



**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, August 8, 2024 at 10:30 a.m. via a virtual meeting platform. No physical meeting space will be 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, August 6, 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, August 6, 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, August 6, 2024 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, AUGUST 8, 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  
JULY 11, 2024 BOARD MEETING
3. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
  - A. Transfer of General Partner - The Ohringer Building
  - B. Request for Commitment of First Mortgage Financing
    - i. Mill Redevelopment A & Indiana
    - ii. Grandview South Phase I
4. Administrative Resolutions
  - A. HUD – Ginnie Mae Corporate Authorization Resolution
  - B. HUD – Counseling Authorization Resolution
5. HOUSING RESOURCES UPDATES
6. PA HAF UPDATE
7. ECONOMIC MARKET UPDATE
8. PUBLIC COMMENTS
9. ADJOURNMENT

**Pennsylvania Housing Finance Agency**  
**Meeting of the Board**  
**July 11, 2024**

**Members Present:**

\*Wendy Spicher, Chair, Department of Banking and Securities  
\*Mark Schwartz, Vice Chair  
\*Ed Christiano  
\*Diana Bucco (joined after roll call)  
\*Jennifer Koppel  
Mark Dombrowski  
\*Gary E. Lenker  
Rob Loughery  
Stephanie Meyer (serving in the stead of Secretary  
Val Arkoosh, Department of Human Services)  
Ross Nese  
\*John Paone  
\*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:**

Markita Morris-Louis

**Others Present:**

\*Robin Wiessmann, Executive Director & CEO  
\*Leo Pandeladis, Deputy Executive Director & Chief Counsel  
\*Bryce Maretzki, Director of Strategic Planning & Policy  
Kathryn Newton, Director of Loan Servicing  
\*Carl Dudeck, Director of Housing Management  
\*Jessica Perry, Director of Development  
\*Jordan Laird, Director of Finance  
\*Adrienne Trumpy, Director of Accounting  
\*Pedro Carrera, Director of Information Technology  
\*Melissa Grover, Director of Government Affairs  
\*Kim Burky, Sr. Director of Transformation & Operations  
\*Mike Kosick, Director of Technical Services  
\*Tom Brzana, Director of Business Analytics  
Scott Elliott, Director of Communications  
\*Terri Redmond, Director of Counseling  
\*Kenneth Bobb, Manager of Architecture and Engineering  
\* Beth Silvick, Manager of Multifamily Coordination  
Linda Stewart, Manager of Tax Credit Program-Allocation  
\*Kurt Livering, Manager of Financial Operations  
Lisa Case, Manager of Project Operations  
Heather Black, Manager of Tax Credit Compliance  
Jada Greenhowe, Counsel  
Cadie Wyatt, Counsel  
Steve O'Neill, Counsel  
Greg Hennessy, Assistant Counsel  
\*Nicholas Davatzes, Special Assistant to the CEO on Finance and Policy  
Duane Davis, Western Regional Manager  
Yashira Aybar, Manager of Multifamily Underwriting  
Nicole Eutzy, Manager of Special Programs and Process Quality  
Debbie Hammond, Manager of Property Preservation Unit  
Clay Lambert, Senior Program Administrator

Gabrielle Barger, Program Officer  
\*Shelby Rexrode, Senior Program Officer  
Leidy Ramos, Program Compliance Officer  
Valerie Fishel, Lending Analyst  
\*Kyler Rawlings, Lending Analyst  
\*Logan Minnich, Lending Analyst  
\*May Horne, Development Officer  
Shana Erdley, Senior Insurance Officer  
Amy Diehl, Senior Investment Officer  
Anthony Carlen, Lending Analyst  
Chris Anderson, Communications Officer  
Chrissi Gerbig, Senior Development Officer  
Dennis Brink, Lending Analyst  
Leonna Brabham, Multifamily Coordinator  
Nina Lehr, Development Officer  
Shamar Robinson, Multi-Family Business Partner Officer  
\*Paul Wentzel, Department of Banking and Securities  
\*Steve Kownacki, Final Focus Productions  
\*June Burris  
\*Carter Burris  
Christine Paul and Lynette Davenport, Diamond and Associates  
Cindy Picone, Cindy Picone Consulting  
Signe Massias-Henkel, Community Basics  
Laura Northup, Majdouline Elaamerani, Kate Mehalko and Eddy Kaplaniak, M&L Associates  
Isabel Harner and Kelly Cary, Stone Sherick Consulting Group  
Kevin Thompson, MCAP Funds  
Andrew Cohen, Woda Cooper Companies  
Andrew Hanson, Nick Beard, Vicky Grim, Deepthi Jain and Liam Mercer, Homes for America  
Blane Stoddart and Maura Rossi, BFW Group  
Brandi Welsch and David Massaro, Massaro Properties  
Christopher Trevisani, Housing Visions  
Cody Worthington and Justin Kaplan, Odin Properties  
Craig Steven Shields, Pottsville Housing/Independence Square  
Dan Robinson, Hudson Companies  
David Geiger and Talia O'Brien, Urban Redevelopment Authority of Pittsburgh  
David Griffith, Center in the Park  
Derrick Tillman, Bridging the Gap Development  
Ellie Devyatkin, Frankford CDC  
Emily Kendall-Brown, Leading Age PA  
Evan Henke and Randy Vulakovich, Buchanan Ingersoll & Rooney  
Frank Dubas, Slocum Hollow Properties, LLC  
Jennifer Shockley and Alexandra Janney, Pennsylvania Developers' Council  
Jessica Sheldon and Killian Ankers, Beacon Communities LLC  
John Ganiear, Hudson Companies  
Joel Necowitz, The Hickman  
Jonathan Strauss, Cortex Residential  
Juan Powell and Sophia Carpenter, The Community Builders Inc.  
Kathryn Robinson, Regional Housing Legal Services  
Bethany Davidson  
Laura Doyle, Carrick Community Council  
Maria Sourbeer, Mosaic Development  
Martina Hedetniemi, KMA Design Studio  
Michael Bier, CHN Housing Partners  
Michael Davidson, Turner Law, P.C.

