

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 **Wednesday, November 6, 2019 at 10:30 a.m.** at **Philadelphia City Council Chambers, City Hall, Philadelphia, Pennsylvania.** **PLEASE NOTE THIS CHANGE IN VENUE.** 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 attend this meeting and require an auxiliary aid, service or other accommodation to participate, please contact the Secretary by Friday, November 1, 2019 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 Friday, November 1, 2019 either in writing or by telephone and detail the nature of their presentation.

Carrie M. Barnes
Secretary
Phone: 717.780.3911
TTY (in Pennsylvania): 711

**Pennsylvania Housing Finance Agency
Meeting of the Board
November 6, 2019**

Members Present:

Robin Wiessmann, Chair
Mark Schwartz, Vice Chair
Maria F. Coutts
Mark Dombrowski
Kathy Possinger (serving in the stead of
Dennis Davin, Secretary of Department
of Community and Economic Development)
Jennifer Koppel
Gary E. Lenker
*Beth Ellis (serving in the stead of
Teresa Miller, Secretary of Department of Human Services)
*Ross Nese
John Paone
Keith Welks (serving in the stead of
Joseph Torsella, State Treasurer)

*On Telephone conference call

Others Present:

Brian A. Hudson, Executive Director
Rebecca L. Peace, Deputy Executive Director/Chief Counsel
Holly Glauser, Director of Development
Coleen Baumert, Director of Homeownership
*Jordan Laird, Director of Finance
Bryce Maretzki, Director of Strategic Planning & Policy
Scott Elliott, Director of Communications
Adrienne Trumpy, Director of Accounting
Kathryn Newton, Director of Loan Servicing
Melissa Grover, Director of Governmental Affairs
Ali Tomich, Director of Western Region
Jay Hausher, Director of Eastern Region
*Terri Redmond, Director of Counseling
Senator Vincent Hughes, Pennsylvania Senate District 7
Darrell Clarke, President, Philadelphia City Council
Herb Wetzell, Executive Director of Housing and Community Development,
Philadelphia City Council
Sister Mary Scullion, President and Executive Director, Project HOME
Lopa Kollari, Chief Development and Operating Officer, Philadelphia Housing Authority
Kyle Flood, Philadelphia Housing Authority
Rose Gray, Senior Vice President of Community and Economic Development,
Asociacion Puertorriquenos en Marcha (APM)
Reverend Luis Cortes, President and CEO, Esperanza
David Ortiz, Esperanza

Members Absent:

Ronald F. Croushore
Robert Loughery
John P. O'Neill

Liz Hersh, Director, Office of Homeless Services, City of Philadelphia
Mark Dambly, President, Pennrose Properties
Councilman Curtis Jones, Jr., Philadelphia City Council, District 4
Councilman Allan Domb, Philadelphia City Council, Councilman At-Large
Greg Heller, Senior Vice President, Community Investment, Philadelphia
Housing Development Corp. (formerly Philadelphia Redevelopment Authority)
Vidhi Anderson, Executive Director of Housing & Land Development,
Presby's Inspired Life Services
Jane Duffy, Philadelphia Housing Development Corp.
(formerly Philadelphia Redevelopment Authority)
Judy Berkman, Regional Housing Legal Services
Joe Monitto, Bank of America Merrill Lynch
David Notkin, Bank of America Merrill Lynch
Richard Welsh, Wells Fargo
Christina Saggiomo, Wells Fargo
Michael Baumrin, RBC Capital Markets
Mitch Gallo, RBC Capital Markets
Jim Stretz, Stifel
Robert Foggio, Jefferies LLC
Alan Jaffe, Jefferies LLC
Peter Weiss, JP Morgan Securities
Gloria Boyd, JP Morgan Securities
Paul Haley, Barclays
Greg Brunner, M & T Securities
Kia Buckner, Horsey Buckner & Heffler, LLP
Carolyn Placke, Local Initiatives Support Corporation (LISC)
Alan Flannigan, Department of Banking and Securities
Wendy Prescott-Tate, Chief Operating Officer, Philadelphia City Council
Keith Harris, Sergeant-at-Arms, Philadelphia City Council
Matthew Little, Assistant Sergeant-at-Arms, Philadelphia City Council
Leslie Lopez, Assistant Sergeant-at-Arms, Philadelphia City Council
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 Wednesday, November 6, 2019 at 10:30 a.m. in Philadelphia City Council Chambers, City Hall, Philadelphia, Pennsylvania.

