



**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 14, 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, August 12, 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, August 12, 2025 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



211 North Front Street  
P.O. Box 8029  
Harrisburg, PA 17105-8029

**BOARD MEETING AGENDA  
THURSDAY, AUGUST 14, 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 JUNE 11, 2025 BOARD MEETING
3. RECOGNITION OF RETIREE
4. POST TAX BILL BRIEFING
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
  - A. Request for Commitment of First Mortgage Financing
    - i. May Building
    - ii. Bloom Heights
  - B. Tax Exempt Financing Request – Carson Towers
  - C. Request for Tax Exempt Issuing Authority
    - i. Westpark Redevelopment 4% A
    - ii. Westpark Redevelopment 4% T
6. APPROVAL OF SINGLE FAMILY MORTGAGE REVENUE BONDS
  - A. Authorization of Series 151
  - B. Authorization of Series 152
  - C. Authorization of Series 153
7. HOUSING RESOURCES UPDATES
8. ECONOMIC MARKET UPDATE
9. PUBLIC COMMENTS
10. ADJOURNMENT

**Pennsylvania Housing Finance Agency  
Meeting of the Board  
June 11, 2025**

**Members Present:**

Wendy Spicher, Chair, Department of Banking and Securities  
Mark Schwartz, Vice Chair  
\*Mark Dombrowski  
Ed Christiano  
\*Diana Bucco  
Jennifer Koppel  
Gary E. Lenker  
\*Rob Loughery  
\*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)

\*Participated via telephone conference call

**Members Absent:**

Val Arkoosh, Secretary of  
Department of Human  
Services

**Others Present:**

Robin Wiessmann, Executive Director & CEO  
Leo Pandelidis, 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  
Adrianne Trumpy, Director of Accounting  
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  
Kelly Wilson, Director of Program Operations  
Catherine Wyatt, Counsel  
Steve O'Neill, Counsel  
Austin Holland, Assistant Counsel  
Ken Bobb, Manager of Architecture and Engineering  
Beth Silvick, Manager of Multifamily Coordination  
Nicole Eutzy, Manager of Special Programs and Process Quality  
Heather Black, Manager of Tax Credit Compliance  
Chris Anderson, Communications Officer I  
Clay Lambert, Senior Program Administrator  
Shelby Rexrode, Senior Program Officer  
Leidy Ramos, Program Compliance Officer  
Malini Sakrudkar, Intern  
Filip Malysz, Program and Policy Administrator

Senator Art Haywood  
Erin Serre, Policy Director for Senator Art Haywood  
Paul Wentzel, Department of Banking and Securities  
Jennifer Shockley, Pennsylvania Developers' Council  
Emme Reiser, Pennsylvania Association of Realtor's  
David Eckhart, Raymond James  
Vikram Shah, Jefferies  
Barry Gottfried, Barclays Capital  
Mitch Gallo, RBC Capital Markets  
Michelle Kim, Bank of America Securities  
Harvey Thiemann, NW Financial  
Majdouline Elaamerani, M&L Associates  
Manal Elaamerani  
Marideth Rapkin, Pennsylvania Legal Aid Network  
Sterling Johnson, Philadelphia Community Land Trust  
Mary DiMartino, JP Morgan  
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 Wednesday, June 11, 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 June 1, 2025.

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

The meeting was called to order by Chair Spicher at 10:41 a.m. The roll was called, and a quorum was present.

**2. APPROVAL OF THE MINUTES FROM THE MAY 8, 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 May 8, 2025 Board Meeting. This motion was made, seconded and was unanimously approved.**

**3. RECOGNITION OF RETIREE**

Director Wiessmann recognized the following retirees: Susan Delgado, Director of Human Resources, with 18 years of service; Mike Kosick, Director of Technical Services, with 27 years of service; and Wade Romberger, Staff Engineer/Energy Coordinator, with 15 years of service.

**4. FINANCE COMMITTEE REPORT**

Mr. Dombrowski, Finance Committee Chair, reported that the Finance Committee met to review the Agency's proposed budget for the fiscal year ending June 30, 2026. Committee members had an opportunity to review and discuss the proposed budget.

**A motion was made that the Board approve the Agency's budget as presented by staff for the fiscal year ending June 30, 2026. Motion was seconded and approved unanimously.**

**5. POLICY COMMITTEE REPORT**

Ms. Morris-Louis reported the Policy Committee had an opportunity to review the following proposals carefully and concurs with staff's recommendations.

