



monthly newsletter

LEBANON HOUSING AUTHORITY

JANUARY 2026

MAILING ADDRESS

P.O. Box 187

Lebanon, TN 37088

PHYSICAL ADDRESS

49 Upton Heights | Lebanon, TN 37087

PHONE 615.444.1872 | **FAX** 615.444.1520

www.lhatn.org



"Providing Decent, Safe and Affordable Housing"

What To Do If You Smell Gas In Your Housing Unit

- Take your children and pets and leave the apartment right away.
- Do not use your phone (even a cell phone) on the premises. A phone could also create a spark.
- Do not light a match, candle, stove, lighter or turn on a light switch. Do not turn electrical appliances on or off. This could cause a spark that would cause the GAS to ignite.
- Exit the unit immediately, tell your neighbor to do the same if you live in a duplex. Get as far away as possible, and call the housing authority.
- Call the Lebanon Housing Authority after hours emergency phone line 615-829-4026 only when you are a safe distance away.
- Don't go back into the building or the area until a housing authority representative or emergency on site personnel has informed you that it is safe.

Patrick Johnson

Executive Director

Director@lhatn.org



Happy New Year's Residents!

On behalf of the Lebanon Housing Authority, I extend heartfelt New Year greetings to every resident. To our new neighbors, welcome to a community dedicated to offering safe, decent, and affordable housing in Lebanon and Wilson County, Tennessee. We are grateful that you have chosen LHA as your home and entrusted us as your community of choice.

Appreciation for Existing Residents

To our current tenants, we are delighted to continue serving you in 2026. Your ongoing efforts in maintaining both the interior and exterior of your homes are deeply appreciated. The pride you show in caring for your residences reflects positively on our entire community.

The Importance of Community Pride

Citizens of Wilson County, along with our government regulators, observe the visible care and security maintained within LHA properties. This diligence not only upholds the reputation of our housing but also demonstrates the pride residents have in their community. For this reason, I emphasize that we do not manage "projects," but rather offer affordable rental housing. Our shared goal is to foster a vibrant, family-friendly environment.

Commitment to Continuous Improvement

In the upcoming year, our staff is committed to modernizing and maintaining all LHA properties to the highest standards. Your assistance and cooperation are essential to achieving this vision for our community.

Resident Engagement in 2026

For 2026, I warmly invite all LHA residents to share productive suggestions and concerns regarding improvements to our community. To facilitate this, I plan to establish a Resident Advisory Board or Committee, with representatives from each LHA development. This board will gather for one-hour meetings held either monthly or quarterly, providing a forum to collect feedback and ideas that will help create an even greater sense of community. If you are interested in serving, please contact

Daejah Maklary at residentcoordinator@lhatn.org or 615.444.1872 Ext.303.

Daejah Maklary

Resident Coordinator

Residentcoordinator@lhatn.org



New Year, New Opportunities: Community Help Available!

Our local Mid-Cumberland Community Action Agency (MCCA) offers programs designed to support families in need. Scan the QR codes provided for quick access to the application. If you need help getting started or have questions during the

application process, please feel free to contact me at 615-444-1872 Ext. 303 - I'm happy to assist!

LIHEAP Assistance

The Low-Income Home Energy Assistance Program (LIHEAP) helps eligible households with assistance toward home energy bills. Approved assistance is paid directly to the utility provider, helping households stay connected and comfortable year-round.



ISAH Project (It Starts At Home)

The ISAH Project is a supportive, year-long case management program for families with children under the age of 18. Participants work one-on-one with a dedicated case manager to set personal goals, connect with community resources, and build long-term stability for their household. This program focuses on empowering families through guidance, support, and access to helpful services which may include:

- Health & Well Being Classes
- Parenting classes
- Educational support
- Employment Support
- Family support
- Incentives & Stipends



Before applying, please be prepared with:

- Email Address
- Valid Photo ID
- Proof of income
- Social Security cards for household members
- 12-month Printout from Electric Company (for LIHEAP)

2025 Christmas Porch Decoration Contest!

Thank you to everyone who helped bring the 2025 holiday season to life with your beautiful porch lights! Congratulations to all the winners of LHA's annual Christmas Lights Contest. Pictured below are just a few of our festive winners—your creativity truly made our community shine!



Mary Polite

Director of Housing

Occupancy1@lhatn.org



Happy New Year!

As we begin a new year filled with new goals and challenges, we hope everyone had a wonderful holiday season.

Please take a moment to review the following important reminders:

• Late Rent

Residents may not be late more than four times within a 12-month period. Please refer to Section 2(D) of your lease for full details.

• Communication

Communication is key, and we are working to improve it by sending email blasts. Please be sure to check your email regularly for important updates and reminders. We have received notifications that some mailboxes are full or no longer active. To avoid missing important information, please keep your phone number and email address up to date.

• Work Orders

During the first part of each month, our staff is busy processing rent. If you have a work order, leave a message on extension 110. Please do not email your property manager regarding work order requests.

• Moving Out

If you plan to leave Lebanon Housing Authority, a 30-day written notice is required. Please remember to turn in your keys—residents remain responsible for the unit until keys are returned to the Housing Authority. The Maintenance Supervisor will inspect your unit to determine if there are any additional charges.

• New Construction & Application Info

We have received questions regarding the construction of the new units in Upton Heights. At this time, we do not have information on when applications will open, but we will keep residents informed as updates become available.

**Let's work together to make 2026
a great year for everyone!**



Shelton Walker

Facilities and Modernization Director

Construction@lhatn.org



Greetings LHA, I hope everyone had a happy holiday season.

The project's schedule for the next 2-4 weeks look ahead is as follows:

A. 714 Lake St.

- I. Insulation to continue.
- II. Drywall installation to begin week of 12/15.
- III. Finish brick work.

IV. Hardie siding installation slated for week of 12/22.

V. Metal stairs slated for install first of January.

B. 712 Lake St.

- I. Interior framing to continue.
- II. Roof shingle installation slated for install to begin 12/8.
- III. Plumbing, Sprinkler & HVAC rough-in to begin week of 12/8.
- IV. Brick installation slated for week of 12/29.

C. 716 Lake St.

- I. Porch footings and slab pour scheduled for 12/9 & 12/10.
- II. Blocking for porches to be completed once slab is poured.
- III. Framing to begin mid-December

D. 710 Lake St.

- I. Footings to begin once we have more room in that area. Right now, there is not enough space to begin that work. Timing looks to be mid-January.

Below are photos that show the project's progress:



Dana Sandefur

Safety & Security Coordinator

Security@lhatn.org



As colder weather continues, we encourage all residents to take extra precautions to stay warm and prepared, especially when traveling. A winter storm survival kit is extremely helpful if you become stranded. We recommend keeping these items in the back seat of your vehicle (in case your trunk becomes jammed or frozen shut):

- Blankets or sleeping bags.
- Extra stocking caps, socks, and gloves
- Flashlight with extra batteries
- First-aid kit
- Booster cables and windshield brush/scraper
- Drinking water and high-calorie, non-perishable food (trail mix, energy/protein bars)
- Sand or cat litter for traction.
- Cell phone adapter and charger

Being prepared can help you and your family in the event of an emergency. Be sure to stay safe and warm, LHA!

Jerome Stewart

Maintenance Supervisor

Maintenance@lhatn.org



Thank you for your patience and cooperation throughout 2025. Improvements to your homes will continue throughout this year as we work to maintain and enhance our communities. Moving forward, we kindly ask all residents to be proactive rather than reactive when it comes to apartment maintenance. Promptly

reporting small issues prevents larger problems and allows our maintenance team to better care for your home.

For example:

- If a sink or tub begins draining slowly, please submit a work order before it becomes completely clogged.
- If a handle or knob becomes loose, please report it before it falls off or causes further damage.

Your cooperation in reporting maintenance concerns early helps us address issues more efficiently and maintain your apartment in good condition.

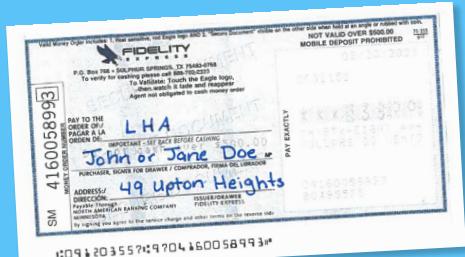
Thank you for your continued support!

January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
12/28	12/29	12/30	12/31	1 Rent Due New Year's Day Office Closed	2	3
4	5 Interior Pest Control Upton Heights (1-51) & (135-184)	6 Late Fee applied to unpaid rent	7	8	9	10
11	12 Interior Pest Control Parkview, Head homes, Watertown	13	14	15 LHA Board Meeting 4:00 pm	16	17
18	19 Martin Luther King's Birthday Office Closed	20 Last day to pay rent before court processing Interior Pest Control Upton Heights (52-63) & (72-83)	21	22	23	24
25	26 Interior Pest Control Inman Court	27	28	29	30	31

PAYMENT VIA MONEY ORDER...

To assure proper credit to your account, please fill in the blanks (see sample)



3 WAYS TO PAY RENT

(Rent can be paid using a VISA or Mastercard Credit/Debit card, Check or Money Order)

1. Online: www.lhatn.org

2. Drop Box Depository (outside office)

3. Walk-in