

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low-income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information	
A.1	<p> PHA Name: <u>Maryville Housing Authority</u> PHA Code: <u>TN065</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>400</u> Number of Housing Choice Vouchers (HCVs) <u>356</u> Total Combined <u>756</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p> <p> As of July 1, 2025, The Maryville Housing Authority 2026 Annual Plan is available for public review at the main office located at: </p> <p> 311 Atlantic Avenue Maryville, TN 37801 </p> <p> A digital copy of the Annual Plan is also available on the MHA website at www.mhatn.com. </p> <p> If you would like a copy of the plan mailed or emailed to you, please contact our office at 865-983-4958 or email us at mhatn.com </p>

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

- Y N
- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☒ ☐ Rent Determination.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

The Maryville Housing Authority began execution of its self-sufficiency program beginning 01/01/2024 with implementation of increasing the minimum rent from \$60 to \$130 (excluding elderly/disabled families). MHA's goal is to assist working families to gain and maintain employment and to provide guidance and counseling to help residents identify and achieve their housing goals. MHA has given a name to its MTW Self-Sufficiency program: GROW (Gain, Retain, and Own). The goal of the GROW program is to help working families with the tools and skills they need to "graduate" from the Public Housing Program and move on to renting in the private market or owning their own home.

There are two major components to the GROW Program:

Working Requirement:

MHA will require all eligible individuals aged 18 and older to work a minimum of 15 hours per week. Full-time students are excluded from the work requirement with proof of school enrollment.

A working family may request a hardship exemption if they experience a decrease in income earned. If the hardship exemption is approved, the tenant's rent will be reduced to the regular Minimum Rent of \$130 for a three-month period. During the three-month rent reduction period the resident will be required to participate in 15 hours per week of counseling and services provided by local organizations. Participation includes but is not limited to courses and services in financial literacy, credit building, resume building, mental health, life coaching, etc.

Support Organizations:

- Helen Ross McNabb
- Family Promise of Blount County
- Blount County Community Action Agency
- Good Neighbors of Blount County
- Maryville City Schools
- A Place to Stay

Alternative Rent Schedule: Rental calculations will have a Minimum Rent and a Maximum Rent as follows

Minimum Rent	Maximum Rent
0BR/Studio \$300	\$600
1BR \$350	\$825
2BR \$400	\$700
3BR \$450	\$750
4BR \$550	\$775
5BR \$675	\$850

Rent will continue to be calculated at 30% of household income. If 30% of household income is less than the new Minimum Rent for the family's bedroom size, the family will pay the new, higher Minimum Rent. If 30% of household income is higher than the new Maximum Rent for the family's bedroom size, the family will pay the new, lower Maximum Rent. Thus, it is an incentive for low or zero-income families to obtain employment and a reward in lower rent for families working full time and paying higher rents.

Non Smoking Policy

Over the past 24 months, the Authority has experienced a dangerous increase in fire—particularly at our 15-story high-rise—that have resulted in severe damage to our buildings. In two recent incidents, one resident was hospitalized with serious injuries, and tragically, another resident lost her life due to fire-related injuries. Investigations have confirmed that smoking is the cause of the fires. To protect the health and safety of all residents, staff, and visitors, the Authority will implement a revised and strengthened Non-Smoking Policy effective January 1, 2026. The revised policy is included in the 2026 Annual Plan.

The Authority proposes to amend a previously approved MTW activity, specifically Section 5: Redetermination of Rent, Dwelling Size, and Eligibility. The amendment would change the recertification schedule for elderly and disabled households from every other year to every three years.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Attached

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Choice Neighborhoods Grants. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Program under Section 32, 9 or 8(Y) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

In March 2025, MHA submitted an application to the HUD Special Applications Center (SAC) requesting that an 8.5-acre vacant parcel be removed from the Authority's public housing inventory and transferred to its nonprofit affiliate, Maryville Housing Development Corporation (MHDC). The application is currently under review and pending the final environmental assessment required by HUD.

MHA plans to project-base 11 Housing Choice Vouchers (HCV) for a new development to be constructed by MHDC. These vouchers will be available to eligible applicants through the Authority's HCV program.

Additionally, MHA intends to submit a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) application in early 2026 under the Rental Assistance Demonstration (RAD) program. The Authority will utilize its Moving to Work (MTW) designation to request RAD contract rents up to 120% of the Fair Market Rent (FMR). Currently, RAD rents are set at approximately 58% of the 2025 FMR.

