



PUBLIC MEETING NOTICE
Pursuant to Act 84 of 1986 - Sunshine Act

The monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on **Thursday, February 11, 2021 at 10:30 a.m. via conference call. All interested persons should visit the Agency's website at www.phfa.org no later than Tuesday, February 9, 2021 to register for the meeting.** Due to COVID-19, no physical meeting space will be provided for this meeting. The purpose of this meeting is to conduct normal Agency business and to approve the issuance of certain Agency securities. Inquiries should be directed to the Secretary.

If you are a person with a disability and wish to participate in this meeting and require an auxiliary aid, service or other accommodation to participate, please contact the Secretary by Tuesday, February 9, 2021 to discuss how the Pennsylvania Housing Finance Agency may best accommodate your needs.

Anyone wishing to be recognized by the Chair to address the Members of the Board at this meeting must contact the Secretary no later than Tuesday, February 9, 2021 in writing by emailing phfaboard@phfa.org and detail the nature of their presentation.

Margaret Strawser
Secretary
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BOARD MEETING AGENDA
THURSDAY, FERUARY 11, 2021
10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. ACKNOWLEDGEMENT OF NEW BOARD MEMBERS AND DIRECTOR OF WESTERN REGION
3. ELECTION OF VICE CHAIR OF THE BOARD
4. APPROVAL OF THE MINUTES FROM THE DECEMBER 10, 2020 BOARD MEETING
5. POLICY COMMITTEE REPORT
 - A. 2021 PHARE Plan Approval
 - B. Other Business
6. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Loan Commitment Financing
 - B. Other Business
7. CARES FUNDING UPDATE
8. INVESTMENT BANKER REPORT
9. OTHER BUSINESS
10. PUBLIC COMMENTS
11. EXECUTIVE SESSION
12. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
December 10, 2020

Members Present:

Richard Vague, Chair, Secretary,
Department of Banking and Securities
Mark Schwartz, Vice Chair
Maria F. Coutts
Mark Dombrowski
Jennifer Koppel
Gary E. Lenker
Robert Loughery
Ross Nese
John P. O'Neill
John Paone
Kathy Possinger (serving in the stead of
Dennis Davin, Secretary, Department of
Community and Economic Development)
Keith Welks (serving in the stead of
Joseph Torsella, State Treasurer)

Members Absent:

Ronald F. Croushore
Teresa Miller, Secretary,
Department of Human Services

Others Present:

Robin Wiessmann, Executive Director & CEO
Leonidas Pandeladis, Deputy Executive Director & Chief Counsel
Kimberly Fry, Director of Development
Jordan Laird, Director of Finance
Bryce Maretzki, Director of Strategic Planning & Policy
Adrienne Trumpy, Director of Accounting
Kathryn Newton, Director of Loan Servicing
Melissa Grover, Director of Governmental Affairs
Scott Elliott, Director of Communications
Ali Tomich, Director of Western Region
Carl Dudeck, Director of Housing Management
Terri Redmond, Director of Counseling
Lori Toia, Director of HEMAP
Kimberly Boal, Director of Information Technology
Coleen Baumert, Director of Homeownership Programs
Susan Delgado, Director of Human Resources
Jay Hausher, Director of Eastern Region
Wendy Gessner, Director of Commonwealth Cornerstone Group
Aaron Son, Special Assistant of Policy and Finance
Kurtis Livering, Manager of Financial Operations
David Doray, Manager of Multifamily Underwriting
Kathy Liddick, Manager of Multifamily of Accounting
Heather Shull, Manager of Investments
David Gregorits, Development Officer
Yashira Aybar, Development Officer
Chris Anderson, Communications Officer
Lisa Case, Manager of Project Operations
Jada Greenhowe, Assistant Counsel
Lauren Starlings, Assistant Counsel
Steve O'Neill, Assistant Counsel
Raymond Carey, Policy Officer

Leighton Stiffler, Internal Audit Officer
Holly Zugay, Senior Financial Education Officer
Clay Lambert, Business Policy Officer
Shana Erdley, Senior Insurance Officer
Alan Flannigan, Department of Banking and Securities
Ron Henry, Capitol Strategies Group LLC
Rasheia Johnson, Siebert Williams Shank
Karen Reed
Andrew Bailey, Riverview Manor, LLC/Grandview Manor, LLC
Troy Green, Green National/Riverview Manor, LLC/Grandview Manor, LLC
Vikram Shah and Paul Haley, Barclays
Joe Monitto, Bank of America
Justin Marshall, Diamond and Associates
Peter Weiss and Gloria Boyd, JP Morgan Securities
Bob Foggio and Alan Jaffe, Jefferies
Jennifer Shockley, Pennsylvania Developer's Council
Michael Baumrin, Mitch Gallo and Donna Baldino, RBC Capital Markets, LLC
David Evans, Baker Tilly Virchow Krause
Joseph Tait, Raymond James
Douglas Klingensmith, DRK Consulting
Brit Montoro
Kimberly Smeal, Assistant Secretary
Allison Hutchings, Assistant Secretary
Jeannie Galloway, Assistant Secretary
Margaret Strawser, Secretary

A meeting of the Members of the Board of the Pennsylvania Housing Finance Agency, which offices are located at 211 North Front Street, Harrisburg, Pennsylvania, was held on Thursday, December 10, 2020 at 9:30 a.m. via conference call. Due to COVID-19, no physical meeting space was provided for this meeting.

In compliance with the provisions of the Sunshine Act, notification of this meeting appeared in the Legal Notices Section of *The Patriot News* in Harrisburg, Dauphin County on December 6, 2020.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Vague at 9:37 a.m. The roll was called and a quorum was present. Due to an unexpected conflict, Chair Vague asked Vice Chair Schwartz to chair the meeting

2. APPROVAL OF THE MINUTES FROM THE NOVEMBER 12, 2020 BOARD MEETING

There were no additions or corrections to the minutes as presented.

Vice Chair Schwartz asked for a motion to approve the minutes from the November 12, 2020 Board Meeting. This motion was made by Mr. Paone and seconded by Ms. Koppel and was unanimously approved.

3. RECOGNITION OF RETIREES

Director Wiessmann recognized the upcoming retirements of three Agency employees. Ms. Kathy Liddick, Manager of Multifamily of Accounting, has been with the Agency for 34 years. Prior to her current role, Ms. Liddick worked in the HEMAP and Management Divisions. Ms. Liddick expressed her appreciation to all the wonderful staff at the Agency and is blessed to have

been part of the Agency for so many years. Ms. Sonya Ralls, Contract Administration Officer, has been with the Agency 15 years. Ms. Liddick and Ms. Ralls will retire at the end of December.

Ms. Ali Tomich, Director of Western Region, will retire in February 2021. Ms. Tomich has been with the Agency 20 years. Director Wiessmann applauded Ms. Tomich for being a superb representative of the Agency, who is conscientious and versatile. Ms. Tomich expressed her appreciation to the Director for the recognition and to Agency employees for their professionalism and commitment to mission of the Agency.

Director Wiessmann commended the stewardship of all the employees recognized today.

4. PDR COMMITTEE REPORT

Mr. Welks reported the PDR Committee had an opportunity to listen to the following proposals in depth. The Committee has examined the proposals carefully, thoughtfully and concurs with staff's recommendations.

A. Disposition of Property

Mr. Dudeck provided a summary of the request for disposition of property regarding Goodwill Manor. The current owner of the property, Goodwill Housing Manor Partnership, has found a buyer with tax credit experience. The sale and disposition of the property will allow the project to remain as affordable housing in the tax credit program. The buyer has agreed to extend the affordability period by an additional 20 years. Sales proceeds will be insufficient to fully repay the Agency's outstanding debt. It has been proposed the Agency accept 50% of outstanding amount of the Agency's loan as payment in full. Staff has reviewed the proposal and is recommending approval.

