



**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, June 11, 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, June 9, 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, June 9, 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

**BOARD MEETING AGENDA**

**THURSDAY, JUNE 11, 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  
MAY 14, 2026 BOARD MEETING
3. FINANCE COMMITTEE REPORT
4. POLICY COMMITTEE REPORT
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
  - A. Request for Commitment of First Mortgage Financing
    - i. Willowbrook Commons
    - ii. Fairhill & St. Hugh Lofts
    - iii. Bretz Court Senior
  - B. Review and Approval of the 2026 PHARE Allocation of Resources
6. RECOGNITION OF RETIREES
7. HOUSING RESOURCES UPDATES
8. PUBLIC COMMENTS
9. EXECUTIVE SESSION
10. ADJOURNMENT

**Pennsylvania Housing Finance Agency**  
**Meeting of the Board**  
**May 14, 2026**

**Members Present:**

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

**Members Absent:**

Mark Schwartz, Vice Chair  
John Paone  
Markita Morris-Louis

**Others Present:**

Robin Wiessmann, Executive Director & CEO  
Leo Pandeladis, Deputy Executive Director & Chief Counsel  
Jessica Perry, Director of Development  
Bryce Maretzki, Director of Strategic Planning & Policy  
Kurt Livering, Director of Housing Management  
Jordan Laird, Director of Finance  
Kenneth Bobb, Director of Technical Services  
Adrienne Trumpy, Director of Accounting  
Kelly Wilson, Director of Program Operations  
Shari Fallon, Director of Human Resources  
Melissa Grover, Director of Government Affairs  
Coleen Baumert, Director of Homeownership  
Terri Redmond, Director of Counseling  
Kathryn Newton, Director of Loan Servicing  
Pedro Carrera, Director of Information Technology  
Kimberly Burky, Senior Director of Transformation & Operations  
Steve O'Neill, Counsel  
Catherine Wyatt, Counsel  
Lauren Starlings, Counsel  
Jada Greenhowe, Counsel  
Greg Hennessy, Assistant Counsel  
Austin Holland, Assistant Counsel  
Beth Silvick, Manager of Multifamily Coordination  
Vanessa Murphy, Manager of 4% Program  
Nakia Parker, Eastern Regional Manager  
Nicole Eutzy, Manager of Special Programs and Process Quality  
Duane Davis, Western Regional Manager  
Shelby Rexrode, Senior Program Officer  
Stacia Rhoads, Development Administrator  
Morgan Brogunier, Programs Support Analyst  
Logan Minnich, Senior Lending Analyst  
Valerie Fishel, Lending Analyst

Dennis Brink, Lending Analyst  
Shana Erdley, Senior Insurance Officer  
Leidy Ramos, Program Compliance Officer  
Paul Wentzel, Department of Banking and Securities  
Harvey Thiemann, NW Financial  
Emme Reiser, PA Realtor  
Mitch Gallo, Mark Broseker and Anya Fairweather, RBC Capital Markets  
Ryan Quinn, Majdouline Elaamerani and Kate Mehalko, M&L Associates  
Jennifer Shockley, Pennsylvania Developers' Council  
Vikram Shah, Jefferies  
Christopher Hoffert and Kristen Krug, Stifel  
David Notkin and Joseph Monitto, Bank of America Securities  
Terry Schweizer and Chet Jackson, Felician Services, Inc.  
Ari Shachter, OAHS  
Lindsay Pinter, Berkadia  
Kimberly Gadzekpo, Diamond and Associates  
Kelly Cary, Stone Sherick Consulting Group  
Nicholas Fluehr and Rebecca Reape, Wells Fargo  
Sterling Johnson, Philadelphia Community Land Trust  
Mark Rooney, Special Assistant for Policy Coordination and External Relations  
Kayleigh Johnson, Assistant Secretary  
Jeannie 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, May 14, 2026, at 11:00 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 May 10, 2026.

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

The meeting was called to order by Chair Spicher at 11:05 a.m. The roll was called, and a quorum was present.

**2. APPROVAL OF THE MINUTES FROM THE April 16, 2026 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 April 16, 2026 Board Meeting.**

**This motion was made, seconded and was unanimously approved.**

**3. POLICY COMMITTEE REPORT**

Mr. Pandeladis reported that the Policy Committee was scheduled to meet prior to the board meeting. However, the committee meeting was cancelled due to no voting actions being needed. No Board action required.

#### **4. AUDIT COMMITTEE REPORT**

Ms. Bucco reported that the Audit Committee met with the Agency's auditors, Clifton Larson Allen, regarding the 2026 audit plan. Committee members met, reviewed, discussed, and subsequently approved the audit plan.

#### **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 Tax Exempt Financing**

###### **i. Hampton House Preservation**

Ms. Perry presented the Hampton House proposal for tax exempt financing. The project is in Northampton, Northampton 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 Hampton House. The motion was seconded and was unanimously approved.**

###### **ii. Saucon Manor Preservation**

Ms. Perry presented the Saucon Manor proposal for tax exempt financing. The project is in the Borough of Hellertown, Northampton 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 tax exempt financing regarding Saucon Mano. The motion was seconded and was unanimously approved.**

###### **iii. Angela Court I and II**

Ms. Perry presented the Angela Court I and II 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 that the Board approve the resolution, with conditions, authorizing the request for tax exempt financing regarding Angela Court I and II. The motion was seconded and was unanimously approved.**

#### **6. HOUSING RESOURCES UPDATE**

Director Wiessmann provided a Housing Resources update. Ms. Grover provided a legislative update. Ms. Perry provided a multifamily portfolio update. Ms. Baumert provided an update on single family operations.

**7. PUBLIC COMMENTS**

Mr. Pandeladis indicated the Agency advertised appropriately under the Sunshine Act and a public comment was received by the participation deadline. Mr. Sterling Johnson spoke to the board on issues regarding homelessness.

**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 12:27 pm.

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, June 11, 2026, at 11:00 am.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kayleigh M. Johnson". The signature is written in a cursive style with a large initial "K" and a long, sweeping underline.

Kayleigh M. Johnson  
Assistant Secretary