



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, May 8, 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, May 6, 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, May 6, 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, MAY 8, 2025

10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE
APRIL 10, 2025 BOARD MEETING
3. RECOGNITION OF RETIREE
4. AUDIT COMMITTEE REPORT
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Commitment of First Mortgage Financing
 - i. Hedgerow Apartments
 - ii. Dr. Louis A. Venson Senior Lofts
 - iii. Stiegel School Apartments
 - iv. Walnut Square
 - v. North Ridge
 - vi. 2201 East Tioga Apartments
 - vii. LG Lofts
 - viii. Neumann North Preservation
 - ix. Linda Lockman King Apartments
 - x. 17th Street Community Corridor
 - B. Request for Tax Exempt Financing
 - i. Fairhill Phase I
 - ii. Fairhill Phase II
6. PA HAF UPDATE
7. HOUSING RESOURCES UPDATES
8. PUBLIC COMMENTS
9. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
April 10, 2025**

Members Present:

Mark Schwartz, Vice Chair
Ed Christiano
Diana Bucco
Jennifer Koppel
Gary E. Lenker
*Rob Loughery
Stephanie Meyer (serving in the stead of Secretary
Val Arkoosh, Department of Human Services)
Markita Morris-Louis
*Ross Nese
John Paone
Kelly Phenicie (serving in the stead of
Stacy Garrity, State Treasurer)

*Participated via telephone conference call

Members Absent:

Wendy Spicher, Secretary,
Department of Banking and Securities
Mark Dombrowski
Rick Siger, Secretary,
Department of Community
and Economic Development

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
Coleen Baumert, Director of Homeownership
Jessica Perry, Director of Development
Jordan Laird, Director of Finance
Adrienne Trumpy, Director of Accounting
Pedro Carrera, Director of Information Technology
Kim Burky, Sr. Director of Transformation & Operations
Tom Brzana, Director of Business Analytics
Melissa Grover, Director of Government Affairs
Mike Kosick, Director of Technical Services
Kelly Wilson, Director of Program Operations
Kurt Livering, Director of Housing Management
Scott Elliott, Director of Communications
Wendy Gessner, Director of CCG
Susan Delgado, Director of Human Resources
Steve O'Neill, Counsel
Cadie Wyatt, Counsel
Lauren Starlings, Counsel
Kenneth Bobb, Manager of Architecture & Engineering
Beth Silvick, Manager of Multifamily Coordination
Nicole Eutzy, Manager of Special Programs/Process Quality
Logan Minnich, Lending Analyst
Dennis Brink, Lending Analyst
Clay Lambert, Senior Program Administrator
Shelby Rexrode, Senior Program Officer
Nicholas Davatzes, Special Assistant to the CEO on Finance and Policy
Harvey Thiemann, NW Capital Markets
Paul Wentzel, Department of Banking and Securities
Olivia Ford, JP Morgan

Paul Haley and Alex Vlamis, Barclays Capital
Mitch Gallo, RBC Capital Markets
David Notkin, Bank of America Securities
Vikram Shah, Jefferies
Joseph Tait, Raymond James
Jacob Fisher, Pennrose
Emme Reiser, PA Association of Realtors
Eric Klemenson, Reframe
John Phillips, Oil Region Alliance
Sterling Johnson, Philadelphia Community Land Trust
Jeannie Galloway, Assistant Secretary
Margaret Strawser, Secretary
Allison Hutchings, Assistant Secretary
Kayleigh Johnson, Assistant 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, April 10, 2025, at 10:30 a.m.

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 April 3, 2025.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Vice Chair Schwartz at 10:36 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE FEBRUARY 13, 2025, BOARD MEETING

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

Vice Chair Schwartz asked for a motion to approve the minutes of the February 13, 2025 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 concur with staff's recommendations.

A. Transfer of General Partner Interest

Mr. Livering presented the proposal for transfer of general partner interest regarding Carlisle Veterans Housing, Gateway Senior Housing, Chambersburg Senior Housing, Chambersburg Family Housing, and Washington Square Townhomes. The general partner interests will be transferred from PIRHL to Woda Cooper Companies. Staff recommend approval, contingent upon the conditions outlines in the resolution.

