



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, April 13, 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, April 11, 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, April 11, 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, April 11, 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, APRIL 13, 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 MARCH 9, 2023 BOARD MEETING
3. RECOGNITION OF RETIREE
4. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Tax Exempt Financing – Mid City Apartments
 - B. Community Revitalization Fund Program (CRFP)
 - C. ReCLAIM Loan Request
 - D. Additional Agency Discretion regarding 2021 LIHTC Round Criteria
5. HOUSING RESOURCES UPDATES
 - A. Legislative Update
 - B. Mortgage Loan Production
 - C. Housing Assistance Updates
6. PUBLIC COMMENTS
7. ECONOMIC MARKET UPDATE
8. EXECUTIVE SESSION
9. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
March 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
Val Arkoosh, Acting Secretary, Department of Human Services
Markita Morris-Louis
Ross Nese
John Paone
*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
*Susan Delgado, Director of Human Services
Wendy Gessner, Director, Commonwealth Cornerstone Group
Beth Silvick, Manager of Multifamily Coordination
Lisa Case, Manager of Project Operations
Heather Shull, Manager of Investments
Linda Stewart, Manager of Tax Credit Program-Allocation
Chrissi Gerbig, Senior Development Officer
Debbie Hammond, Manager of Property Preservation Unit
*Debra Clark, Multifamily Coordinator
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
*Aliyah Furman Stanger, Community Outreach and Engagement Officer
Chris Anderson, Communications Officer
Clay Lambert, Program Administrator
Yashira Aybar, Manager of Multifamily Underwriting
*Logan Minnich, Lending Analyst
*Kyler Rawlings, Lending Analyst
*Sue Peck, Manager of Loan Accounting
*Nancy Lackey, Escrow Officer
*Kathy Esworthy, Manger of Tax Credit Compliance
Nina Lehr, Development Officer
Nicole Eutzy, Senior Lending Analyst
Elis Conde, Senior Foreclosure Officer
Duane Davis, Western Regional Manager
*Paul Wentzel, Department of Banking and Securities
*Stephanie Meyer, Department of Human Services
*Kelly Phenicie, Department of Treasury
Jennifer Shockley and Alex Janney, Pennsylvania Developers' Council
Cindy Picone and Christine Paul, Diamond and Associates
Juan Powell, The Community Builders
Kate Mehalko and Laura Northup, M&L Associates
Patrick Mack, Housing Authority of Northumberland County
Emme Reiser, PA Association of Realtors
Peter Weiss, Loop Capital Markets
*Paul Haley, Barclays
Robert Foggio and Samphas Chhea, Jefferies
Joseph Tait, Raymond James
Nick Fluehr, Wells Fargo
*David Notkin, Bank of America Securities
*Charlie Ellinwood, R. Seelaus & Co., Inc.
David Burg, PIRHL
Deborah Quinlan, Steele Connelly LLC/Connelly Manor
Lee Jones, Stone Sherick Consulting Group
David Woolfenden, LingaTech
Eugene Tull, Timber LLC
Allen Smith, ATS Consulting and Training LLC
Kris Chiu, Community Action Lehigh Valley
Chris Howsare
Hiteshkumar Patel
Mikhael Abebe
*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, March 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 March 5, 2023.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Hammer at 10:41 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2023 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 February 9, 2023 Board Meeting. This motion was made, seconded and was unanimously approved.

3. RECOGNITIONS

A. Board Member

Director Wiessmann announced that board member Markita Morris-Louis was appointed to the Consumer Advisory Board of the Consumer Financial Protection Bureau (CFPB).

B. Agency Retirees

Director Wiessmann recognized the following Agency staff members on their retirement: Sue Peck, Manager of Loan Accounting with 32 years of service; Nancy Lackey, Escrow Officer with 30 years of service; and Kathy Esworthy, Manager of Tax Credit Compliance with 30 years of service. Kate Newton spoke on the great work of Sue Peck and Nancy Lackey. Carl Dudeck commended Kathy Esworthy on her work.

4. RECOGNITION OF LONG TIME BOARD SERVICE

Director Wiessmann recognized Keith Welks, whose is attending his final meeting as a board designee. Mr. Welks has dedicated his career to the Commonwealth, serving in various capacities with various Commonwealth entities and eventually moving to the Treasurer's Office to work for Treasurer Casey. He has served under all the State Treasurers since Treasurer Casey. Ms. Kelly Phenicie will serve as Mr. Welks' successor. Several Members of the Board commended Mr. Welks on his incredible work on the Agency's Board and on his career.

5. POLICY COMMITTEE REPORT

Ms. Morris-Louis reported that the Policy Committee met prior to the Board meeting and heard the presentation from Ms. Carolyn Ristau, the 2022 Kathy A. Possinger Housing Policy Fellowship recipient. Ms. Ristau presented her findings from her year-long research which focused on residential zoning by race.

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 Commitment of First Mortgage Financing – Letsche School

Ms. Perry presented the Letsche School proposal for commitment of first mortgage financing. The project is located in Pittsburgh, Allegheny County. Staff is recommending approval, contingent upon the 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 Letsche School. Motion was seconded and carried unanimously.

B. Request for Tax Exempt Financing

i. Bethlehem Townhomes

Ms. Perry presented the Bethlehem Townhomes proposal for tax exempt financing. The project is located in Bethlehem, Northampton 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 Bethlehem Townhomes. Motion was seconded and carried unanimously.

ii. Connelly Manor

Ms. Perry presented the Connelly Manor proposal for tax exempt financing. The project is located in Sharon, Mercer 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 Connelly Manor. 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 the current State House members and election of the House Speaker. Director Wiessmann presented additional housing resources updates regarding the multifamily and single family programs. She indicated the K-FIT loan program continues to be a huge success and accounts for 80% of the purchased loan portfolio. Final preparations are underway for the online application portal for the Housing Options Grant Program. A virtual question and answer meeting regarding the Housing Options Grant Program will be offered in the near future.

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 asked Chair Hammer to recognize an Executive Session pursuant to Section 708 of the Sunshine Act, to allow for the Members of the Board to consult with and receive an update from Agency counsel on a legal matter. Chair Hammer recognized the request for an Executive Session. The Board Meeting was temporarily adjourned at 11:38 a.m. for the Members of the Board to proceed to a separate meeting platform. Executive Session was called to order at 11:42 a.m. The Board Meeting reconvened at 12:10 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 12:12 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, April 13, 2023, at 10:30 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Allison Hutchings".

Allison Hutchings
Assistant Secretary