In compliance with the provisions of the Sunshine Act, notification of this meeting appeared in the Legal Notices Sections of *The Patriot News* in Harrisburg, Dauphin County on October 28, 2019 and *The Philadelphia Inquirer* in Philadelphia, Philadelphia County on October 28, 2019.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Wiessmann at 10:45 a.m. The roll was called and a quorum was present.

2. INTRODUCTION OF VISITORS

Mr Hudson wanted to take a few minutes to introduce several visitors attending this meeting.

Philadelphia City Council President Darrell Clarke thanked the Board for coming to Philadelphia and added that it is a pleasure to have PHFA holding their Board meeting in City Council Chambers. He stated that he appreciates the Agency's level of creativity and their significant involvement in providing affordable housing in Philadelphia and throughout the Commonwealth.

Mr. Hudson then recognized Senator Vincent Hughes who is probably the biggest supporter of affordable housing in the Senate.

Senator Hughes welcomed the Board to Philadelphia and highlighted the increase approved for the PHARE funding from \$20,000,000 to \$40,000,000. He is pleased with this increase but would like to see additional funds allocated to affordable housing at the State level, and he will work toward an additional increase. He thanked Mr. Hudson and the entire Board for their support of housing across the Commonwealth.

Curtis Jones, a member of Philadelphia's City Council thanked the Agency and the Board for their support within the City of Philadelphia. He also welcomed them to City Council Chambers.

Mr. Hudson then introduced Sister Mary Scullion of ProjectHOME who has partnered with both profit and non-profit developers to provide housing in the Philadelphia area.

Sister Mary expressed her gratitude to PHFA for the assistance they have provided over the years to end homelessness. Her success could not have been possible without the Agency. She thanked the Board, Mr. Hudson and PHFA staff. Mr. Hudson replied that he hopes she continues her good work and that the partnership will continue.

Mr. Dambly, President of Pennrose Properties thanked the Board for their leadership. He thanked the Agency for everything they have done in the past number of years. He specifically thanked Ms. Glauser and the development staff for their continued assistance to not only Pennrose Properties but other developers as well.

Ms. Lopa Kollari spoke on behalf of Kelvin Jeremiah, President and CEO of the Philadelphia Housing Authority. She outlined the affordable housing efforts of the Housing

Authority and thanked the Agency for their assistance. Mr. Hudson in return thanked the Housing Authority for their efforts toward improving and providing affordable housing.

Rose Gray, Senior Vice President of APM thanked the Board and the Agency for their leadership in providing affordable housing. Improving the housing counseling area has been a very successful effort and this could not have happened without the help of PHFA. She expressed her gratitude for the partnership with PHFA.

Rev. Cortes, President and CEO of Esperana thanked the Agency for its transparency. He is grateful that the Agency has been able to fill in gaps in financing numerous housing developments. He also thanked the Agency for their assistance in finding new ways of financing to assist developers make their projects feasible.

Rev. Cortes updated the Board on some of the projects Esperanza is working on at the present time. He again thanked the Board and Mr. Hudson.

Ms. Vidhi Anderson, Executive Director of Housing & Land Development at Presby's Inspired Life Services thanked the Agency for their efforts to encourage developers to become more creative in their proposals and to provide additional services.

Ms. Hersh, Director of Homeless Services, City of Philadelphia thanked the Agency for implementing the PHARE program and for their support in getting this program approved by the Legislature. She also thanked the Agency for implementing the Home4Good program.

Greg Heller of the Philadelphia Housing Development Corporation (formerly Philadelphia Redevelopment Authority) welcomed the Board to Philadelphia and thanked them and the Agency staff for all they have done in partnership with his organization over the years.

Chair Wiessmann thanked everyone for their comments about the Agency and Mr. Hudson. She appreciated their heartfelt comments and expressions of appreciation to PHFA.

3. APPROVAL OF THE MINUTES FROM THE OCTOBER 10, 2019 BOARD MEETING

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

A motion was made that the minutes from the October 10, 2019 Board meeting be approved as submitted. This motion was seconded and unanimously approved.

4. **PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT**

Mr. Welks as Chair of the Program and Development Committee reported that the Committee met prior to the Board meeting to discuss and review the following items.

A. ReCLAIM Program Presentation

4615 North 5th Street, Philadelphia, Philadelphia County

Mr. Maretzki reported that the Agency has received an application from Esperanza under the ReCLAIM Program. This program is initially being offered as a pilot program in targeted Philadelphia neighborhoods. This proposal is for a mixed-use (both commercial and residential) development in Huntington Park.

