



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, February 13, 2025 at 10:30 a.m.** at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania. **This meeting of the Agency will solely be physically in-person at its headquarters in Harrisburg.** Access to the public will be available in the Agency's boardroom without a remote option for this 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, February 11, 2025 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, February 11, 2025 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, FEBRUARY 13, 2025

10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. ELECTION OF VICE CHAIR OF THE BOARD
3. APPROVAL OF THE MINUTES FROM THE
DECEMBER 19, 2024 BOARD MEETING
4. POLICY COMMITTEE REPORT
 - A. 2025 PHARE PLAN
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Tax Exempt Issuing Authority
 - i. Bedford Dwellings IIB
 - ii. Bedford Dwellings IIC
 - B. Request for Tax Exempt Financing
 - i. Northview Midrise
 - ii. Walnut Park Plaza
 - iii. B'nai B'rith House of Reading
6. PA HAF Update
7. HOUSING RESOURCES UPDATES
 - A. Multifamily Program Updates
 - B. Single Family Program Updates
 - C. Legislative Update
8. ECONOMIC MARKET UPDATE
9. PUBLIC COMMENTS
10. EXECUTIVE SESSION
11. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
December 19, 2024**

Members Present:

Wendy Spicher, Chair,
Secretary, Department of Banking and Securities
Mark Schwartz, Vice Chair
Ed Christiano
Diana Bucco
Jennifer Koppel
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:

Rob Loughery
Val Arkoosh, Secretary,
Department of Human Services

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
Jessica Perry, Director of Development
Jordan Laird, Director of Finance
Adrienne Trumpy, Director of Accounting
Pedro Carrera, Director of Information Technology
Tom Brzana, Director of Business Analytics
Melissa Grover, Director of Government Affairs
Mike Kosick, Director of Technical Services
Scott Elliott, Director of Communications
Kelly Wilson, Director of HEMAP
Terri Redmond, Director of Counseling
Wendy Gessner, Director of CCG
Kurt Livering, Director of Housing Management
Steve O'Neill, Counsel
Cadie Wyatt, Counsel
Lauren Starlings, Counsel
Greg Hennessy, Assistant Counsel
Kenneth Bobb, Manager of Architecture and Engineering
Lisa Case, Manager of Project Operations
Nakia Parker, Eastern Regional Manager
Yashira Aybar, Manager of Multifamily Underwriting
Nicole Eutzy, Manager of Special Programs and Process Quality
Beth Silvick, Manager of Multifamily Coordination
Clay Lambert, Senior Program Administrator
Shelby Rexrode, Senior Program Officer
Amy Sechrist, Senior Policy Officer
Gabrielle Barger, Program Officer
Leidy Ramos, Program Compliance Officer
Filip Malysz, Program Officer

Stacia Rhoads, Development Administrator
Dennis Brink, Lending Analyst
Sarah Geisweit, Lending Analyst
Valerie Fishel, Lending Analyst
Adam Kitchen, Environmental/Site Specialist
Amy Diehl, Senior Investment Officer
Chris Anderson, Communications Officer
Paul Wentzel, Department of Banking and Securities
Cindy Picone, Cindy Picone Consulting
Harvey Thiemann, NW Financial
Marrea Walker-Smith, PHFA Fellowship Recipient
Peter Weiss, Loop Capital
David Eckhart, Raymond James
Tyler Thomas, Stone Sherick Consulting Group
Gloria Boyd, Mary DiMartino, and Oliva Ford, JP Morgan
AJ Jenkins, Justin Marshall, and Michael Arnst, Diamond and Associates
Kate Mehalko and Laura Northup, M&L Associates
Patrick Mack, Housing Authority of Northumberland County
Alex Vlamis, Barclays Capital
Nick Fluehr, Wells Fargo
Mitch Gallo, RBC Capital Markets
Sterling Johnson, Philadelphia Community Land Trust
Evisa Gallman
Jacqueline Garriga
June Burris
Typrea Dorsey
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, December 19, 2024, at 10:30 a.m. via conference call. No physical meeting space was provided. All attendees participated via remote means.

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 December 10, 2024.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:31 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 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 November 14, 2024 Board Meeting. This motion was made, seconded and was unanimously approved.

