: 423-587-0376			