

# **HOUSING AUTHORITY OF THE CITY OF LEXINGTON**



609 East 3<sup>rd</sup> Street  
Lexington, NE 68850

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May 15, 2017

ATTN: Mayor and City Council Members of Lexington, Nebraska

The following list shows the last few years potential Payments In Lieu of Taxes (PILOT) for the Lexington Housing Authority Public Housing projects, Eastlawn Apartments and Scattered Sites.

Fiscal Year Ending 06-30-2011 - \$15,800.30	Fiscal Year Ending 06-30-2014 - \$19,682.42
Fiscal Year Ending 06-30-2012 - \$19,809.57	Fiscal Year Ending 06-30-2015 - \$18,868.50
Fiscal Year Ending 06-30-2013 - \$18,490.13	Fiscal Year Ending 06-30-2016 - \$21,977.00

The Lexington City Council has formally waived the PILOT for the Lexington Housing Authority for many years including the years stated above.

***This year I am requesting that you waive my current FY ending June 30, 2017 PILOT*** which is estimated to be around \$22,000. I will be happy to report to you an actual June 30, 2017 Payment In Lieu Of Taxes dollar amount after the end of this current fiscal year upon your request.

For your information, other larger communities that also waive PILOT include Kearney, McCook and York as well as Hall County for the Hall County Housing Authority. As a refresher, I want to explain to you that rent is charged strictly according to tenant income and in some cases our tenants are paying the Minimum Rent of \$50.00 a month with the Housing Authority paying a portion of their utilities. The Lexington Housing Authority is not allowed to raise rents to meet expenses like the private market. It has become increasingly more difficult to meet the everyday expenses as well as expenses such as property insurance, utilities and contract costs such as exterminating, while still keeping the units in good condition to pass the Uniform Physical Conditions Standards public housing is held to and providing the elderly and disabled tenant with the services we have offered in the past. By waiving the PILOT, more funds will be available for these purposes.

As in the past I have listed, for your information, a few towns in Nebraska showing how they handle their local Housing Agency PILOT:

Cozad – PILOT has been waived for many years.

Gothenburg – PILOT is being waived.

Broken Bow – PILOT waived since 2005, the money is deposited into an escrow account for future paving.

Minden – PILOT is waived annually upon request of the Housing Authority.

Shelton – PILOT has been waived for many years.

Kearney – PILOT is being waived.

McCook – PILOT is being waived.

Grand Island – PILOT is being waived.

York – PILOT has been waived for many years.

I will be happy to provide other information upon your request and thank you for your consideration of this matter,

Diane K. Adams  
Executive Director  
Lexington Housing Authority