



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, September 10, 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, September 8, 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, September 8, 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, SEPTEMBER 10, 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
AUGUST 13, 2026 BOARD MEETING
3. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Approval of Transfer of General Partner Interest
 - i. Huntingdon Village
 - B. Request for Commitment of First Mortgage Financing
 - i. Westbrook Community Apartments
 - ii. Hill Top Villas
 - iii. Bensalem Presbyterian Apartments
 - C. Request for Tax Exempt Financing
 - i. Washington Square West
4. POLICY COMMITTEE REPORT
5. OPERATION RESILIENCY UPDATE
6. HOUSING RESOURCES UPDATES
7. PUBLIC COMMENTS
8. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
August 13, 2026**

Members Present:

Wendy Spicher, Chair,
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
John Paone
Kelly Phenicie (serving in the stead of
Stacy Garrity, State Treasurer)
Michael Washowich

Members Absent:

Val Arkoosh, Secretary of
Department of Human Services
Markita Morris-Louis
Ross Nese

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
Wendy Gessner, Director of CCG
Adrianne 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
Kelly Wilson, Director of Program Operations
Beth London, Manager of Multifamily Coordination
Heather Black, Manager of Tax Credit Compliance
Vanessa Murphy, Manager of 4% Program
Crystal Kerstetter, Manager of Loan Accounting
Nicole Eutzy, Manager of Special Programs/Process Quality
Chrissi Gerbig, Manager of Tax Credit Program-Allocation
Nakia Parker, Eastern Regional Manager
Steve O'Neill, Counsel
Catherine Wyatt, Counsel
Gregory Hennessy, Counsel
Jada Greenhowe, Counsel
Lauren Starlings, Counsel
Austin Holland, Assistant Counsel
Chris Anderson, Communications Officer
Dennis Brink, Lending Analyst
Kenzie Lytle, Legal Administrator/Paralegal
Mark Rooney, Special Assistant for Policy Coordination
Richelle Zimmerman, Senior Manager of Default Servicing
Bessie Hardesty, Customer Solutions Center Compliance Officer

Paul Wentzel, Department of Banking and Securities
Harvey Thiemann, NW Financial
Brandon Johnson, Navitract LLC
Paul Haley, Barry Gottfried, and Lisa Lavigueur, Barclays
Joseph Tait, Raymond James
Marie Grasse, PNC
Jennifer Shockley, PA Developers Council
Mitch Gallo, RBC Capital Markets
Sagar Kharche, Loop Capital
Chris Hoffert and Kirsten Krug, Stifel
Nicholas Fluehr, Wells Fargo
Vikram Shah, Jefferies
Joseph Monitto and David Notkin, Bank of America Securities
Kayman Heater, HDC MidAtlantic
AJ Jenkins, Justin Marshall, Chris Paul, and Emma Erwin, Diamond & Associates
Icelee Banks, Boyer & Ritter LLC
Ryan Quinn, M&L Associates
Emme Reiser, PA Realtors
Sterling Johnson
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, August 13, 2026, at 10:30 a.m. virtually. 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 August 6, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 10:52 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE JULY 9, 2026 BOARD MEETING

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

A motion was made to approve the minutes from the July 9, 2026 Board Meeting. The motion seconded and carried unanimously.

3. POLICY COMMITTEE REPORT

Director Wiessmann reported the Policy Committee met to discuss the comments received regarding the proposed Draft of the 2027/2028 Qualified Allocation Plan.

4. ADMINISTRATIVE RESOLUTION RATIFYING AND AUTHORIZING DELEGATION OF BOND PRICING TO AGENCY STAFF

Mr. Pandeladis presented a request to approve an administrative resolution that would ratify the delegation of all bond pricing to Agency staff. This request ratifies the previous approval from December 2023, whereby Members of the Board delegated bond pricing for single family transactions to Agency staff to include the bond pricing for multifamily transactions and makes the delegation applicable to all issuances of Agency bonds.

A motion was made and seconded that the Board approve the resolution ratifying the delegation of bond pricing to Agency staff. The motion seconded and carried unanimously.

5. APPROVAL OF MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026-2

Director Wiessmann and Mr. Laird provided a brief summary of the Agency's recent Multifamily Housing Revenue Bond transaction, Series 2026-1, which provided financing to two multifamily projects.

Mr. Pandeladis indicated staff is requesting Board authorization for the next issuance of Multifamily Housing Revenue Bonds, Series 2026-2.

A motion was made and seconded that the Board approve the resolution authorizing the issuance of Multifamily Mortgage Revenue Bond Series 2026-2. This motion was carried and unanimously approved.

6. 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 Primary Mortgage Financing

- **Nayda Cintron Apartments**

Ms. Perry presented the request for primary mortgage financing for Nayda Cintron Apartments. The project is located 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 primary mortgage financing regarding Nayda Cintron Apartments. Mr. Schwartz abstained. The motion carried with abstention.

- **Tailor Way**

Ms. Perry presented the request for primary mortgage financing for Tailor Way. The project is located in Pittston, Luzerne 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 primary mortgage financing regarding Tailor Way. Ms. Phenicie abstained. The motion carried with abstention.

- **St. Cecilia Senior**

Ms. Perry presented the request for primary mortgage financing for St. Cecilia Senior. The project is located in Rochester, Beaver 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 St. Cecilia Senior. This motion was seconded and was carried unanimously.

B. Request for Tax Exempt Financing and Commitment of Primary Mortgage Financing

- **Bedford Dwellings Phase III**

Ms. Perry presented the request for tax exempt financing and commitment of primary mortgage financing for Bedford Dwellings Phase III. 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 financing and commitment of primary mortgage financing regarding Bedford Dwellings Phase III. This motion was seconded and carried unanimously.

- **Frankford Affordable Housing**

Ms. Perry presented the request for tax exempt financing and commitment of primary mortgage financing for Frankford Affordable Housing. The project is located 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 and commitment of primary mortgage financing regarding Frankford Affordable Housing. Mr. Schwartz abstained. The motion carried with abstention.

C. Other Business

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

7. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. Ms. Perry provided a multifamily update. Ms. Grover provided a legislative update. Ms. Newton provided a single family servicing presentation.

8. **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 regarding housing issues for people with disabilities.

9. **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 12:23 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, September 10, 2026, at 11:00 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Allison Hutchings".

Allison Hutchings
Assistant Secretary