

monthly newsletter

LEBANON HOUSING AUTHORITY

DECEMBER 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



Patrick Johnson

Executive Director

director@lhatn.org



Ending 2023 Strong and Starting 2024 Fresh!

The 2023 Holiday season has arrived, and the year is coming to a swift close. Incidentally, October 2023 marks 10 years I have had the pleasure of serving as your Executive Director. I

asked the question, "where did the time go?"

REGULATORY REQUIREMENTS

Over the past 10 years, LHA has been in a mode of innovation and improvement. Some of these changes were regulatory by HUD (i.e., non-smoking policy in units) to the most recent NSPIRE protocols requiring mandatory upgrades (i.e., smoke detectors in bedrooms). LHA installed dual detectors and smoke detectors with 10-year lithium batteries over 8 years ago before the regulation. We are currently replacing the old with new smoke detectors. Please anticipate in January 2024 either our maintenance staff or a contractor to make these upgrades in every unit.

INTERIOR IMPROVEMENTS

Some changes have been needed modernizations for better living. Many of our units throughout all developments have interior upgrades such as new color schemes, LVP (luxury vinyl plank) flooring, LED lighting, new kitchen granite countertops and cabinets, upgraded appliances (i.e., water heaters and stoves) and the installation of HVAC systems in over 82 apartments. LHA has applied for a THDA grant to assist with energy saving improvements such as additional HVACs in every apartment. An assessment was just conducted on December 4th and 5th.

EXTERIOR IMPROVEMENTS

All LHA's underground water infrastructure has been replaced or repaired. New gas meters with computerized systems compatible to the City of Lebanon have been installed. This allows us to approach the city and MTEC about the management of these utility systems. Needed parking spaces have been added (more are needed). Roof restoration or replacement has been underway since August 2023 in all developments. New architectural shingles and tin porch roofs with assorted colors have been selected and are being installed. This should help improve the appearance of an old institutional design to a more contemporary scheme of our buildings.

LOW-INCOME HOUSING TAX CREDIT (LIHTC) IN UPTON HEIGHTS

We have been collaborating with our developers, HUD, THDA, consultants and residents to move our Low-Income Housing Tax Credit (LIHTC) project in Upton Heights forward which encountered delays. We anticipate soon an approval to demolish the 30 units in Area 1 of Upton Heights. New regulations require us to conduct two more meetings with current and former residents in this Area. Please schedule Tuesday, December 12, 2023, and December 14, 2023, at 5:30 PM at the Administration Building. There will be two \$50 drawings at each meeting.

Make the best of 2023. Plan and expect wonderful things in 2024!



3 ways to put in a Work Order

(DO NOT ENTER
EMERGENCY WORK
ORDER ONLINE)

EMERGENCY

1. Call 615/829-4026
(24 Hours – 7 Days a Week)

NON-EMERGENCY

2. Call office 615/444-1872
(Monday – Friday 8am -5pm)

NON-EMERGENCY

3. Online @ www.lhatn.org
(24 Hours - 7 Days a Week)

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.

CAR STICKERS



All residents that have vehicles that reside at the LHA are required to obtain a sticker for your car. Screenshot your car registration, email copy to your property manager. Your sticker will be mailed. Place sticker at bottom left inside corner of windshield. Failure to obtain sticker may result in your car being towed.



Lebanon Housing Authority
will once again be having our

Annual Holiday Decorating Contest

Enter for a chance to win \$100. Please
register by December 18th.
Judging will take place December 19th.

Judging will be outside your unit. To enter, you
will need to come by the Upton Heights office
to register or email your property manager,

Only one entry per household.

Numbers of winners per area:

- 2 - Inman
- 2 - Upton
- 1 - Head Homes
- 1 - Parkview
- 1 - Watertown
- 1 - Hillcrest

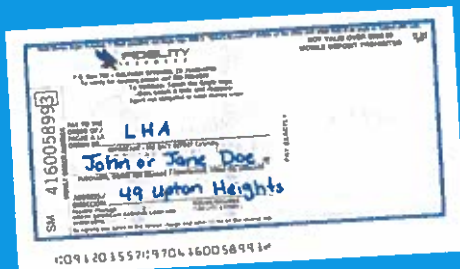
Registration form for
contest is at the front desk.

December 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
11/26	11/27	11/28	11/29	11/30	1 Rent Due	2
3	4	5	6 Late Fee applied to unpaid rent	7	8	9
10	11	12 Post-Chap Resident Meeting 5:30 pm	13	14 Post-Chap Resident Meeting 5:30 pm	15	16
17	18 Holiday Decorating Contest DEADLINE	19	20 Last day to pay rent before court processing	21 LHA Board Meeting 4:00 pm	22 Holiday Office Closed	23
24	25 Holiday Office Closed	26	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