

**Lexington Housing Authority  
Minutes September 15, 2021**

The regular meeting of the Lexington Housing Authority was held Wednesday September 15, 2021 at 609 East 3<sup>rd</sup> Street, Lexington, Nebraska, at 12:01 p.m. Commissioners present were Chairman Victoria Clements, Vice Chairman John Salem, Commissioner Bricker, Commissioner Bill Brecks and Derek Haines from LHA. Absent was Commissioner Ferguson.

**NOTICE:** Notice of the meeting was given in advance, thereof by posting in the LHA lobby, social media 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 Vice Chairman Salem 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 August 11, 2021 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.

Grant funds report was presented to the Commissioners for consideration and approval.

Financial Reports were presented to the Commissioners for consideration and approval.

Accounts to be charged off 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 August 11, 2021.

Commissioner Brecks 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 NA

Salem Aye

Brecks Aye

Ferguson NA

Bricker Aye

**New Business:**

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

**RESOLUTION NUMBER 2021-14**

WHEREAS: The Director reported on the published Fair Market Rents effective October 1, 2021, and he reported to the Commissioners the need to set the Payment Standards, to be effective January 1, 2022, at a level that would not be lower than the existing Standards, unless HUD guidelines are being followed for payment standards that continue to decrease each year, but still allow more families to be served by the Lexington Housing Authority Housing Voucher Program while keeping in mind the increasing Utility costs of the

clients but also remembering the budget cuts imposed on the Voucher program by HUD. The Director reported the new Payment Standards will be used for the new lease ups January 1, 2022. Annual Recertification's payment standards to be effective January 1, 2022.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Lexington, Nebraska that Payment Standards be set as follows:

**Dawson County**

0 Bedroom	Payment Standard is	\$548	which is	105%	of the Published Fair Market Rent of	\$522
1 Bedroom	Payment Standard is	\$665	which is	108%	of the Published Fair Market Rent of	\$616
2 Bedroom	Payment Standard is	\$842	which is	108%	of the Published Fair Market Rent of	\$780
3 Bedroom	Payment Standard is	\$1,055	which is	108%	of the Published Fair Market Rent of	\$977
4 Bedroom	Payment Standard is	\$1,194	which is	108%	of the Published Fair Market Rent of	\$1,106

**Gosper County**

0 Bedroom	Payment Standard is	\$507	which is	100%	of the Published Fair Market Rent of	\$507
1 Bedroom	Payment Standard is	\$580	which is	100%	of the Published Fair Market Rent of	\$580
2 Bedroom	Payment Standard is	\$757	which is	100%	of the Published Fair Market Rent of	\$757
3 Bedroom	Payment Standard is	\$978	which is	100%	of the Published Fair Market Rent of	\$978
4 Bedroom	Payment Standard is	\$1,027	which is	100%	of the Published Fair Market Rent of	\$1,027

**Phelps County**

0 Bedroom	Payment Standard is	\$517	which is	102%	of the Published Fair Market Rent of	\$507
1 Bedroom	Payment Standard is	\$677	which is	102%	of the Published Fair Market Rent of	\$664
2 Bedroom	Payment Standard is	\$772	which is	102%	of the Published Fair Market Rent of	\$757
3 Bedroom	Payment Standard is	\$1,097	which is	102%	of the Published Fair Market Rent of	\$1,075
4 Bedroom	Payment Standard is	\$1,245	which is	102%	of the Published Fair Market Rent of	\$1,221

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

Clements NA  
 Salem Aye  
 Bricker Aye  
 Brecks Aye  
 Ferguson Aye

The Vice Chairman thereupon declared said motion carried and said resolution adopted.  
 Adopted September 15, 2021

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

**RESOLUTION NUMBER 2021-15**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that after review, the flat rents for the Lexington, NE as presented will be adopted effective January 1, 2022. A copy of the proposed flat rents is attached to this resolution.

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

Clements NA  
Salem Aye  
Bricker Aye  
Brecks Aye  
Ferguson Aye

The Vice Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted September 15, 2021

**2022 Utility Allowances**

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

**RESOLUTION NUMBER 2021 - 16**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that after review, the Utility Allowances for the Lexington, NE as presented will be adopted effective January 1, 2022.

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

Clements NA  
Salem Aye  
Bricker Aye  
Brecks Aye  
Ferguson Aye

The Vice Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted September 15, 2021

## **Updates to the LHA Capitalization Policy**

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

### **RESOLUTION NUMBER 2021-17**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that the Capitalization Policy, attached to this resolution, is hereby approved, and accepted both as to form and substance. Said policy will become effective retroactive to transactions as of July 1, 2021 to coincide with the current fiscal year. Any previous versions of this policy are to be rescinded.

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

Clements NA  
Salem Aye  
Bricker Aye  
Brecks Aye  
Ferguson Aye

The Vice Chairman thereupon declared said motion carried and said resolution adopted.  
Adopted September 15, 2021

Roundtable discussion

Haines updated on the RAD / Public Housing conversion progress.

Meeting Adjourned 12:30 PM

Next Meeting: October 13, 2021 at 12:00 PM

Respectfully submitted

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Executive Director / Secretary