



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, April 16, 2026 at 11:00 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 Tuesday, April 14, 2026 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, April 14, 2026 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, APRIL 16, 2026

11:00 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE MARCH 12, 2026 BOARD MEETING
3. POLICY COMMITTEE REPORT
4. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Transfer of Ownership
 - i. North Hills Highlands Phase I
 - ii. North Hills Highlands II
 - B. Community Revitalization Fund Program
5. APPROVAL OF MULTIFAMILY MORTGAGE REVENUE BONDS, SERIES 2026-MF1
6. APPROVAL OF SINGLE FAMILY MORTGAGE REVENUE BONDS
 - A. Authorization of Series 154
 - B. Authorization of Series 155
 - C. Authorization of Series 156
7. OPERATION RESILIENCE
8. HOUSING RESOURCES UPDATES
9. PUBLIC COMMENTS
10. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
March 12, 2025**

Members Present:

Wendy Spicher, Chair, Department of Banking and Securities
Mark Schwartz, Vice Chair
Ed Christiano
*Diana Bucco
*Mark Dombrowski
*Jennifer Koppel
Gary E. Lenker
*Stephanie Meyer (serving in the stead of Val Arkoosh, Secretary,
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)
Michael L. Washowich

*Participated via telephone conference call

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
Bryce Maretzki, Director of Strategic Planning & Policy
Kate Newton, Director of Loan Servicing
Kimberly Burky, Senior Director of Transformation & Operations
Pedro Carrera, Director of Information Technology
Wendy Gessner, Director of CCG
Melissa Grover, Director of Government Affairs
Coleen Baumert, Director of Homeownership Programs
Ken Bobb, Director of Technical Services
Jordan Laird, Director of Finance
Shari Fallon, Director of Human Resources
Beth Silvick, Manager of Multifamily Coordination
Heather Black, Manager of Tax Credit Compliance
Duane Davis, Western Regional Manager
Terri Redmond, Director of Counseling
Steve O'Neill, Counsel
Cadie Wyatt, Counsel
Lauren Starlings, Counsel
Greg Hennessy, Assistant Counsel
Chris Anderson, Communications Officer
Shelby Rexrode, Senior Program Officer
Dennis Brink, Lending Analyst
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Shana Erdley, Senior Insurance Officer
Paul Wentzel, Department of Banking and Securities
*Rob Loughery, former PHFA Board Member

Members Absent:

Eugenio Alemán, Raymond James
Joseph Tait, David Eckhart and Lauren Stadel, Raymond James
Elizabeth Pettis, Office of General Counsel
Kevin Klinker, Office of General Counsel
Harvey Thiemann, NW Financial
Paul Haley, Barclays
Emme Reiser, PA Realtors
Nick Fluehr, Wells Fargo
Jennifer Shockley, PA Developers Council
Mitch Gallo, RBC Capital Markets
Vikram Shah, Jefferies
Eddy Kaplaniak and Ryan Quinn, M&L Associates
Sagar Kharche, Loop Capital
David Notkin, Bank of America Securities
Randall Sims, Office of Senator Tony Williams
Abigail Haines, HDC MidAtlantic
Brad Ingerman, Ingerman
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, March 12, 2026, 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 March 8, 2026.

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 FEBRUARY 12, 2026 BOARD MEETING

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

A motion was made to approve the minutes from the February 12, 2026 Board Meeting. The motion was seconded and was unanimously approved.

3. INTRODUCTION OF NEW BOARD MEMBER AND RECOGNITION OF ROB LOUGHERY

Director Wiessmann introduced new Board Member Michael Washowich, who was appointed by Senator Pittman. He is the Chief Executive Officer of the Westmoreland County Housing Authority.

Director Wiessmann recognized Rob Loughery for his nine (9) years as a member of the Agency's Board. Mr. Loughery expressed his heartfelt appreciation for his years of service and to the Members of the Board and Agency staff on their continued efforts to provide affordable housing options to the residents of the Commonwealth.

4. RECOGNITION OF RETIREES

Director Wiessmann recognized the following staff members on their retirement: Mary Garcia, Senior Escrow Officer, Loan Servicing Division, with 30 years of service; Debbie Hammond, Manager of Property

Preservation Unit, Loan Servicing Division, on 25 years of service; and Rebecca Nitchman, Senior Loan Officer, HEMAP Division, with 21 years of service.

5. POLICY COMMITTEE REPORT

Ms. Morris-Louis reported the Policy Committee had an opportunity to discuss the re-syndication for 4% transactions, the 25% bond test policy for tax-exempt volume cap funds, and the anticipated qualified allocation plan timeline. All these items were informational and there were no action items for the Board.

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. New Business

i. Transfer of Ownership

- **The Oaks**

Mr. Livering presented the request for transfer of ownership for The Oaks. The project is in Brownsville, Washington 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 transfer of ownership regarding The Oaks. This motion was seconded and carried unanimously.

ii. Disposition of Property

- **Garden Court**

Mr. Livering presented the request for disposition of property for Garden Court, located in Lancaster, 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 disposition of property regarding Garden Court. This motion was seconded and carried unanimously.

- **Towpath Apartments**

Mr. Livering presented the request for disposition of property for Towpath Apartments. The project is in Morrisville, 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 authorizing the disposition of property regarding Towpath Apartments. Mr. Schwartz abstained. Motion carried with abstention.

- **Felton Lofts**

Mr. Livering presented the request for disposition of property for Felton Lofts. The project is in Steelton, Dauphin County. Due to the project being within its 15-year IRC compliance period, the property

disposition will occur on or after December 31, 2026. 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 disposition of property regarding Felton Lofts. Mr. Schwartz abstained. Motion carried with abstention.

iii. Request for Commitment of First Mortgage Financing

• Main Line Views Apartments

Ms. Perry presented the Main Line View Apartments proposal for first mortgage financing. The project is in Willistown Township, Paoli, Chester 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 Main Line Views Apartments. This motion was seconded and carried unanimously.

iv. Conditional Preliminary Approval of Tax Exempt Financing

• Frankford Affordable Housing

Ms. Perry presented the Frankford Affordable Housing proposal for conditional preliminary approval of tax exempt financing. The project is 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 preliminary approval of tax exempt financing regarding Frankford Affordable Housing. Mr. Schwartz abstained. Motion carried with abstention.

v. Approval of ReCLAIM Loan Request

• Amor Project

Mr. Maretzki presented the request for approval of ReCLAIM loan for Amor Project. The project is 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 ReCLAIM loan regarding Amor Project. Mr. Paone abstained. Motion carried with abstention.

B. Old Business

i. Garden Court

Mr. Pandeladis reported this item was tabled last month due to various ancillary issues. Based upon additional information, the PDR Committee members moved and approved removing the resolution from the table and presented it to the PDR Committee members for disposition.

The PDR Committee recommended the approval of the disposition of Garden Court. This motion was made and seconded. The motion was carried unanimously.

C. Other Business

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

7. NEW MARKETS TAX CREDIT ALLOCATION TO COMMONWEALTH CORNERSTONE GROUP

Director Wiessmann and Ms. Gessner announced the Commonwealth Cornerstone Group received a New Market Tax Credit funding allocation in the amount of \$65 million. A summary of previous activity by the Commonwealth Cornerstone Group was provided.

8. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. The members were reminded that the April Board Meeting will be held on April 16, 2026. The Agency's 2026 Housing Forum will be held at the Hilton Harrisburg on May 6 and 7, 2026.

Ms. Grover provided a legislative update. Ms. Perry provided a multifamily portfolio update.

9. ECONOMIC MARKET UPDATE

Mr. Eugenio Alemán, Chief Economist with Raymond James, provided an economic market update.

10. PUBLIC COMMENTS

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act. The Agency received a request from Mr. Brad Ingerman to speak to the Members of the Board. Mr. Ingerman addressed his concerns regarding the Amber Manor project.

11. 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 matters ongoing with the Agency with Agency Chief Counsel. Chair Spicher recognized the request for an Executive Session. The Board Meeting was temporarily adjourned at 12:43 p.m. for the Members of the Board to proceed to a separate meeting platform. Executive Session was called to order at 12:47 p.m. and ended at 1:05 p.m. The Board Meeting reconvened at 1:05 p.m.

12. 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 1:05 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, April 16, 2026, at 10:30 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary