

**Pennsylvania Housing Finance Agency
Meeting of the Board
March 14, 2019**

Members Present:

- *Robin Wiessmann, Chair
- *Mark Schwartz, Vice Chair
- *Maria F. Coutts
- *Ronald F. Croushore
- *Mark Dombrowski
- *Jennifer Koppel
- *Kathy Possinger (serving in the stead of
Dennis Davin, Secretary of Department
of Community and Economic Development)
- *Gary E. Lenker
- *Ben Laudermilch (serving in the stead of
Teresa Miller, Secretary, Human Services)
- *Ross Nese
- *John P. O'Neill
- *John Paone
- *Jennifer Langan (serving in the stead of
Joseph Torsella, State Treasurer)

*On Telephone conference call

Members Absent:

Robert Loughery

Others Present:

- *Brian A. Hudson, Executive Director
- *Rebecca L. Peace, Deputy Executive Director/Chief Counsel
- Holly Glauser, Director of Development
- Bryce Maretzki, Director of Strategic Policy & Planning
- Carl Dudeck, Director of Housing Management
- Kathryn Newton, Director of Loan Servicing
- Coleen Baumert, Director of Homeownership
- Scott Elliott, Director of Communications
- *Ali Tomich, Director of Western Region
- John Zapotocky, Director of Accounting
- Melissa Grover, Director of Government Affairs
- Lori Toia, Director, HEMAP
- Steven O'Neill, Assistant Counsel
- David Doray, Manager of Multifamily Underwriting
- Clay Lambert, Business Policy Officer
- Ray Carey, Policy Associate
- Chris Anderson, Communications Officer
- Stanley Salwocki, Manager of Architecture & Engineering
- Dave Gregorits, Development Officer
- Carol Carroll, Senior Development Officer
- Carol Purdy, Satisfactions Officer
- Trudy Lehman, Lead Technical Support Specialist

Lynette Davenport, Development Officer
Robert Theil, NewCourtland Senior Services
Lawrence Richardson, Robert W. Baird & Co. Incorporated
*Andy Haines, Stonebridge Senior Apartments II
*Brandyn Hamilton, Senator Galloway's Office, House Commerce Committee
*Krista Hair, Senator Killion's Office, Senate Urban Affairs & Housing Committee
*Sonia Kikeri, Senator Katie Muth's Office, Senate Urban Affairs & Housing Committee
Maggie Strawser, Assistant Secretary
Carrie M. Barnes, Secretary

A meeting of the Members of the Board of the Pennsylvania Housing Finance Agency was held on Thursday, March 14, 2019 at 10:30 a.m. at the offices of the Pennsylvania Housing Finance Agency, 211 North Front Street, Harrisburg, Pennsylvania.

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 March 10, 2019.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Wiessmann at 10:30 a.m. The roll was called and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE FEBRUARY 21, 2018 BOARD MEETING

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

A motion was made that the minutes from the February 21, 2019 Board meeting be approved. This motion was seconded by Mr. Schwartz and was unanimously approved.

3. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT

Ms. Langan, as Chair of the Program and Development Review Committee, reported that the Committee met prior to the Board meeting to discuss and review the following item.

A. Stonebridge Senior Apartments II, State College, Centre County

Ms. Glauser reviewed the development and its financing plan. She reported that the project received a 2018 tax credit allocation in the amount of \$1,133,102 and the developer is requesting first mortgage financing in an amount not to exceed \$1,090,862 for this project.

Ms. Glauser added that the first phase of this development is fully occupied and maintains a waiting list.

Staff recommends approval of this request.

Ms. Langan reported that the Program and Development Review Committee concurred with staff's recommendation.

A motion was made that the Board approve the resolution approving mortgage financing for Stonebridge Senior Apartments II. The motion was seconded and unanimously approved. (See Appendix 1 of these Minutes.)

Chair Wiessmann asked Mr. Haines representing the development, if he had any comments for the Board.

Mr. Haines thanked the Board for their action and approval of this project which allows the development team to keep the project on schedule. He particularly thanked Mr. Hudson and all the staff who worked so diligently during this most challenging time for the project. There is a tremendous need for this housing in the area and he is grateful for PHFA's approval.

B. Other Business

Ms. Langan reported that there was no other Committee business to be brought before the Board.

4. OTHER BUSINESS

A. Congratulations to Maria Coutts

Mr. Hudson congratulated Maria Coutts on her election as President of the Pennsylvania Homebuilders Association for the coming year.

B. PHFA Retirees

Mr. Hudson reported that there are a number of Agency employees retiring this month.

Carol Purdy has been employed by PHFA for 24 years and is currently in the Loan Servicing Division as a Satisfactions Officer II.

Carol Carroll has been employed by PHFA for 30 years and is currently in the Development Division as a Senior Development Officer.

Trudy Lehman has been employed by PHFA for 36 years and is currently in the Information Technology Division as a Lead Tech Support Specialist.

Mr. Hudson congratulated all of the retirees and thanked them for their years of service. He wished each of them well. Chair Wiessmann reiterated Mr. Hudson's best wishes to each retiree.

C. PHFA Housing Forum

Mr. Hudson reported that PHFA's Housing Forum will be held at the Harrisburg Hilton on May 8 and 9, 2019. He encouraged each Board member to contact the Secretary if they are interested in attending this conference. The Agency will take care of registration and overnight accommodations for Board members.

D. April 11, 2019 PHFA Board Meeting

Mr. Hudson reported that the next PHFA Board meeting scheduled for April 11 will likely be a conference call meeting. The Secretary will be contacting members regarding this meeting.

E. Cut-Back in Funding

Chair Wiessmann noted the proposed cut in federal funding for affordable housing. Mr. Hudson stated that the affordable housing community expected the cuts proposed in the President's budget.

He reported that while Congress did not go along with the cuts, it's anybody's guess what will happen next.

He and Ms. Grover will be meeting with the members of the Pennsylvania Delegation in Washington next week at NCSHA Legislative Conference and will certainly bring up this issue and express the Agency's position. They intend to lobby for an increase in Low Income Housing Tax Credits.

The Board will be kept informed about this issue.

5. ADJOURNMENT

There being no further business to be discussed, a motion was made and seconded that the meeting be adjourned. The motion was unanimously approved. The meeting adjourned at 10:45 a.m.

The next monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held at the Agency on Thursday, April 11, 2019 at 10:30 a.m.

Respectfully submitted,



Carrie M. Barnes
Secretary

**RESOLUTION OF THE MEMBERS OF THE BOARD
OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
APPROVING MORTGAGE FINANCING FOR
STONEBRIDGE SENIOR APARTMENTS II, PHFA NO. N-115**

WHEREAS, the Agency has received a request for financing in the amount of \$1,090,862 with an interest rate of 5.5% for the construction of a four-story building (50 units) for persons 62 and older located in State College, Centre County, known as "Stonebridge Senior Apartments II" (the "Development") to be owned and operated by Stonebridge Senior Housing II, LP, a Pennsylvania limited partnership ("Owner"); and

WHEREAS, staff has reviewed the Development's fiscal and physical condition, the proposed construction budget and capital needs, the sources and uses of funds available to the Development, the ownership entity, the market the rents at the Development; and

WHEREAS, based upon its underwriting, staff recommends that the Agency provide financing to the Development through a primary loan in the amount not to exceed \$1,090,862 with an interest rate of 5.5% amortized over 30 years to be initially funded out of Agency reserves.

NOW, THEREFORE, be it resolved by the Members of the Board of the Pennsylvania Housing Finance Agency on this 14th day of March, 2019, as follows:

Section 1. Staff is authorized and directed to take all actions necessary to provide mortgage loan financing to Owner to support the construction and operation of the Development by providing a primary loan in the approximate aggregate amount of \$1,090,862 (which may be increased by 15% as a contingency allowance based on final underwriting) with an interest rate of 5.5% amortized over 30 years subject to the following conditions: (a) Owner agrees to the terms and conditions of a regulatory agreement that establishes a 30 year affordability restriction; (b) commitment of all other necessary funding sources set forth in the underwriting and financing plan; and (c) the Agency's final review and approval of the necessary financing documents.

Section 2. This resolution shall take effect immediately.