

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY HOUSING AUTHORITY  
AUGUST 27, 2024 FOLLOWING 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, August 27, 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; Scott Fredo, Director of Finance and Administration; Audrey Steinmetz, Director Tenant and Landlord Services; Deb Jones, Director of Human Services; Monica Dixon-Howard, Director of Human Resources; Rachel Valmonte, Compliance Manager; Sean Krumpke, Community Development Program Manager; and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; Rhonda Harrison, *Redevelopment Fund, Inc.* board member, and Marisol Maldonado, *community member*.

Mr. Fisher called the meeting to order at 4:21 p.m.

Public Comment – None

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

Communications – Mr. Justin Eby reported that we had communications from the US Department of Housing and Urban Development (HUD) on the Housing Authority's SEMAP score. Ms. Steinmetz said that last year the Housing Authority had a lower lease-up score, but they are now a high performing Housing Authority again.

Staff Reports – Ms. Steinmetz noted that the Lancaster County Commissioners approved the memorandum of understanding for the Foster Youth to Independence vouchers. They are now reviewing the coordination of referrals before officially opening the program. Mr. Fisher inquired about the housing voucher report. Ms. Steinmetz said that currently 13 households were having trouble finding a landlord who would rent to them. Ms. Kaufman asked what issue was, Ms. Steinmetz said that low or bad credit scores often made landlords hesitant about renting. The market is very competitive, so landlords can get more for their units than the vouchers will pay.

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

The Financial Report for the months of June and July 2024 were approved on a motion by Ms. Kaufman, second by Mr. Jim Eby and unanimously accepted. Mr. Fredo noted that voucher utilization is 111%.

Committee Reports – None

New Business:

- 1) The board approved a contract with Polcari & Company Certified Public Accountants to perform audit services. The motion to approve was made by Mr. Williams, second by Ms. Kaufman, and unanimously carried. (A copy of said Resolution [AUG 24 #6] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED by the Board of the Lancaster County Housing Authority to accept the proposal from Polcari & Company, Certified Public Accountants to perform audited services from 2024 – 2025 with options for 2026 – 2028 and to authorize the Executive Director or Finance Director to execute any and all documents with Polcari & Company for professional services as provided in the submitted proposal.

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, September 24, 2024, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:33 p.m.

  
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Beth A. Dreyer-DeGoede, Secretary