A motion was made and seconded that the Board approve the resolutions, with conditions, authorizing the transfer of general partner interest. Mr. Lenker abstained. Motion carried with abstention.

B. Request for Tax Exempt Financing – Baldwin Towers

Mr. Minnich presented the Baldwin Towers proposal for tax-exempt financing. The project is in Baldwin Township, Allegheny County. Staff are 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 tax exempt financing regarding Baldwin Towers. Ms. Morris-Louis abstained. Motion carried with abstention.

C. 2025 LIHTC Award – Bartram Village

Ms. Perry presented the 2025 LIHTC award for Bartram Village proposal. The project is in Philadelphia, Philadelphia County. Staff are 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 2025 LIHTC award for Bartram Village. Mr. Schwartz, Mr. Paone, and Ms. Morris-Louis abstained. Motion carried with abstentions.

D. Community Revitalization Fund (CRF) Program

Mr. Maretzki presented the 2025 CRF Program summary. CRF Program funds are made available through the sale of mixed-use development state tax credits on an annual basis. For the 2024/2025 fiscal year, an allocation of \$4.5 million of state tax credits is available. Of the 41 applications received, staff recommend funding for 7 applications in the amount of \$4.7 million. Mr. Schwartz thanked Ms. Rexrode on her work with this program. A resolution encompassing the recommended projects is provided.

A motion was made and seconded that the Board approve the resolutions of funding for six (6) of the CRF projects as submitted. This motion was seconded and carried unanimously.

A motion was made and seconded that the Board approve the resolution of funding for CRF project Dinah’s Hill Apartments as submitted. Ms. Phenicie abstained. Motion carried with abstention.

E. Other Business

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

4. ADMINISTRATIVE RESOLUTION

A. HUD – Ginnie Mae Corporate Authorization Resolution

Mr. Pandeladis presented the HUD – Ginnie Mae corporate authorization resolution. This resolution is an update to existing authority authorized by the Board and adds new staff to the existing list of those employees that have the authority to sign on behalf of the Agency for the program and removed employees that have left the Agency.

A motion was made that the board approve the HUD – Ginnie Mae corporate authorization resolution as submitted. The motion was seconded and was unanimously approved.

5. PA HAF UPDATE

Ms. Wilson provided an update on the PAHAF program.

6. HOUSING RESOURCES UPDATES

Director Wiessmann recognized retiree Sonya Clemons, HEMAP Division, for her 26 years of service. There was a successful closing of Series 148. Ms. Newton and Ms. Baumert provided an update on the single-family mortgage loan production and servicing portfolio. Director Wiessmann acknowledged Scott Elliot on his work on the Agency's Annual Report. Ms. Perry provided an update on the multifamily portfolio. Ms. Grover provided a legislative update.

7. ECONOMIC MARKET UPDATE

Mr. Paul Haley with Barclays provided an economic market update.

8. PUBLIC COMMENTS

Mr. Pandeladis indicated that the Agency advertised appropriately under the Sunshine Act and a request for public comment was received to address the Board. Mr. Sterling Johnson spoke to the board on issues regarding housing for individuals with disabilities.

9. EXECUTIVE SESSION

Mr. Pandeladis asked Vice Chair Schwartz to recognize an Executive Session pursuant to Section 708 of the Sunshine Act, to allow for the Board and the Executive Director to consult with Agency Chief regarding information and strategy in connection with litigation and involving privileged communications.

Vice Chair Schwartz recognized the request for an Executive Session. The Board Meeting was temporarily adjourned at 12:26 p.m. for the Members of the Board to proceed to a separate meeting platform. The Executive Session was called to order at 12:29 p.m. and ended at 12:47 p.m. The Board Meeting was reconvened at 12:47 p.m.

10. ADJOURNMENT

There being no further business to present to the Board, the Board had no additional action items or further conversations or deliberations and a motion was made and seconded to adjourn the Board Meeting. The motion was unanimously approved. The meeting adjourned at 12:47 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, May 8, 2025, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary