

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
SEPTEMBER 26, 2023
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, September 26, 2023. 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: Jim Eby, Ed Fisher, Jim Williams, and Gerald Robinson.

Staff members present were: Justin Eby, Executive Director; Deb Jones, Director of Human Services and the Office for the Coalition; Scott Fredo, Director of Finance and Administration; Audrey Steinmetz, Director Tenant & Landlord Services; Sean Krumpe, Acquisition & Rehabilitation Program Coordinator; John Hursh, Finance and Administration Manager; Jody Heinrich, Grants Manager; and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*

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

Public Comment – None

Minutes of the August 22, 2023 meeting were approved. The motion was made by Mr. Robinson, second by Mr. Jim Eby and unanimously accepted.

Communications – Ms. Steinmetz had applied for Veterans Affairs Supportive Housing (VASH) vouchers. She received notification that she was awarded 17 of them. They are expected to be filled by 11/1/2023.

Staff Reports: Ms. Steinmetz reported that they are opening the Housing Choice Voucher waitlist on 10/2/2023 at 7:30 am until 4:30 pm on 10/5/2023. They are expecting many applicants since the waitlist hasn't been opened for 16 years. They will randomly choose 500 to be on the waitlist. Mr. Fisher asked about that 500 number. They expect it to take several years to get through the list. Mr. Justin Eby noted that they want to have an active waiting list. Precautions are being taken to make sure the website can handle the increased traffic. Mr. Fisher asked if people outside of the county can apply. Ms. Steinmetz noted that they can, but that they must live in the county for at least 1 year before they can transfer the voucher outside of the county.

Mr. Justin Eby said that new National Standards for the Physical Inspection of Real Estate (NSPIRE) have been pushed back, but that the staff will have trainings in preparation for these changes. Ms. Steinmetz noted that the staff will also be having Housing Opportunity Through Modernization Act (HOTMA) training.

Mr. Justin Eby noted that we are closely monitoring the possible government shutdown.

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

The Financial Report for the month of August 2023 were approved on a motion by Mr. Robinson, second by Mr. Jim Eby and unanimously accepted. Mr. Fredo noted that voucher payments are increasing as more vouchers are received. He has negotiated an agreement with Fulton Bank for an increase in the interest rate.

Committee Reports – None

New Business:

- 1) The Board approved the 2024 Board Meeting Schedule. The motion to approve was made by Mr. Williams, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [SEPT 23 #5] is attached hereto and made a part hereof).

NOW THEREFORE BE IT RESOLVED by the Board of the *Lancaster County Housing Authority* that the regular meetings for the year 2024 shall be held on the *fourth* Tuesday of each month, with the exception of December when the meeting shall be on the *third* Tuesday. Said meetings will be held at approx. 4:30 p.m. at the offices of the Lancaster County Housing & Redevelopment Authorities or via the *Zoom* video-conferencing platform.

The scheduled meetings are as follows:

Tuesday, January 23, 2024
Tuesday, February 27, 2024
Tuesday, March 26, 2024
Tuesday, April 23, 2024
Tuesday, May 28, 2024
Tuesday, June 25, 2024

Tuesday, July 23, 2024
Tuesday, August 27, 2024
Tuesday, September 24, 2024
Tuesday, October 22, 2024
Tuesday, November 26, 2024
Tuesday, December 17, 2024

- 2) The Board made a motion to amend the meeting agenda to add a resolution. The motion was made by Mr. Williams, second by Mr. Robinson and unanimously approved. The Board approved the 2024 Housing Authority Payment Standards. Mr. Justin Eby noted that the approved the 2023 Payment Standards last September and they take effect on October 1st. They recommend increasing the amount of the payments to correspond with the increase of housing costs. The motion to approve was made by Mr. Williams, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [SEPT 23 #6] is attached hereto and made a part hereof).

NOW, THEREFORE BE IT RESOLVED, by the Board of the Lancaster County Housing Authority to authorize the Director of Tenant and Landlord Services to set the Housing Authority Payment Standards at 110 percent of the 2024 Fair Market Rent.

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, October 24, 2023, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:26 p.m.


Beth A. Dreyer-DeGoede, Secretary