



**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, December 8, 2022 at 10:15 a.m.** at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania. A virtual meeting platform is also being provided for this meeting. All interested persons should visit the Agency's website at [www.phfa.org](http://www.phfa.org) no later than Tuesday, December 6, 2022 to register for the 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, December 6, 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, December 6, 2022 in writing by emailing [phfaboard@phfa.org](mailto:phfaboard@phfa.org) and detail the nature of their presentation.

Margaret Strawser  
Secretary  
Phone: 717.780.3845  
[phfaboard@phfa.org](mailto:phfaboard@phfa.org)  
TTY (in Pennsylvania): 711

**BOARD MEETING AGENDA**  
**THURSDAY, DECEMBER 8, 2022**

**10:15 A.M.**

**A G E N D A**

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE NOVEMBER 10, 2022 BOARD MEETING
3. RECOGNITION OF AGENCY RETIREES
4. POLICY COMMITTEE REPORT
  - A. Housing Options Grant Program Guidelines
  - B. 2023 PHARE Plan
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
  - A. Request for Transfer of Ownership
    - i. Sharon Hill Commons
    - ii. Dorothy Lovell
  - B. Request for Tax Exempt Issuing Authority & Commitment of First Mortgage Financing - Village Square on Haverford
  - C. Request for Commitment of First Mortgage Financing – Cedarwood Homes
  - D. Request for Tax Exempt Financing - City's Edge
6. AGENCY PROGRAM FUNDING FOR 2023 CALENDAR YEAR
7. TENTATIVE BOARD MEETING DATES FOR 2023 CALENDAR YEAR
8. HOUSING RESOURCES UPDATES
  - A. Kathy A. Possinger Housing Policy Fellowship Award
  - B. Multifamily Program Update
9. ECONOMIC MARKET UPDATE
10. PUBLIC COMMENTS
11. ADJOURNMENT

**Pennsylvania Housing Finance Agency  
Meeting of the Board  
November 10, 2022**

**Members Present:**

\*Richard Vague, Chair,  
Secretary, Department of Banking and Securities  
\*Mark Schwartz, Vice Chair  
\*Ed Christiano  
Mark Dombrowski  
\*Jennifer Koppel  
\*Gary E. Lenker  
\*Stephanie Meyer (serving in the stead of Meg Snead,  
Acting Secretary, Department of Human Services)  
Rob Loughery  
Ross Nese  
\*John Paone  
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:**

Rasheedah Phillips  
Markita Morris-Louis

**Others Present:**

\*Robin Wiessmann, Executive Director & CEO  
\*Leonidas Pandeladis, Deputy Executive Director & Chief Counsel  
\*Bryce Maretzki, Director of Strategic Planning & Policy  
\*Adrienne Trumpy, Director of Accounting  
\*Kathryn Newton, Director of Loan Servicing  
\*Kimberly Boal, Director of Information Technology  
\*Melissa Grover, Director of Governmental Affairs  
\*Carl Dudeck, Director of Housing Management  
\*Jessica Perry, Director of Development  
Coleen Baumert, Director of Homeownership Programs  
Jordan Laird, Director of Finance  
Tom Brzana, Director of Business Analytics  
Duane Davis, Western Regional Manager  
Beth Silvick, Senior Development Officer  
Terri Redmond, Director of Counseling  
Steve O'Neill, Assistant Counsel  
Lauren Starlings, Assistant Counsel  
Jada Greenhowe, Assistant Counsel  
Greg Hennessy, Assistant Counsel  
Nicholas Davatzes, Special Assistant to the CEO on Finance and Policy  
Chris Anderson, Communications Officer  
Clay Lambert, Program Administrator  
\*Amy Sechrist, Policy Officer  
Shelby Rexrode, Policy Officer  
\*Yashira Aybar, Development Officer  
May Horne, Development Officer  
Morgan Hursh, Development Officer  
Debbie Clark, Multifamily Coordinator  
Nicole Eutzy, Senior Lending Analyst

