

# monthly newsletter

LEBANON HOUSING AUTHORITY **SEPTEMBER 2023**

**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](http://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 appliance on or off. This could cause a spark that would cause the GAS to ignite.
- Exit the unit immediately. If you live in a duplex, tell your neighbor to do the same. Get as far away as possible, and call the housing authority.
- Call the Lebanon Housing Authorities 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](mailto:director@lhatn.org)



### CHANGE IS IN THE AIR!!

It is September 2023. The cooling of a hot Summer and the beginning of breezy Fall. Regardless of your preference, change is in the air!! In this newsletter, the goal is to inform our residents of the many

upcoming changes made by HUD and specifically to the Lebanon Housing Authority.

### ROOFS REPLACEMENTS

As you probably have noticed, the wind and hailstorms of 2022-21 damaged the 14-year-old roofs of many of our buildings. Upton Heights (Areas 3), Inman Court (Areas 2, 4) and Head Homes (Area 7) required repairs that were completed in late August. A contract with My Roofing Crew to replace the roofs in Upton Heights (Areas 5, 8), Inman Court (Areas 6, 9), Watertown (Areas 10A, 10B), Hillcrest Homes (Area 11), and Parkview Court (Area 12) has been signed **and scheduled to begin on September 18, 2023, and end February 14, 2024**. The contractors will begin in Areas 5 & 8 of Upton Heights. They will attempt to start Monday through Saturday as early 7 :30 AM and end 7 PM to complete the necessary repairs as quickly as possible. Please be patient with us as we improve these sites.

### RAD/LIHTC MEETINGS

Since March 2023, LHA was delayed with its request to HUD to demolish the 30 units at Upton Heights and to build 60 new Low Income Housing Tax Credit units. HUD's new RAD (Rental Assistance Demonstration) policy issued last month requires some additional information and meetings. Therefore, we are scheduling **two important meetings** with current residents residing in Areas 1 and 3 and residents who voluntarily relocated from these Areas to other LHA units. We will be providing updates to the plans and opportunities to return to the new units on **September 18th and 25th at 5:30 PM** at our **Administration Building at 49 Upton Heights**.

# September 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1  <b>Rent Due</b>	2
3	4  <b>Labor Day Office Closed</b>	5  <b>Pest Control Upton Heights 1 - 51 135 - 184</b>	6  <b>Late Fee applied to unpaid rent</b>	7	8	9
10	11  <b>Pest Control Head Homes Park View Watertown</b>	12	13	14	15	16
17	18  <b>Pest Control Hillcrest Upton Heights 52-62, 72-83 84-95, 105 110-124, 129-130  Roof Replacement Resident Meeting</b>	19	20  <b>Last day to pay rent before court processing</b>	21  <b>LHA Board Meeting 4:00 pm</b>	22	23
24	25  <b>Pest Control Inman Court  Resident Meeting</b>	26	27	28	29	30

## USIG

Each year LHA contracts with a contractor (USIG) to inspect the interior, exterior and the site of our entire portfolio. This is performed for two reasons: 1) to give management an assessment of our properties and 2) to prepare for a HUD Real Estate Assessment Center (REAC) inspection. The new inspection protocol NSPIRE (National Standards for the Physical Inspection of Real Estate) was issued on July 7, 2023, which focuses its concentration on the safety conditions of the units (examples: GFI, Smoke/Carbon monoxide Detectors, ventilation). The dates of **October 2-6 are scheduled to inspect every LHA building and development for infractions** needing to be corrected. We ask for you to prepare by securing your pets, calling in needed repairs, and maintaining sanitary and safe units (free of debris and trash).

## EMPLOYMENT OPPORTUNITIES

LHA is seeking candidates for an **Occupancy Specialist** and **Executive Assistant**. Both jobs are full-time, salary positions (Monday through Friday) with benefits. To obtain the job descriptions, visit [www.LHATN.org](http://www.LHATN.org) and click **Careers**. Job descriptions may also be viewed in the lobby of the Administration building. Send resumes to [director@Lhatn.org](mailto:director@Lhatn.org).

These changes create temporary hardships that are unpleasant to residents and the management. But the hope is to create a better living environment for our most valuable asset, the resident who calls the Lebanon Housing Authority their HOME!!