Mike Gwin, Rothschild Doyno Collaborative  
Nicole Foreman and Jen Ponce De Leon, JEM Group  
Noor Ismail and Kali Wentling Murphy, Housing Authority of the City of Pittsburgh  
Shoshana Bannett, Federation Housing  
Trey Barbour, Pivotal Housing Partners  
Yoyo Yu, EMG Care  
Zephyr Martin and Robyn Savacool, CBP Architects  
Amber Borreli, Latino Connection  
Patrick Mack, Housing Authority of Northumberland County  
Whitney Chambers, The Michaels Organization  
Lindsay Pinter, Berkadia  
Won Park, Siebert Williams Shank  
Eugene Tull, Timber LLC  
Brian Redmond, PNC Tax Credit Solutions  
Gloria Boyd and Brent Chandaria, JP Morgan  
\*Vikram Shah, Jefferies  
\*Paul Haley, Barclays Capital  
\*Mitch Gallo, RBC Capital Markets  
\*David Eckhart and Joe Tait, Raymond James  
\*Kayleigh Johnson, Legal Administrator  
\*Kimberly Smeal, Assistant Secretary  
Allison Hutchings, 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, July 11, 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 July 7, 2024.

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

The meeting was called to order by Chair Spicher at 10:40 a.m. The roll was called, and a quorum was present.

## **2. APPROVAL OF THE MINUTES FROM THE JUNE 13, 2024 BOARD MEETING**

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

**Chair Spicher asked for a motion to approve the minutes from the June 13, 2024 Board Meeting.**

**This motion was made, seconded and was unanimously approved.**

### **2.1 RECOGNITIONS**

Director Wiessmann and Ms. Perry recognized Logan Minnich, Kyler Rawlings and May Horne on achieving their Rental Housing Development Finance Professional Certification from Grow America, formerly the National Development Council.

### **3. 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. ReCLAIM Loan Request – Slocum Hollow Properties**

Mr. Maretzki presented the ReCLAIM loan request for Slocum Hollow Properties. The project is located in Scranton. Staff is recommending approval of a ReCLAIM loan for this project.

**A motion was made that the Board approve the resolution, with conditions, authorizing the ReCLAIM loan for Slocum Hollow Properties. This motion was made, seconded and was unanimously approved.**

#### **B. 2024 PHARE Supplemental Allocation**

Ms. Perry indicated that the reduction of federal Housing Trust Funds has caused funding gaps for certain LIHTC developments. She presented a request for a supplemental allocation of PHARE funds be used to fill funding gaps for certain LIHTC developments impacted by the reduction of available Housing Trust Funds. Staff is requesting \$6 million in PHARE funds be made available to for 2024 9% LIHTC developments.

**A motion was made and seconded that the Board approve the 2024 PHARE Supplemental Allocation of Resources and authorize certain Agency actions regarding program funding. Mr. Schwartz abstained. The motion passed with abstention.**

#### **C. 2024 LIHTC Awards in accordance with final LIHTC Plan**

Ms. Perry presented the 2024 LIHTC Awards in accordance with the final LIHTC plan. There were 80 applications received. Ms. Silvick and Mr. Bobb presented a review of recommended projects. Director Wiessmann recognized Ken Bobb and Beth Silvick on their work. Staff is recommending an allocation of tax credits for the 2024 LIHTC Program Year and the forward commitment of 2024 tax credits to three projects as outlined in the resolution.

At this point in the meeting, Chair Spicher needed to leave the meeting and asked Mr. Wentzel to act as Chair for the remainder of the meeting.

**A motion was made and seconded that the Board approve the 2024 LIHTC allocation process and authorize certain actions regarding program funding. Mr. Paone and Mr. Schwartz abstained. The motion passed with abstentions.**

#### **D. Other Business**

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

### **4. HOUSING RESOURCES UPDATES**

#### **A. Single Family Loan Production**

Director Wiessmann provided a single family loan production update.

**B. Multifamily Program Production**

Ms. Perry provide a multifamily program update.

**5. LEGISLATIVE UPDATE**

Ms. Grover provided a legislative update.

**6. PA HAF UPDATE**

Ms. Burky provided an update on the PA HAF program.

**7. PUBLIC COMMENTS**

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and a public comment was received by the participation deadline. Ms. June Burris spoke to the Members of the Board regarding housing concerns at St. Anthony's Senior Residence in Philadelphia.

**8. 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 12:08 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, August 8, 2024, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings  
Assistant Secretary