PHFA
PENNSYLVANIA HOUSING FINANCE AGENCY

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, November 19, 2026 at 10:00 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 Monday, November 16, 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 Monday, November 16, 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

PENNSYLVANIA HOUSING FINANCE AGENCY

211 North Front Street
P.O. Box 8029
Harrisburg, PA 17105-8029

BOARD MEETING AGENDA

THURSDAY, NOVEMBER 19, 2026

10:00 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF THE MINUTES FROM THE OCTOBER 8, 2026 BOARD MEETING

3. AUDIT COMMITTEE REPORT

4. POLICY COMMITTEE REPORT
   - Approval of Request for Proposals for Year 2027/2028 Tax Exempt Private Activity Bond Allocation

5. PROGRAM DEVELOPMENT REVIEW COMMITTEE REPORT
   A. Request for Approval of Transfer of Member Interests
      i. Manor Heights
      ii. Elmwood Garden Apartments
   B. Request for Approval of Disposition of Property
      i. Derstine Run 1
   C. Request for Commitment of First Mortgage Financing
      i. TLC Capstone
      ii. Doylestown Senior Veterans

6. HOUSING RESOURCES UPDATES

7. PUBLIC COMMENTS

8. EXECUTIVE SESSION

9. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
October 8, 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
Stephanie Meyer (serving in the stead of Val Arkoosh,
Secretary of Department of Human Services)
Ross Nese
John Paone
Kelly Phenicie (serving in the stead of
Stacy Garrity, State Treasurer)
Michael L. Washowich

Members Absent:
Markita Morris-Louis

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
Adrianne Trumpy, Director of Accounting
Melissa Grover, Director of Government Affairs
Kenneth Bobb, Director of Technical Services
Adam Kitchen, Environmental/Site Specialist
Jordan Laird, Director of Finance
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
Steve O'Neill, Counsel
Jada Greenhowe, Counsel
Catherine Wyatt, Counsel
Shelby Hartwick, Senior Program Officer
Dennis Brink, Lending Analyst
Mark Rooney, Special Assistant for Policy Coordination and External Relations
Vanessa Murphy, Manager of 4% Program
Autumn Summerville, Manager of Quality and Compliance
Natasa Mrvoljak, Tax Credit Allocation Officer
Kyler Rawlings, Lending Analyst
Valerie Fishel, Special Development Programs Analyst
Nakia Parker, Eastern Regional Manager

Lars Brown-Heidenreich, Lending Analyst
Chrissi Gerbig, Manager of Tax Credit Program-Allocation
Joanna Ball, Senior Tax Credit Allocation Officer
Kenzie Lytle, Legal Administrator/Paralegal
Paul Wentzel, Department of Banking and Securities
Rose Gray, Asociación Puertorriqueños en Marcha (APM)
Harvey Thiemann, HDI, Inc.
Jennifer Shockley, PA Developers Council
Jessica Sheldon, Beacon Communities
Robert Liberty, Beaver County Housing
Rich Kisner, Community Strategies Group
Samantha Shasanya, Community Ventures
Congressman Dwight Evans
Annie Coulson and Felicia Parker-Cox, Office of Congressman Dwight Evans
Eddy Kaplaniak, Kate Mehalko, Ryan Quinn and Majdouline Elaamerani, M&L Associates
AJ Bailey, Justin Marshall-Farrah, Michael Arnst and Kimberly Gadzekpo, Diamond & Associates
Joe Scott, Cortex Residential
Dusti Dennis, HACE
Kelley Coey and Elizabeth Chrobak, Hudson Companies
Jennifer Iannacone, KMA Studio
Bryan Knoll and Dave Keller, Luminest
David Notkin, Bank of America Securities
Mitch Gallo, RBC Capital Markets
Nicholas Fluehr, Wells Fargo
Sagar Kharche and Peter E. Weiss, Loop Capital
David Eckhart and Joseph Tait, Raymond James
Kirsten Krug, Stifel
Patrick Mack, Northumberland County Housing Authority
Emme Reiser, PA Realtors Association
Elizabeth Bolden, PA Treasury
Suvir Hira and Ryan Bailey, Pennrose
Cindy Picone, Picone Consulting
Trey Barbour, Pivotal Housing Partners
Haley Jordahl and Connor Lambrecht, Rose Companies
Ben Vancouvering, The Michaels Organization
Robin Pavase, Walters Group
Daisy Pagan, Latino Connection Foundation
Kayman Heater, HDC Mid-Atlantic
Eduardo Nevares
Ed Primm
Jenny Chen
Archie Donald
Eduardo Nevares
Kathryn Walter
Evan Scott
Jenny Chen
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, October 8, 2026, at

11:00 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 October 4, 2026.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Spicher at 11:03 a.m. The roll was called, and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 10, 2026 BOARD MEETING

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

A motion was made to approve the minutes from the September 10, 2026 Board Meeting. The motion seconded and carried unanimously.

