

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
OCTOBER 24, 2023
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, October 24, 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, Melinda Kaufman, 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; Jocelynn (Ritchey) Naples, Manager Planning & Resource Development; and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; Lauren Reilly, *Community Basics Inc.*; Marissa Price, *GMS Funding Solutions*; and Signe Massias-Henkel, *Community Basics Inc.*

Mr. Fisher called the meeting to order at 4:17 pm.

Public Comment – None

Minutes of the September 26, 2023 regular meeting and of the October 10, 2023 special meeting were approved. The motion was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted.

Communications – None

Staff Reports: Ms. Steinmetz reported that they had over 3,200 applications for the housing choice voucher waitlist. 500 applications were randomly chosen to be on the waitlist. They still have 2 names on the old waitlist and are working with them. Mr. Justin Eby noted that everything went smoothly with the open enrollment, there were no software glitches. Mr. Fisher is anxious to hear how many of the 500 applicants qualify. Mr. Justin Eby noted that the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) conference was underway, and several staff were helping with registration. Mr. Krumpe did a tour of the Land Bank projects.

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

The Financial Report for the month of September 2023 was approved on a motion by Ms. Kaufman, second by Mr. Jim Eby and unanimously accepted. Mr. Fredo noted that more vouchers were being used. Mr. Jim Eby asked about the vouchers not currently under lease. Ms. Steinmetz explained that people often struggle to find places that will accept vouchers. Mr. Jim Eby asked what it meant for a voucher to expire. Mr. Steinmetz explained that a voucher may expire if a person is unable to secure housing within a 6-month period of time. That expired voucher gets issued to another person.

Committee Reports – None

New Business - None

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, November 28, 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