MHA is also preparing to modernize its existing public housing stock. Planned improvements include the replacement of aging cast iron plumbing throughout the development. If funding allows, the Authority also aims to undertake broader modernization efforts to upgrade and preserve its public housing units.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Authority has taken significant steps to increase the availability of affordable housing. An eleven-unit apartment complex is scheduled to break ground in late 2025.

In addition, MHA is currently working with a developer and, in March 2025, submitted a Demolition and/or Disposition application to the HUD Special Applications Center (SAC). This request seeks to transfer a parcel of land out of the Authority's name and into the ownership of MHA's nonprofit affiliate for future development. The proposed project will include up to 100 mixed-bedroom units targeted toward low-income households.

The Authority also plans to preserve and improve its existing public housing through plumbing upgrades and a broader rehabilitation project.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached Q&A</p>

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached to PHA Plan</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached to PHA Plan</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>



MARYVILLE HOUSING AUTHORITY

2026 PHA Annual Plan

Section B.1 (b)

The Maryville Housing Authority began execution of its self-sufficiency program beginning 01/01/2024 with implementation of increasing the minimum rent from \$50 to \$130 (excluding elderly/disabled families). MHA's goal is to assist working families to gain and maintain employment and to provide guidance and counseling to help residents identify and achieve their housing goals. MHA has given a name to its MTW Self-Sufficiency program: GROW (Gain, Retain, and Own). The goal of the GROW program is to help working families with the tools and skills they need to "graduate" from the Public Housing Program and move on to renting in the private market or owning their own home.

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Non-Smoking Policy

Over the past 24 months, the Authority has experienced a dangerous increase in fires—particularly at our 16-story high-rise—that have resulted in severe damage to our buildings. In two recent incidents, one resident was hospitalized with serious injuries, and tragically, another resident lost her life due to fire-related injuries. Investigations have confirmed that smoking is the cause of fires. To protect the health and safety of all residents, staff, and visitors, the Authority will implement a revised and strengthened Non-Smoking Policy effective January 1, 2026. The revised policy is included in the 2026 Annual Plan.

Recertification

The Authority proposes to amend a previously approved MTW activity, specifically Section 5: Redetermination of Rent, Dwelling Size, and Eligibility. The amendment would change the recertification schedule for elderly and disabled households from every other year to every three years.

Street Address
311 Atlantic Ave,
Maryville, TN 37801

Phone/Fax
865.983.4958
865.984.7513



MHATN.COM

DECONCENTRATION PLAN

APPROVED BY
MHA BOARD
1/2011

MARYVILLE HOUSING AUTHORITY



DECONCENTRATION PLAN

General:

The United States Congress enacted the Quality Housing and Work Responsibility Act (QHWRA) on October 21, 1998. In accordance with this act, the Maryville Housing Authority (MHA) proposes an admissions policy designed to provide for the de-concentration of poverty and income mixing. This will be accomplished by bringing higher income resident into lower income public housing developments. The admissions and Continued Occupancy Policy (ACOP) of the MHA was modified to achieve this goal and will incorporate this plan by reference.

MHA's developments are primarily occupied by Caucasians. Overall the developments are occupied as follows: 76 % Caucasian, 16 % African American and 4 % Hispanic. As shown by the 2000 census data Maryville Housing Authority's jurisdictional/ market area and low income population is made up of mostly Caucasian families and individuals. Therefore, we would expect MHA's occupancy would reflect its market. We realize that all families self-select where they wish to live. While this is evident in both public housing and Section 8 programs, the MHA may conduct affirmative marketing campaigns to attract more African American, Hispanic, and other ethnic groups to MHA's Housing. In addition, the MHA will maintain its centralized waiting lists to ensure compliance with all fair housing and civil right laws. The Maryville Housing Authority shall not discriminate based on race, color, national origin, religion, sex, familial status or handicap (disability).

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Julie Sharpe, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal
year 2026 of the Maryville Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

Blount County, Tennessee


Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

See Attachment

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014, 31 U.S.C. § 3729, 3802).

Name of Authorized Official:	Title:
<u>Dhathri Chunduru</u>	<u>Director, Research and Planning</u>
Signature: 	Date: <u>7/2/2025</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions,
searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title
12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



To Whom It May Concern,

Maryville Housing has continued to utilize the Authority's funding flexibility through Move to Work to better serve our community through our Public Housing and Voucher Program. MHA hopes to help more families by increasing our payment standards to provide housing options outside of high-crime and lower-income areas in Blount County. Our public housing proration and MTW funding flexibility will determine the total funds. The housing authority has allocated \$120,000 to support MTW activities. This amount may be revised according to voucher utilization and public housing proration rates.

