



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 **Wednesday, June 11, 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 Friday, June 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 Friday, June 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
WEDNESDAY, JUNE 11, 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 MAY 8, 2025 BOARD MEETING
3. RECOGNITION OF RETIREES
4. FINANCE COMMITTEE REPORT
5. POLICY COMMITTEE REPORT
6. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Commitment of First Mortgage Financing
 - i. Miranda Crossing
 - ii. Legacy Wilkinsburg
 - iii. Meadowbrook
 - iv. St. Katharine Drexel Place
 - v. HG1-Lytle
 - vi. Smithfield Lofts
 - B. Review and Approval of 2025 PHARE Allocation of Resources
7. PA HAF
8. HOUSING RESOURCES UPDATES
9. PUBLIC COMMENTS
10. EXECUTIVE SESSION
11. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
May 8, 2025**

Members Present:

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

Members Absent:

Rob Loughery
Valerie Arkoosh, Secretary,
Department of Human Services
Markita Morris-Louis

*Participated via telephone conference call

Others Present:

Robin Wiessmann, Executive Director & CEO
Leo Pandeladis, Deputy Executive Director & Chief Counsel
Kimberly Burky, Senior Director of Transformation & Operations
Bryce Maretzki, Director of Strategic Planning & Policy
Jessica Perry, Director of Development
Kate Newton, Director of Loan Servicing
Jordan Laird, Director of Finance
Adrienne Trumpy, Director of Accounting
Thomas Brzana, Director of Business Analytics
Pedro Carrera, Director of Information Technology
Melissa Grover, Director of Government Affairs
Scott Elliott, Director of Communications
Coleen Baumert, Director of Homeownership
Terri Redmond, Director of Counseling
Wendy Gessner, Director of CCG
Kurt Livering, Director of Housing Management
Susan Delgado, Director of Human Resources
Catherine Wyatt, Counsel
Steve O'Neill, Counsel
Greg Hennessy, Assistant Counsel
Ken Bobb, Manager of Architecture and Engineering
Nicole Eutzky, Manager of Special Programs and Process Quality
Autumn Summerville, Manager of Compliance
Duane Davis, Western Regional Manager
Nikia Parker, Eastern Regional Manager
Chris Anderson, Communications Officer I
Filip Malysz, Program and Policy Administrator
Ian Murphy, Compliance Officer
David LeKites, Senior Finance Officer
Dennis Brink, Lending Analyst

Sarah Geisweit, Lending Analyst
Tony Carlen, Lending Analyst
Paul Wentzel, Department of Banking and Securities
Jennifer Shockley, Pennsylvania Developers' Council
Joseph Tait and David Eckhart, Raymond James
Robert Foggio, Jefferies
Paul Haley, Barclays Capital
Mitch Gallo, RBC Capital Markets
Rebecca Reape, Wells Fargo
Peter Weiss, Loop Capital
David Notkin, Bank of America
Jason Hubbard, Stifel Public Finance
Harvey Thiemann, NW Financial
Kayleigh Johnson, Assistant Secretary
Allison Hutchings, Assistant Secretary
Margaret Strawser, Secretary
Jeannean Galloway, 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, May 8, 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 May 1, 2025.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:42 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE APRIL 10, 2025 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 April 10, 2025 Board Meeting. This motion was made, seconded and was unanimously approved.

3. RECOGNITION OF RETIREE

Director Wiessmann recognized the following retirees: Thomas Brzana, Director of Business Analytics, on his 30 years of service; Diane Hoffman, Manager of Accounting in HEMAP, with 27 years of service; and Coral Romain, Purchasing Officer in Homeownership Programs, with 27 years of service. Mr. Brzana addressed the Board.

4. AUDIT COMMITTEE REPORT

Ms. Phenice, on behalf of Ms. Susten, reported that the Audit Committee met on Monday, May 6, 2025, with Agency's auditors, Clifton Larson Allen, regarding the 2025 audit plan. Committee members met, reviewed, discussed, and subsequently approved the audit plan.

5. 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 First Mortgage Financing

i. Hedgerow Apartments

Ms. Perry presented the Hedgerow 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 Hedgerow Apartments. Mr. Paone abstained. Motion carried with abstention.

ii. Dr. Louis A. Venson Senior Lofts

Ms. Perry presented the Dr. Louis A. Venson Senior Lofts proposal for first mortgage financing. The project is located in Pittsburgh, Allegheny 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 Dr. Louis A. Venson Senior Lofts. This motion was seconded and carried unanimously.

iii. Stiegel School Apartments

Ms. Perry presented the Stiegel School Apartments proposal for first mortgage financing. The project is located in Manheim, Lancaster 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 Stiegel School Apartments. This motion was seconded and carried unanimously.

iv. Walnut Square

Ms. Perry presented the Walnut Square proposal for first mortgage financing. The project is located in Allentown, Lehigh 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 Walnut Square. This motion was seconded and carried unanimously.

v. North Ridge

Ms. Perry presented the North Ridge proposal for first mortgage financing. The project is located in Gettysburg, Adams 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 North Ridge. This motion was seconded and carried unanimously.

vi. **2201 East Tioga Apartments**

Ms. Perry presented the 2201 East Tioga 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 2201 East Tioga Apartments. Mr. Paone abstained. Motion carried with abstention.

vii. **LG Lofts**

Ms. Perry presented the LG Lofts proposal for first mortgage financing. The project is located in New Castle, Lawrence 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 LG Lofts. This motion was seconded and carried unanimously.

viii. **Neumann North Preservation**

Ms. Perry presented the Neumann North Preservation 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 Neumann North Preservation. Mr. Schwartz abstained. Motion carried with abstention.

ix. **Linda Lockman King Apartments**

Ms. Perry presented the Linda Lockman King 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 Linda Lockman King Apartments. Mr. Schwartz abstained. Motion carried with abstention.

x. **17th Street Community Corridor Phase I**

Ms. Perry presented the 17th Street Community Corridor Phase I 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 17th Street Community Corridor, Phase I. This motion was seconded and carried unanimously.

B. Request for Tax Exempt Financing

i. Fairhill Phase I

Mr. Brink presented the Fairhill Phase I proposal for tax exempt 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 tax exempt financing regarding Fairhill Phase I. Ms. Phenicie abstained. Motion carried with abstention.

ii. Fairhill Phase II

Mr. Brink presented the Fairhill Phase II proposal for tax exempt 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 tax exempt financing regarding Fairhill Phase II. This motion was seconded and carried unanimously.

C. Other Business

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

6. PA HAF UPDATE

Ms. Burky provided an update on the PA HAF program

7. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. Ms. Perry presented a multifamily portfolio update.

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 11:40 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 Wednesday, June 11, 2025, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary