



## Resident Meeting

**Subject: POST-CHAP RESIDENT MEETINGS WITH UPTON HEIGHTS AREA 1 (FORMER AND CURRENT) RESIDENTS**

**Place:** Henry Harding Administration Building  
Community Room  
49 Upton Heights  
Lebanon, TN 37087

**Date:** Tuesday, December 12, 2023, and Thursday, December 14, 2023

**Time:** 5:30 PM – 6:30 PM

- |      |                           |  |
|------|---------------------------|--|
| I.   | Welcome and Introductions | Patrick Johnson, Executive Director<br>Lebanon Housing Authority |
| II.  | Project Overview & Update | Patrick Johnson, Executive Director                              |
| III. | Questions and Comments    | Residents  |
| IV.  | Final Words and Closing   |  |

**TWO \$50.00 DOOR PRIZES WILL BE RAFFLED AT EACH MEETING!!**



**Lebanon Housing Authority**  
**RAD Area 1 Resident Meeting Agenda**

**December 12, 2023**

**5:30 PM -6:30 PM**

- **Overview of project**
- **Demolition Application of 30 units**
- **Relocation of Residents**
  - **Tenants moved voluntarily.**
  - **Tenants that have not moved.**
- **Reduction of units due to construction cost – Tennessee Housing and Development Agency**
  - **From 60 units to 52-56 units**
- **Unit mix (bedroom size)**

**Building #1: 2 Story apartment building:**

2-bedroom units: 16

3-bedroom units: 8

**Building #2: 2 Story apartment building:**

2-bedroom units: 8

3-bedroom units: 8

**Building #3: 2 Story apartment building:**

2-bedroom units: 16

**Building #4: Community Building, One story**

Floor Area: 2,967 sf

Use: Office / Community Space/ Bathrooms/ Maintenance Area

**Total Area for Apartments: 73,153 sf**

**40 2 bedrooms**

**16 3 bedrooms**

- **Unit mix (subsidy)**
  - **3 - Rental Assistance Demonstration**
  - **30 – Project Based Vouchers**
  - **19 – Tax Credit**



## **Post-Chap Resident Meeting for Area 1 Upton Heights**

**Date: December 12, 2023 @ 5:30 PM**

**Location: LHA Administrative Office**

### **Attendance:**

Two residents and five staff members

The meeting was opened by Patrick Johnson, LHA Executive Director with an overview/update of LHA's applications for HUD's RAD and the reception of LIHTC from the Tennessee Housing and Development Agency. The plan is to demolish Area 1 of Upton Heights (30 units & Maintenance building) by submitting a demolition application and replacing it with 60 units. Relocation of residents (Tenants moved voluntarily and tenants that have not moved). Architectural Draft was also shared and a detailed explanation of RAD and LIHTC was given. Reduction of units due to construction cost. Originally scheduled to build 60 units reduced to 52-56 units.

### **Questions?**

1. Q: Does the tenant that moved out of area 1 get to come back first?  
A: Returning tenants will have priority. Qualifications for LIHTC are slightly different. Therefore, they may have to apply.
2. Q: Will there be any one bedrooms?  
A: No, only 2 and 3 bedrooms.
3. Q: Will there be any handicap units?  
A: Yes, Will be on the first floor. By law you must have handicap units.
4. Q: Will adequate parking be provided. (So, you don't have to park on the street).  
A: Yes, we must follow city codes. The City of Lebanon requires new parking areas with new construction.

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## **Post-Chap Resident Meeting for Area 1 Upton Heights**

**Date: December 14, 2023 @ 5:30 PM**

**Location: LHA Administrative Office**

### **Attendance:**

Seven residents and five staff members

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### **Questions?**

1. Q: Where will the parking areas be located?  
A: Parking area will be in front of the building.
2. Q: How many parking spaces are allowed for each unit?  
A: Not sure at this time.. (maybe open parking spaces).
3. Q: It is just me. Will I qualify for an apartment?  
A: Yes, there are only 2 and 3 bedroom apartment, you can qualify for a Two Bedroom.
4. Q: Will we have a private yard?  
A: The yard will be a shared space.
5. Q: Will there be anywhere for us to grill.  
A: Unsure, I will check with the developers.