

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
JUNE 24, 2025 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, June 24, 2025. 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, Mike McGee 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; Rachel Valmonte, Compliance Manager; John Hursh, Finance and Administration Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Jade Campos, *LNP*

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

Public Comment – None

Minutes of the March 2025 meeting were approved. The motion was made by Mr. Williams, second by Mr. McGee and unanimously accepted.

Communications – Mr. Eby noted that the Housing Authority is currently being audited by the US Treasury department for the Emergency Rental Assistance Program 2 funds. We are the only county in Pennsylvania being audited as is the state. Ms. Campos inquired why this might be, and we do not know.

Staff Reports – Ms. Steinmetz noted that the lease up rate is low and her staff are working to increase that. They are absorbing vouchers from other counties and cleaned up records. They are interviewing people from the wait list. It is difficult to find housing for voucher holders. Mr. Fisher said that the problem is finding housing that meets the guidelines. Mr. Eby noted that the Housing Authority received a \$100,000 from the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) funds for landlord incentives. Mr. Fisher said he was happy to see that lease ups are improving.

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

The Financial Reports for the months of March, April and May 2025 were approved on a motion by Mr. Williams, second by Mr. McGee and unanimously accepted. Mr. Hursh noted that there was nothing notable in the March report. April and May had some adjustments as we are working on our financial statements.

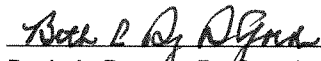
Committee Reports – None

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, July 22, 2025, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:37 p.m.



Beth A. Dreyer-DeGoede, Secretary