

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY HOUSING AUTHORITY  
DECEMBER 16, 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, December 16, 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, Gerald Robinson 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 4:14 p.m.

Public Comment – None

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

Communications: Ms. Steinmetz noted that they received approval to move their remaining emergency housing vouchers to housing choice vouchers. Mr. Eby said that the US Treasury is wrapping up the Emergency Rental Assistance Program audit. They are meeting with the solicitor and commissioners regarding repayment of the fraud funds.

Staff Reports: Ms. Steinmetz reported that her staff are in the middle of the software conversion training.

The Monthly Activity and Status Report is not included this month because of the timing of this meeting being moved up a week and the check run has not occurred yet.

The Financial Report for the month of November 2025 and the 2026 Budget was approved on a motion from Mr. Williams, second by Mr. Robinson and unanimously approved. Mr. Fisher asked by there was an increase for staff salaries but a decrease in administration. Mr. Fredo said that we plan to bill more accurately in 2026 and tie staff time directly to a funding source. Mr. Eby reiterated that they felt it was a move in the right direction for managing funds.

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, January 27, 2026, after the 4 p.m. meeting of the Lancaster County Land Bank Authority to approve the 2026 budget.

The meeting was adjourned at 4:26 p.m.

  
Beth A. Dreyer-DeGoede, Secretary