PHFA
PENNSYLVANIA HOUSING FINANCE AGENCY

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 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 Tuesday, September 9, 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, September 9, 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

PENNSYLVANIA HOUSING FINANCE AGENCY

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

BOARD MEETING AGENDA

THURSDAY, SEPTEMBER 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 AUGUST 14, 2025 BOARD MEETING
3. RECOGNITION OF RETIREE
4. POLICY COMMITTEE REPORT
   - A. 20% AMI Units and Accessible Unit Policy
   - B. Litigation Delays
   - C. Allocation of Costs Discussion
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
   - A. Transfer of Ownership - Garfield Court
   - B. Transfer of General Partner Interest - Rosewood Apartments
   - C. Request for Commitment of First Mortgage Financing - Woodward Lofts
   - D. Request for Tax Exempt Financing - Blue Bell Senior Residences
   - E. Reallocation of Low Income Housing Tax Credits
6. APPROVAL OF CORPORATE OFFICERS RESOLUTION
7. HOUSING RESOURCES UPDATES
8. PUBLIC COMMENTS
9. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
August 14, 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
Rob Loughery
Stephanie Meyer (serving in the stead of Secretary Val Arkoosh, Department of Human Services)
John Paone
*Ross Nese
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:
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
Adrianne Trumpy, Director of Accounting
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
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
Heather Black, Manager of Tax Credit Compliance
Duane Davis, Western Regional Manager
Chris Anderson, Communications Officer
Clay Lambert, Senior Program Administrator
Shelby Rexrode, Senior Program Officer
Leidy Ramos, Program Compliance Officer
Malini Sakrudkar, Intern, Strategic Planning and Policy
Filip Malysz, Program and Policy Administrator

Vanessa Murphy, Supervisor of 4% Program
Dennis Brink, Lending Analyst
Jared McHale, Lending Analyst
Deborah Abrams, Receptionist
Paul Wentzel, Department of Banking and Securities
David Eckhart, Raymond James
Nick Fluehr, Wells Fargo
Finnegan Cleary, Jeffries
David Notkin, Bank of America
Nick Vakirtzidelis, PNC Capital Markets
Mitch Gallo, Anya Fairweather and Mark Brosekes, RBC Capital Markets
Barry Gottfried, Barclays Capital
Jason Hubbard, Stifel
Emily Brown, Leading Age PA
Harvey Thiemann, NW Financial
Eddy Replaniar, HIBL Associates
Emme Reiser, PA Realtors
Mike Kosick
Barbara Griffiths
Kayleigh Johnson, Assistant Secretary
Allison Hutchings, Assistant Secretary
Jeannean 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 14, 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 August 10, 2025.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:49 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE JUNE 11, 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 June 11, 2025 Board Meeting. This motion was made, seconded and was unanimously approved.

3. RECOGNITION OF RETIREE

Director Wiessmann recognized the following retirees: Scott Elliott, Director of Communications, on his 15 years of service; and Debbie Abrams, Receptionist, on her 15 years of service. Mike Kosick, former Director of Technical Services, retired on July 4, 2025 with 27 years of service.

4. POST TAX BILL BRIEFING

Director Wiessmann discussed the federal landscape. Ms. Grover provided a legislative update.

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 Commitment of First Mortgage Financing

i. May Building

Ms. Perry presented the May Building 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 resolutions, with conditions, authorizing the request for first mortgage financing regarding May Building. This motion was seconded and carried unanimously.

ii. Bloom Heights

Ms. Perry presented the Bloom Heights proposal for first mortgage financing. The project is located in Bloomsburg, Columbia County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolutions, with conditions, authorizing the request for first mortgage financing regarding Bloom Heights. Mr. Schwartz abstained. Motion carried with abstention.

B. Tax Exempt Financing Request – Carson Square

Ms. Perry presented the Carson Square proposal for tax exempt 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 resolutions, with conditions, authorizing the request for tax exempt financing regarding Carson Square. This motion was seconded and carried unanimously.

C. Tax Exempt Issuing Authority – Westpark Redevelopment 4%

i. Westpark Redevelopment 4% A

Ms. Perry presented the Westpark Development 4% A proposal for tax exempt issuing authority. 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 resolutions, with conditions, authorizing the tax exempt issuing authority regarding Westpark Development 4% A. Ms. Phenicie abstained. Motion carried with abstention.

ii. Westpark Redevelopment 4% T

Ms. Perry presented the Westpark Development 4% T proposal for tax exempt issuing authority. 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 resolutions, with conditions, authorizing the tax exempt issuing authority regarding Westpark Development 4% T. Ms. Phenicie abstained. Motion carried with abstention.

D. Other Business

Director Weissmann reported that the HOP program funding will be utilized.

6. Approval of Single Family Mortgage Revenue Bonds

A. Authorization of Series 151

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 151.

B. Authorization of Series 152

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 152.

C. Authorization of Series 153

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 153.

A motion was made and seconded that the Board approve the resolutions authorizing the issuance of Single Family Mortgage Revenue Bond Series 151, 152, and 153. The motions carried and unanimously approved.

7. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. She recognized Mark Rooney joining the Agency as Special Assistant for Policy Coordination and External Relations. Ms. Perry provided a multifamily portfolio update.

8. ECONOMIC MARKET UPDATE

Mr. Mitch Gallo with RBC Capital Markets provided an economic market update.

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. 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 12:23 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, September 11, 2025, at 10:30 a.m.

Respectfully submitted,

Allison Hutchings
Assistant Secretary