



monthly newsletter

LEBANON HOUSING AUTHORITY

FEBRUARY 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



Jerome Stewart

Maintenance Supervisor

Maintenance@lhatn.org



Greetings LHA Family, The Maintenance Department is asking for your help in taking care of your heaters this winter. Dust is the leading cause of heating issues, so please help us keep your home safe and warm by following these simple guidelines:

- Keep the area under and around your heater free of dust and debris.
- Make sure heater covers are clean at all times.
- Keep furniture and other items at a safe distance from the heater.
- Do not place anything on top of the heater.

Thank you for helping us maintain a safe and comfortable environment.

Please stay safe and warm this winter season!

Notice of Resident Meeting & Public Hearing

March 19th, 2026

Notice is hereby given to the residents of the Lebanon Housing Authority, and all persons interested, that the Housing Authority is required by the U.S. Department of Housing and Urban Development (HUD), and Section 511 of the Quality Housing and Work Responsibility Act of 1998 Interim Rule to submit a Public Housing 2026 Annual Agency Plan, Rental Assistance Demonstration (RAD) Amendment, and 2026-2030 5-Year Capital Fund Action Plan.

We will hold a **Resident Meeting at 1:00 p.m. on Thursday, March 19, 2026**, followed by a **Public Hearing at 2:00 p.m.** Both meetings will take place at the Lebanon Housing Authority office, located at **49 Upton Heights, Lebanon, Tennessee.**

During these meetings, we will review proposed plans for housing improvements, future development projects, and possible policy or operational changes. We also want to hear your thoughts and answer any questions you may have.

If you are unable to attend in person, you may submit written comments through March 19, 2026, to:

Mr. Patrick Johnson
Executive Director
Lebanon Housing Authority
49 Upton Heights
Lebanon, TN 37087

Your input is important to us, and we strongly encourage all residents to participate. We look forward to seeing you there!

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 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.

Daejah Maklary

Resident Coordinator

Residentcoordinator@lhatn.org



Basic Financial Training - Back by Popular Demand!

We are proud to recognize our residents who successfully completed LHA's very first Basic Financial Training in November 2025! With just 8 total hours — 2 hours every Monday for one month — residents gain access to real-life budgeting strategies and personalized support from trained mentors. This program has been studied throughout the Nashville area, with skyrocketing success rates, and we are excited to bring it back to the LHA community.

Here's what our November participants had to say:

"For the first time in a long time, I had money left over from my paycheck."

"The classes were relatable & easy to follow. After the budgeting class, I was able to recognize my wasteful spending."

"The class engagement was exceptional — anytime something was unclear, I could raise my hand and get the clarification I needed. By the third class, I paid off my truck."

But wait—there's more! A prize will be drawn in every class, and we provide dinner, dessert, beverages, and all course materials at each session. To ensure every participant receives the individualized support they need, seating is limited—so don't wait to register!

Registration: February 1 - February 28.

When: March 2, 9, 16, & 23, 2026

Time: 5:30 PM – 7:30 PM

Where: 49 Upton Heights, Lebanon, TN 37087

How to Register

Please provide your first and last name, phone number, and email address using one of the options below:

Email: residentcoordinator@lhatn.org

Call: 615-444-1872 ext. 303

Scan the QR code



Happy Valentine's Day

Fun Fact!

Some historians believe the holiday may have roots in an ancient Roman festival called Lupercalia, which was held in mid-February to celebrate the coming of spring. Over time, the festival was ended by the church, and Valentine's Day took its place. While the exact origins are unclear, Valentine's Day did not become widely known as a romantic holiday until around the 14th century.

Got Jokes?

Why did the chocolate go to school on Valentine's Day?
(Find the answer under the calendar!)

Resident Council – Your Voice Matters!

Lebanon Housing Authority is strengthening resident engagement—and that starts with YOU. The Resident Council allows residents to participate in meaningful discussions that impact their community. If you—or a neighbor you know—wish to help guide positive change, share ideas, represent neighbors, and have a voice in shaping LHA improvements, you are strongly encouraged to sign up for LHA's Resident Council.

Registration: February 1 - February 28.

Further details will be shared with those who sign up.

How to Register

Please provide your first and last name, phone number, and email address using one of the options below:

Email: residentcoordinator@lhatn.org

Call: 615-444-1872 ext. 303

Scan the QR code



Don't miss your chance to have a seat at the table and help move our community forward

Mary Polite

Director of Housing

Occupancy1@lhatn.org



We hope everyone is doing well and enjoying the season.

Below are a few important reminders from the Housing Authority to help keep our community running smoothly and to ensure everyone's safety and comfort.