Mr. Maretzki reviewed the proposal and the financing plan. Staff recommends approval of a ReCLAIM loan in the amount of \$700,000 for this proposal.

Rev. Cortes thanked the staff for their recommendation. He highlighted the number and amounts of funding sources which are necessary for this deal to come together.

Mr. Welks made the motion that the Board approve the resolution of funding for pilot Revised Community Leveraging Assistance Initiative Proposal 4615 North 5th Street, Philadelphia. This motion was seconded, Mr. Schwartz abstained. The motion carried. (See Appendix 1 of these Minutes.)

B. Home4Good Funding Recommendations

Mr. Maretzki reported that the Home4Good funding program is a three year initiative between the Federal Home Loan Bank of Pittsburgh and the Agency to provide grants to address systemic gaps in support and services to address homelessness in the Commonwealth. The Federal Home Loan Bank of Pittsburgh is committed to \$3,000,000 a year and PHFA has committed \$1,500,000 a year to this program Last year 49 programs were funded.

Continuum of Care facilities were encourage to submit proposals throughout the Commonwealth for programs/projects they felt were critical to addressing homelessness in their particular area.

This year the Agency received 137 applications requesting \$16,300,000 in funding.

A review team comprised of individuals from the Federal Home Loan Bank of Pittsburgh, PHFA, the Department of Human Services and the Department of

Community and Economic development, is recommending that 49 projects be recommended for funding at a total cost of \$4,500,000.

Mr. Welks made the motion that the Board authorize the funding of Home4Good programs and projects. This motion was seconded by Ms. Koppel. Mr. Schwartz abstained. The motion carried. (See Appendix 2 of these Minutes.)

C. Other Business

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

5. OTHER BUSINESS

A. Another Visitor

Mr. Hudson asked Jane Duffy of the Philadelphia Housing Development Corporation if she would like to say a few words. She thanked the Board for coming to Philadelphia and more specifically thanked PHFA's development staff for all of their assistance.

B. December Meetings

Mr. Hudson reminded the Board that the December meetings will be held on Wednesday and Thursday, December 11 and 12. The all-day policy meeting will be held on Wednesday beginning at 9:00 a.m. in the Agency's Board room. A dinner has been scheduled for Wednesday evening, December 11 at Level2 in Harrisburg. The regular Board meeting will be held on Thursday, December 12 at 10:30 a.m. in the PHFA Board Room. The Secretary will be contacting the members regarding these events. Any questions should be directed to the Secretary.

Mr. Hudson also announced that Ms. Peace and Ms. Barnes will be retiring at the end of December and this will be their last Board meeting.

C. Thanks

Mr. Hudson thanked Mr. Maretzki and his staff as well as Ms. Glauser for all the work done on the ReCLAIM and the Home4Good projects presented at today's meeting.

6. ADJOURNMENT

There being no further business to be discussed, a motion was made and seconded that the Board meeting be adjourned. The motion was unanimously approved. The meeting adjourned at 11:35 a.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, in Harrisburg, Pennsylvania 17101 on Thursday, December 12, 2019 at 10:30 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carrie M. Barnes".

Carrie M. Barnes
Secretary

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING RESERVATION OF FUNDING FOR PILOT
REVISED COMMUNITY LEVERAGING ASSISTANCE INITIATIVE PROPOSAL
4615-21 N. 5th STREET (City of Philadelphia) – Hunting Park**

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates pursuant to the Housing Finance Agency Law (35 P.S. Section 1680.101 *et seq.*) for the purposes ". . . of alleviating hardship which results from insufficient production of private homes and of rental housing for persons and families of low and moderate income, including the elderly . . . the deleterious effect of inadequate housing upon the general welfare of the Commonwealth . . . by broadening the market for private homes and for housing for persons and families of low and moderate income, through the provision of specialized financing secured by mortgages to corporations, individuals, joint ventures, partnerships, limited partnerships, trusts, cooperatives and condominiums... thus improving and stimulating the distribution of capital for housing and neighborhood revitalization projects ... " and

WHEREAS, the Agency has set aside funds for a pilot program to stimulate the production of housing, to increase economic development in commercial corridors and urban areas and to prevent and eliminate blight in selected parts of the Commonwealth where other sources of funding have been made available and has issued an invitation for applications from qualified entities; and

WHEREAS, Esperanza Housing and Economic Development Corporation, has applied for the financing of the 4615-21 N. 5th Street project, which is comprised of a mixed use development at this address in the City of Philadelphia, Philadelphia County, seeking a loan in the amount of \$700,000 for use in the acquisition, renovation and operation of this project.

WHEREAS, the Agency has determined that this application may meet the program goals and criteria and has determined to authorize staff to provide a conditional reservation of loan funding for the development, subject to satisfaction of all program funding requirements.

NOW, THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 6th day of November, 2019, as follows:

Section 1. The Agency hereby approves a loan in an amount not to exceed \$700,000 to Esperanza Housing and Economic Development Corporation (and associated entities) for the 4615-21 N. 5th Street development proposal, subject to satisfaction of program funding requirements set forth below.

Section 2. Funding is contingent upon a.) submission and approval of all funding sources and related documents to secure the financial feasibility of the proposed development; b.) submission and approval of all necessary documentation for financially qualified ownership entity (or entities) for the development; c.) documentation establishing title to the real estate, subject only to encumbrances acceptable to the Agency; d.) recording of a mortgage and submission of such other forms of security as acceptable to the Agency to secure the repayment of the Agency's loan; e.) reimbursement of Agency expenses and costs; f.) submission of all necessary plans, construction contracts and local approvals to support the rehabilitation of the properties in accordance with the program proposal; g.) commitment in the form of a restrictive covenant agreement to operate the development in accordance with Agency requirements for the term of the loan; and h.) such satisfaction of such other loan closing requirements as deemed necessary by the Agency.

Section 3. This funding reservation is subject to recapture and withdrawal if substantial progress has not been made towards the finalization of all closing requirements within six months from the date hereof.

Section 4. Staff is hereby authorized and directed to take all actions as deemed necessary and appropriate to effectuate this resolution.

Section 5. This resolution shall take effect immediately.

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING FUNDING OF HOME4GOOD (H4G) PROGRAMS AND PROJECTS**

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates pursuant to the Housing Finance Agency Law (35 P.S. Section 1680.101 *et seq.*) for the purposes ". . . of alleviating hardship which results from insufficient production of private homes and of rental housing for persons and families of low and moderate income, including the elderly . . . the deleterious effect of inadequate housing upon the general welfare of the Commonwealth . . . by broadening the market for private homes and for housing for persons and families of low and moderate-income, through the provision of specialized financing secured by mortgages to corporations, individuals, joint ventures, partnerships, limited partnerships, trusts, cooperatives and condominiums... "; and

WHEREAS, the Agency, in conjunction with the Federal Home Loan Bank of Pittsburgh ("FHLBank Pittsburgh") established the Home4Good Program (hereinafter, "H4G" or "the Program") for the purpose of providing grants to eligible programs and projects with the objective of addressing systemic gaps in support and services to aid in the minimization and elimination of homelessness in the Commonwealth; and

WHEREAS, pursuant to H4G, the Agency and FHLBank Pittsburgh may distribute program funds to eligible projects that meet specific goals including, but not limited to homeless outreach, eviction prevention, as well as homeless diversion support such as providing security deposits, rent/utility assistance and employment/transportation assistance; and

WHEREAS, the Agency and FHLBank Pittsburgh issued a Request for Proposals for the submission of applications to the Program; and

WHEREAS, the Agency and FHLBank Pittsburgh, in collaboration with other Commonwealth entities, extensively reviewed the applications received for a determination of which projects best meet the Program criteria and have chosen to reserve funding for the applications set forth below; and

WHEREAS, the Board has reviewed the review process and desires to authorize release of program funding.

NOW, THEREFORE, be it resolved by the members of the Agency on this 6th day of November 2019, as follows:

Section 1. The Agency hereby approves the process undertaken by staff in reviewing applications from 2019 Home4Good funding.

Section 2. Staff is hereby authorized and directed to take all actions necessary to effectuate the following authorized reservation of funds and to provide appropriate contracts outlining monitoring, reporting, record keeping, and any set aside requirements.

Section 3. This resolution shall take effect immediately.

