



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, July 9, 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, July 7, 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, July 7, 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, JULY 9, 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
JUNE 11, 2026 BOARD MEETING
3. POLICY COMMITTEE REPORT
 - Approval of Draft QAP
4. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Approval of Transfer of Ownership Interests
 - B. Request for Approval of Funding Recommendations for HOME Investment Partnerships American Rescue Plan (HOME-ARP)
 - C. Request for Commitment of First Mortgage Financing
 - i. 20th & Cecil B. Moore Senior Housing
 - ii. Pathways 17th Street Community Corridor Phase 2
 - iii. HG Blair
 - D. Request for Tax Exempt Issuing Authority
 - 120 Cecil Way
5. HOUSING RESOURCES UPDATES
6. PUBLIC COMMENTS
7. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
June 11, 2026

Members Present:

Wendy Spicher, Chair,
Secretary Department of Banking and Securities
Mark Schwartz, Vice Chair
Kevin Bush (serving in the stead of Rick Siger, Secretary,
Department of Community and Economic Development)
Ed Christiano
*Mark Dombrowski
Jennifer Koppel
*Gary E. Lenker
*Stephanie Meyer (serving in the stead of Val Arkoosh,
Secretary of Department of Human Services)
Markita Morris-Louis
Ross Nese
John Paone
Kelly Phenicie (serving in the stead of
Stacy Garrity, State Treasurer)
Mike Washowich

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
Bryce Maretzki, Director of Strategic Planning & Policy
Kate Newton, Director of Loan Servicing
Terri Redmond, Director of Counseling
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
Steve O'Neill, Counsel
Chris Anderson, Communications Officer
Clay Lambert, Senior Program Administrator
Dennis Brink, Lending Analyst
Miranda Grimes, Accounting Coordinator II

Brittany Raess, Supervisor of Accounting
John McDevitt, Accounting Coordinator
Imari Crumity, Program Officer
Leidy Ramos, Program Compliance Officer
Malini Saknidkar, Program Officer
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Paul Wentzel, Department of Banking and Securities
Angela Susten, Department of Community and Economic Development
Harvey Thiemann, NW Financial
Jennifer Shockley, PA Developers' Council
Alan Jaffe, Jefferies
Anya Fairweather, RBC Capital Markets
Nick Fluehr, Wells Fargo
Emme Reiser, PA Realtors
Abigail Haines and Kayman Heater, HDC MidAtlantic
Eddy Kaplaniak and Ryan Quinn, M&L Associates
Dina Schlossberg, Regional Housing Legal Services
Joseph Tait and Ryan Brockman, Raymond James
Meredith Rapkin and Sonia Brookins, PA Legal Aid Network
Barry Gottfried, Barclays
Kayleigh Johnson, Assistant Secretary
Allison Hutchings, Assistant Secretary
Jeannean 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, June 11, 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 June 7, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 11:38 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE MAY 14, 2026 BOARD MEETING

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

A motion was made to approve the minutes of the May 14, 2026 Board Meeting. The motion was seconded and was unanimously approved.

3. FINANCE COMMITTEE REPORT

Mr. Dombrowski, Finance Committee Chair, reported the Finance Committee met to review the Agency's proposed budget for the fiscal year ending June 30, 2027. Committee members had an opportunity to review and discuss the proposed budget.

A motion was made and seconded that the Board approve the Agency's budget as presented by staff for the fiscal year ending June 30, 2027. Ms. Phenicie abstained. The motion was carried with abstention.

4. POLICY COMMITTEE REPORT

A. 20% Unit Policy

Ms. Morris-Louis reported the Policy Committee met to discuss changes to the 20% unit policy. Mr. Livering provided details for the resolution. The Board has requested quarterly updates. Staff is recommending approval of the amendment.

A motion was made that the Board approve the resolution, with conditions, authorizing the amendment to the 20% unit policy. This motion was seconded and carried unanimously.

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 Commitment of First Mortgage Financing

i. Willowbrook Commons

Ms. Perry presented the request for first mortgage financing for Willowbrook Commons. The project is in Belle Vernon, Westmoreland 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 Willowbrook Commons. Mr. Washowich abstained. The motion carried with abstention.

ii. Fairhill & St. Hugh Lofts

Ms. Perry presented the request for first mortgage financing for Fairhill & St. Hugh Lofts. 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 first mortgage financing regarding Fairhill & St. Hugh Lofts. This motion was seconded and carried unanimously.

iii. Bretz Court Senior

Ms. Perry presented the request for first mortgage financing for Bretz Court Senior. The project is in Newport, Perry County. Staff is recommending approval, contingent upon the conditions outlined in the resolution.

A motion was made for the Board to approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Bretz Court Senior. This motion was seconded and carried unanimously.

B. Review and Approval of the 2026 PHARE Allocation of Resources

Mr. Marezki presented to the Board an overview of the 2025/2026 Pennsylvania Housing Affordability Rehabilitation and Enhancement (PHARE) allocation of resources. A brief funding history of the PHARE program was provided. In response to the 2025/2026 PHARE funding plan, 699 applications were received; requesting \$334.5 million in funding available through Marcellus Shale funds and Realty Transfer Tax funds. Staff has reviewed all of the applications in accordance with the 2025/2026 PHARE Plan and recommends approval of the allocation of resources as outlined in the resolution.

A motion was made and seconded that the Board approve the resolution regarding the processing of the 2025/2026 PHARE program applications. Mr. Christiano, Mr. Schwartz, Mr. Paone, Ms. Morris-Louis, Mr. Bush, Mr. Lenker, and Ms. Meyer abstained. The motion carried with abstentions.

C. Other Business

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

6. RECOGNITION OF RETIREES

Director Wiessmann recognized the following staff members on their retirement: Roberta “Bert” Schaeffer, HEMAP Division, with 35 years of service; and Bonnie Nail, HEMAP Division, with 26 years of service.

7. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. She also mentioned Ms. Kelly Wilson, Director of Program Operations, has been awarded the Community Advocacy award from PA Legal Aid Network. Secretary Siger, Department of Community and Economic Development, has named Mr. Kevin Bush as an additional delegate to the Agency’s board. Director Wiessmann commended Ms. Susten on her work with the Agency’s board.

The Agency’s July board meeting will be an in-person meeting. If an August board meeting is needed, it will be held via remote means.

A legislative update was provided by Ms. Grover.

8. PUBLIC COMMENTS

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

9. **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 personnel matters. Chair Spicher recognized the request for an Executive Session. The Board Meeting was temporarily adjourned at 12:19 p.m. for the Members of the Board to proceed to a separate meeting platform. Executive Session was called to order at 12:23 p.m. and ended at 12:36 p.m. The Board Meeting was reconvened at 12:37 p.m.

Mr. Pandeladis reported that during Executive Session, the Personnel Committee requested the Members of the Board authorize a fiscal year 2026-2027 Human Resources Budget of \$31,560,000 for salaries which includes a 5% compensation pool for existing employees. Such pool shall be utilized for Agency classified merit pay, promotions and salary adjustments as authorized and approved by Agency management.

A motion was made by Mr. Paone and seconded by Mr. Schwartz that the Board approve the Human Resources Budget of \$31,560,000 for salaries which includes a 5% compensation pool for existing employees. Such pool shall be utilized for Agency classified merit pay, promotions and salary adjustments as authorized and approved by Agency management. Ms. Phenicie abstained from the motion. This motion was seconded and carried unanimously.

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 12:38 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, July 9, 2026, at 11:00 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary