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, November 13, 2025 at 10:00 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 Monday, November 10, 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 Monday, November 10, 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, NOVEMBER 13, 2025

10:00 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE OCTOBER 9, 2025 BOARD MEETING
3. EMPLOYEE RECOGNITIONS
4. AUDIT COMMITTEE REPORT
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
    A. Old Business
        i. Towns at Governor's Square (remove from table for consideration)
    B. New Business
        i. Transfer of Ownership Interest
            - Elmwood Garden Apartments
            - Manor Heights
            - Pentecostal Square
        ii. Request for Commitment of First Mortgage Financing
            - The Queen Senior Apartments
        iii. Request for Tax Exempt Issuing Authority
            - 901-903 Liberty Avenue
        iv. Request for Tax Exempt Financing
            - The Pavilion
            - Fifth & Dinwiddie
        v. Home4Good Funding Recommendations
6. HOUSING RESOURCES UPDATES
7. ECONOMIC MARKET UPDATE
8. PUBLIC COMMENTS
9. EXECUTIVE SESSION
10. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
October 9, 2025

Members Present:
Wendy Spicher, Chair, Department of Banking and Securities
Mark Schwartz, Vice Chair
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)
*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:
Diana Bucco

Others Present:
Robin Wiessmann, Executive Director & CEO
Leo Pandeladis, Deputy Executive Director & Chief Counsel
Jessica Perry, Director of Development
Kurt Livering, Director of Housing Management
Kimberly Burky, Senior Director of Transformation & Operations
Kate Newton, Director of Loan Servicing
Jordan Laird, Director of Finance
Adrienne Trumpy, Director of Accounting
Bryce Maretzki, Director of Strategic Planning & Policy
Kelly Wilson, Director of Program Operations
Terri Redmond, Director of Counseling
Pedro Carrera, Director of Information Technology
Ken Bobb, Manager of Architecture and Engineering
Beth Silvick, Manager of Multifamily Coordination
Chrissi Gerbig, Manager of Tax Credit Program-Allocation
Steve O'Neill, Counsel
Catherine Wyatt, Counsel
Chris Anderson, Communications Officer
Filip Malysz, Program and Policy Administrator
Donn Bohner, Tax Credit Allocation Officer
Dennis Brink, Lending Analyst
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Joe Tait, David Eckhart and Allison Macchi, Raymond James
Mitch Gallo, RBC Capital Markets
Nick Vakirtzidelis, PNC
Shaar Kharche, Loop Capital
Nick Fluehr, Wells Fargo
David Notkin, Bank of America
Brendan Watson, Barclays
Chuck Green, Baker Tilly

Danielle Guyer, PA Senate
Laura Northup, Majdouline Elaamerani and Eddy Kaplaniak, M&L Associates
Jennifer Shcokley, PA Developers Council
Harvey Thiemann, NW Financial
Kirsten Krug, Stifel
Abigail Evans, HDC Atlantic
Jacob Fisher, Pennrose
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, October 9, 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 October 2, 2025.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:33 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE SEPTEMBER 11, 2025, BOARD MEETING MINUTES

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

Chair Spicher asked for a motion to approve the minutes of the September 11, 2025, Board Meeting. This motion was made, seconded and was unanimously approved.

3. ANNOUNCEMENTS

Director Wiessmann announced that the Agency received National Council of State Housing Agencies' (NCSHA) Award for Program Excellence for its 2024 Annual Report at NCSHA's annual conference held at the beginning of the month in New Orleans.

Director Wiessmann recognized Mr. Ed Christiano for his recent retirement as Executive Director from the Housing Authority of Northumberland County after 37 years of service.

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 General Partner Interests

i. Second East Hills Phase II

Mr. Livering presented the request for transfer of general partner interests for Second East Hills Phase II. The project is in Pittsburgh, Allegheny County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made to the Board to approve the resolution, with conditions, authorizing the transfer of general partner interests regarding Second East Hills Phase II. This motion was seconded and carried unanimously.

ii. Second East Hills Phase III

Mr. Livering presented the request for transfer of general partner interests for Second East Hills Phase III. The project is in Pittsburgh, Allegheny County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the transfer of general partner interests regarding Second East Hills Phase III. This motion was seconded and carried unanimously.

iii. Prestigious Hills

Mr. Livering presented the request for transfer of general partner interests for Prestigious Hills. The project is in Pittsburgh, Allegheny County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the transfer of general partner interests regarding Prestigious Hills. This motion was seconded and carried unanimously.

iv. Third East Hills

Mr. Livering presented the request for transfer of general partner interests for Third East Hills. The project is in Pittsburgh, Allegheny County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the transfer of general partner interests regarding Third East Hills. This motion was seconded and carried unanimously.

B. Transfer of General Partner Interest – Towns at Governor's Square

Mr. Pandeladis noted that this matter was tabled by the committee. The Committee tabled the matter because staff experienced difficulties with the potential purchaser of the property responding to Agency inquiries. Due to non-responsiveness, the members of the Committee tabled the transfer of general partner interest for Towns at Governor's Square. Staff hope to have the necessary due diligence information to present to the board at its next meeting.

C. Conditional Preliminary Approval of Tax Exempt Financing – The Pavillion

Ms. Perry presented proposal for conditional preliminary approval of tax exempt financing for The Pavillion. The project is in Philadelphia, Philadelphia County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made that the Board approve the resolution, with conditions, authorizing the conditional preliminary approval of tax exempt financing regarding The Pavillion. This motion was seconded and carried unanimously.

D. 2025/2026 LIHTC Awards in Accordance with Final 2025/2026 LIHTC Plan

Ms. Perry presented the 2025/2026 LIHTC awards. Staff recommend that the Board approve the plan to allocate the 2025/2026 LIHTC resources. Under the provisions of the Plan, the Agency will likely award LIHTC to 41 projects totaling $66.5 million in credits. There will be a total of 1,946 rental units created.

A motion was made and seconded that the Board approve the process for the 2025/2026 LIHTC awards. Mr. Schwartz, Mr. Paone, and Mr. Lenker abstained. Motion carried with abstentions.

E. Other Business

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

5. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update.

Ms. Perry provided a multifamily portfolio update.

6. LEGISLATIVE UPDATE

Director Wiessmann provided a legislative update.

7. PUBLIC COMMENTS

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

8. 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 11:51 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 office at 211 North Front Street, Harrisburg, Pennsylvania on Thursday, November 13, 2025, at 10:30 a.m.

Respectfully submitted,

Allison Hutchings

Allison Hutchings
Assistant Secretary