monthly newsletter

LEBANON HOUSING AUTHORITY **NOVEMBER 2026**

Lebanon Housing Authority
"Providing Decent, Safe and Affordable Housing"

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



The Highlands: A New Chapter in Affordable Housing

The wait is over! The Highlands has officially opened its doors, and applications are now being accepted. This exciting milestone represents an important step forward in expanding affordable housing opportunities in Lebanon, Tennessee.

The Highlands offers two- and three-bedroom apartments for households that qualify through the Low-Income Housing Tax Credit (LIHTC) program and the Project-Based Voucher (PBV) program. The LIHTC program supports affordable rental housing for income-qualified households, while Project-Based Vouchers provide rental assistance to eligible households based on program requirements, including income eligibility.





If you are interested in applying or learning more, please visit thehighlandslebanon.com and select *Contact Us* for application information or to simply ask questions. Bedrock Management will oversee the property and assist individuals interested in learning more about the application process.

We are excited to welcome this new community and look forward to the positive impact it will have on our city.

Section 3 Employment Opportunities: Put Your Skills to Work!

Lebanon Housing Authority (LHA) is offering temporary employment opportunities through our Maintenance Department for residents with experience in painting, vinyl flooring installation, and cleaning. These positions pay $19–$23 per hour, offer 40-hour workweeks, and are expected to continue through January 2027. Residents interested in applying can pick up an application at the LHA Main Office. We encourage residents with relevant skills and experience to take advantage of this opportunity!

LHA Modernization: Investing in Our Communities

Exciting improvements are underway at LHA! Exterior brick painting has begun at Inman Court, with Upton Heights and Head Homes next on the schedule. This project is part of our ongoing commitment to modernizing our properties and improving our communities. We are also exploring opportunities to expand these improvements to additional developments.

Residents should refer to the Property Managers' section of this newsletter for specific instructions on how to prepare for the painting. I ask all residents to follow their Property Manager's guidance and help ensure their units are ready for this important improvement project. For additional details and project updates, please see the Facilities and Modernization Director's section of this newsletter.

Annual Inspections: Understanding Expectations

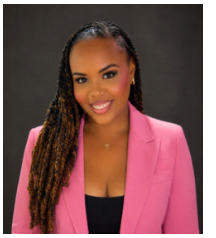
LHA has completed its annual inspections, and we appreciate everyone's cooperation throughout the process. If you notice a maintenance issue in your unit, please report it promptly rather than waiting for it to be discovered during an inspection. Residents will be held responsible for charges when applicable under LHA policy.

Our inspections also identified housekeeping concerns in some apartments. Property Management will continue to follow up on these issues to ensure units are maintained appropriately. LHA has invested significant resources into improving our properties, and we ask residents to help protect that investment by keeping their homes clean, safe, and well-maintained.

Meet Our New Resident Commissioner

The LHA Board of Commissioners includes a Resident Commissioner who represents the voices and interests of our residents during important discussions and decision-making. We are pleased to welcome Jalissa Tubbs as LHA's new Resident Commissioner.

We look forward to her contributions and the perspective she will bring to our organization. Please join us in welcoming Jalissa as she introduces herself to the LHA community.



Jalissa Tubbs

Hello, neighbors! My name is Jalissa Tubbs, and I am honored and excited to introduce myself as your new Resident Commissioner for LHA!

Having been a resident of this community for the past two years, I understand the importance of having a voice and knowing that your concerns matter. I am committed to advocating for our residents, promoting transparency, and ensuring that all of our voices are heard, valued, and represented.

I encourage everyone to stay informed and get involved! LHA meetings are open to the public.

If you have any questions, suggestions, or concerns, please don't hesitate to reach out to me directly at jalissatubbs@gmail.com.

I look forward to serving our community, building stronger connections, and working together to make LHA a place we are all proud to call home!

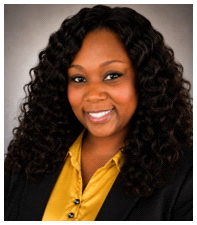


Raynesha Usher

Property Manager

Upton Heights and Hillcrest Homes

Occupancy1@lhatn.org



As we enter November and prepare for the holiday season, we would like to take this opportunity to share a few important community updates and reminders.

Exterior Painting: Important Resident Instructions

LHA is excited to move forward with exterior painting improvements to help keep our communities looking bright, clean, and well-maintained! As exterior painting continues, residents should review the following instructions and begin preparing their homes.

Clear All Outdoor Areas

Before painting begins with your unit, all items must be removed from your front porch, back porch, yard, and the areas surrounding your building. Nothing should be left against the building or in the yard. This includes furniture, decorations, bicycles, and other personal belongings. Grills must be relocated at least 10 feet away from the building.

Items Left Behind Will Be Removed

Removing belongings is not simply a temporary requirement for the painting project. LHA does not permit unnecessary items to be stored on porches or around units. Residents should begin making arrangements now to relocate their belongings. Items left on porches, against buildings, or in the yard may be removed and discarded by LHA staff. Following the completion of painting, Property Managers will closely monitor these areas and strictly enforce requirements regarding items stored around your home.

Prepare for Your Scheduled Painting Day

On your scheduled painting day, please check the painters' locations before stepping outside through your front or back door. This precaution will help prevent you from getting paint overspray on yourself. If your unit has an air conditioner, it must be turned off and remain off until 9:00 p.m. that evening to prevent dripping water from damaging the new paint.

Please check your email regularly! LHA will communicate important painting updates and instructions through email, in addition to written notices delivered to residents. Ensure your inbox has enough space to receive messages, and check it frequently as painting approaches your unit so you don't miss important information.

Alisa Cottrell

Property Manager

Inman Court, Parkview, Head Homes, & Watertown

Occupancy2@lhatn.org



Remember Your Rent Payment Responsibilities

Please review the late-payment policy outlined in your lease. Four late rent payments within a 12-month period may result in eviction, and notices are provided for late payments. Residents with multiple late payments are encouraged to attend LHA's Basic Financial Training Course. Completing all four classes excuses one late-rent occurrence toward the four-payment limit.

Important Reminder: Additional Charges

Residents with separate charges for excess utilities or maintenance services must pay them in full by the due date. If you have questions or anticipate difficulty paying, please contact the office as soon as possible.

Thank you for your cooperation! We wish you and your families a safe, happy, and enjoyable November!

Daejah Maklary

Resident Coordinator

Residentcoordinator@lhatn.org



Build Your Financial Future with Basic Financial Training

LHA invites residents to participate in our Basic Financial Training Series this November! This four-part series will cover essential topics, including budgeting, saving, building credit, and homeownership. Participants will gain valuable knowledge and practical skills to help them make informed financial decisions and build a stronger financial future.

Classes will be held November 2, 9, 16, and 23, from 5:30 PM to 7:30 PM located at 49 Upton Heights. Dinner will be provided each night, and participants will have opportunities to take part in nightly gift card drawings!

But wait- there's more! Participants who attend all four classes will be entered into a drawing for a chance to win $100! Additionally, residents who attend all four classes, and have had a late-rent occurrence in the last 12 months, will have one occurrence excused from their record. Take advantage of this opportunity to build your financial knowledge, work toward your financial goals, and put what you learn into practice! Don't forget, attendance at all four classes is required to qualify for either incentive.

Seating is limited, so don't wait to reserve your spot today! To register, call 615-444-1872, Ext. 303, email residentcoordinator@lhatn.org, or scan the QR code provided, and be prepared to provide your full name, phone number, and email address.

Invest in yourself, strengthen your financial knowledge, and take the next step toward your goals!

LHA's Annual Halloween Porch Contest Winners!

A huge thank you to everyone who participated in our Halloween Porch Contest! We loved seeing the creativity and spooky spirit throughout our LHA communities. Thank you for helping make this contest such a fun experience!

Congratulations to our first-, second-, and third-place winners!







Thanksgiving Turkey Giveaway!

LHA residents can sign up to receive a FREE Thanksgiving turkey through a community giveaway organized by the Wilson County Civic League and their community partners. We are grateful for the combined efforts to support local families and help make this Thanksgiving a little brighter!

To sign up, call 615-444-1872 Ext. 303, email residentcoordinator@lhatn.org, or scan the QR code provided. Please be prepared to provide your full name, phone number, and email address when signing up.

Turkey pickup details will be shared once registration is complete!



Shelton Walker

Facilities & Modernization Director

Construction@lhatn.org



The Highlands: Final Details and Leasing Updates

The Highlands has reached an exciting milestone, with temporary leasing operations now open on-site and temporary certificates of occupancy issued for all 52 apartments! While final punch-list items and site improvements continue, LHA is getting closer to welcoming residents to these new homes.

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

A. Finishes

I. A temporary Lease Office is now open on site and taking applications
II. TCOs have been issued for all 52 resident units

B. 712 Lake St.

I. Final inspections – completed
II. Final inspection punch-list deficiencies are being corrected – in progress

C. 714 Lake St.

I. Final inspections completed
II. Final inspection punch-list deficiencies are being corrected – in progress

D. 716 Lake St.

I. Final inspections – completed
II. Final inspection punch-list deficiencies are being corrected – in progress

E. 710 Lake St.

I. Hang doors and hardware – completed
II. Install cabinets and countertops - completed
III. MPE trim out - in progress
IV. Mailbox cluster units – completed
V. Appliances delivered and installed – not started
VI. Final inspections – not started

F. Site

I. Dumpster gates – in progress
II. Landscape – in progress
III. Playground & Splashpad – not started
IV. Perimeter Fencing – not started

Below are photos that show the project's progress.






A Fresh Look for LHA Communities!



Lebanon Housing Authority is bringing a fresh look to our communities through our ongoing exterior painting project! 615 Elite Construction Co., based in Watertown, Tennessee, is leading this exciting improvement effort.

As Mr. Johnson mentioned in his article, painting is currently underway at Inman Court. Once that work is complete, the project will move to Upton Heights, followed by Head Homes. We are also exploring opportunities to expand these improvements to additional LHA developments in the future.

To brighten our communities, LHA has thoughtfully selected a refreshed exterior color palette featuring a warm, creamy white, two complementary shades of gray, and a soft, refined blue. These colors were thoughtfully chosen to complement our properties and enhance the overall appearance of our communities. We hope these refreshed exteriors will bring a renewed sense of pride and create a welcoming atmosphere for residents and visitors alike.

This project will continue over the next few months as we work toward creating brighter, more inviting spaces throughout LHA. We appreciate our residents' patience and cooperation as these improvements take shape!

Dana Sandefur

Safety & Security Coordinator

Security@lhatn.org



Thank you to all residents who welcomed our contractors and myself into their homes for Annual Inspections! We've seen improvement since 2024, and we appreciate your cooperation. Identified deficiencies have been submitted as work orders, and maintenance has begun addressing several concerns. Below are important safety reminders based on observations made during inspections.

Smoke Detectors: A Critical Line of Defense



A missing, damaged, or malfunctioning smoke detector is a life-safety issue that requires immediate attention. Please submit a work order as soon as you notice an issue. Upon receiving the work order, LHA maintenance is required to respond within 24 hours to address the issue. Please do not remove, disable, or tamper with your smoke detectors. Missing or tampered-with smoke detectors will result in a $100 vandalism fee per detector.

Fire Prevention: Protect Your Home

As we head into colder weather, please take precautions to reduce fire risks in your home. If you have a clothes dryer in your unit, ensure it has the appropriate dryer vent kit, such as a dryer water box, properly installed on the vent hose to help manage lint. These kits can be found online or at local retailers.

In October, our maintenance team visited units to light wall heaters for the colder months. Please keep areas around wall heaters and water heaters clear of furniture, clothing, debris, and other combustible materials. Never place items on top of or directly against these appliances.

Lint buildup, improper dryer venting, and items placed too close to heating appliances can create serious fire hazards. A few simple precautions can help protect your home and keep your household safe!

Thank you again to everyone who prepared for the inspections and welcomed our team into their homes. We are hopeful that our continued efforts will help us achieve another **99% score on our NSPIRE inspections**, as we did in 2024, and maintain that standard for years to come.

Jerome Stewart

Maintenance Supervisor

Maintenance@lhatn.org



New Pest Control Company

Our new pest control company has officially started providing services at LHA. If you experience any unusual or ongoing pest concerns, please let the Main Office know so we can address the issue appropriately.

We also welcome and appreciate resident feedback as we work with our new pest control provider. Your feedback helps us identify concerns and ensure that pest control services are meeting the needs of our residents.

Thank you for your cooperation and for doing your part to help keep our homes and communities safe, clean, and well-maintained!

Emergency Maintenance Line Update

Our emergency maintenance line, 615-829-4026, is now being managed by an emergency answering service. When you access the emergency and connect you to the maintenance mechanic on call, if needed.

November 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 **Rent Due**	**2** **Interior Pest Control** Upton Heights (1-51) & (135-184)	**3**	**4**	**5**	**6** **Late Fee applied to unpaid rent**	**7**
8	**9** **Interior Pest Control** Parkview, Head homes, Watertown	**10**	**11**	**12**	**13**	**14**
15	**16** **Interior Pest Control** Hillcrest & Upton Heights (52-63) & (72-83)	**17**	**18**	**19** **Board Meeting** 4:00 PM	**20** **Last day to pay rent before court processing**	**21**
22	**23** **Interior Pest Control** Inman Court	**24**	**25**	**26**  **Office Closed**	**27** **Office Closed**	**28**
29	**30**					

Lebanon Housing Authority

What To Do If You Smell Gas In Your Housing Unit

- Take all children & pets and leave the apartment right away.
- Do not use your phone (even a cell phone) on the premises. A phone could 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.

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