Mr. Welks indicated the Committee has considered this request and made a motion that the Board approve the resolution authorizing the disposition and property workout for Goodwill Manor. The motion was seconded by Mr. Lenker and was unanimously approved.

B. Request for Loan Commitment Financing - North Negley Residences

Mr. Gregorits provided the location and plan details for North Negley Residences. The development previously received an allocation of tax credits in July 2019. The Board had previously entertained a funding request in June 2020 in the amount of \$1.1 million. Due to increased construction costs, the developer is now seeking funding in the amount of \$1,520,019. The development has zoning approval and an agreement of sale is in place for the site acquisition.

Mr. Welks made a motion that the Board approve the mortgage financing for North Negley Residences in an amount not to exceed \$1,520,019. Mr. Loughery seconded and motion carried unanimously.

C. Conditional Preliminary Approval of Tax Exempt Financings

Mr. Doray summarized the request for conditional preliminary approval of certain tax exempt financings. The developments presented today have met the requirements to be considered for preliminary allocation of 2020 tax exempt volume cap. As each development moves forward to closing, a full financing package will be provided to the Board for review and approval. Staff is seeking the authority to reserve the necessary volume cap for these proposals. The Agency is the conduit issuer for the proposals presented today.

i. Chester County Preservation Initiative

Mr. Doray reviewed the redevelopment proposal for Chester County Preservation Initiative, which is a joint venture between HDC MidAtlantic and Mission First. In addition to ancillary funding, the financing plan includes PHARE funding from Realty Transfer Tax funds. Staff has preliminarily determined that this proposal qualifies for tax exempt financing in an amount not to exceed \$8,700,000.

Mr. Welks made a motion that the Board approve the resolution authorizing the preliminary allocation of volume cap regarding housing related bonds, in an amount not to exceed \$8,700,000, for Chester County Preservation Initiative. Mr. Paone abstained. This motion was seconded by Ms. Koppel and carried with abstention.

ii. Grandview Manor

Mr. Doray reviewed the preservation and moderate rehabilitation of Grandview Manor. Project-Based Section 8 subsidies will be available. Public transportation is directly adjacent to the site and several senior centers are located within five (5) miles of the site. Staff has preliminarily determined that this proposal qualifies for tax exempt financing in an amount not to exceed \$10,470,000.

Mr. Welks made a motion that the Board approve the resolution authorizing the preliminary allocation of volume cap regarding housing related bonds, in an amount not to exceed \$10,470,000, for Grandview Manor. This motion was seconded by Mr. Loughery and unanimously approved.

iii. Riverview Manor

Mr. Doray summarized the preservation and moderate rehabilitation proposal for Riverview Manor. Project-Based Section 8 subsidies will be offered. Several community services are within the immediate area. Staff has preliminarily determined that this proposal qualifies for tax exempt financing in an amount not to exceed \$9,000,000.

Mr. Welks made a motion that the Board approve the resolution authorizing the preliminary allocation of volume cap regarding housing related bonds, in an amount not to exceed \$9,000,000, for Riverview Manor. This motion was seconded and unanimously approved.

iv. **Fifth and Dinwiddie**

Mr. Doray summarized the new construction proposal for Fifth and Dinwiddie. All units will have Project-Based Section 8 rental assistance. In addition to ancillary funding, the financing plan includes PHARE funding from Realty Transfer Tax funds. Staff has preliminarily determined that this proposal qualifies for tax exempt financing in an amount not to exceed \$5,300,000.

Mr. Welks made a motion that the Board approve the resolution authorizing the preliminary allocation of volume cap regarding housing related bonds, in an amount not to exceed \$5,300,000, for Fifth and Dinwiddie. This motion was seconded by Mr. Nese and unanimously approved.

D. **Other Business**

Mr. Doray mentioned that Uptown Flats and Village Square on Haverford Phase 2 also received tax credits in 2020 which carry over to 2021. The financing plan for each project includes \$1 million of PHARE funding from Realty Transfer Tax funds. Both developments have an anticipated closing date of no later than June 10, 2021. Mr. Welks reminded the members that at this time no action is needed regarding Uptown Flats and Village Square on Haverford Phase 2.

There was no other Committee business to be brought before the board.

5. **CARES FUNDING UPDATE**

Mr. Maretzki provided an overview of the CARES funding, known as Act 24 of 2020 enacted by Governor Wolf. The Agency was allocated an aggregate total of \$175 million, of which \$25 million was allocated for the Pandemic Mortgage Assistance Program (PMAP) and \$150 million was allocated for the Rent Relief Program (RRP). The last day to submit an application was November 4, 2020 with a disbursement deadline of November 30, 2020. Cumulative programmatic numbers from county partner organizations are due December 11, 2020. Pursuant to the legislation, any unexpended funds must be returned no later than December 15, 2020. A legislative report summarizing the program funding is due December 31, 2020.

Director Wiessmann indicated the Agency has returned \$85 million to the Commonwealth. Those funds have already been re-allocated by the Commonwealth for other pandemic related issues.

Vice Chair Schwartz and Ms. Koppel offered their appreciation to Director Wiessmann, Mr. Maretzki and staff for their extraordinary efforts to implement the program during this difficult time.

6. **OTHER BUSINESS**

Director Wiessmann reported that an updated corporate officers resolution which affirms the powers of various persons and positions at the Agency requires board approval.

A motion was made by Ms. Koppel and seconded by Mr. Loughery that the Board approve the resolution affirming powers of various Agency staff. This motion was unanimously approved.

Director Wiessmann reported that staff is recommending set-asides for Agency programs in an amount not to exceed \$8,500,000 as follows: Homebuyer/owner Counseling Programs

(\$2,000,000); Downpayment/Closing Cost Assistance Program (\$5,000,000); and Home4Good (\$1,500,000).

A motion was made by Mr. Lenker that the Board approve the resolution authorizing the set-aside and reservation of available funds for Agency programs and initiatives in 2021. This motion was seconded by Ms. Koppel and unanimously approved.

7. INVESTMENT BANKER REPORT

Mr. Michael Baumrin of RBC Capital Markets was asked to provide a market update to the members. Mr. Baumrin indicated the market continues to be driven by three words, COVID, COVID, COVID. He outlined the current unemployment rate, market related effects of the vaccine, growth of the GDP and the fiscal stimulus bill. He mentioned that 61% of market participants feel that some form of fiscal stimulus will pass.

8. PUBLIC COMMENTS

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act. There were individuals who contacted the Board Secretary regarding public comments related to CARES program and the administration thereof. Although neither individual registered within the appropriate timeframe, it was agreed by the Members of the Board to allow the individual to offer public comments. Brit Montoro, from Falls Township, PA, is a member of the tenant advocacy group Bucks Tenants Solidarity. It was strongly encouraged that the Members of the Board to do more to help the renters in the Commonwealth, seek continued rent relief funding and extend eviction moratoriums.

Vice Chair Schwartz appreciated the comments and concerns offered. Those same concerns have been raised by the Members of Board. Director Wiessmann added that the Agency has been active in its promotion of the CARES program and requesting amendments to the state's CARES Act.

9. ADJOURNMENT

There being no further business to present to the Board, a motion was made and seconded to adjourn the Board Meeting. The motion was unanimously approved. The meeting adjourned at 11:12 a.m.

The next monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held at the Agency's offices at 211 North Front Street, in Harrisburg, Pennsylvania 17101 on Thursday, February 11, 2021 at 10:30 a.m.

Respectfully submitted,



Margaret Strawser
Secretary