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, April 14, 2022 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, April 12, 2022 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, April 12, 2022 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, April 12, 2022 in writing by emailing phfaboard@phfa.org and detail the nature of their presentation.

Margaret Strawser
Secretary
Phone: 717.780.3845
phfaboard@phfa.org
TTY (in Pennsylvania): 711
BOARD MEETING AGENDA
THURSDAY, APRIL 14, 2022
10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF THE MINUTES FROM THE MARCH 10, 2022 BOARD MEETING

3. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
   • Community Revitalization Fund (CRF) Program

4. HOUSING RESOURCES UPDATES

5. ECONOMIC / MARKET UPDATE

6. PUBLIC COMMENTS

7. ADJOURNMENT
Pennsylvania Housing Finance Agency
Meeting of the Board
March 10, 2022

Members Present:
Paul Wentzel (serving in the stead of Richard Vague,
Secretary, Department of Banking and Securities)
Mark Schwartz, Vice Chair
Mark Dombrowski
Gary E. Lenker
Rob Loughery
Stephanie Meyer (serving in the stead of Meg Snead,
Acting Secretary, Department of Human Services)
Markita Morris-Louis
Ross Nese
John Paone
Rasheedah Phillips
Angela Susten (serving in the stead of Neil Weaver, Acting
Secretary, Department of Community
and Economic Development)
Keith Welks (serving in the stead of
Stacy Garrity, State Treasurer)

Members Absent:
Ed Christiano
Jennifer Koppel

Others Present:
Robin Wiessmann, Executive Director & CEO
Leonidas Pandeladis, Deputy Executive Director & Chief Counsel
Jordan Laird, Director of Finance
Bryce Maretzki, Director of Strategic Planning & Policy
Adrienne Trumy, Director of Accounting
Kathryn Newton, Director of Loan Servicing
Kimberly Boal, Director of Information Technology
Melissa Grover, Director of Governmental Affairs
Scott Elliott, Director of Communications
Melinda Johnson, Director of Western Region
Carl Dudeck, Director of Housing Management
Kelly Wilson, Director of HEMAP
Coleen Baumert, Director of Homeownership Programs
Jessica Perry, Director of Development
Tom Brzana, Director of Business Analytics
Terri Redmond, Director of Counseling
Gelene Nason, Manager of Housing Services
David Doray, Manager of Multifamily Underwriting
Adam Kitchen, Environmental/Site Specialist
Kim Burky, Transformation Project Manager
Ken Bobb, Manager of Architecture and Engineering
Lisa Case, Manager of Project Operations
Chris Anderson, Communications Officer
Heather Shull, Manager of Investments
Linda Stewart, Manager of Tax Credit Program-Allocations
Linda Demmi, Manager of Contract Administration
Christine Gerbig, Senior Development Officer
Ann Mermelstein, Senior Development Officer
Beth Silvick, Senior Development Officer
Yashira Aybar, Development Officer
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, February 10, 2022 at 10:30 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 March 6, 2022.

1. **CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mr. Schwartz at 10:32 a.m. The roll was called and a quorum was present.
2. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 10, 2022 BOARD MEETING**

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

Mr. Schwartz asked for a motion to approve the minutes from the February 10, 2022 Board Meeting. This motion was made, seconded and was unanimously approved.

The Agency’s Housing Forum will be held, in person, at the Harrisburg Hilton on May 11 and 12, 2022. It is possible the May board meeting will held Wednesday, May 11 prior to the Housing Forum. More information will be forthcoming. Mr. Schwartz recommended limiting the number of persons at an in-person board meeting. Director Wiessmann agreed and indicated that social distancing measures will also be evaluated.

Director Wiessmann announced the retirement of Monica Williams, Pre-Closing Officer in the Homeownership Programs Division, with 16 years of service; and Gelene Nason, Manager of Housing Services, with 15 years of service. Both were congratulated on their service to the Agency. Ms. Nason expressed appreciation for the recognition and has enjoyed being a part of the Agency and its mission.

3. **PROGRAM AND DEVELOPMENT REVIEW (PDR) COMMITTEE REPORT**

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

A. **Request for Tax-Exempt Financing**

i. **Redeemer Village**

Ms. Perry presented the restructuring of the Redeemer Village proposal. The project was previously approved for tax-exempt financing in November 2021. Staff is requesting approval due to a technical change as the developer is proceeding with a plan of financing which includes a permanent loan structure instead of a short term loan structure. Staff recommends approval of the change to a longer term financing, contingent upon conditions outlined in the resolution, in an amount of $26,015,000.

Mr. Welks made a motion that the Board approve the resolution for the request for Special Limited Obligation Multifamily Housing Development Bonds regarding Redeemer Village in an amount not to exceed $26,015,000. Mr. Paone abstained. The motion was approved, with abstention.

B. **Other Business**

There was no other Committee business to be brought before the Members of the Board.

4. **POLICY COMMITTEE REPORT**

Mr. Schwartz, as chair of the Policy Committee, reported that the Policy Committee met prior to the Board meeting to discuss the Final Allocation Plan for the Low Income Housing Tax Credit Program and the Request for Proposals for the Year 2022 Tax Exempt Volume Cap.
A. Final Approval of 2022 Allocation Plan for Low Income Housing Tax Credits

Director Wiessmann presented the final 2022 Allocation Plan for Low Income Housing Tax Credits. At the February board meeting, the draft plan was approved and was made available for public comment. Comments were provided during the public hearing held on February 22, 2022 and by email. Ms. Perry highlighted the minor changes made to the plan based on comments received. An application portal for the Intent to Submit a Tax Credit Application for Competitive 9% Tax Credits will open Monday, March 14, 2022 and close April 1, 2022; application deadline is June 30, 2022. Preliminary applications for 4% tax credits are due April 29, 2022 and full applications are due June 30, 2022.

Mr. Schwartz requested a correction to Section 2.11 Restrictive Covenant Agreement to allow the Agency the “right to approve or disapprove of the transfer of any interest in a general partner or member or limited partner or investor member in the ownership entity at any time during the term of the Restrictive Covenant Agreement.” Mr. Pandeladis added that the language provides further clarification.

Mr. Schwartz made a motion that the board approve the Final 2022 Qualified Allocation Plan for Low Income Housing Tax Credits, with the amendment to Section 2.11. The motion seconded and was approved unanimously.

B. Request for Proposals Year 2022 Tax Exempt Volume Cap

Ms. Perry provided a summary of the request for proposals for 2022 Tax Exempt Volume Cap. The Agency receives volume cap from the Department of Community and Economic Development. The request for proposals summarizes the application process for proposals seeking 4% tax credit allocation.

Mr. Schwartz made a motion that the board approve the Request for Proposals for the Year 2022 Tax Exempt Volume Cap, as submitted. The motion was seconded and was approved unanimously.

C. Other Business

Mr. Schwartz requested an update on current status of the allocation of low income housing tax credits. Director Wiessmann responded that a provisional increase in low income housing tax credits has expired. While many entities are seeking legislation to clarify the language on housing relief funds, the Agency benefited from the Commonwealth’s structuring of the Construction Cost Relief funds and has been successful in deploying those funds. The Agency has also provided forward commitments of low income housing tax credits to ensure affordable housing is still viable in the Commonwealth.

No other Committee business was brought before the Members of the Board.

5. SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Mr. Pandeladis presented the request for approval to the board for a modification to the existing Single Family Mortgage Revenue Bond Indenture. The Agency issues debt in order to issue mortgages. Those debt issuances, which are authorized by the Board, are governed by the Indenture, which is a contract between the Agency and its bond holders with the trustee representing the additional party to that
agreement. The Agency has issued both tax exempt and taxable bonds in the past and the Supplemental Indenture clarifies the Agency’s ability to issue both tax exempt and taxable bonds.

Mr. Nese inquired about the effective rate to the borrower and the Agency’s equity requirement. Mr. Pandeladis responded that the effective rate to the borrower is currently 3.625%. The rate fluctuates based on market conditions and program funding demand.

Director Wiessmann mentioned that the Agency is looking to provide a new mortgage product to its mortgage business component. More information regarding the K-Flex program will be forthcoming.

A motion was made and seconded that the board approve the Supplemental Indenture for the Single Family Mortgage Revenue Bond Program as submitted. The motion was approved unanimously.

6. **HOUSING RESOURCES UPDATES**

   A. **Homeowner Assistance Fund (HAF) Program**

   Mr. Maretzki reported on the Agency’s implementation and administration of the Pennsylvania Homeowner Assistance Fund (PAHAF) Program. On February 1, 2022 the PAHAF application portal was opened. He previewed the PAHAF program dashboard which will be available in the coming months.

   Mr. Nese commended staff on their work on the program and inquired about demand and when the program funds might be fully expended. Mr. Maretzki indicated that the program has until 2025 to utilize the funds and acknowledged a high demand for funding. Additional questions about mortgage servicer participation, the applicants ability to check the status of his/her application, program outreach to black and brown homeowners and if the number of applications received has been in line with initial expectations were addressed.

7. **ECONOMIC / MARKET UPDATE**

   Mr. Nick Fluehr, of Wells Fargo, provided a market update to the members. He discussed the instability of the global markets and the interest rates rising due to the uncertainty of the Russian invasion of Ukraine; energy prices are not likely to decrease in the near future which will have a dampening effect on the economy; current inflation rate of 8% is the highest it has been in years. Analysts anticipate the federal reserve will raise the interest rates at least four times during the year.

   He also reported that the real estate market remains buoyant and the demand for mortgages does not seem to be affected by interest rate increases.

8. **PUBLIC COMMENTS**

   Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and no public comments were received by the participation deadline.
9. **EXECUTIVE SESSION**

   Mr. Pandeladis announced that pursuant to Section 708 of the Sunshine Act, the Board will proceed into an Executive Session to consult with Agency counsel on a legal matter. The Board Meeting was temporarily adjourned at 11:48 a.m. for the Members of the Board to proceed to a separate meeting platform. Executive Session was called to order at 11:50 a.m. The Board Meeting reconvened at 12:15 p.m.

10. **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 12:16 p.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, April 14, 2022 at 10:30 a.m.

Respectfully submitted,

Allison Hutchings
Assistant Secretary