



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 11, 2024 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 9, 2024 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 9, 2024 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 9, 2024 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 11, 2024

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 14, 2024 BOARD MEETING
3. RECOGNITION OF RETIREE
4. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Commitment of First Mortgage Financing - Carmany Place Apartments
 - B. Request for Tax Exempt Financing - TC 5
 - C. Community Revitalization Fund Program
5. HOUSING RESOURCES UPDATES
6. PUBLIC COMMENTS
7. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
March 14, 2024**

Members Present:

*Wendy Spicher, Chair, Department of Banking and Securities
*Mark Schwartz, Vice Chair
*Ed Christiano
Diana Bucco
*Gary E. Lenker
Mark Dombrowski
*Markita Morris-Louis
*Kelly Phenicie (serving in the stead of
Stacy Garrity, State Treasurer)
Angela Susten (serving in the stead of Rick Siger,
Secretary, Department of Community and
Economic Development)

Members Absent:

Valerie Arkoosh, Secretary
Department of Human Services
Jennifer Koppel
Rob Loughery
Ross Nese
John Paone

Others Present:

*Robin Wiessmann, Executive Director & CEO
*Leo Pandeladis, Deputy Executive Director & Chief Counsel
*Bryce Maretzki, Director of Strategic Planning & Policy
Adrienne Trumpy, Director of Accounting
*Kathryn Newton, Director of Loan Servicing
*Carl Dudeck, Director of Housing Management
*Susan Delgado, Director of Human Resources
*Jessica Perry, Director of Development
*Coleen Baumert, Director of Homeownership Programs
*Jordan Laird, Director of Finance
*Melissa Grover, Director of Government Affairs
*Kim Burky, Transformation Project Manager
*Mike Kosick, Director of Technical Services
*Tom Brzana, Director of Business Analytics
*Scott Elliott, Director of Communications
*Wendy Gessner, Director of CCG
*Terri Redmond, Director of Counseling
*Kurt Livering, Manager of Financial Operations
Beth Silvick, Manager of Multifamily Coordination
Ken Bobb, Manager of Architecture and Engineering
Linda Stewart, Manager of Tax Credit Program-Allocation
Lisa Case, Manager of Project Operations
Heather Shull, Manager of Investments
Steve O'Neill, Counsel
*Cadie Wyatt, Counsel
Lauren Starlings, Counsel
Greg Hennessy, Assistant Counsel
Chris Anderson, Communications Officer
*Nicholas Davatzes, Special Assistant to the CEO on Finance and Policy
Duane Davis, Western Regional Manager
Nakia Parker, Eastern Regional Manager
Yashira Aybar, Manager of Multifamily Underwriting
Nicole Eutzy, Senior Lending Analyst
*Clay Lambert, Program Administrator
Gabrielle Barger, Program Officer

Shelby Rexrode, Senior Program Officer
Leidy Ramos, Program Compliance Officer
Valerie Fishel, Lending Analyst
Adam Kitchen, Environmental/Site Specialist
Christine Gerbig, Senior Development Officer
Shana Erdley, Senior Insurance Officer
Debbie Hammond, Manager of Property Preservation Unit
Amy Diehl, Senior Investment Officer
Heather Black, Manager of Tax Credit Compliance
Nina Lehr, Development Officer
Dennis Brink, Lending Analyst
Davin McCallen, Lending Analyst
Ann Mermelstein, Manager of LIHTC Underwriting
Kayleigh Johnson, Special Loans Assistant Officer
*Olga Mercado, Insurance Officer
*Stephanie McCauslin, Senior Voucher Analyst
*Shara Zimmerman, Contract Administrator Coordinator
*Lilia Putt, Financial Analyst
*Andrea Biller, Financial Analyst
*Abena Dufie, Financial Analyst
*Tram Le, Senior Financial Analyst
*Megan Flannery, Financial Analyst
*Holly Zugay, Senior Financial Education Officer
*Samantha Casterline, Senior Housing Management Representative
*Molly Smith, Housing Management Representative
*Christine Williams, Assistant Housing Management Representative
*Justin Eden, Tax Credit Officer
*Sarah Foltz, Tax Credit Officer
*Jennifer Wright, Housing Management Coordinator
*Patricia Washington, Financial Education Officer
*Kristen Nagel, 811 Program Administrator
*Malika Jiwanji, Tax Credit Coordinator
*Jennifer Sidenstick, Voucher Analyst
*Shannon Auditore, Voucher Analyst
*Leigh Anne Wentzel, Housing Management Representative
*Danielle Rudy, Supportive Housing Officer
*Kim Izer, Contract Administration Coordinator
*Paul Wentzel, Department of Banking and Securities
Nicole Westerman, New Kensington Community Development Corporation
David Slinger and Amy Britner, Gaudenzia Foundation, Inc.
Susanne Stone and Angela Steele, Stone Sherick Consulting Group
Eugene Tull, Timber LLC
Jennifer Shockley and Alex Janney, Pennsylvania Developers' Counsel
Juan Powell, The Community Builders
Jasmine Sackey-Addo, Drexel University
Brian Redmond, PNC
Pat Mack, Housing Authority of Northumberland County
Ian Charlton, CLS Philadelphia
Won Park, Siebert Williams
David Aiken
Jessica Sheldon, Beacon Communities
Christine Paul, Cindy Picone, Michael Arnst, and Justin Marshall, Diamond and Associates
Paul Haley and Lisa Lavigueur, Barclays
*Mitch Gallo, RBC Capital Markets

*David Eckhart, Raymond James
Arseni Sutton, Wells Fargo
Olivia Ford, Ramirez & Co., Inc.
Alexis C

*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 14, 2024, 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 10, 2024.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:38 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE FEBRUARY 8, 2024 BOARD MEETING

Mr. Pandeladis indicated there is a correction to the February 8, 2024 Board Meeting Minutes as presented. Board member, Markita Morris-Louis, participated remotely at the February 8, 2024 board meeting.

