

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
APRIL 28, 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, April 28, 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: Ed Fisher, Melinda Kaufman 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 and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Rhonda Harrison, Redevelopment Fund board member.

Mr. Fisher called the meeting to order at 4:10 p.m.

Public Comment – None

Minutes of the January 2026 meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams and unanimously accepted.

Communications: None

Staff Reports: Ms. Steinmetz noted they are amending their annual plan for intent to do project-based vouchers and implementation of NSPIRE. Mr. Eby said we have not done project-based vouchers in the past because of concerns with implementation but feel it is needed now. Mr. Fisher asked how we get the word out about landlord incentives for offering units to voucher holders, we do advertise and have a PHARE grant for landlord incentives.

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

The Financial Report for the months of January, February and March 2026 were approved on a motion from Mr. Williams, second by Ms. Kaufman and unanimously approved. Mr. Fredo noted that emergency housing voucher program payments were only for those ported out to other counties, all else is the same. Mr. Fredo provided more information on administrative costs, it is now easier to report with the new software, we are currently below budget. He will report this information quarterly to the board going forward.

Committee Reports – None

Unfinished Business – none

New Business – none

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, May 26, 2026, after the 4 p.m. meeting of the Lancaster County Land Bank Authority to approve the 2026 budget.

Mr. Fisher suspended the meeting of the Housing Authority at 4:27 pm to hold the Redevelopment Authority of Lancaster County board meeting, then resumed at 4:56 pm for an Executive Session.

The meeting was adjourned at 5:15 p.m.


Beth A. Dreyer-DeGoede, Secretary