Minutes of a Regular Meeting
of the Board of the
Lancaster County Housing Authority
September 22, 2026 at 4:00 p.m.
28 Penn Square, Suite 100
Lancaster, PA 17603

The members of the Board of the Lancaster County Housing Authority met Tuesday, September 22, 2026. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Lancaster, 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; Marisol Maldonado, Director of Housing and Community Development; Scott Fredo, Director of Administration and Finance and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, community member.

Mr. Fisher called the meeting to order at 4:04 p.m.

Public Comments – none

Minutes of the August 2026 meeting were approved on a motion from Mr. Williams, second by Mr. McGee and unanimously accepted.

Communications - None

Staff Reports - None

The Financial Report for the month of August 2026 was approved on a motion by Mr. McGee, second by Mr. Williams and unanimously accepted. Mr. Fredo noted that voucher funds were coming in. The Housing Authority has spent $25,000 of their $100,000 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant.

Committee Reports - None

Unfinished Business - None

New Business:

1. The board adopted a schedule of meetings for the year 2027. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously approved. (A copy of said Resolution [SEP 26 #5] is attached hereto and made a part hereof).

   NOW THEREFORE BE IT RESOLVED by the Board of the *Lancaster County Housing Authority* that the regular meetings for the year 2027 shall be held on the *fourth* Tuesday of each month, with the exception of December when the meeting shall be on the *third* Tuesday. Said meetings will be held at approx. 4:30 p.m., following the meeting of the Lancaster County Land Bank Authority, at the offices of the Lancaster County Housing & Redevelopment Authorities or via the *Zoom* video-conferencing platform.

   The scheduled meetings are as follows:
   Tuesday, January 26, 2027
   Tuesday, February 23, 2027
   Tuesday, March 23, 2027
   Tuesday, April 27, 2027
   Tuesday, May 25, 2027
   Tuesday, June 22, 2027
   Tuesday, July 27, 2027
   Tuesday, August 24, 2027
   Tuesday, September 28, 2027
   Tuesday, October 26, 2027
   Tuesday, November 23, 2027
   Tuesday, December 21, 2027

2. The board adopted the Annual Plan for Fiscal Year 2027. Ms. Steinmetz noted highlights of the 2026 Plan which included the addition of project based vouchers, the closing of the emergency housing voucher program and the full implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE). These will continue in 2027. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [SEP 26 #6] is attached hereto and made a part hereof).

   NOW, THEREFORE, BE IT RESOLVED, that the Board of the Lancaster County Housing Authority hereby adopts the Annual Plan for Fiscal Year 2027.

   BE IT FURTHER RESOLVED, that the Chairman is authorized to sign "Certification by State or Local Officials of PHA Plan's Consistency with the Consolidated Plan," as required for submission of the Annual Plan to the U.S. Department of Housing and Urban Development.

3. The board approved the Payment Standards for Fiscal Year 2027. Ms. Steinmetz noted that the rate will be kept the same as the previous year. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously approved. (A copy of said

Resolution [SEP 26 #7] 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:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, **October 27, 2026** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 100, after the 4:00 p.m meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:13 p.m.

Recoverable Signature

X Beth A. Dreyer-DeGoede

Beth A. Dreyer-DeGoede
Secretary
Signed by: 88e54c8b-f6f8-443b-98d3-b5ff74cd7bc3