- Every Friday, the Housing Authority holds weekly staff meetings that run until approximately 12:00 noon. If you need to meet with your Property Manager, please be sure to schedule an appointment in advance.
- We kindly ask that porches and backyards be kept clean and free of excess furniture and other items. Only lawn furniture is permitted on front porches.

Inspections will be taking place soon, so please ensure both the inside and outside of your home are clean and well maintained.

- During periods of inclement weather, residents are encouraged to pay rent online whenever possible for safety and convenience.

We appreciate all you do to make LHA a great place to call home — and we wish everyone a happy and safe Valentine's Day!

Shelton Walker

Facilities and Modernization Director

Construction@lhatn.org



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

A. 714 Lake St.

- I. Hardie siding installation is approximately 75% complete
- II. Metal stairs slated for mid-January
- III. Exterior painting in progress

IV. Interior painting to begin once colors are selected

B. 712 Lake St.

- I. Interior Framing in progress
- II. Plumbing & Electrical rough-in is in progress
- III. Sprinkler & HVAC rough-in completed
- IV. Brick installation in progress
- V. Hardie siding installation to begin mid-January
- VI. Insulation installation is in progress

C. 716 Lake St.

- I. Windows & exterior doors scheduled for delivery 01/15
- II. Interior framing in progress
- III. Roofing to begin mid-January
- IV. Brick work in progress
- V. Mechanical & Electrical rough-in scheduled to begin week of 01/19

D. 710 Lake St.

- I. Community building has been staked. Footings to begin once porches are poured on 716 Lake St.

Below are photos that show the project's progress:

A. 714 Lake St.



B. 712 Lake St.



C. 716 Lake St.



Dana Sandefur

Safety & Security Coordinator

Security@lhatn.org



Fire safety is always important, and a few simple precautions can make a big difference in keeping your home and family safe. With today's modern appliances and heating equipment, it's more important than ever to be mindful of fire prevention and to have a plan in place. **Below are some helpful fire safety tips everyone should follow:**

1. Maintain Smoke Alarms

A working smoke alarm is your first line of defense against fire. According to fire safety experts, three out of five fire deaths occur in homes without working smoke alarms.

2. Create a Fire Escape Plan

Every household should have a fire escape plan with at least two exits from each room. Practice fire drills twice a year, making sure that every family member knows how to exit safely in case of an emergency.

3. Keep Fire Extinguishers Handy

A fire extinguisher should be placed in key areas like the kitchen and bedroom. The ABC-rated fire extinguisher works for most types of fires, including electrical, grease, and wood fires.

4. Use Fire-Resistant Materials

Upgrade your home with fire-resistant materials, such as flame-retardant curtains and furniture.

5. Be Cautious with Electrical Outlets and Cords

Overloaded outlets and damaged electrical cords are major fire hazards. Avoid using too many appliances on one outlet and always replace frayed or damaged wires immediately. Smart plugs and surge protectors can also help prevent electrical fires.

6. Practice Safe Cooking Habits

Kitchen fires are the leading cause of home fires. To prevent them:

- Never leave cooking unattended.
- Keep flammable materials away from the stove.
- Turn off burners when not in use.
- Always have a kitchen fire extinguisher nearby.

7. Store Flammable Items Safely

Keep flammable liquids like gasoline, alcohol, and cleaning agents stored in cool, dry, and ventilated areas. Avoid storing them near heat sources such as stoves and heaters.

8. Regularly Inspect Heating Equipment

Heating equipment, including furnaces and space heaters, should be inspected annually. Make sure vents are clean and space heaters are kept at least three feet away from anything flammable.

9. Educate Children About Fire Safety

Teach children stop, drop, and roll, and educate them about fire hazards. They should know how to dial 911 in an emergency and where to meet outside the home in case of a fire.

As always, stay safe LHA!

February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Rent Due Basic Financial Training Registration Opens	2 Property Pest Control Upton Heights (1-51) & (135-184)	3	4	5	6 Late Fee applied to unpaid rent	7
8	9 Property Pest Control Parkview, Head homes, Watertown	10	11	12	13	14  Happy Valentine's Day!  
15	16 President's Day Office Closed	17 Property Pest Control Upton Heights (52-63) & (72-83)	18	19 LHA Board Meeting 4:00 pm	20 Last day to pay rent before court processing	21
22	23 Property Pest Control Inman Court	24	25	26	27	28 Basic Financial Training Registration Closes
29	30	31	03/01	03/02	03/03	03/04

Important Upcoming Reminders:

March 10th- Residential Narcan Course
March 19th- Resident Advisory Board Meeting 1:00 P.M
March 19th- Public Hearing 2:00 P.M.
March 19th- Board Approval Meeting 4:00 P.M

Valentine's Joke Answer: Because he wanted to be a smartie!

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