3. POLICY COMMITTEE REPORT

Ms. Morris-Louis reported that the Policy Committee met prior to the Board Meeting to review the draft 2025 PHARE Plan. The draft plan will be published in the Pennsylvania Bulletin seeking public comment. No Board action was required.

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. Transfer of Ownership – Braddock Senior Housing

Mr. Livering presented the proposal for transfer of ownership for Braddock Senior Housing. The project is located in Braddock, Allegheny County. The ownership will be transferred from Braddock Housing Initiative LP to AHH-Braddock, LLC. Staff recommend 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 transfer of ownership regarding Braddock Senior Housing. Mr. Schwartz abstained. Motion carried with abstention.

B. Request for Commitment of First Mortgage Financing

i. Bartram Village I

Ms. Perry presented the Bartram Village I proposal for first mortgage financing. The project is 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 Bartram Village I. Mr. Schwartz, Ms. Morris-Louis, and Mr. Paone abstained. Motion carried with abstentions.

ii. The Villas of West Whiteland

Ms. Perry presented the Villas of West Whiteland proposal for first mortgage financing. The project is located in Exton, Chester 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 The Villas of West Whiteland. The motion was seconded and was unanimously approved.

C. Conditional Preliminary Approval of Tax Exempt Financings

i. Fairhill Phase I

Mr. Pandeladis and Ms. Perry presented the conditional preliminary approval of tax exempt financing for Fairhill Phase I. The project is located in Philadelphia, Philadelphia County. A full financing package will be provided to the Board for review and approval once the project moves toward closing,

Staff is seeking the authority to reserve the necessary volume cap for this project and is recommending preliminary 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 preliminary approval of tax exempt financing regarding Fairhill Phase I. Ms. Phenice and Ms. Morris-Louis abstained. Motion carried with abstention.

ii. Fairhill Phase II

Mr. Pandeladis and Ms. Perry presented the conditional preliminary approval of tax exempt financing for Fairhill Phase II. The project is located in Philadelphia, Philadelphia County. A full financing package will be provided to the Board for review and approval once the project moves toward closing. Staff is seeking the authority to reserve the necessary volume cap for this project and is recommending preliminary 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 preliminary approval of tax exempt financing regarding Fairhill Phase II. Ms. Morris-Louis abstained. Motion carried with abstention.

D. Other Business

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

5. APPROVAL OF SINGLE FAMILY MORTGAGE REVENUE BONDS

A. Authorization of Series 149

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 149.

A motion was made and seconded that the Board approve the resolution authorizing the issuance of Single Family Mortgage Revenue Bonds Series 149. This motion was carried and unanimously approved.

B. Authorization of Series 150

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 150.

A motion was made and seconded that the Board approve the resolution authorizing the issuance of Single Family Mortgage Revenue Bonds Series 150. This motion was carried and unanimously approved.

6. ADMINISTRATIVE RESOLUTION

Mr. Pandeladis presented the resolution authorizing certain Agency staff to execute documents and take action on behalf of the Agency regarding financial and transactional matters provided by Federal Home Loan Bank of Pittsburgh.

A motion was made and seconded that the Board approve the affirming powers of Agency staff in regards to financial and transactional matters provided by Federal Home Loan Bank of Pittsburgh. This motion was carried and unanimously approved.

7. TENTATIVE BOARD MEETING DATES FOR 2025 CALENDAR YEAR

Director Wiessmann presented the 2025 Board meeting dates. Board meetings are typically held the second Thursday of each month at 10:30 a.m.

8. PA HAF UPDATE

Ms. Wilson provided an update on the PAHAF program.

9. HOUSING RESOURCES UPDATE

A. Kathy A Possinger Housing Policy Fellowship Award

Mr. Maretzki presented the Kathy A. Possinger Housing Policy Fellowship Award. This is the fifth round of the Fellowship. The 2025 Kathy A. Possinger Housing Policy Fellowship Award recipients are Jessica Aviva and Marrea Walker-Smith. Ms. Walker-Smith addressed the Board and spoke on her history and the topic of her study.

B. Multifamily Portfolio Update

Ms. Perry provided a multifamily portfolio update.

C. Legislative Update

Ms. Grover provided a legislative update.

10. PUBLIC COMMENTS

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and a public comment was received by the participation deadline. Mr. Sterling Johnson spoke to the board on issues regarding homelessness.

11. 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 11:52 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, February 13, 2025, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary