



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, March 9, 2023 at 10:30 a.m.** at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania. A virtual meeting platform is being provided for this meeting. All interested persons should visit the Agency's website at www.phfa.org no later than Tuesday, March 7, 2023 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, March 7, 2023 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, March 7, 2023 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, MARCH 9, 2023

10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE
FEBRUARY 9, 2023 BOARD MEETING
3. RECOGNITION OF RETIREES
4. RECOGNITION OF LONG TIME BOARD SERVICE
5. POLICY COMMITTEE REPORT
6. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Commitment of First Mortgage Financing – Letsche School
 - B. Request for Tax Exempt Financing
 - a) Bethlehem Townhomes
 - b) Connelly Manor
7. HOUSING RESOURCES UPDATES
8. PUBLIC COMMENTS
9. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
February 9, 2023**

Members Present:

*Sarah Hammer, Chair,
Acting Secretary, Department of Banking and Securities
*Mark Schwartz, Vice Chair
*Ed Christiano
Mark Dombrowski
*Jennifer Koppel
*Gary E. Lenker
Rob Loughery
*Stephanie Meyer (serving in the stead of Val Arkoosh,
Acting Secretary, Department of Human Services)
Markita Morris-Louis
Ross Nese
John Paone
Rasheedah Phillips
*Angela Susten (serving in the stead of Rick Siger,
Acting Secretary, Department of Community and
Economic Development)
*Keith Welks (serving in the stead of
Stacy Garrity, State Treasurer)

Members Absent:

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
*Kelly Wilson, Director of HEMAP
*Scott Elliot, Director of Communications
*Kim Burky, Transformation Project Manager
*Jay Hausher, Director of Eastern Region
Mike Kosick, Director of Technical Services
*Terri Redmond, Director of Counseling
Beth Silvick, Manager of Multifamily Coordination
Ken Bobb, Manager of Architecture and Engineering
Kurt Livering, Manager of Financial Operations
Lisa Case, Manager of Project Operations
Heather Shull, Manager of Investments
Linda Stewart, Manager of Tax Credit Program-Allocation
Steve O'Neill, Assistant Counsel
Lauren Starlings, Assistant Counsel
Jada Greenhowe, Assistant Counsel

*Nicholas Davatzes, Special Assistant to the CEO on Finance and Policy
*Aliyah Furman Stanger, Community Outreach and Engagement Officer
*Chris Anderson, Communications Officer
*Clay Lambert, Program Administrator
Shelby Rexrode, Policy Officer
Adam Kitchen, Environmental/Site Specialist
Yashira Aybar, Manager of Multifamily Underwriting
*Logan Minnich, Lending Analyst
*Kyler Rawlings, Lending Analyst
Kendra Harvey, Compliance Officer
Gabrielle Barger, Program Officer
Duane Davis, Western Regional Manager
*Paul Wentzel, Department of Banking and Securities
Jennifer Shockley, Pennsylvania Developers' Council
Cindy Picone, Justin Marshall and Christine Paul, Diamond and Associates
Juan Powell, The Community Builders
Kate Mehalko, M&L Associates
Thomas Gibson, Community Preservation Partners
Patrick Mack, Housing Authority of Northumberland County
Emme Reiser, PA Association of Realtors
John Ganear, Hudson Companies
Josh Plattner, Belveron Partners
Carlos Montoya, Ramirez & Co.
Peter Weiss, Loop Capital Markets
*Paul Haley and *Vikram Shah, Barclays
*George Jaeger, Bank of America
*Greg Brunner, DA Davidson
Geri Gibbons
Hiteshkumar Patel
Folaji Fadeyibi
Shilvosky Buffaloe
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, February 9, 2023, at 10:30 a.m. both in person and 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 February 5, 2023.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Hammer at 10:42 a.m. The roll was called, and a quorum was present.

2. ACKNOWLEDGEMENT OF NEW BOARD MEMBERS

Director Wiessmann introduced the new board members: Sarah Hammer, Acting Secretary for Department of Banking and Securities, Val Arkoosh, Acting Secretary for Department of Human Services, and Rick Siger, Acting Secretary for Department of Community and Economic Development.

3. ELECTION OF VICE CHAIR OF THE BOARD

Chair Hammer nominated Mark Schwartz as Vice Chair of the Board with a second by Mr. Paone. Chair Hammer asked if there were any other nominees. No other nominees were offered.

Nominations were closed and the motion that Mr. Schwartz be elected as Vice Chair of the Agency's Board for the calendar year 2023 was carried unanimously.

4. APPROVAL OF THE MINUTES FROM THE DECEMBER 8, 2022 BOARD MEETING

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

Chair Hammer asked for a motion to approve the minutes from the December 8, 2022 Board Meeting. This motion was made, seconded and was unanimously approved.

5. POLICY COMMITTEE REPORT

Mr. Schwartz reported that the Policy Committee met prior to the Board meeting to discuss and review the following presentations.

A. 2023 PHARE Plan Approval

Mr. Maretzki presented the 2023 PHARE Plan, which will be used in conjunction with funding applications submitted pursuant to the request for proposals. A draft 2023 PHARE Plan was published in the Pennsylvania Bulletin for a 45-day comment period. Comments were received and incorporated into the 2023 PHARE Plan, as applicable.

A motion was made and seconded that the Board approve the 2023 PHARE Plan as submitted. Ms. Morris-Louis abstained. The motion carried with abstention.

B. Other Business

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

6. 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. Request for Tax Exempt Financing – Cambridge Square

Ms. Perry presented the Cambridge Square proposal for tax exempt financing. The project is located in Monroeville, Allegheny County. Staff is recommending approval, contingent upon the conditions outlined in the resolution. Mr. Schwartz commended staff on moving this project forward.

Mr. Welks made a motion that the Board approve the resolution, with conditions, authorizing the request tax exempt financing regarding Cambridge Square. Motion was seconded and carried unanimously.

B. Request for Tax Exempt Issuing Authority - Allegheny Commons

Ms. Perry presented the Allegheny Commons proposal for tax exempt financing authority. 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 tax exempt financing regarding Allegheny Commons. Motion was seconded and carried unanimously.

C. Other Business

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

7. HOUSING RESOURCES UPDATE

Ms. Grover provided a legislative update on congressional and state committee appointments.

Director Wiessmann presented the Housing Resources updates. The final guidelines for the Housing Options Grant Program have been posted to the Agency's website. Applications will be submitted through a web-based application portal. The Housing Options Grant Program will offer funding for emergency repair, preservation and new construction. To date, all of the CCRP funds have been committed.

Ms. Perry updated the Board on the current status of 4% and 9% multifamily transactions. She indicated for those developments which received 2021 tax credits, pre-commitment submission package must be submitted to the Agency by February 28, 2023 and closing must occur by May 31, 2023.

A. MISCELLANEOUS ADMINISTRATIVE MATTERS

Mr. Pandeladis reminded the Board to file their ethics forms by the May 1st deadline. He also summarized Governor Shapiro's executive order regarding code of conduct which applies to all board members under the Governor's jurisdiction. This code of conduct addresses the acceptance of items of nominal value. The current Bylaws of the Agency will be updated to incorporate changes in several items including the current committee structure and technology capabilities.

8. PUBLIC COMMENTS

Mr. Pandeladis indicated that the Agency advertised the availability of public comment under the Sunshine Act. There were two individuals who asked to speak to the Members of the Board during public comments. The requests were received by the participation deadline. Ms. Geri Gibbons and Mr. Hiteshkumar Patel both addressed the Board regarding the PAHAF application process.

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 11:40 a.m. for the Members of the Board to proceed to a separate meeting platform. Executive Session was called to order at 11:45 a.m. and ended at 12:17 p.m. The Board Meeting reconvened at 12:18 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 12:19 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, Harrisburg, Pennsylvania on Thursday, March 9, 2023, at 10:30 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Allison Hutchings". The signature is written in a cursive style with a large initial 'A' and 'H'.

Allison Hutchings
Assistant Secretary