

Lebanon
Housing
Authority

The Resident Newsletter

November 2019



Happy Thanksgiving from our families to
yours.

Wishing you a safe and happy holiday!!





News from Ms. Polite-Director of Housing

On last month your Newsletter was emailed to you and you also received an email in reference to the office being closed. We are hoping that this way of communicating with you is beneficial. Please keep your email addresses and telephone numbers updated in the office.

You may also place work orders on line, but please do not place an **Emergency Work Orders** on line. You must call the office during business hours and after hours please call 615-444-1873.

If you would like to report any wrongful activity you can email to your property manager. Ms. Alisa, occupancy2@lhatn.org, and Ms. Mary, occupancy1@lhatn.org. Also, if you have pictures or videos you can send it to the site and remain anonymous.

Please do not place any items around our dumpsters, you will be charged. Please take your items to the dump.

Reminder that visitors are allowed to stay 14 days, and that is 14 days per household, not per visitor and not per month.

You are responsible for the actions of your children, If your children are outside they need to be supervised by you. Also children are in the culvert, please do not have them in that area, they may get hurt. Have your children pick up all trash in areas where they play.

Please pull your trash can the night before around **7pm and return by 7pm** on the day of pick up so you will not be charged for a trash pull. If there is small amount in your can still pull to the street.

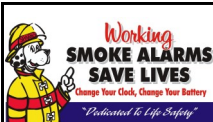
We have observed several apartments where there are cigarette butts on the side of the porch. This is a reminder that you are to smoke 25 feet away from your apartment. This is a lease violation, and repeated offenses could result in a notice to move.

This is the month for being thankful for all that we have and what there is to come. I am hoping that each of you have a wonderful and safe holiday with your family members and friends.

For those residents that requested heaters not to be lit in the unit, you will be charged if the staff has to come and light the heater if it is during the day, and also an after hours charge.

Happy Thanksgiving

MAINTENANCE NEWS



DO NOT TAMPER WITH THE SMOKE DETECTOR, do not take the battery out, the battery serves as a

backup in case of power outage. The smoke detector is very sensitive to heat and cold, this means that the smoke detector will chirp if your apartment wall heater is too hot, or its exposed to extreme cold quickly, this chirping is normal. LHA's maintenance dept. will check the smoke detectors twice a year, when gas heaters are turned on and off, but always when on a maintenance call or area inspections.

Call the office at 615-444-1872 if you have an issue with smoke detectors, if a smoke detector is down, you will be charged a fee... Thank you for your assistance in keeping LHA safe.

Gas detected inside or near a building

If you have a gas leak, we ask that you do the following:

Leave doors open, evacuate residents of the building,

Do not turn on or off any electric switch; this could cause a spark, igniting the gas,

Do not use a cell phone, telephone, or even a flashlight, do not smoke, use a lighter or strike a match, do not start or stop a nearby vehicle or machinery

Once outside the unit call LHA at 615-444-1872. If this is after hours, weekends or holidays when office is closed, call 615-444-1873.

If you have an emergency maintenance issue when office is closed, please call 615-444-1873. This is only for after hours, week-ends, and holidays.

Listed is what's considered an emergency:

Inoperative smoke detectors

Gas leaks and loss of heat source

Electrical malfunctions resulting in loss of power to the unit, arcing or fire hazards

Burst water supply lines

Blocked sewer lines, and

Broken doors and windows as relates to security and weather

Pest Control-INSIDE OF UNITS WILL BE TREATED AS FOLLOW

MONDAY-NOV. 4th-UPTON 1-51 & 135-184

TUESDAY-NOV. 11th-UPTON 52-63, 72-83, 84-95, 105, 110-124, 129 & 130, and all of HILL-CREST

MONDAY-NOV. 18th-ALL OF INMAN CT.

MONDAY-NOV. 25th-PARKVIEW, HEAD HOMES and WATERTOWN

If you call the office to report any pest problems, your unit will be treated the last Monday of the Month. Please note this is your notice, no other notice will be sent out. **Note: Every other month, areas will be treated on the outside only.** If you have a pest problem, we ask you do not take this into your own hands, by placing bug bombs in your unit. Please call the office at 615-444-1872 to place your unit on the pest control list for treatment. NOTE: If not treated on date listed, we will treat your unit as soon as possible.

2019 NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Free Calendar Templates Dreamcalendars.com

Lebanon Church of God

600 C.L. Manier Street

October 26th, 2019 - March 28th, 2020

5:00 PM - 7.00 P.M (every Saturday)

615-444-6000





Meeting 11/12/19 at Upton Heights
Please sign up for times at the office.
1st meeting will be held at 10:00AM
2nd meeting will be held at 6:00pm

[Home](#) / [Rental Assistance Demonstration](#) / [RAD Program Details for Residents](#)

RAD PROGRAM DETAILS FOR RESIDENTS

What is RAD?

