



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, May 14, 2026 at 11:00 a.m. via a virtual meeting platform. No physical meeting space will be provided for this meeting.** All interested persons should visit the Agency's website at www.phfa.org no later than Tuesday, May 12, 2026 to register for the 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, May 12, 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, May 12, 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, MAY 14, 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
APRIL 16, 2026 BOARD MEETING
3. POLICY COMMITTEE REPORT
4. AUDIT COMMITTEE REPORT
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Tax Exempt Financing
 - i. Hampton Housing Preservation
 - ii. Saucon Manor Preservation
 - iii. Angela Court I and II
6. HOUSING RESOURCES UPDATES
7. PUBLIC COMMENTS
8. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
April 16, 2026**

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 Secretary
Val Arkoosh, Department of Human Services)
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
Ross Nese
John Paone

***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
Kimberly Burky, Senior Director of Transformation & Operations
Pedro Carrera, Director of Information Technology
Wendy Gessner, Director of CCG
Adrienne Trumpy, Director of Accounting
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
Kelly Wilson, Director of Program Operations
Beth Silvick, Manager of Multifamily Coordination
Heather Black, Manager of Tax Credit Compliance
Duane Davis, Western Regional Manager
Catherine Wyatt, Counsel
Steve O'Neill, Counsel
Chris Anderson, Communications Officer
Shelby Rexrode, Senior Program Officer
Indira Ridgeway, House Commerce Committee
Paul Wentzel, Department of Banking and Securities
Abigail Evans, HDC MidAtlantic
Harvey Thiemann, NW Financial
Alan Jaffe, Jefferies
David Notkin, Bank of America Securities, Inc.
Dave Eckhart & Joe Tait, Raymond James
Mitch Gallo, RBC Capital Markets
Sagar Kharche, Loop Capital
Rich Kisner, Community Strategies Group

Emme Reiser, PA Realtors
Eddy Kaplaniak and Ryan Quinn, M&L Associates
Kayleigh Johnson, 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, April 16, 2026, at 11:00 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 April 9, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 11:18 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE MARCH 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 March 12, 2026 Board Meeting. The motion was seconded and was unanimously approved.

Chair Spicher along with Director Wiessmann and Mr. Pandeladis recognized the change in start time of today's meeting. This change was made to accommodate travel time for the members who are not Harrisburg-based. It is anticipated that future board meetings will commence at 11:00 a.m.

3. POLICY COMMITTEE REPORT

Mr. Schwartz, on behalf of Committee Chair Morris-Louis, reported the Policy Committee met prior to the Board Meeting to discuss issues Agency staff have encountered with units not being able to obtain tenants at the 20% income threshold. He also noted Agency staff are evaluating potential changes for the 2027/2028 Qualified Allocation Plan. Further information and potential action items will be provided in the future.

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 Ownership

i. North Hills Highlands Phase I

Mr. Livering presented the request for transfer of ownership for North Hills Highlands Phase I. The project is 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 transfer of ownership regarding North Hills Highlands Phase I. Mr. Schwartz abstained. The motion carried with abstention.

ii. **North Hills Highlands II**

Mr. Livering presented the request for transfer of ownership for North Hills Highlands II. The project is 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 transfer of ownership regarding North Hills Highlands II. Mr. Schwartz abstained. This motion carried with abstention.

B. Community Revitalization Fund Program

Mr. Maretzki presented the 2026 CRF Program summary. CRF Program funds are made available through the sale of mixed-use development state tax credits on an annual basis. For the 2025/2026 fiscal year, an allocation of \$4.5 million of state tax credits is available. Of the 48 applications received, staff recommends funding for six (6) applications in the amount of \$4.3 million. A resolution encompassing the recommended projects is provided.

A motion was made and seconded that the Board approve the processing of applications and the resolution of funding for CRF projects as submitted. Ms. Bucco abstained. This motion carried with abstention.

C. Other Business

Mr. Pandeladis indicated the PDR Committee reviewed the request for a reconsideration of previous action of the Board in relation to a transfer of ownership resolution and the committee determined it would not reconsider the Board's action from December 2025 regarding a transfer of general partner interest and thus would not have an action item for the Board reported out of Committee. As such, there was no matter to be presented to the Members of the Board regarding the reconsideration request.

5. APPROVAL OF MULTIFAMILY MORTGAGE REVENUE BONDS, SERIES 2026-MF1

Director Wiessmann, Mr. Pandeladis, and Mr. Laird presented a request for Board authorization for the issuance of Series 2026-MF1. Mr. Pandeladis indicated the Agency anticipates creating a multifamily indenture that will provide financing to various multifamily projects and ultimately lower overall costs and assist in creating more units of housing for the Commonwealth.

A motion was made and seconded that the Board approve the resolution authorizing the issuance of Multifamily Mortgage Revenue Bond Series 2026-MF1. The motion carried and unanimously approved.

6. APPROVAL OF SIGNLE FAMILY MORTGAGE REVENUE BONDS

A. Authorization of Series 154

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 154.

B. Authorization of Series 155

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 155.

C. Authorization of Series 156

Mr. Pandeladis indicated staff is requesting Board authorization for the issuance of Series 156.

A motion was made and seconded that the Board approve the resolution authorizing the issuance of Single Family Mortgage Revenue Bond Series 154, 155, and 156. This motion carried and unanimously approved.

7. OPERATION RESILIENCE

Director Wiessmann and Mr. Livering presented to the Board some of the multifamily portfolio challenges that exist and how Agency staff are actively working with owner/agents to be more proactive with compliance. The Agency's Housing Management Division developed a Compliance Training Program that will be presented to management agents throughout 2026.

8. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. The Board was reminded of the Agency's 2026 Housing Forum which will be held at the Harrisburg Hilton on May 6 and May 7, 2026. The Agency's 2026 Multifamily Affordable Housing Conference will be held at the Seven Springs Mountain Resort, June 3 - 5, 2026. Ms. Perry provided a multifamily portfolio update.

Mr. Pandeladis reminded the Members of the Board the deadline for the annual Statement of Finance Interests (commonly called the ethics filing) are due May 1.

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 12:25 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, May 14, 2026, at 11:00 a.m.

Respectfully submitted,



Kayleigh Johnson
Assistant Secretary