



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, October 8, 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, October 6, 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, October 6, 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, October 6, 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, OCTOBER 8, 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
SEPTEMBER 10, 2026 BOARD MEETING
3. RECOGNITION OF CONGRESSMAN DWIGHT EVANS
4. POLICY COMMITTEE REPORT
5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Request for Commitment of First Mortgage Financing
 - i. HELP Philadelphia VII
 - ii. The RidgeVue
 - iii. Legacy Bricks
 - B. Request for Tax Exempt Financing
 - i. 11th & Berks
 - C. Reallocation of Low Income Housing Tax Credits
 - D. Allocation of Tax Credits
 - E. Release of Agency Restrictions
6. HOUSING RESOURCES UPDATES
7. PUBLIC COMMENTS
8. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
September 10, 2026**

Members Present:

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
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 conference call time

Members Absent:

Jennifer Koppel

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
Adrianne Trumpy, Director of Accounting
Melissa Grover, Director of Government Affairs
Ken Bobb, Director of Technical Services
Shari Fallon, Director of Human Resources
Kelly Wilson, Director of Program Operations
Beth London, Manager of Multifamily Coordination
Heather Black, Manager of Tax Credit Compliance
Nicole Eutzy, Manager of Special Programs and Process Quality
Steve O'Neill, Counsel
Chris Anderson, Communications Officer
Dennis Brink, Lending Analyst
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Harvey Thiemann, NW Financial
Paul Haley, Barclays
Sagar Kharche, Loop Capital
Joe Monitto, BofA Securities
David Eckhart and Joe Tate, Raymond James
Greg Brunner, D.A. Davidson
Vikram Shah, Jefferies
Mitch Gallo, RBC Capital Markets
Rebecca Reape, Wells Fargo
Jennifer Shockley, PA Developers Council

Laura Northup, Ryan Quinn and Eddy Kaplaniak, M&L Associates
Abby Haines and Calvin Mullin, HDC MidAtlantic
Vidhi Anderson and Chris Chutz, HumanGood
Libby Profitt, St. Veterans Foundation
Emme Reiser, PA Realtors
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, September 10, 2026, at 10:30 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 September 6, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 11:25 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE AUGUST 13, 2026 BOARD MEETING

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

A motion was made to approve the minutes from the August 13, 2026 Board Meeting. The motion seconded and carried unanimously.

3. 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. Huntingdon Village

Mr. Livering presented the request for transfer of ownership for Huntingdon Village. The project is located in Hunker, Westmoreland 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 transfer of ownership regarding Huntingdon Village. The motion seconded and carried unanimously.

B. Request for Commitment of First Mortgage Financing

i. Westbrook Community Apartments

Ms. Perry presented the request for first mortgage financing for Westbrook Community 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 that the Board approve the resolution, with conditions, authorizing the request for first mortgage financing regarding Westbrook Community Apartments. This motion was seconded and was carried unanimously.

ii. Hill Top Villas

Ms. Perry presented the request for first mortgage financing for Hill Top Villas. 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 first mortgage financing regarding Hill Top Villas. This motion was seconded and was carried unanimously.

iii. Bensalem Presbyterian Apartments

Ms. Perry presented the request for first mortgage financing for Bensalem Presbyterian Apartments. The project is located in Bensalem, Bucks 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 Bensalem Presbyterian Apartments. Mr. Schwartz and Mr. Paone abstained. The motion carried with abstentions.

C. Request for Tax Exempt Financing

i. Washington Square West

Ms. Perry presented the request for tax exempt financing for Washington Square West. The project is located 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 Washington Square West. This motion was seconded and was carried unanimously.

D. Other Business

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

4. POLICY COMMITTEE REPORT

Ms. Morris Louis reported the Policy Committee met for an informational update with no voting items. She mentioned Mr. Maretzki provided a summary of the housing preservation database, which Governor Shapiro proposed in his Housing Action Plan. The Agency is working in partnership with the University of Pennsylvania to create the database which will identify affordability restrictions of rental units funded through such programs as low income housing tax credits, community development block grant funds, and HOME Investment Partnership Program funds.

Director Wiessmann and Ms. Perry summarized the comments received regarding the 2027/2028 Draft Qualified Allocation Plan.

5. **OPERATION RESILIENCY UPDATE**

Director Wiessmann indicated the update will be provided at a later time.

6. **HOUSING RESOURCES UPDATES**

Director Wiessmann reminded members of the upcoming Board Meetings. The October meeting will be held remotely. There will be an annual educational meeting on November 18, 2026; the Board Meeting will be held November 19, 2026. An update on the pricing of the issuance of Series 2026-154 Single Family Mortgage Revenue Bonds was also provided.

Ms. Perry provided a multifamily update.

7. **PUBLIC COMMENTS**

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

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 11:58 p.m.

The next monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on Thursday, October 8, 2026, at 11:00 a.m.

Respectfully submitted,

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

Allison Hutchings
Assistant Secretary