

monthly newsletter

LEBANON HOUSING AUTHORITY

DECEMBER 2025

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Lebanon, TN 37088

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Patrick Johnson

Executive Director

Director@lhatn.org



Change Is in the Air!

Transformations & Updates at LHA

As we approach one year since President Trump appointed a new HUD Secretary, we have witnessed significant administrative changes that have impacted public housing and various aspects of our society. While some changes were

necessary, others have posed challenges to the economy and the daily lives of many vulnerable residents. In light of these adjustments, I urge everyone to adhere to your lease agreements and all related regulations. Given the rising cost of housing across the nation, it is crucial not to risk eviction during this time.

The LHA staff and I are committed to keeping up with regulation changes, and we have worked diligently to provide training and adjust our policies accordingly. Notably, we have developed a new LHA Admissions and Continued Occupancy Policy (ACOP) and an updated lease, both of which are available for your review in the main office lobby. These documents are scheduled for adoption at the December 2025 Commissioners' meeting. If you have any questions, please reach out to your property manager. Thank you for your patience as we strive to enhance the living conditions for all residents and improve our community.

Major Construction and Community Improvements

Among the most visible changes is the ongoing construction on the southern border of Upton Heights, where the new Wilson County Courthouse is being built. This large-scale project has required the closure of Rogers, resulting in changes to neighborhood traffic patterns. On the northern border, construction is underway for three new buildings that will house 52 residents. Most of these units will be made available through Project Based Vouchers (PBV) and the Low-Income Housing Tax Credit (LIHTC) program. We anticipate completing the first building between April and May 2026, and these will consist of two and three bedroom units. Further information about these developments will be shared in early 2026. Additionally, final plans to renovate and expand the LHA Maintenance building are expected to be submitted soon in order to secure a contractor this month.

Infrastructure and Safety Enhancements

The completed construction of Hartsville Pike, now renamed Hazelwood Pike, has increased traffic into Inman Court (McGregor Street). We have brought this issue to the city's attention, and in the meantime, we are doing everything possible to maintain safety. Both the Upton Heights and Inman Court developments, which feature barrack-style buildings, have contracts in place to replace shingles and porch roofs. At the Watertown apartments, important interior modernization is underway, including the installation of new cabinets and flooring.

New Staff and Future Goals

We are pleased to welcome Daejah Maklary as Resident Coordinator and Shelton Walker as Modernization Director, both joining us as contract staff. They will be assisting LHA residents and supporting the completion of current and future modernization projects, all aimed at the betterment of our community. One of our primary goals for 2026 is to replace outdated heating systems and window air conditioning units throughout the LHA portfolio with modern HVAC solutions. Indeed, change truly is in the air!



Shelton Walker

Facilities and Modernization Director

Construction@lhatn.org



The photos to the right show the project's progress. The project's schedule for the next 2-4 weeks look ahead is as follows:

- Finish framing, begin roofing and MEP rough-in for 712 Lake St.
- Begin drywall installation for 714 Lake St.
- Pour the slab for 716 Lake St.
- Start framing for 716 Lake St.
- Finish working on stormwater and drains.
- Community Bldg. footings will begin once we have more site working area. Right now, it looks like mid-December.



Daejah Maklary

Resident Coordinator

Residentcoordinator@lhatn.org



- **Cold Weather Drive-** Grab the kids and join us for LHA's Children's Cold Weather Drive! We've partnered with Hillcrest Baptist to help keep LHA's children warm and ready for the chilly winter ahead. We'll be giving away free winter apparel. Items will be distributed by LHA staff in a fair and organized manner.

December 11th

5:00–6:00 p.m.

Inman Ct. Community Building

December 12th

5:00–6:00 p.m.

Upton Heights Main Office

To help us prepare your child's items before you arrive, please call or email their sizes.

- **Santa Claus is coming to LHA!** Join us for our annual Christmas Party filled with holiday cheer, hot cocoa, gifts, and more!

December 18th

4:30 p.m.

Inman Ct. Community Building

December 19th

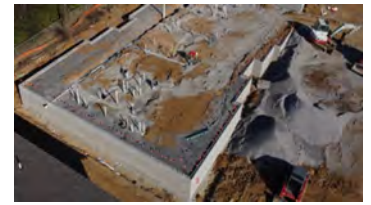
4:30 p.m.

Upton Heights Main Office

- **Christmas Porch Contest-** Ready to get into the Christmas spirit? Register now for LHA's Christmas Porch Decorating Contest for a chance to win \$100! Registration deadline is December 16th. Judging will take place on December 17th. Let the decorating begin!
- **Scholarship Opportunities-** The Public Housing Authorities Directors Association is awarding \$20,000 in scholarships to 2026 graduating seniors living in Public Housing. Contact me and I'd be happy to help with the application and submission process. **The deadline is January 23, 2026**, so don't wait!

Re-Roofing at Upton Heights and Inman Court Project to start in December

- Roof replacement will begin in December at Upton Heights and Inman Courts. This project will have a schedule for the next 8 to 12 weeks. Work will begin at Upton Heights with 24 units to be completed. Work will then move to Inman Court with 34 units to be completed. New roofing will match the re-roofing project that was completed on several units last year.



Mary Polite

Director of Housing

Occupancy1@lhatn.org



- All visits with your property manager will now be by appointment only to make sure we can give you the time and attention you deserve. Walk-ins are no longer available, so please be sure to call or email to schedule ahead!
- Please remember to inform your property

manager of any changes in your email address or telephone numbers.

- LHA visitors are permitted to stay 14 days per household per calendar year- not per visitor and not per month.
- **You can place regular work orders online anytime! For emergencies, please call us at 615-829-4026.**
- Please set your trash can out by 7:00 p.m. the night before pickup and bring it back in by 7:00 p.m. the same day to avoid a trash pull fee. Even small amounts of trash should still be placed out for pickup—thank you for helping keep our community clean!
- If you notice anything concerning, please share details, photos, or videos with your property manager. You can reach Ms. Alisa at occupancy2@lhatn.org or Ms. Mary at occupancy1@lhatn.org. All reports are handled confidentially and respectfully.
- With colder weather approaching, this is a great time to consider paying your rent online for added convenience. If you would like to set up an online account, please contact me to get started and I will be happy to help you!

Dana Sandefur

Safety & Security Coordinator

Security@lhatn.org



Winter is upon us, and it's getting cold! Here's some common wintertime cold injuries.

Hypothermia occurs when the body loses heat faster than it can produce it, causing dangerously low temperatures. **Frostbite** occurs when body tissue—like fingers, toes, the nose, or ears—freezes. Let's explore their causes, preventions, and treatments.

Causes

- Prolonged exposure to cold temperatures
- Inadequate clothing
- Certain medical conditions, such as hypothyroidism or hypoglycemia
- Alcohol or drug intoxication
- Physical exhaustion can make the body less efficient at regulating temperature.
- Some medications, such as beta-blockers, can increase the risk.

Prevention

- Dress in warm, dry layers, including a hat, gloves, and waterproof boots
- Change out of wet clothing promptly.
- Avoid alcohol and drugs before and during cold exposure and temperatures.
- Be aware of your surroundings and take breaks indoors if needed.

Hypothermia Treatment

- Call for emergency help:
Hypothermia is a medical emergency
- Get the person to a warm, dry location as quickly as possible.
- Removing wet clothing and wrapping the person in blankets or warm, dry clothes.
- Place warm items like hot water bottles or heating pads (wrapped in a towel or blanket) in the armpits, groin, and neck areas.
- Provide warm fluids: Avoid alcohol and caffeine.
- Avoid certain actions: Do not massage the body. Avoid warming the person too quickly.

