

monthly newsletter

LEBANON HOUSING AUTHORITY

MAY 2026

MAILING ADDRESS

P.O. Box 187

Lebanon, TN 37088

PHYSICAL ADDRESS

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www.lhatn.org



**Lebanon
Housing Authority**

"Providing Decent, Safe and Affordable Housing"

Patrick Johnson

Executive Director

Director@lhatn.org



Progress in Motion

Progress is not a destination—it is a continuous state of movement. Whether in organizations, communities, or individuals, progress only exists when action is taken and sustained over time. Progress in Motion reflects the understanding that growth requires momentum, adaptability, and the willingness

to evolve as conditions change.

Lebanon Housing Authority (LHA), like other PHAs across the country, is preparing for a fifteen percent (15%) budgetary cut, increased regulatory changes and an increased presence of Immigration and Custom Enforcement (ICE) to properties. Despite this challenging news, progress is in motion.

In March, several residents met to discuss capital plans for the future of the Lebanon Housing Authority. Your comments were welcomed and have been included in LHA's Annual and 5-year CFP plans. These plans have been reviewed and approved by the LHA Commissioners and HUD. There are projects planned, in progress or coming to completion. Though exciting to see positive change, it is also challenging and difficult to manage. In the words popularized in the 1980s TV series *The A-Team*, "I love it when a plan comes together".

- Reroofing project of older units in Upton Heights and Inman Court is complete. A decision was made to continue the design and color of previous roofs.
- The Tax Credit project in Upton Heights is approximately 65% complete. As a reminder, these units will be first available for LHA residents who were displaced and relocated before the demolition. Availability may exist for current tenants who want to transfer to the PBV (Project Based Voucher) program.
- Renovation and addition to the LHA Maintenance building will be underway in Summer 2026.
- Improvement projects in Inman Court, Upton Heights, and Head Homes (HVAC and Exterior paint).
- The renovation of a unit for disabled in Eastland Court.
- The construction of bus shelters for school children.
- The opening of administrative/maintenance office in Watertown.
- The opportunity for Resident Group Therapy sessions.

Thank you for your patience and cooperation.

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.

Office Notice:

Due to recent flooding at our main office, we kindly ask that residents seek any needed assistance at our Inman Court office, located at 900 Inman Ct., Lebanon, TN 37087. We sincerely appreciate your cooperation and understanding throughout these unexpected circumstances, as we work to reopen as soon as possible!

Mary Polite

Director of Housing & Property Manager

Upton Heights & Hillcrest

Occupancy1@lhatn.org



Happy May, Residents!

To better serve you, we kindly ask that all meetings with your property managers be scheduled in advance. Walk-in meetings cannot always be accommodated. Please call, email, or visit the front office to schedule an appointment. This process allows us to

respect everyone's time and ensures we can give you our full attention during your scheduled visit!

I want to also encourage all residents to regularly check their email, as important updates, event information, and reminders are frequently shared. Staying connected helps ensure you don't miss out on valuable opportunities and critical notices!

Daejah Maklary

Resident Coordinator

Residentcoordinator@lhatn.org



Hey LHA!

Thank you to all our residents who came to our Easter event on Saturday, April 4th, it was a blast! We had such a wonderful time celebrating with everyone, and big congratulations to all our lucky winners!



We are excited to introduce the idea of an LHA Resident group therapy session designed to create a safe, supportive, and uplifting space for connection and personal growth. Group therapy can be a powerful tool for improving emotional well-being, building resilience, and strengthening a sense of community by bringing people together who share similar experiences and goals. This initiative aims to provide residents with a positive environment to learn coping strategies, encourage one another, and grow together. At this time, we are gathering interest to help us plan and move forward with this opportunity. If you are interested in participating or would like more information, please reach out to me directly by email or call **615-444-1872 Ext. 303**.

Lebanon Special School District has opened registration for Pre-K and Kindergarten. Online registration is now available at www.lssd.org. In-Person Registration Day will be held on **Friday, May 1st at Castle Heights Elementary (1007 N. Castle Heights Ave.) from 9:30 AM to 5:30 PM**. Free screenings for speech, hearing, and vision will be offered. If a physical is requested during this time, the service will be billed to your child's insurance. For more information on required documents, please contact me or refer to the bulletin board located in the lobby of the main office.

As always, we are here to support you. Please reach out if you have any questions!

Alisa Cottrell

Property Manager

Inman Court, Parkview, Head Homes, & Watertown

Occupancy2@lhatn.org



As we welcome the warm weather and spend more time outdoors, we want to share a few helpful reminders to help keep our community enjoyable for everyone.

- Please remember that all outdoor areas, such as front and back porches, walkways, and playgrounds should remain clean and clear. Personal items, toys, and furniture not intended for outdoor use should not be stored outside your unit.
- All trash should be properly contained and placed out for pickup at the appropriate times. Leaving trash outside your unit can create health and safety concerns for others in the community.
- Pets should not be left unattended outdoors. Pets must be properly cared for, supervised, and must comply with Lebanon Housing Authority policies. Unauthorized pets or improper handling may result in lease violations.

We truly appreciate the positive role you play in keeping our community welcoming for everyone. **If there's anything you need or have any questions that come up, we're always here and happy to help!**

Jerome Stewart

Maintenance Supervisor

Maintenance@lhatn.org



Hello LHA Family,

It's a great time to focus on maintaining a healthy and comfortable living environment inside your home. Small steps taken now can help prevent larger maintenance issues and keep your unit in the best condition possible.

- With seasonal temperature changes, allowing fresh air to circulate throughout your unit, when possible, can help reduce moisture buildup, improve air quality, and support overall upkeep. Being mindful of airflow can also help prevent conditions that contribute to mold or mildew.
- Residents are also reminded of the importance of promptly submitting work orders for any maintenance concerns, including appliance performance issues, electrical concerns, or general wear that may require attention. Addressing concerns early helps prevent further damage and allows our maintenance team to respond more efficiently.
- As temperatures rise, residents are encouraged to help prevent pests by keeping food sealed, disposing of trash regularly, and maintaining a clean, clutter-free environment. Warmer weather can increase activity from insects and rodents, but simple habits can make a big difference in prevention. Residents are also reminded to fully cooperate with scheduled pest control services to ensure treatments are effective and help maintain a healthy home.

Taking these proactive steps helps protect your home, supports our maintenance team, and ensures a safe and comfortable environment for all residents. **Thank you for your continued cooperation and for helping us maintain a community we're proud to call home!**

Shelton Walker

Facilities and Modernization Director
Construction@lhatn.org



Greetings LHA! We're happy to continue sharing progress on the Upton Heights Phase I Project. Work is steadily moving forward, and we appreciate your ongoing patience and support as improvements take shape throughout the community. Below are photos that show the project's progress.

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

A. 714 Lake St.

- I. Flooring to be completed by the end of the month
- II. Power into the building to be established by the end of the month
- III. Exterior Stairs and railing to be installed by the end of the month

B. 712 Lake St.

- I. Plumbing, Electrical and HVAC trim out to be completed by the end of the month
- II. Interior painting to be completed within the next two weeks
- III. Interior doors and cabinetry to be completed by the end of the month

C. 716 Lake St.

- I. Interior painting to start within the next two weeks
- II. Interior drywall to be completed within the next two weeks
- III. Mechanical and Electrical rough-in is completed
- IV. IV. Patio and decks are completed

D. 710 Lake St.

- I. Community building slab has been installed, and framing will start within the next two weeks

A. 714 Lake St.



B. 712 Lake St.



C. 716 Lake St.



C. 710 Lake St.



Dana Sandefur

Safety & Security Coordinator
Security@lhatn.org



Did you know May is National Mental Health Awareness month?

Mental health is just as important as physical health, as it supports and impacts your everyday life. If you're looking to improve your mental well-being, consider focusing on healthy lifestyle habits such as regular exercise, balanced nutrition, and getting enough sleep. It is also important to build strong connections with loved ones and find a sense of purpose through hobbies or volunteering. Practicing mindfulness and learning how to manage stress can make a meaningful difference as well. Please remember that it is okay and encouraged to seek professional help when needed!

Lifestyle and Self-care

- Be Physically Active: Aim for at least 30 minutes of exercise daily, such as walking, dancing, or other enjoyable activities.
- Eat a Balanced Diet: Make healthy food choices, including fruits and vegetables, and stay hydrated.
- Prioritize Sleep: Get adequate, restorative sleep each night. Aim for between 7-9 hours.
- Manage Stress: Practice relaxation techniques like deep breathing, meditation, or yoga.
- Engage in Hobbies: Make time for activities you enjoy, such as reading, cooking, or playing music.
- Limit Harmful Substances: Avoid or limit the use of alcohol and drugs.

Connections and Purpose

- Connect with Others: Spend quality time with loved ones and build supportive relationships.
- Find Purpose: Volunteer, learn new skills, or get involved in your community.
- Practice Gratitude: Focus on positive aspects of your life and express appreciation to others.

Mind and emotions



- Be Mindful: Pay attention to the present moment and accept your emotions without judgment.
- Set Realistic Goals: Break down larger goals into smaller, achievable steps.
- Practice Self-Compassion: Replace self-criticism with self-encouragement.

When to seek professional help

- If you feel overwhelmed by stress, anxiety, or sadness, it may be time to seek professional help.

Prioritizing your mental health not only improves your well-being but also contributes to a safer and more supportive community for all. Taking time to care for yourself allows you to better navigate daily challenges, build stronger relationships, and show up as your best self for those around you. You are not alone, and there are always resources and people who care and want to help. **Thank you for your continued support, and as always, stay safe LHA!**

May 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Rent Due	2
3	4 Interior Pest Control Upton Heights (1-51) & (135-184)	5	6 Late Fee applied to unpaid rent	7	8	9
10 	11 Interior Pest Control Parkview, Head homes, Watertown	12	13	14	15	16
17	18 Interior Pest Control Hillcrest & Upton Heights (52-63) & (72-83)	19	20 Last day to pay rent before court processing	21 Board Meeting 4:00 PM	22	23
24 31		26 Interior Pest Control Inman Court	27	28	29	30



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