

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY HOUSING AUTHORITY  
JANUARY 27, 2026 AFTER THE 4 PM MEETING OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, January 27, 2026. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Suite 100, and via Zoom Videoconference.

Members of the Board in attendance: Mike Callahan, Ed Fisher, Melinda Kaufman, Gerald Robinson and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Audrey Steinmetz, Director Tenant and Landlord Services; Deb Jones, Director of Human Services; Marisol Maldonado, Director of Housing and Community Development; Scott Fredo, Director of Administration and Finance; Jessica Deer, Communications and Marketing Coordinator and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Ethan Byers, Columbia Borough Council; Tim Stuhldreher, Lancaster County resident and Rhonda Harrison, Redevelopment Fund board member.

Mr. Fisher called the meeting to order at 4:12 p.m.

Mr. Justin Eby asked for nominations for board chair for 2026. Mr. Williams nominated Mr. Ed Fisher, Ms. Kaufman seconded and Mr. Fisher was unanimously approved. Mr. Fisher then listed the names of the 2025 officers and Ms. Kaufman moved to continue with the current slate for 2026. Mr. Robinson seconded the motion, and the Board unanimously re-elected Mr. Ed Fisher, Chair; Mr. James Williams, Vice-Chair; Mr. Gerald Robinson, Esq., Treasurer; and reappointed Beth Dreyer-DeGoede as Secretary.

The motion was made by Mr. Williams, second by Mr. Robinson and passed unanimously to reappoint the firm of *Stevens & Lee* as Solicitor for the Lancaster County Housing Authority.

Public Comment – None

Minutes of the December 2025 meeting were approved. The motion was made by Mr. Williams, second by Mr. Robinson and unanimously accepted.

Communications: None

Staff Reports: Ms. Steinmetz noted the transition from Tenmast to PHAWeb went well. She asked the board if the monthly activity report is what they wanted to see, and they all agreed it was adequate.

Mr. Eby said our office was monitoring the US House and Senate for continuation of funding. The Housing Choice Voucher program seems to be level-funded. Mr. Stuhldreher asked what happens with

level-funding when costs increase, Mr. Eby said we have reserves that we can use to cover the difference.

The Monthly Activity and Status Report is attached hereto and made a part hereof.

The Financial Report for the month of December 2025 was approved on a motion from Ms. Kaufman, second by Mr. Robinson and unanimously approved. Mr. Fredo noted that we received the \$100,000 from the PHARE grant for landlord incentives. The remaining approximately \$100,000 of Emergency Rental Assistance Program (ERAP) funds will be returned to the US Treasury and Emergency Housing Vouchers will also be returned. We had \$63 million initially in ERAP funds and almost all of it was utilized.

Committee Reports – None

New Business:

- 1) The board approved authorized signatories for official documents. The motion to approve was made by Mr. Williams, seconded by Ms. Kaufman and unanimously approved. (A copy of said Resolution [JAN 26 #1] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Housing Authority to approve the Policy Statement attached hereto and to update authorized signatories for official documents required to administer the various programs of the Lancaster County Housing Authority.

- 2) The board approved the fiscal year 2025 Section 8 Management Assessment Program Certification. Ms. Steinmetz noted that our Housing Authority is again a high performing housing authority and this is our annual certification. The motion to approve was made by Ms. Kaufman, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #2] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Housing Authority, to approve the ATTACHED Section 8 Management Assessment Program Certification for the fiscal year ending December 31, 2025.

Other Business – none

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, February 24, 2026, after the 4 p.m. meeting of the Lancaster County Land Bank Authority to approve the 2026 budget.

The meeting was adjourned at 4:30 p.m.

  
Beth A. Dreyer-DeGoede, Secretary