Frostbite Treatment

- Call for medical help:
Frostbite is a medical emergency
- Gently rewarm the affected area by soaking it in warm (not hot) water for 15-30 minutes. The water should feel comfortably warm.
- Do not massage the affected skin, as this can cause further tissue damage.
- After rewarming, cover the area with sterile gauze or a clean cloth. Avoid breaking any blisters that may have formed.
- Do not use direct heat sources like heating pads, heat lamps, or a fireplace to warm the area, as this can cause burns.
- Seek professional care: A healthcare provider may recommend antibiotics for infection, a tetanus shot, pain medication, or surgery in severe cases.

Although they are different, it is possible to have both injuries at the same time, typically below 32°F (0°C). And remember, wet clothing can accelerate heat loss and increase the risk of frostbite and hypothermia. Be sure to stay safe & warm!

Jerome Stewart

Maintenance Supervisor

Maintenance@lhatn.org

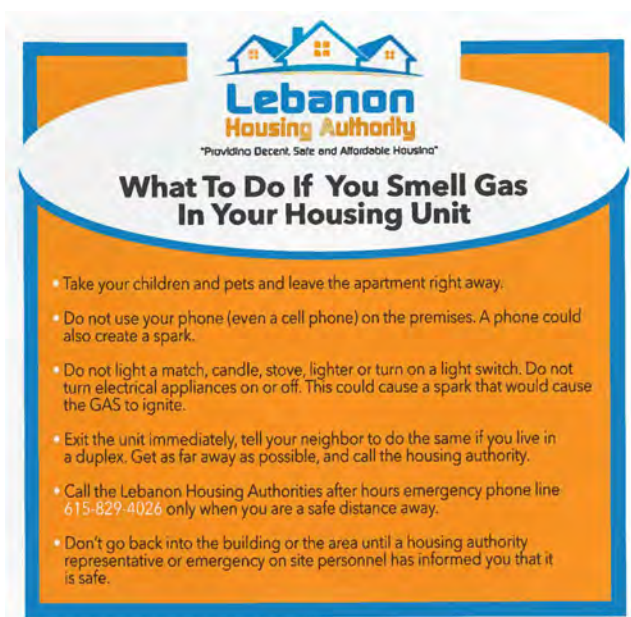


Season's greetings LHA family, let me start by saying thank you for your patience and cooperation this year.



Now that it's December, remember to keep an eye on the weather and freeze warnings. Be sure to follow your property manager's emails and let your water run to help prevent frozen pipes.

It's Christmas time! But please remember to properly dispose of cardboard, boxes, plastic, styrofoam, and wrapping paper from your gifts. If items are left out, maintenance will remove them, and a fee will be applied—we appreciate your help in keeping things tidy!

We're excited to see all the beautiful Christmas lights and decorations this season! Just a reminder to take them down by December 31st, 2025.

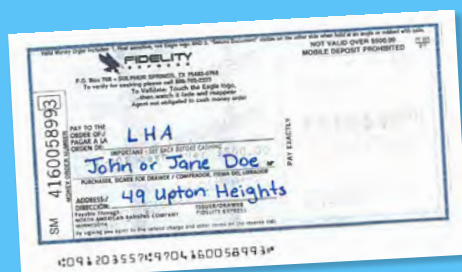


December 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
11/30	1 Rent Due Property Pest Control Upton Heights (1-51) & (135-184)	2	3	4	5	6 Late Fee applied to unpaid rent
7	8 Property Pest Control Parkview, Head homes, Watertown	9	10	11 Cold Weather Drive Inman Court 5:00 – 6:00p.m. LHA Board Meeting 4:00 pm	12 Cold Weather Drive Upton Heights 5:00 – 6:00p.m.	13
14	15 Property Pest Control Upton Heights (52-63) & (72-83)	16 Registration deadline for Christmas Decorations Contest	17	18 Santa's coming to town! Inman Court 4:30 p.m.	19 Santa's coming to town! Upton Heights 4:30 p.m.	20
21	22 Property Pest Control Inman Court Last day to pay rent before court processing	23	24 <i>Christmas Eve</i> Office Closed	25 <i>Merry Christmas</i> Office Closed 	26	27
28	29	30	31 <i>New Year's Eve</i> 	1/1	1/2	1/3

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