3. RECOGNITION OF CONGRESSMAN DWIGHT EVANS

Director Wiessmann recognized Congressman Dwight Evans on his retirement. Members of the Board commended him on his career and his support for affordable housing for the residents of the Commonwealth.

4. POLICY COMMITTEE REPORT

Mr. Schwartz, as Acting Chair of the Policy Committee, in the stead of Ms. Morris-Louis, reported that the Policy Committee met to review the Draft 2027/2028 Qualified Allocation Plan. Ms. Perry provided an overview of the feedback received from public comments. Director Wiessmann reported that the Agency will be adopting an 18-month calendar cycle.

A motion was made that the Board approve the 2027/2028 Qualified Allocation Plan, with additional language amending the QAP to authorize the Agency to give preference to projects that have been awarded allocations under previous QAP rounds but subsequently had to restructure or reapply the proposed development due to delays caused by unsuccessful zoning or regulatory challenges. This motion was seconded and was carried unanimously.

5. PROGRAM AND DEVELOPMENT REVIEW (PDR) COMMITTEE REPORT

Mr. Christiano reported the PDR Committee reviewed the following proposals.

A. Request for Commitment of First Mortgage Financing

i. HELP Philadelphia VII

Ms. Perry presented the request for first mortgage financing for HELP Philadelphia VII. 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 first mortgage financing regarding HELP Philadelphia VII. Mr. Paone abstained. The motion carried with abstention.

ii. The RidgeVue

Ms. Perry presented the request for first mortgage financing for The RidgeVue. The project is located in Greensburg, 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 request for first mortgage financing regarding The RidgeVue. This motion was seconded and was carried unanimously.

iii. Legacy Bricks

Ms. Perry presented the request for first mortgage financing for Legacy Bricks. The project is located in Aliquippa, Beaver 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 Legacy Bricks. Ms. Phenicie abstained. The motion carried with abstention.

B. Request for Tax Exempt Financing

i. 11th & Berks

Mr. Brink presented the request for tax exempt financing for 11th & Berks. 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 regarding 11th & Berks. Mr. Paone and Chair Spicher abstained. The motion carried with abstentions.

C. Reallocation of Low Income Housing Tax Credits

Ms. Perry presented the request for reallocation of low income housing tax credits awarded during the 2025/2026 Program Year. Staff sought authorization to reallocate tax credits for projects that have not satisfied the federal IRC 10% test.

A motion was made and seconded that the Board approve the resolution, with conditions, authorizing the reallocation of Program Year 2025/2026 Low Income Housing Tax Credits. Mr. Schwartz abstained. The motion carried with abstention.

D. Allocation of Tax Credits

Ms. Perry presented the request for allocation of tax credits. Previously allocated Low Income Housing Tax Credits from the 2025/2026 allocation year have been returned to the Agency. Staff is requesting the redistribution of 2025/2026 tax credits to Blue Heron, located in Greencastle, Franklin County, and Winter West Affordable, 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 allocation of tax credits for Blue Heron. Chair Spicher abstained. The motion carried with abstention.

A motion was made and seconded that the Board approve the resolution, with conditions, authorizing the allocation of tax credits for Winter West Affordable. Chair Spicher and Mr. Schwartz abstained. The motion carried with abstentions.

E. Release of Agency Restrictions

Mr. Livering and Mr. Pandeladis presented request for the release of Agency restrictions in regard to Village Park (aka Scranton Townhouse). Mr. Pandeladis indicated the PDR Committee was agreeable to the release of the Regulatory Agreement for the project to obtain new financing to make capital improvements and remain affordable housing stock. The project is located in Scranton, Lackawanna County.

A motion was made that the Board approve the request to release the Agency restrictions against the Village Park (aka Scranton Townhouse) project. The motion seconded and carried unanimously.

F. Other Business

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

6. HOUSING RESOURCES UPDATES

Director Wiessmann provided a housing resources update. Mr. Livering provided an update on the Operation Resilience Initiative. Ms. Perry provided a multifamily update. The Board's annual educational meeting will be Wednesday, November 18, 2026 and the Board Meeting will be Thursday, November 19, 2026.

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 12:03 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, November 19, 2026, at 11:00 a.m.

Respectfully submitted,

Allison Hutchings

Allison Hutchings
Assistant Secretary