

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY HOUSING AUTHORITY  
MAY 28, 2024  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, May 28, 2024. 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, and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; Deb Jones, Director of Human Services and the Office for the Coalition; Scott Fredo, Director of Finance and Administration; Audrey Steinmetz, Director Tenant and Landlord Services; Jocelynn Naples, Director of Communications, Development and Special Projects; Jody Heinrich, Grants Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com* and Rhonda Harrison, *Assets Lancaster*

Mr. Fisher called the meeting to order at 4:01 p.m.

Public Comment – None.

Minutes of the April 2024 meeting were approved. The motion was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted.

Communications – Mr. Justin Eby noted that the Housing Authority received a letter from the US Department of Housing and Urban Development (HUD) updating their findings and concerns from the audit they conducted 9 months ago. They were satisfied on all previous concerns.

Staff Reports: Ms. Steinmetz reported she met with a representative from HUD and the Housing Authority can keep their \$1.7 million reserve. They could put out 40 additional vouchers but it would not be practical because it is difficult to lease up. They are hoping to do 20. They are looking for projects to use project-based vouchers. With project-based vouchers, the voucher stays with the property and unit and not the person. They will coordinate this with the City Housing Authority. Mr. Stuhldreher asked how long this might take and if there are any downsides to using these types of vouchers. Ms. Steinmetz said they are hoping for about 6 months and the downside is that it skirts the waitlist they have in place. Ms. Steinmetz also reported that they are applying for fostered youth vouchers (vouchers for those coming out of foster situations) and they are working with Children and Youth and the Homelessness Coalition on this initiative. The application is due June 27.

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

The Financial Report for the month of April 2024 was approved on a motion by Mr. Williams, second by Mr. Jim Eby and unanimously accepted. Mr. Fredo noted that they received their HUD funds at the end of March so they do not show on the April report.

Committee Reports – None

New Business:

- 1) The board approved an extension to a contract with the Columbia Dream Center for Housing Stability Services using Emergency Rental Assistance Program (ERA2) funds. The motion to approve was made by Ms. Kaufman, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAY 24 #4] 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 Executive Director to execute an extension to a contract with the Columbia Dream Center for amounts not to exceed TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) using Emergency Rental Assistance Program (ERA2) funding through June 30, 2024.

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, June 25, 2024, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:14 p.m.

  
Beth A. Dreyer-DeGoede, Secretary