



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, September 12, 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, September 10, 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, September 10, 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, September 10, 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, SEPTEMBER 12, 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
AUGUST 8, 2024 BOARD MEETING
3. RECOGNITION OF RETIREES
4. APPROVAL OF CORPORATE OFFICERS RESOLUTION
5. UPDATE ON 2025/2026 QUALIFIED ALLOCATION PLAN
6. HOUSING RESOURCES UPDATES
7. PA HAF UPDATE
8. PUBLIC COMMENTS
9. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
August 8, 2024

Members Present (All Attending Via Remote Technology):

Wendy Spicher, Chair, Department of Banking and Securities
Mark Schwartz, Vice Chair
Ed Christiano
Diana Bucco
Mark Dombrowski
Gary E. Lenker
Markita Morris-Louis
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:

Val Arkoosh, Secretary,
Department of Human Services
Jennifer Koppel
Rob Loughery

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
Coleen Baumert, Director of Homeownership Programs
Jordan Laird, Director of Finance
Adrienne Trumpy, Director of Accounting
Pedro Carrera, Director of Information Technology
Kelly Wilson, Director of HEMAP
Tom Brzana, Director of Business Analytics
Kenneth Bobb, Manager of Architecture and Engineering
Beth Silvick, Manager of Multifamily Coordination
Lisa Case, Manager of Project Operations
Heather Black, Manager of Tax Credit Compliance
Nakia Parker, Eastern Regional Manager
Jada Greenhowe, Counsel
Steve O'Neill, Counsel
Lauren Starlings, Counsel
Greg Hennessy, Assistant Counsel
Yashira Aybar, Manager of Multifamily Underwriting
Debbie Hammond, Manager of Property Preservation Unit
Lisa Case, Manager of Project Operations
Shelby Rexrode, Senior Program Officer
Leidy Ramos, Program Compliance Officer
Valerie Fishel, Lending Analyst
Amy Diehl, Senior Investment Officer
Chris Anderson, Communications Officer
Chrissi Gerbig, Senior Development Officer
Leonna Brabham, Multifamily Coordinator
Alexis Whitman, Vendor Management Specialist
Britt Raess, Disbursement Officer
Jared McHale, Lending Analyst

Marian Coughlin, Special Development Programs Analyst
Shamar Robinson, Multi-Family Business Partner Officer
Stacia Rhoads, Development Administrator
Christine Paul, Diamond and Associates
Cindy Picone, Cindy Picone Consulting
Laura Northup, Majdouline Elaamerani, Kate Mehalko and Eddy Kaplaniak, M&L Associates
Isabel Harner, Devon Rogers and Kelly Cary, Stone Sherick Consulting Group
Kevin Thompson, MCAP Funds
Jennifer Shockley, Pennsylvania Developers' Council
John Ganear, Hudson Companies
Juan Powell, The Community Builders Inc.
Casey O'Donnell, Impact Services/Mill Redevelopment A & Indiana
Vidhi Anderson and Christopher Chutz, HumanGood
Sterling Johnson, Philadelphia Housing Action
Martina Hedetniemi, KMA Design Studio
Paul Marcus, Marcus Reinvestment Strategies
Barry Gottfried and Jason Hubbard, Stifel
David Notkin, Bank of America Securities
Sarah Snyder, Ramirez & Co.
Won Park, Siebert Williams Shank
Brian Redmond, PNC Tax Credit Solutions
Olivia Ford, Gloria Boyd, and Brent Chandaria, JP Morgan
Vikram Shah, Jefferies
Paul Haley and Alex Vlamis, Barclays Capital
Mitch Gallo, RBC Capital Markets
David Eckhart and Joe Tait, Raymond James
Maria Calle
Kayleigh Johnson, Legal Administrator
Allison Hutchings, Assistant Secretary
Jeannie Galloway, Assistant Secretary
Margaret Strawser, Secretary

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, August 8, 2024, at 10:30 a.m. via remote electronic access.

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 August 1, 2024.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:32 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE JULY 11, 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 July 11, 2024 Board Meeting.

This motion was made, seconded and was unanimously approved.

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. Transfer of General Partner – The Ohringer Building

Mr. Dudeck presented the transfer of general partner interest for The Ohringer Building. The project is located in Braddock, Allegheny County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the transfer of general partner interest in The Ohringer Building. The motion was seconded and was unanimously approved.

B. Request for Commitment of First Mortgage Financing

i. Mill Redevelopment A & Indiana

Ms. Perry presented the Mill Redevelopment A & Indiana proposal for first mortgage financing. The project is in Philadelphia, Philadelphia County. Staff recommended 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 the Mill Redevelopment A & Indiana. The motion was seconded and was unanimously approved.

ii. Grandview South Phase I

Ms. Perry presented the Grandview South Phase I proposal for first mortgage financing. The project is in Pittsburgh, Allegheny County. Staff is recommended 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 the Grandview South Phase I. The motion was seconded and was unanimously approved.

C. Other Business

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

4. ADMINISTRATIVE RESOLUTIONS

A. HUD – Ginnie Mae Corporate Authorization

Mr. Pandeladis presented a resolution that was requested for staff authorization regarding Government National Mortgage Association (Ginnie Mae) corporate transactions. The resolution is ministerial in nature and provides certain authorizations to permit Agency staff to continue to sign on behalf of the Agency in regards to the Agency participation in the pooling of single family mortgage loans into Ginnie Mae mortgage-backed securities.

A motion was made that the Board approve the resolution, with the conditions set forth, authorizing the staff action in the HUD/Ginnie Mae corporate authorization. The motion was seconded and was unanimously approved.

B. HUD – Counseling Authorization

Mr. Pandeladis presented a resolution requested by HUD for Counseling authorization. The Agency participation in counseling programs has been long established under previous corporate actions and authorization under the Agency’s enabling legislation but HUD had requested a resolution in a format they utilize. The Agency is accommodating HUD and the resolution reaffirms the authority of staff to provide housing counseling services to Pennsylvanians in accordance with HUD's requirements.

A motion was made that the Board approve the resolution, authorizing the HUD Counseling authorization. The motion was seconded and was unanimously approved.

5. HOUSING RESOURCES UPDATES

Director Wiessmann informed the Board members that the annual informational working session will be held in November.

Director Wiessmann also indicated that the 2024-2025 State Budget increased PHARE funding and ancillary legislation proposes increasing increments of \$10 million annually until the funding level reaches \$100 million in 2026.

Ms. Perry provided an update on the Agency's multifamily housing portfolio. Emphasis was placed on the need for business partners which have been approved for Housing Trust Funds to submit requested materials as soon as possible.

6. ECONOMIC MARKET UPDATE

Mr. Joe Tait with Raymond James provided an economic market update.

7. PA HAF UPDATE

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

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. 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 11:36 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, September 12, 2024, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary