

**Lexington Housing Authority  
Minutes 5-13-2020**

The Annual and regular meeting of the Lexington Housing Authority was held Wednesday May 13, 2020 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:00 p.m. THIS MEETING WAS HELD VIA TELECONFERENCE HOWEVER THE BOARD ROOM WAS AVAILABLE TO THE PUBLIC. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Vance Bricker, Bill Brecks and Kyle Ferguson along with director Derek Haines from LHA

**NOTICE:** Notice of the meeting was given in advance, thereof by posting in the local newspaper, LHA lobby and other public places in Lexington, the designated method for giving notice. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The regular meeting was called to order by Chairman Clements at 12:00 PM who informed the public that the Open Meetings Act is posted at the Lexington Housing Authority, located at 609 E 3<sup>rd</sup> Street, Lexington, Nebraska.

**Public Comment Period**

There were no parties in attendance for public comment period.

**Consent Agenda Items:**

Minutes of the Regular Meeting held April 23, 2020 and April 30, 2020 were presented to the Commissioners for consideration and approval.

Claims and Bills including the check registers were presented to the Commissioners for consideration and approval.

Financial Reports including Board Summary Reports for March 2020 for all programs were presented to the Commissioners for consideration and approval.

THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that they accepted Consent Agenda as presented by the Executive Director as of May 13, 2020.

Commissioner Salem moved that the resolution be adopted as introduced and read, which motion was seconded by Commissioner Bricker and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker Aye

**Directors Report**

Activities since the last board meeting on April 23, 2020

**CORONAVIRUS**

We are still working from home in teams to avoid contact and promote social distancing. The office areas and laundry rooms are being cleaned nightly. The community rooms remain closed to the tenants.

**General Business**

We have begun to accept credit card payments and are in the process of getting the online applications set up.

**Lex Development Corp**

This non profit is the non profit Director Haines intends to use to purchase the scattered site properties for the Section 18 conversion.

**Training Dates / Travel**

Any training will be done online and business travel is suspended until further notice.

**Public Housing 1-50 and Scattered Sites**

We are looking to fill vacancies as they come up.

**East Lawn Addition (Section 8 New Construction) 51-98**

None

**East Lawn East 101 – 118**

None

**Pioneer Homes**

None

**Vouchers**

No report

**Legend Oaks**

No Report

**Legend Oaks II**

No Report

**Personnel**

None

**Evictions / Court Actions**

None

**HUD COVID Regulatory Waivers**

The following resolution was introduced by Derek Haines, Executive Director; read in full and considered:

**Resolution 2020 - 11**

The Department of Housing and Urban Development has authorized all public housing authorities to implement certain waivers from its normal requirements without prior HUD approval (PIH Notice 2020-05, **SUBJECT:** COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program).

Be it resolved by the Lexington Housing Authority that due to the COVID-19 emergency, it has chosen to implement the following waivers all of which were implemented on April 10, 2020. They are being ratified by the Board of Commissioners on May 13, 2020. Any HUD extension of the dates mentioned below shall be automatically approved by the Housing Authority without further Board action.

The waivers selected are based on the Lexington Housing Authority's local situation. The descriptions of the specific waivers below are summaries. The PHA shall fully understand and comply with the waivers as described in the HUD Notice in all their particularities.

The Executive Director is hereby delegated the express authority to nullify any waiver and end this modification of the procedures and/or policies at such time as the Executive Director determines appropriate. Also, the Executive Director may choose to not take advantage of any of these waivers at the Executive Director's sole discretion. Although the waivers have been approved the Executive Director has the authority to postpone implementation of the waivers at his discretion.

THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that they accepted HUD COVID Regulatory Waivers as presented by the Executive Director as of May 13, 2020.

Commissioner Bricker moved that the resolution be adopted as introduced and read, which motion was seconded by Commissioner Brecks and upon roll call the "Ayes" and "Nays" were as follows:

Clements Aye  
Salem Aye  
Brecks Aye  
Ferguson Aye  
Bricker Aye

The Chairman thereupon declared said motion carried and said resolution adopted on May 13, 2020.

Meeting Adjourned 12:15 PM

Next Meeting: June 10, 2020 at 12:00 PM