The Rental Assistance Demonstration (RAD) allows public housing agencies (PHAs) and owners of HUD-assisted properties to convert units to project-based Section 8 programs, providing an opportunity to invest billions into properties at risk of being lost from the nation's affordable housing inventory. Additionally, it gives owners of three HUD "legacy" program (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

Why RAD?

The 1.2 million units in the Public Housing program have a documented repair backlog of nearly \$26 billion. As a result, the public housing inventory has been losing an average of 10,000 units annually through demolitions and dispositions. Meanwhile, the 38,000 units assisted under HUD's legacy programs are ineligible to renew their contracts on terms that favor modernization and long-term preservation. The current conditions of many of these properties prevent reinvestment and recapitalization efforts in the communities with the most need.

By drawing on an established industry of lenders, owners, and stakeholders, RAD allows PHAs and owners of HUD-assisted housing to preserve and improve affordable housing units that could be subject to vouchers and demolition. RAD creates greater funding certainty while allowing increased operational flexibility to empower PHAs and owners to serve their communities.

How does RAD affect me as a Public Housing Resident?

Question: Will a RAD conversion affect my housing assistance?

Answer: You will not lose your housing assistance and you will not be rescreened because of a RAD conversion. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted properties be owned or controlled by a public or nonprofit entity.

Question: Will a RAD conversion affect my rent?

Answer: If your building or development is converted to PBV or PBRA, your rent contribution will most likely be the same as it was under public housing —generally no

more than 30% of your household's adjusted gross income. Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion.

Question: How can residents be involved in the RAD process?

Answer: Before PHAs can apply to participate in RAD, HUD requires them to notify all residents in a development proposed for RAD conversion about their plans and conduct at least two meetings with those residents. These meetings are an opportunity for you to discuss the proposed conversion plans with your PHA, ask questions, express concerns, and provide comments. The PHA is required to submit your comments and its response to them as part of the RAD application.

Question: When can a PHA start the RAD conversion process?

Answer: After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD.

Question: Will I have to move if my building or home is being rehabbed?

Answer: Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction. However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated but will have the right to return to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

Before RAD



Properties are typically not funded at 100% in Public Housing



In Public Housing, PHAs cannot borrow money to perform necessary repairs



The funding fails to keep up with the deteriorating living conditions of residents



Residents cannot choose to move without losing housing assistance

After RAD



Properties are placed on a more stable Section 8 funding platform



PHAs and owners can more easily borrow money and perform rehabilitation work



The living conditions of residents are improved



Residents may receive a tenant-based voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA

WINTER COATS
NEW HEART CHRISTIAN CHURCH
November 23, 2019

Upton Heights Office from 11:00am—12:00pm

Inman Court Office from 12:00pm—1:00pm



Winter coats and jackets will be distributed to anyone in need.

RENTAL PAYMENTS

RENT

This is to inform all residents that if you pay on line and you are late after the 20th of the month your account will be locked and potentially you may go to court for non-payment. This is also for any rents that are dropped in the drop box. If you are having any issues about your rent please contact your property manager.



PLASTIC ON SCREEN DOORS

PLEASE REMOVE ALL PLASTIC FROM THE SCREEN DOORS, IT IS PERMANENTLY DAMAGING THE DOOR BECAUSE WE CANNOT REMOVE THE GLUE FROM THE SCREEN. FAILURE TO REMOVE YOU WILL BE CHARGED.



Don't let costly winter electric bills give you the blues....

WE CAN HELP!

**You can receive
\$350
\$500
or \$650
on your electric
account!**



Mid- Cumberland Community Action Agency provides utility assistance for Williamson, Rutherford, Wilson, Trousdale, Sumner, Robertson and Cheatham counties. Our LIHEAP (Low-Income Energy Assistance Program) allows us to assist income eligible families AND individuals with their electric or gas bills. We also provide emergency assistance for individuals and families who are at risk of having their electricity disconnected!

A Representative from the Energy Assistance Program will be accepting applications at :

LEBANON HOUSING AUTHORITY OFFICE

WEDNESDAY, NOVEMBER 13th from 9am - 2pm

- Please bring all necessary documentation so we can assist you. We look forward to seeing you there!

Household Members	Monthly Income	Annual Income
1	\$1,561.25	\$18,735
2	\$2,113.75	\$25,365
3	\$2,666.25	\$31,995
4	\$3,218.75	\$38,625
5	\$3,771.25	\$45,255
6	\$4,323.75	\$51,885

The following documentation is required at the time of application for LIHEAP services:

- Most current income for the last 4 weeks for all household members
- At least one electric bill from your electric provider
- Social security cards for everyone in the household
- Head of household photo ID

-If you have Military status, please bring your military ID or DD-214.

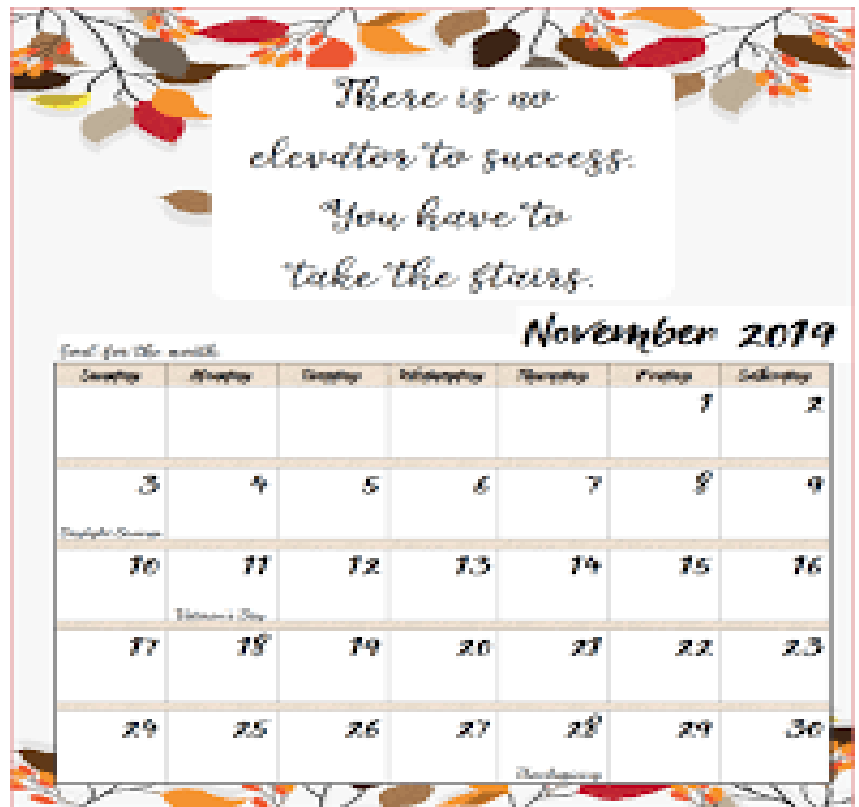
-If Child Support is your source of income, please bring your TCESES number or signed statement from the non-custodial parent stating how much is payed and how often. (Statement must be signed and dated)

-If you receive Social Security, SSDI or SSI, we need your 2019 benefit letter from the Social Security Administration.

-If you receive Wages/Pension/Annuities, please bring a current reward letter or the most recent employer statement.

No person on the basis of race, color, national origin, sex, age, disability, ancestry, status as a veteran, or any other characteristics protected by Federal, State or Local will be excluded from participation in, or be denied benefits of, or be otherwise subjected to discrimination in the operation of the LIHEAP program. This project is funded under an agreement with the Tennessee Housing and Development Agency.





"Providing Decent, Safe and Affordable Housing"

49 Lake St.
Lebanon, TN 37087
Phone: 615-444-1872
Fax: 615-444-1520
E-mail: lhaoffice@lhatn.org
Hours: 9-5 M-F

MISSION STATEMENT

Lebanon Housing Authority mission is to provide affordable, quality housing, services and opportunities to low income families and ensure program integrity by all program participants

NOVEMBER 1ST- RENT DUE

NOVEMBER 3RD - CLOCKS FALL BACK ONE HOUR

NOVEMBER 5TH- WILSON COUNTY FCE BAZAAR 8AM-4PM

NOVEMBER 6TH- LATE FEE APPLIED,

NOVEMBER 11TH- VETERANS DAY

NOVEMBER 12TH RENTAL ASSISTANCE DEMONSTRATION MEETING FOR ALL RESIDENTS: TIME: 10:00AM AND 6:00PM (2 SESSIONS)

NOVEMBER 13TH—LOW INCOME ENERGY ASSISTANCE PROGRAM

9:00AM-12:00PM (UPTON HEIGHTS COMMUNITY ROOM)

NOVEMBER 20TH- LAST DAY TO PAY BEFORE COURT PROCESSING

NOVEMBER 21ST- BOARD MEETING @ 7:30AM

NOVEMBER 23RD—10AM—1:00PM WINTER COAT GIVE AWAY

NOVEMBER 28TH-29TH THANKSGIVING HOLIDAY

Please place chairs back to your unit after you have smoked 25 feet from your apartment. Also clean behind your units. Remove cigarette butts from around your apartment.

