



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, August 13, 2026 at 10:30 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, August 11, 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, August 11, 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, August 11, 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, AUGUST 13, 2026
10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE
JULY 9, 2026 BOARD MEETING
3. POLICY COMMITTEE REPORT
4. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - Request for Commitment of Primary Mortgage Financing
 - i. Nayda Cintron Apartments
 - ii. Tailor Way
 - iii. St. Cecilia Senior
 - Request for Tax Exempt Financing and Commitment of Primary Mortgage Financing
 - i. Bedford Dwellings Phase III
 - ii. Frankford Affordable Housing (Pending)
5. ADMINISTRATIVE RESOLUTION RATIFYING DELEGATION OF BOND
PRICING TO AGENCY STAFF
6. APPROVAL OF MULTIFAMILY HOUSING REVENUE BONDS
SERIES 2026-2
7. HOUSING RESOURCES UPDATES
8. PUBLIC COMMENTS
9. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
July 9, 2026**

Members Present:

Paul Wetzel, Acting Chair (serving in the stead of Wendy Spicher, Secretary Department of Banking and Securities)
Mark Schwartz, Vice Chair
Diana Bucco
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

*Participated via telephone conference call

Members Absent:

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
Terri Redmond, Director of Counseling
Kimberly Burky, Senior Director of Transformation & Operations
Wendy Gessner, Director of CCG Adrienne
Trumpy, Director of Accounting
Melissa Grover, Director of Government Affairs
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
Nicole Eutzy, Manager of Special Programs and Process Quality
Vanessa Murphy, Manager of 4% Program
Nakia Parker, Eastern Regional Manager
Steve O'Neill, Counsel
Chris Anderson, Communications Officer
Dennis Brink, Lending Analyst
Shana Erdley, Senior Insurance Officer
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Angelo Rodriguez and Arthur Jefferson, Big Us

Calvin Mullin, HDC Mid-Atlantic
Ryan Quinn, M&L Associates
Jennifer Shockley, PA Developers Council
Harvey Thiemann, NW Financial
Joseph Tait, Raymond James
Paul Haley, Barclays
Nick Vakirtzidelis, PNC
Vikram Shah, Jefferies
Mitch Gallo, RBC Capital Markets
Rebecca Reape, Wells Fargo
Sagar Kharche, Loop Capital
David Notkin, Bank of America
Kenzie Lytle, Legal Administrator
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, July 9, 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 July 2, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Mr. Wentzel at 11:30 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE JUNE 11, 2026 BOARD MEETING

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

A motion was made to approve the minutes from the June 11, 2026 Board Meeting. The motion seconded and carried unanimously.

3. POLICY COMMITTEE REPORT

Ms. Morris-Louis reported the Policy Committee met to discuss the 2027/2028 Draft Qualified Allocation Plan (QAP). Ms. Perry summarized the changes to the 2027/2028 Draft QAP. The 2027/2028 Draft QAP will be posted on the Agency's website in order to receive public comment on the proposed draft.

A motion was made that the Board approve the 2027/2028 Draft Qualified Allocation Plan. The motion seconded and carried unanimously.

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. Request for Approval of Transfer of Ownership Interests

Mr. Livering presented the request for approval of transfer of ownership interests of 19 projects currently owned and managed by Trek Development Group, Inc. Staff recommend 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 interests. This motion was seconded and carried unanimously.

B. Request for Approval of Funding Recommendations for HOME Investment Partnerships American Rescue Plan (HOME-ARP)

Ms. Perry presented to the Board an overview of the funding recommendations for HOME Investment Partnerships American Rescue Plan (HOME-ARP). The Agency received 22 applications totaling over \$56 million in requests. Staff recommend approval, contingent upon the conditions outlined in the resolution.

A motion was made and seconded that the Board approve the resolution regarding the funding recommendation for HOME-ARP. Mr. Paone, Mr. Schwartz and Mr. Bush abstained. The motion carried with abstentions.

C. Request for Commitment of Primary Mortgage Financing

- **20th & Cecil B. Moore Senior Housing**

Ms. Perry presented the request for primary mortgage financing for 20th & Cecil B. Moore Senior Housing. The project is located in Philadelphia, Philadelphia County. Staff recommend 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 primary mortgage financing regarding 20th & Cecil B. Moore Senior Housing. This motion was seconded and carried unanimously.

- **Pathways 17th Street Community Corridor Phase 2**

Ms. Perry presented the request for primary mortgage financing for Pathways 17th Street Community Corridor Phase 2. The project is located in Philadelphia, Philadelphia County. Staff recommend approval, contingent upon the conditions outlined in the resolution.

Due to a previous conflict, Ms. Phenice needed to leave the meeting at 11:45 am to attend to another matter and did not deliberate or vote on this and subsequent matter.

A motion was made that the Board approve the resolution, with conditions, authorizing the request for primary mortgage financing regarding Pathways 17th Street Community Corridor Phase 2. This motion was seconded and carried unanimously.

- **HG Blair**

Ms. Perry presented the request for primary mortgage financing for HG Blair. The project is located in Pittsburgh, Allegheny 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 primary mortgage financing regarding HG Blair. This motion was seconded and was carried unanimously.

D. Request for Tax Exempt Issuing Authority

- **120 Cecil Way**

Ms. Perry presented the request for tax exempt issuing authority for 120 Cecil Way. The project is located in Pittsburgh, Allegheny 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 issuing authority regarding 120 Cecil Way. This motion was seconded and carried unanimously.

E. Other Business

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

5. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update, including the 21st Century ROAD to Housing Act which is expected to be enacted on July 14, 2026. She indicated the multifamily bond issuance is proceeding. The bond issuance will provide financing for two (2) multifamily housing projects and several previously funded 9% projects.

Mr. Schwartz commemorated George Gould, who recently passed away, on his impact on the housing community.

Ms. Perry provided a multifamily portfolio update.

Ms. Grover provided a legislative update.

6. PUBLIC COMMENTS

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

7. 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 12:26 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, August 13, 2026, at 11:00 a.m.

Respectfully submitted,



Allison Hutchings
Assistant Secretary