**A. Qualified Allocation Plan**

Ms. Perry presented the request to waive certain scoring criteria and/or negative rankings pursuant to Joint Venture criteria outlined in Section D.1.f of the Qualified Allocation Plan for calendar years 2024 and 2025/2026. Numerous multifamily business partners have contacted the Agency expressing funding concerns regarding recent federal executive orders which may impede the completion of developments which have a focus on addressing social inequities.

**A motion was made that the Board approve the resolution waiving certain scoring criteria for existing projects as outlined in the Allocation Plan for the 2024 and 2025/2026 Plan Years. Motion was seconded and approved unanimously.**

**B. Housing Options Grant Program**

Ms. Perry and Mr. Livering presented a request to utilize HOP funds for existing developments in the Agency's portfolio that have immediate capital needs.

**A motion was made that the Board approve the resolution allowing Housing Options Grant funds to be expended to existing portfolio developments which have capital funding needs. Motion was seconded and approved unanimously.**

**6. 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 Commitment of First Mortgage Financing**

**i. Miranda Crossing**

Ms. Perry presented the Miranda Crossing proposal for first mortgage financing. The project is located in Waynesboro, Franklin County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

**A motion was made and seconded that the Board approve the resolutions, with conditions, authorizing the request for first mortgage financing regarding Miranda Crossing. Mr. Lenker abstained. Motion carried with abstention.**

**ii. Legacy Wilkinsburg**

Ms. Perry presented the Legacy Wilkinsburg proposal for first mortgage financing. The project is located in Wilkinsburg, 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 Legacy Wilkinsburg. This motion was seconded and carried unanimously.**

**iii. Meadowbrook**

Ms. Perry presented the Meadowbrook proposal for first mortgage financing. The project is located in Langhorne, Bucks 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 Meadowbrook. Mr. Schwartz abstained. Motion carried with abstention.**

**iv. St. Katharine Drexel Place**

Ms. Perry presented the St. Katharine Drexel Place 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 St. Katharine Drexel Place. Mr. Paone and Mr. Schwartz abstained. Motion carried with abstentions.**

**v. HG1-Lytle**

Ms. Perry presented the HG1-Lytle 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 HG1-Lytle. This motion was seconded and carried unanimously.**

**vi. Smithfield Lofts**

Ms. Perry presented the Smithfield 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 and seconded that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Smithfield Lofts. Mr. Lenker abstained. Motion carried with abstention.**

**B. Review and Approval of the 2025 PHARE Allocation of Resources**

Mr. Maretzki presented to the Board an overview of the 2024/2025 Pennsylvania Housing Affordability Rehabilitation and Enhancement (PHARE) allocation of resources. A brief funding history of the PHARE program was provided. In response to the 2024/2025 PHARE funding plan, 586 applications were received requesting \$278 million in funding available through the Marcellus Shale funds and Realty Transfer Tax funds. Staff has reviewed all of the applications in accordance with the 2024/2025 PHARE Plan and recommends approval of the allocation of resources as outlined in the resolution.

**A motion was made and seconded that the Board approve the resolution regarding the processing of the PHARE program applications. Mr. Christiano, Ms. Morris-Louis, Mr. Paone, Ms. Susten, Mr. Schwartz, and Mr. Lenker abstained. Motion carried with abstentions.**

**C. Other Business**

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

**7. HOUSING RESOURCES UPDATES**

Director Wiessmann provided a housing resources update. There will not be a July Board Meeting.

Mr. Pandeladis recognized Austin Holland, Assistant Counsel, who has joined Agency staff. Mr. Holland was previously employed with the Department of Housing and Urban Development.

**8. PA HAF UPDATE**

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

**9. PUBLIC COMMENTS**

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and no public comments were received by the participation deadline.

**10. EXECUTIVE SESSION**

Mr. Pandeladis asked Chair Spicher to recognize an Executive Session pursuant to Section 708 of the Sunshine Act, to allow for the Board and the Executive Director to discuss personnel matters. Chair Spicher recognized the request for an Executive Session. The Board Meeting was temporarily adjourned at 11:45 a.m. for the Members of the Board to proceed to a separate meeting platform and meet with the Executive Director. Executive Session was called to order at 11:50 a.m. and ended at 11:59 a.m. The Board Meeting reconvened at 12:00 p.m.

**A motion was made to approve the Agency compensation resolution discussed at the Executive Session and subsequently presented by the Board in the public session. This motion was seconded and carried unanimously.**

**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 12:01 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, August 14, 2025, at 10:30 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Allison Hutchings".

Allison Hutchings  
Assistant Secretary