

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
NOVEMBER 25, 2025 AT 4 PM
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, November 25, 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, Melinda Kaufman, 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; Scott Fredo, Director of Administration and Finance and Beth Dreyer-DeGoede, Secretary.

Also in attendance: No others

Mr. Fisher called the meeting to order at 4:02 p.m.

Public Comment – None

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

Communications: Mr. Eby reported that there was no formal communication.

Staff Reports: Ms. Steinmetz reported that her staff would be in training for new PHAWeb Software most of December. There are 23 Emergency Housing Vouchers left, 6 are in process, the remaining will transfer to Housing Choice Vouchers and the Authority will receive \$1,000 for each.

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

The Financial Report for the months of September and October 2025 were approved on a motion from Ms. Kaufman, second by Mr. Williams and unanimously approved. Mr. Fredo noted that the remaining Emergency Rental Assistance Programs funds will pay for legal bills and then will close out. The final audit on these funds will be in May 2026.

Committee Reports – None

New Business:

- 1) The board approved the 2026 Housing Authority Payment Standards. Ms. Steinmetz said they will be the same as last year, 110% of fair market rate. The motion to approve was made by Mr. McGee,

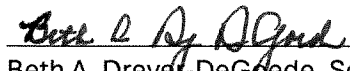
seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [NOV 25 #9] is attached hereto and made a part hereof).

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 2026 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, December 16, 2025, after the 4 p.m. meeting of the Lancaster County Land Bank Authority to approve the 2026 budget.

The meeting was adjourned at 4:10 p.m.


Beth A. Dreyer-DeGoede, Secretary