The Authority has continued with an alternative recertification schedule for our families on a fixed income and offers an incentive program for our HCV landlords. MHA has created partnerships with other non-profits/organizations within our community to assist us in developing a program for self-sufficiency and retaining employment. Outside partners include the Career Center, Adult Education, Operation Hope (credit counseling), Family Resource Center, and more.

Beginning on January 1, 2026, MHA will implement new minimum and maximum rents for working families. The new rents collaborate with the PHA self-sufficiency program geared for households who are not currently working. The name of the program is GROW (Gain, Retain, and Own). This program will lead families into self-sufficiency.

The Maryville Housing Authority is still considering the RAD program described in the 2024 description plan and plans to file for an application by the beginning of 2026.

The Authority's planned activities will assist us in furthering fair housing by focusing on areas of opportunity and partnering with other agencies to reach English-limited individuals and families. MHA has a long-standing relationship with Legal Aid of East Tennessee. LAET provides guidance and training for staff and landlords to maintain and expand Fair Housing.

Best Regards,
Julie Sharpe
Julie Sharpe
Executive Director

Street Address
311 Atlantic Ave,
Maryville, TN 37801

Phone/Fax
865.983.4958
865.984.7513





Maryville Housing Authority Non-Smoking and Open Flames Policy

Due to the increased risk of fire, higher maintenance costs, and the health effects of secondhand smoke, the Maryville Housing Authority (MHA) is revising its No Smoking and Open Flames Policy.

Smoking is strictly prohibited in all interior common areas, including but not limited to community rooms, bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators. Smoking is also prohibited inside all living units and within twenty-five (25) feet of all buildings. Additionally, the use of open flames is strictly prohibited.

This policy applies to all residents, guests, visitors, contractors, and employees.

1. Health and Safety of Our Residents and Staff

Smoking and secondhand smoke are well-known human health hazards. Allowing smoking within apartment units exposes all residents and MHA staff to these known carcinogens. Additionally, indoor smoking poses a significant safety risk and is the number one cause of residential fires at Broadway Towers.

2. Dangers of Secondhand Smoke

Smoke travels through lighting fixtures, cracks in walls, around plumbing, under doors, and in shared heating and ventilation systems. Medical studies have shown that tobacco smoke in any form exposes users and bystanders to serious health risks and can cause lung cancer and cardiac disease in nonsmokers, as well as severe asthma attacks, respiratory infections, sinus infections, sudden infant death syndrome, and other cardiovascular and pulmonary diseases. The U.S. Surgeon General has concluded the following:

- a. Secondhand smoke causes premature death and disease in children and in adults who do not smoke.
- b. Children exposed to secondhand smoke are at an increased risk for sudden infant death syndrome (SIDS), acute respiratory infections, ear problems, and more severe asthma. Smoking by parents causes respiratory symptoms and slows lung growth in their children.
- c. Exposure of adults to secondhand smoke has immediate adverse effects on the cardiovascular system and causes coronary heart disease and lung cancer.
- d. The scientific evidence indicates that there is no risk-free level of exposure to secondhand smoke.
- e. Many millions of Americans, both children and adults, are still exposed to secondhand smoke in their homes and workplaces despite substantial progress in tobacco control.
- f. Eliminating smoking in indoor spaces fully protects nonsmokers from exposure to secondhand smoke. Separating smokers from nonsmokers, cleaning the air, and ventilating buildings cannot eliminate exposures of nonsmokers to second-hand smoke.

3. Impact of Smoking on Maintenance Costs

Turnover (the process of making a vacant apartment ready for occupancy) costs increase when smokers vacate apartments. Additional painting to cover smoke stains, cleaning of the ducts, replacing stained materials, or replacing carpets damaged by cigarettes can increase the cost necessary to make an apartment occupant ready.

4. Definition

The term "smoking" means inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, other tobacco product, or similar lighted (including e-cigarette or vapes) product in any manner or any form.

5. Residents, Guests, Contractors, and Employees

This policy applies to all individuals who visit, reside in, or work at MHA public housing properties. Residents are responsible for informing their guests of the no-smoking policy. Residents will be held accountable for guests who violate the policy.

6. Compliance

The No-smoking Policy does not mean that residents will have to quit smoking to live in public housing. The policy will only prohibit indoor smoking. Residents will still be able to smoke outside, provided they are at least 25 feet away from any building entryways.

7. Smoking Cessation Resources

If a resident is interested in quitting smoking, you may contact management or the Authority's resident service coordinator, and information will be provided to you with smoking cessation resources.

For additional information, please contact:

Tennessee Tobacco Quitline

Telephone help and referral for quitting tobacco in Tennessee Tobacco

Quitline 1-800-QUIT-NOW (1-800-784-8669) Text "QUIT" to 615-795-0600

<http://www.tn.gov/health/health-program-areas/fhw/tobacco.html>

8. Open Flames

Open flames are defined as flames that are not fully enclosed or controlled. This includes, but is not limited to:

- Candles
- Matches
- Lighters
- Torches
- Incense sticks or burners
- Grills (charcoal, propane, or wood-burning)
- Any other items or devices that produce a visible flame
- Fireworks

The use of open flames is not permitted in all interior and exterior areas. Residents should refer to their rental agreement, specifically **Section 6 (FF) and Section 6 (T)**, as well as any other relevant sections related to flammable and explosive items.

9. **Lease Violation**

Residents are responsible for the actions of their household, their guests, and visitors. Failure to adhere to any of the conditions of this Policy will result in lease violations and is punishable under the general penalty clause of the City of Maryville Municipal Code, Section 11-807 (as amended by Ordinance #2013-24, October 2013). In addition, the Resident will be responsible for all costs associated with removing smoke odor or residue resulting from any violation of this Policy.

10. **Enforcement**

The No Smoking Policy includes a ZERO Tolerance Policy. The following outlines the Authority's enforcement plan.

- A) **First Violation** - A written warning will be issued, followed by smoking cessation information.
- B) **Second Violation**- A second written warning will be issued and a referral to the Maryville City Police Department and/or the Maryville City Fire Department for violation of City Code 11-807
- C) **Third Violation**- Termination of Lease- A 30-day termination notice will be issued upon the third occurrence of the violation of the Authority's smoking policy. The Authority may also seek additional charges for damages through judicial actions within the court system. At such times, the Authority will ask for damages and reimbursement of all legal fees associated with the violation of the Smoking Policy.

ZERO Tolerance

If a resident or their guest causes damage or a fire due to a violation of this policy, a 30-day termination notice will be issued immediately, regardless of whether any prior violations have been documented before the incident.

11. **Grievance**

If a termination notice is issued, residents have the right to appeal the landlord's decision. A written request for a hearing must be submitted within **10 days** from the date of the termination notice.

All grievances related to the Authority's rental agreement will be handled in accordance with the Authority's Grievance Procedures. These policies were provided at move-in and are available at the **main office located at 311 Atlantic Avenue, Maryville, TN 37801.**

Signatures:

Resident Signature/Date

Resident Signature/Date



Broadway Towers Non-Smoking and Open Flames Policy

Due to the increased risk of fire, higher maintenance costs, and the health effects of secondhand smoke, the Maryville Housing Authority (MHA) is revising its No Smoking and Open Flames Policy.

Smoking is strictly prohibited in all interior common areas, including but not limited to community rooms, bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators. Smoking is also prohibited inside all living units and within twenty-five (25) feet of all buildings, including entryways, porches, balconies, and patios.

Additionally, the use of open flames is strictly prohibited.

This policy applies to all residents, guests, visitors, contractors, and employees.

1. Health and Safety of Our Residents and Staff

Smoking and secondhand smoke are well-known human health hazards. Allowing smoking within apartment units exposes all residents and MHA staff to these known carcinogens. Additionally, indoor smoking poses a significant safety risk and is the number one cause of residential fires at Broadway Towers.

2. Dangers of Secondhand Smoke

Smoke travels through lighting fixtures, cracks in walls, around plumbing, under doors, and in shared heating and ventilation systems. Medical studies have shown that tobacco smoke in any form exposes users and bystanders to serious health risks and can cause lung cancer and cardiac disease in nonsmokers, as well as severe asthma attacks, respiratory infections, sinus infections, sudden infant death syndrome, and other cardiovascular and pulmonary diseases. The U.S. Surgeon General¹ has concluded the following:

- a. Secondhand smoke causes premature death and disease in children and in adults who do not smoke.
- b. Children exposed to secondhand smoke are at an increased risk for sudden infant death syndrome (SIDS), acute respiratory infections, ear problems, and more severe asthma. Smoking by parents causes respiratory symptoms and slows lung growth in their children.
- c. Exposure of adults to secondhand smoke has immediate adverse effects on the cardiovascular system and causes coronary heart disease and lung cancer.
- d. The scientific evidence indicates that there is no risk-free level of exposure to secondhand smoke.
- e. Many millions of Americans, both children and adults, are still exposed to secondhand smoke in their homes and workplaces despite substantial progress in tobacco control.
- f. Eliminating smoking in indoor spaces fully protects nonsmokers from exposure to secondhand smoke. Separating smokers from nonsmokers, cleaning the air, and ventilating buildings cannot eliminate exposures of nonsmokers to second-hand smoke.

3. Impact of Smoking on Maintenance Costs

Turnover (the process of making a vacant apartment ready for occupancy) costs increase when smokers vacate apartments. Additional painting to cover smoke stains, cleaning of the ducts, replacing stained materials, or replacing carpets damaged by cigarettes can increase the cost necessary to make an apartment occupant ready.

4. Definition

The term "smoking" means inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, other tobacco product, or similar lighted (including e-cigarette or vapes) product in any manner or any form.

5. Residents, Guests, Contractors, and Employees

This policy applies to all individuals who visit, reside in, or work at MHA public housing properties. Residents are responsible for informing their guests of the no-smoking policy. Residents will be held accountable for guests who violate the policy.

6. Compliance

The No-smoking Policy does not mean that residents will have to quit smoking to live in public housing. The policy will only prohibit indoor smoking. Residents will still be able to smoke outside, provided they are at least 25 feet away from any building entryways.

7. Smoking Cessation Resources

If a resident is interested in quitting smoking, you may contact management or the Authority's resident service coordinator, and information will be provided to you with smoking cessation resources.

For additional information, please contact:

Tennessee Tobacco Quitline

Telephone help and referral for quitting tobacco in Tennessee Tobacco

Quitline 1-800-QUIT-NOW (1-800-784-8669) Text "QUIT" to 615-795-0600

<http://www.tn.gov/health/health-program-areas/fhw/tobacco.html>

8. Open Flames

Open flames are defined as flames that are not fully enclosed or controlled. This includes, but is not limited to:

- Candles
- Matches
- Lighters
- Torches
- Incense sticks or burners
- Grills (charcoal, propane or wood-burning)
- Any other items or devices that produce a visible flame

The use of open flames is not permitted in all interior common areas, including but not limited to: community rooms, bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators.

Residents should refer to their rental agreement, specifically Section 6 (FF) and Section 6 (T), as well as any other relevant sections related to flammable and explosive items.

9. Lease Violation

Residents are responsible for the actions of their household, their guests, and visitors. Failure to adhere to any of the conditions of this Policy will result in lease violations and is punishable under the general penalty clause of the City of Maryville Municipal Code, Section 11-807 (as amended by Ordinance #2013-24, October 2013). In addition, the Resident will be responsible for all costs associated with removing smoke odor or residue resulting from any violation of this Policy.

10. Enforcement

The No Smoking Policy includes a ZERO Tolerance Policy. The following outlines the Authority's enforcement plan.

- A) **First Violation** - A written warning will be issued, followed by smoking cessation information.
- B) **Second Violation**- A second written warning will be issued and a referral to the Maryville City Police Department and/or the Maryville City Fire Department for violation of City Code 11-807
- C) **Third Violation**- Termination of Lease- A 30-day termination notice will be issued upon the third occurrence of the violation of the Authority's smoking policy. The Authority may also seek additional charges for damages through judicial actions within the court system. At such times, the Authority will ask for damages and reimbursement of all legal fees associated with the violation of the Smoking Policy.

ZERO Tolerance

If a resident or their guest causes damage or a fire due to a violation of this policy, a 30-day termination notice will be issued immediately, regardless of whether any prior violations have been documented before the incident.

11. Grievance

If a termination notice is issued, residents have the right to appeal the landlord's decision. A written request for a hearing must be submitted within **10 days** from the date of the termination notice.

All grievances related to the Authority's rental agreement will be handled in accordance with the Authority's Grievance Procedures. These policies were provided at move-in and are available at the **Broadway Towers leasing office** and the **main office located at 311 Atlantic Avenue, Maryville, TN 37801**.

Signatures:

Resident Signature/Date

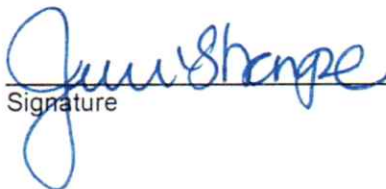


MARYVILLE
HOUSING AUTHORITY

MARYVILLE HOUSING AUTHORITY
STATEMENT OF SIGNIFICANT CHANGE

Maryville Housing Authority considers the following to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list other than those to further goals set by MHA and HUD.
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in the use of replacement reserve funds under the Capital fund, except items that are incidental to previously approved work items.
- And, any change concerning demolition or disposition, designation, homeownership programs, or conversion activities.

 7/7/2025
Signature Date

Street Address
311 Atlantic Ave,
Maryville, TN 37801

Phone/Fax
865.983.4958
865.984.7513



MHATN.COM