

monthly newsletter

LEBANON HOUSING AUTHORITY

FEBRUARY 2022

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



Lebanon
Housing Authority

"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



CHANGE IS IN THE AIR

From forecasted tornados and extremely windy days to snow covered lawns and roof tops, LHA residents have experienced its share of change in climate. Several units had minor wind damage and a car slid into our fence along Inman Court.

We are working with our insurance to make repairs as quickly as possible. Thanks to all the residents who have taken precautions to prevent their pipes from freezing. I am extremely grateful to the maintenance staff who have been replacing the old cast-iron pipes with new that has led to no burst pipes (so far).

A survey was conducted in December 2021 regarding LHA's work order process and the results indicated that tenants overall were satisfactory pleased with the quality of work. It indicated that an increasing number of residents are utilizing the internet to place work orders. Our goal is to continue to improve the time to respond and resolve your issues.

I would like to encourage residents to attend the resident meeting scheduled for next month. The meeting purpose is to listen to ideas you may have to improve the capital conditions of our developments. As you know, LHA, built in the fifties and sixties like most public housing around the country is in desperate need of capital improvements. We (are) were hoping the President's Build Back Better Plan would pass because of the \$60 billion dollar earmarked for public and Indian Housing.

Finally, LHA is in the process of selecting an Affordable Housing Developer to assist with the Low-Income Housing Tax Credit project we are pursuing in Area 1 and Area 3 of the Upton Heights development. The goal is to demolish fifty-four units and to replace with sixty new units. More to come soon..

Mary Polite

DOH, Property Manager, UH, Hillcrest
occupancy1@lhatn.org

Happy Valentines Month to all residents of the Lebanon Housing Authority.



Monthly reminders:

Please pay your monthly rent until notified by the Lebanon Housing Authority that THDA will be paying your rent. Failure to pay will result in proceeding with court process for non-payment.

Please clean all back yards, and have your children place the toys and bikes in the back. Please do not leave toys in the front yard of your apartment, The Housing Authority will be coming to your unit to see if you have removed old furniture, grills, toys. from the back of your unit. There is a \$50 per item charge for removal by the Housing Authority.

All Christmas lights and decorations on your apartment. Must be remove within the first seven days of the month in January.

LHA will no longer make copies of birth certificates and social security cards.

Blake Rindahl

Facilities Director
construction@lhatn.org



I hope everyone is doing well, We recently performed an Exterior Porch Survey with the assistance of our Architectural Firm, Tennessee Architectural Collaborative Company. The Lebanon Housing Authority is looking to see if we are following

building codes when it comes to handrails and guard rail height and dimensions. We are waiting on the architect's final report with findings and recommendations.

Stay safe.

Jerome Stewart

Maintenance Supervisor
maintenance@lhatn.org



Monthly Maintenance Tip

Happy New Year LHA Family, as we begin this new year the maintenance department would like to start by saying thank you for helping us get through the past two year. You have at times

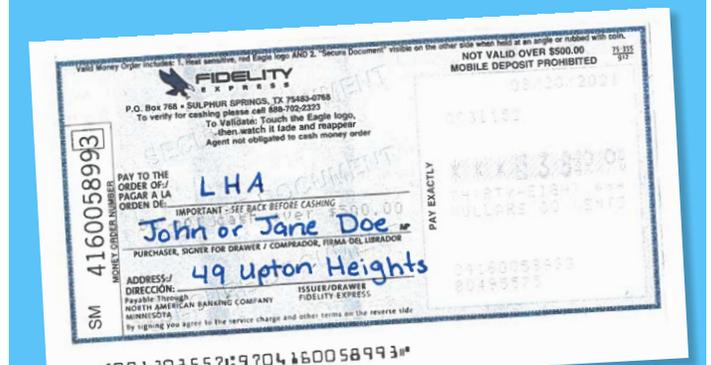
had to wait for service due to coronavirus safety protocols that were in place to protect your family and ours, hopefully this year the delays will be less frequent regardless of the rise in new coronavirus cases.

In addition to that we would also like to thank you for paying attention to the email blast, the freeze warning signs, and the weather reports, because so far this winter we have not had any frozen pipe thank you all again for a job well done.

Finally, to wrap up this monthly maintenance tip I need to inform you that for the next few weeks the Maintenance department will be going into all the units at Inman Ct. Head Homes, Parkview, Hillcrest, and Watertown to inspect.

PAYMENT VIA MONEY ORDER...

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



Important Information

- The newsletter is written to provide important information that applies to you as the resident. Please read your newsletter.
- You must have your rent paid to the office by the 20th of the month, we will be taking legal action by the 21st.
- Please do not part in front of the office when coming in to conduct business. Also, if you are a smoker, please do not put your cigarette butts on the ground.
- Remember if you are moving from your apartment you must come into the office to give a 30 day notice and forwarding address.
- Any changes in income, you must come to the office and report the change. If you are terminated from your job you must provide a notice of separation.
- If you would like to pay rent in advance you may do so, you must keep track of any other charges on your account.
- When leaving a message with the property managers, you must leave a return phone number or your call will not be returned. In addition, please do not leave multiple messages on the machine. We will return your call withing 24 to 48 hours.
- Every Friday morning we will have a staff meeting, please drop rent in drop box or pay on-line.
- Rent cannot be taken after 4:30 pm daily via credit card.
- Please remember bikes and grills in the back
- If you have a dog, please clean up feces.

FY 2022 ANNUAL AGENCY PLAN & 5 YEAR CFP ACTION PLAN

Resident Advisory Board Meeting
Thursday, March 17 - 1:00 pm

Public Hearing
Thursday, March 17 - 2:00 pm

Board Meeting
Thursday, March 17 - 4:00 pm

3 ways to put in a Work Order at the LHA

*(DO NOT ENTER
EMERGENCY'S 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)

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.



February 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1/30	1/31	1 Rent Due	2	3	4	5
6	7 Late Fee applied to unpaid rent	8	9	10	11	12
13	14 Valentine's Day	15	16	17 LHA Board Meeting 4:00 pm	18	19
20	21 President's Day Office Closed Last day to pay rent before court processing	22	23	24	25	26
27	28	3/1	3/2	3/3	3/4	3/5





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