



**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, February 12, 2026 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, February 10, 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, February 10, 2026 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, FEBRUARY 12, 2026**  
**10:30 A.M.**

**A G E N D A**

1. CALL TO ORDER AND ROLL CALL
2. ELECTION OF VICE CHAIR OF THE BOARD
3. APPROVAL OF THE MINUTES FROM THE DECEMBER 11, 2025 BOARD MEETING
4. POLICY COMMITTEE REPORT
  - A. 2026 PHARE Plan
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
  - A. Approval of ReCLAIM Loan Request – Savoy 48
  - B. Transfer of Ownership - Garden Court
  - C. Transfer of General Partner Interest - Opera House
  - D. Request for Commitment of First Mortgage Financing – Cornerstone at Pennbrook
  - E. Request for Tax Exempt Financing - Fifth and Dinwiddie
6. APPROVAL OF CORPORATE OFFICERS' RESOLUTION
7. AUTHORIZATION OF RESILIENCY FUND
8. HOUSING RESOURCES UPDATES
9. ECONOMIC MARKET UPDATE
10. PUBLIC COMMENTS
11. EXECUTIVE SESSION
12. ADJOURNMENT



Dennis Brink, Lending Analyst  
Sarah Geisweit, Lending Analyst  
Mark Rooney, Special Assistant for Policy Coordination and External Relations  
Stacia Rhoads, Development Administrator  
Vanessa Murphy, Supervisor of 4% Program  
Valerie Fishel, Special Development Programs Analyst  
Adam Kitchen, Environmental/Site Specialist  
Harvey Thiemann, NW Financial  
Nick Johnson, Apple  
Andrew Haines, Tareen Development Partners  
Alex Janney, PA Developers Council  
Eddy Kaplaniak, Laura Northup, Maj Elaamerani and Kate Mehalko, M&L Associates  
David Geiger, Urban Redevelopment Authority of Pittsburgh  
AJ Jenkins and Justin Marshall, Diamond Associates  
Calvin Mullin and Kayman Heater, HDC Mid Atlantic  
Chris Hoffert and Kirsten Krug, Stifel  
Alex Vlamis, Barclays  
Joe Tait, Raymond James  
Mitch Gallo, RBC Capital Markets  
Sagar Kharche, Loop Capital  
Liam Hartson, PNC  
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, December 11, 2025, at 10:30 a.m. via conference call. The meeting was fully remote with no physical meeting space provided. All attendees participated via remote means.

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 December 7, 2025.

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

The meeting was called to order by Chair Spicher at 10:40 a.m. The roll was called, and a quorum was present.

**2. APPROVAL OF THE MINUTES FROM THE NOVEMBER 13, 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 November 13, 2025 Board Meeting. This motion was made, seconded and was unanimously approved.**

**3. RECOGNITION OF RETIREES**

Director Wiessmann recognized the following staff on upcoming retirement Lisa Case, Housing Management, with 22 years of service; Kim Boyer, Technical Services Division with 26 years of service; Brian Good, Loan Servicing Division, with 25 years of service; and Willie Hicks, Information Technology Division, with 8 years of service.

#### **4. POLICY COMMITTEE REPORT**

Chair Spicher reported that the Policy Committee met to discuss the 2026 draft PHARE plan. The 2026 draft PHARE Plan, will be published in the Pennsylvania Bulletin in accordance with the statute seeking public comment. The public comment period will be open to allow for a 45-day comment period.

#### **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. Transfer of General Partner**

###### **i. Concord Pointe**

Mr. Livering presented the request for transfer of general partner interests for Concord Pointe. The project is in Glen Mill, Delaware 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 general partner interests regarding Concord Pointe. This motion was seconded and carried unanimously.**

###### **ii. Ambler Plaza**

Mr. Livering presented the request for transfer of general partner interests for Ambler Plaza. The project is in Ambler, Montgomery 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 general partner interests regarding Ambler Plaza. This motion was seconded and carried unanimously.**

##### **B. Request for Commitment of First Mortgage Financing**

###### **i. Evan Owen Apartments**

Ms. Perry presented the Evan Owen Apartments proposal for first mortgage financing. The project is in Berwick, Columbia 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 Evan Owen Apartments. Mr. Schwartz abstained. Motion carried with abstention.**

###### **ii. Henley Lofts**

Ms. Perry presented the Henley Lofts proposal for first mortgage financing. The project is in Adams Township, Butler 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 Henley Lofts. Mr. Lenker abstained. Motion carried with abstention.**

**C. Request for Tax Exempt Financing**

**i. Philadelphia Preservation 4%**

Ms. Perry presented the Philadelphia Preservation 4% proposal for 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 tax exempt financing regarding Philadelphia Preservation 4%. Mr. Paone abstained. Motion carried with abstention.**

**D. Other Business**

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

**6. HOUSING RESOURCES UPDATES**

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

Mr. Maretzki announced the recipients of the 2026 Kathy A. Possinger Housing Policy Fellowship Award. This is the sixth round of the Fellowship. This year, the Agency has selected Evaine Sing and Zachary Phillips.

**7. AGENCY PROGRAM FUNDING FOR 2026 CALENDAR YEAR**

Director Wiessmann presented the Agency's program funding for 2026. Funding is being provided to housing counseling, downpayment/closing cost assistance, Home4Good, and ReCLAIM.

**A motion was made and seconded that the Board approve the Agency Program Funding for 2026. This motion was carried and unanimously approved.**

**8. TENTATIVE BOARD MEETING DATES FOR 2026 CALENDAR YEAR**

Director Wiessmann presented the 2026 Board meeting dates. Board meetings are typically held the second Thursday of each month at 10:30 a.m.

**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 11:11 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 Thursday, January 8, 2025, at 10:30 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Allison Hutchings". The signature is fluid and cursive, with "Allison" on the top line and "Hutchings" on the bottom line.

Allison Hutchings  
Assistant Secretary