Chair Spicher asked for a motion to approve the minutes from the February 8, 2024 Board Meeting as presented. This motion was made, seconded and was unanimously approved.

Chair Spicher also asked for a motion to approve the February 8, 2024 board meeting minutes as amended. This motion was made, seconded and was unanimously approved.

3. RECOGNITION OF STAFF

Director Wiessmann recognized the retirement of Angela Harris-Reider, Accountant, with 25 years of service. Director Wiessmann indicated Ms. Harris was unavailable for the meeting but had provided a note of appreciation for the acknowledgement of her years of service.

Mr. Carl Dudeck, Director of Housing Management, was recognized for his 40 years of service. Acknowledgements were offered by Mr. Kurt Livering, Ms. Lisa Case, and Ms. Jessica Perry as well as Director Wiessmann and Members of Agency's Board. Mr. Dudeck expressed his appreciation for his five outstanding managers who help make his job easier and who also strongly believe in Agency's mission statement.

4. PROGRAM AND DEVELOPMENT REVIEW (PDR) COMMITTEE REPORT

Mr. Christiano reported the PDR Committee had an opportunity to review the following proposals carefully, and concurs with staff's recommendations.

A. Request for Commitment of First Mortgage Financing

i. Abigail Pankey Apartments

Ms. Perry presented the Abigail Pankey Apartments proposal for first mortgage financing. The project is located in Philadelphia, Philadelphia County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made and seconded that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Abigail Pankey Apartments. Mr. Schwartz abstained. Motion carried with abstention.

ii. Gaudenzia West Mill Place

Ms. Perry presented the Gaudenzia West Mill Place proposal for first mortgage financing. The project is located in Philadelphia, Philadelphia County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Gaudenzia West Mill Place. This motion was seconded and carried unanimously.

iii. HELP Philadelphia I & II

Ms. Perry presented the HELP Philadelphia I & II proposal for first mortgage financing. The project is located in Philadelphia, Philadelphia County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding HELP Philadelphia I & II. This motion was seconded and carried unanimously.

iv. Ruth Street Civic House

Ms. Perry presented the Ruth Street Civic House proposal for first mortgage financing. The project is located in Philadelphia, Philadelphia County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made and seconded that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Ruth Street Civic House. Mr. Schwartz abstained. Motion carried with abstention.

B. Other Business

Mr. Christiano also reported that the PDR Committee was apprised of two information updates.

i. Disposition of Properties

Director Wiessmann reported that the Agency is continuing its efforts to seek enhancement options for the properties previously discussed. Mr. Dudeck concurred and added that Housing Management staff are being very proactive with exploring options to keep the properties as affordable housing stock.

ii. **Multifamily Calendar**

Ms. Perry reported that the Agency received nineteen (19) 4% tax credit applications by the submission deadline of February 29, 2024. She is hopeful to announce the awards by the end of Summer 2024.

5. **HOUSING RESOURCES UPDATE**

A. **Single Family Loan Production Update**

A single family loan production update was provided by Director Wiessmann. She indicated there continues to be an enormous demand for our mortgage loan programs.

B. **Multifamily Production Update**

Ms. Perry provided additional notes on the Agency's multifamily portfolio.

6. **LEGISLATIVE UPDATE**

Ms. Grover provided a legislative update. Director Wiessmann acknowledged Ms. Grover for coordinating the various meetings and preparing an informational packet for the legislative members during the NCSHA Legislative Conference held earlier this month.

7. **OTHER BUSINESS**

A. **2024 Housing Forum – May 1 and 2, 2024**

Director Wiessmann reminded the Board that the Agency's Housing Forum is scheduled for May 1 and May 2 at the Harrisburg Hilton. The theme for this year's Housing Forum is "Connections". It begins on May 1 with lunch at 12 pm; offers 23 educational sessions, an awards ceremony recognizing affordable housing innovators and more. The conference will conclude after lunch on May 2.

B. **PA HAF Update**

Ms. Burky provided an update on the PA HAF program. She indicated the Agency will start accepting new applications on March 18; the program dashboard will offer real-time updates of the application status.

8. **ECONOMIC MARKET UPDATE**

Mr. Mitch Gallo with RBC Capital Markets provided an economic market update. He offered an update on various market factors.

9. **PUBLIC COMMENTS**

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and there were public comments received by the participation deadline. Mr. Dave Slinger, from Gaudenzia Foundation, Inc., and Nicole Westerman, of New Kensington Community Development Corporation, each offered their appreciation to the Agency's Board and Agency staff for their efforts to keep housing affordable in the Commonwealth. Each provided statistics of current rental prices and income limits of potential tenants for their areas.

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 12:11 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 11, 2024, 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