Leighton Stiffler, Senior Staff Accountant  
Juanita Underwood, Final Document Officer  
JP O'Connor, Lending Analyst  
Gage Billingsley, Lending Analyst  
Logan Minnich, Lending Analyst  
Kyler Rawlings, Lending Analyst  
Ken Bobb, Manager of Architecture and Engineering  
Paul Wentzel, Department of Banking and Securities  
Victor Rodriguez, a.m. Rodriguez Associates, Inc.  
Macy Kisilinsky, Alliant Capital  
Alexandra Janney and Jennifer Shockley, Pennsylvania Developers' Council  
Angela Steele, Sherick Consulting Group  
Marcus Huertas, Pennsylvania Association of Realtors  
Ysmaine Domiciano, EXP Realty LLC  
Christine Paul, Cindy Picone, Matthew Keen and Justin Marshall, Diamond and Associates  
Andrew Haines, Gatesburg Road Development  
Patrick Mack, Housing Authority of Northumberland County  
Dayne Jefferson and JW Kim, Housing Authority of City of Pittsburgh/Northview Midrise  
John Ganear and Kelley Coey, Hudson Companies  
Jessica Sheldon, Beacon Communities  
Juan Powell, The Community Builders  
Derrick Tillman, Bridging the Gap Development, LLC  
Lindsey Samsi, Pennrose  
Trey Barbour, Pivotal Housing (formerly MVAH Partners)  
Charles Noll, Rothschild Doyno Collaborative  
Laura Northup and Kate Mehalko, Mullin and Lonergan  
Victoria Engelstad, Philadelphia Housing Development Corporation  
Leo Makosky, Mistick Construction Company  
Nicole Westerman, New Kensington CDC  
Hal Coffey, Clark Hill PLC  
Daniel Sefick, CliftonLarsonAllen  
Robert Archie, Duane Morris LLP  
P. Nathaniel Boe, Esquire, MidPoint Group of Companies, Inc.  
Peter Weiss, Loop Capital Markets  
Damian Busch and Vikram Shah, Barclays  
Peter Weiss, Loop Capital  
Nick Fluehr, Wells Fargo  
\*Kimberly Smeal, Assistant Secretary  
Allison Hutchings, Assistant Secretary  
\*Jeannie Galloway, Assistant Secretary  
\*Margaret Strawser, Secretary

\*Denotes in person attendance; all others participated via remote means

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, November 10, 2022, at 10:30 a.m. via conference call.

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 November 6, 2022.

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

The meeting was called to order by Chairman Vague at 10:37 a.m. The roll was called, and a quorum was present.

**2. APPROVAL OF THE MINUTES FROM THE OCTOBER 13, 2022 BOARD MEETING**

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

**Chairman Vague asked for a motion to approve the minutes from the October 13, 2022 Board Meeting. This motion was made, seconded and was unanimously approved.**

**3. RECOGNITION OF AGENCY RETIREE AND MEMORIAM ACKNOWLEDGEMENT**

Director Wiessmann recognized Juanita Underwood on her upcoming retirement. She is a Final Document Officer in our Homeownership Programs Division. She will retire with 30 years of service. Ms. Underwood expressed her gratitude to the Agency.

Director Wiessmann informed the board on the passing of Celeste Scott, an affordable housing advocate from Pittsburgh. Ms. Perry and Mr. Marezki acknowledged Ms. Scott and her passion for helping people.

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

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

**A. Home4Good Funding Recommendations**

Mr. Marezki presented the 2022 Home4Good funding recommendations. Program funding is a collaboration with Federal Home Loan Bank of Pittsburgh, which contributed \$900,000, and the Agency, which contributed \$1 million, for the fifth round of funding. The 16 Continuum of Care entities serving homeless individuals and families throughout the Commonwealth were invited to submit funding proposals. Staff evaluated the funding proposals and recommends funding as outlined in the resolution.

**A motion was made and seconded that the Board approve the process authorizing the Home4Good funding recommendations. Ms. Meyer abstained. Motion carried with abstention.**

**B. 2022-2023 LIHTC Awards in accordance with Final LIHTC Plan**

Director Wiessmann presented the 2022-2023 Low Income Housing Tax Credit awards. She reported that the Agency received more requests than any prior year. Staff reviewed 70 applications in accordance with the Allocation Plan for Program Years 2022-2023. Staff recommends an allocation of tax credits for the 2022-2023 Program Years and the forward commitment of 2024 tax credits to 33 projects as outlined in the resolution. Mr. Welks, Ms. Perry, and Director Wiessmann commended staff on their work on this program.

**A motion was made and seconded that the Board approve the 2022-2023 Federal and Pennsylvania Housing Tax Credit allocation process and authorize certain Agency actions regarding program funding. Mr. Schwartz, Mr. Paone, Ms. Koppel and Mr. Lenker abstained. Motion was carried with abstentions.**

**C. Request for Commitment of First Mortgage Financing - Edgewood Retirement Residence**

Ms. Perry presented the Edgewood Retirement Residence proposal for first mortgage financing. The project is located in Pittsburgh, Allegheny County. Staff is recommending approval, contingent upon conditions outlined in the resolution.

**Mr. Welks made a motion that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Edgewood Retirement Residence. Motion was seconded and carried unanimously.**

**D. Request for Tax Exempt Financing - Sharswood III**

Ms. Aybar presented the Sharswood III proposal for tax exempt bond financing. The project is located in Philadelphia. Staff is recommending approval, contingent upon conditions outlined in the resolution.

**Mr. Welks made a motion that the Board approve the resolution, with conditions, authorizing the request tax exempt financing regarding Sharswood III. Mr. Schwartz abstained. Motion was seconded and carried with abstentions.**

**5. AUDIT COMMITTEE REPORT**

Mr. Paone reported that the Audit Committee met with the Agency's auditors. The audit team addressed questions by the Committee members. There were no substantial findings. The Committee recommends board approval of the audit report.

**A motion was made that the Board approve the audit report as presented. The motion was carried and unanimously approved.**

**6. SINGLE FAMILY MORTGAGE LOAN PROGRAM UPDATE & AUTHORIZATION FOR SERIES 141**

**A. SFMRB Program Updates**

Ms. Baumert, Director of Homeownership Programs, and Ms. Newton, Director of Loan Servicing, provided programmatic updates regarding the Agency's mortgage loan portfolio for the Single Family Mortgage Revenue Bond program.

**B. Revised Authorization of SFMRB Series 141**

Director Wiessmann indicated staff is requesting a revised authorization for the issuance of Series 141. Mr. Pandeladis noted that the board previously authorized the issuance of Series 141 in an amount not to exceed \$400 million. However, due to robust loan originations, the Agency is requesting the authorization amount not to exceed \$500 million.

Agency staff is requesting board approval for the revised issuance of Series 141 and to delegate the approval of the final terms and conditions of each transaction to the Finance Committee.

**A motion was made and seconded that the Board approve the resolution authorizing the issuance of Single Family Mortgage Revenue Bond Series 141. This motion was carried and unanimously approved.**

**7. HOUSING RESOURCES UPDATE**

**A. PHARE Update**

Mr. Maretzki anticipates providing a draft of the 2023 PHARE plan to the members at the December meeting.

**B. Other**

Director Wiessmann provided an update on the 4% LIHTC developments. Draft guidelines for the Housing Options Grant Program have been posted on the Agency's website.

Mr. Maretzki reported that 23 applications for the Community Revitalization Fund Program (CRFP) funds have been received. Recommendations will be brought to the Board in March or April 2023.

Director Wiessmann reminded the Board Members of upcoming informational meetings and working sessions. Due to the transition at the Governor's office as a result of midterm elections, the Agency does not anticipate hosting a January board meeting. The first meeting of the 2023 calendar year will be February 9, 2023.

**8. PUBLIC COMMENTS**

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and no public comments were received by the participation deadline. Beginning in December, the meetings will be open to public for in person attendance.

**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 11:45 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, Harrisburg, Pennsylvania on Thursday, December 8, 2022, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings  
Assistant Secretary