2019 Home4Good Reservation of Funds

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
Allegheny County	Light of Life / Light of Life's Street Outreach Program	\$63,950
	Chartiers Center / Homeless Utility Assistance Program	\$120,000
	Department of Human Services / Landlord Risk Mitigation Fund	\$50,000
	Bethlehem Haven / Post Medical Respite Discharge Housing Assistance	\$111,323
	Women's Center & Shelter of Greater Pittsburgh / Prevention and Diversion	\$75,000
	Goodwill of Southwestern Pennsylvania / Home4Good – HomeWork	\$88,495
	Neighborhood Legal Services Association / Eviction Prevention Project	\$60,000
	YMCA of Greater Pittsburgh / Center Avenue YMCA Renovation	\$50,000
	Auberle / Home4Good	\$50,000
	Society of St. Vincent de Paul Central Council / Direct Assistance Fund	\$42,000
	HEARTH / A Safe Place Matters	\$60,000
	Sisters Place / Empowerment Housing Program	\$40,000
	CoC Administrator/Allegheny County Dept. of Health	\$40,538
Beaver County	The Salvation Army of Beaver County / The Harmony House	\$62,000
	Beaver County CoC Administration	\$3,100
Berks County	Opportunity House / Relief for Overcrowding in the Shelter Environment	\$100,000
	Easy Does It, Inc. / Young Adult Transitional Housing	\$20,000
	Berks County CoC Administration	\$6,000
Bucks County	Bucks County Housing Group / SOAR Case Manager	\$25,000
	Bucks County Opportunity Council, Inc. / Prevention/Diversion	\$25,000
	Bucks County CoC Administration	\$2,500
Chester County	Friends Association for Care and Protection of Children / Homelessness Prevention Program	\$45,000
	Housing Authority of the County of Chester / Homeless Assistance Program ...	\$35,000
	Home of the Sparrow / Homelessness Prevention and Diversion	\$15,000
	Chester County CoC Administration	\$4,750
Delaware County	Community Action Agency of Delaware County, Inc. / Rental and Utility Assistance	\$65,000
	County of Delaware - Dept. of Human Services / SOAR 4 U	\$140,000
	Delaware County CoC Administration	\$10,250
Eastern Pennsylvania	Valley Youth House Committee, Inc. / The Synergy Project – Allentown	\$70,000
	Clinton County Housing Coalition, Inc. / Eastern PA CoC Coordinator	\$30,000
	Pocono Mountains United Way / Homeless Prevention and Diversion	\$100,000
	Pennsylvania Coalition Against Domestic Violence / Domestic Violence Housing First (DVHF) Pilot Project	\$94,737

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
	Lehigh Conference of Churches / Diversion/Prevention Pilot Program	\$125,000
	PA Interfaith Community Programs, Inc. / Homeless Diversion	\$74,550
	Eastern Pennsylvania CoC Administration	\$24,715
Erie County	Erie DAWN / Housing NOW	\$50,000
	St. Martin Center / H4G Stable Home Pathway 2	\$40,000
	Erie County CoC Administration	\$4,500
Dauphin County	Christian Churches United of the Tri-County Area / HELP Ministries	\$46,000
	Brethren Housing Association / Transitions	\$27,000
	Harrisburg/Dauphin County CoC Administration	\$3,650
Lancaster County	Lancaster Housing Opportunity Partnership / Eviction Prevention Network	\$82,000
	School District of Lancaster / Schools First Initiative	\$10,000
	Lancaster County CoC Administration	\$4,600
Montgomery County	Carson Valley Children's Aid / Rapid Rehousing	\$100,000
	Pottstown Cluster of Religious Communities / PCRC Programs	\$28,000
	Montgomery County CoC Administration	\$6,400
Philadelphia County	Turning Points for Children / Turning Points YVLifeSet	\$100,000
	Drueding Center / Drueding Rental Assistance Program (DRAP)	\$100,000
	Action Wellness / Action Wellness Pathway Home Project	\$100,000
	Utility Emergency Services Fund / Stabilizing Re-Entering Citizens	\$100,000
	Asociacion Puertorriquenos en Marcha / North Philadelphia Eviction Prevention	\$50,000
	Friends Rehabilitation Program / Prevention and Diversion Program	\$150,000
	Depaul USA / St. Joseph's House	\$200,000
	Philadelphia Interfaith Hospitality Network / Family Homelessness Prevention/Shelter Diversion Program	\$92,000
	Nationalities Service Center / Support for Vulnerable Newcomers	\$50,000
	New Kensington Community Development Corporation / Healing-Centered Eviction Prevention	\$50,000
	Prevention Point Philadelphia / Point Home	\$50,000
	Resources for Human Development / Philadelphia Housing Smart	\$50,000
	First Step Staffing Philadelphia / Employment Program	\$100,000
	Norris Square Community Alliance / Home Share Program	\$50,000
	HELP Social Service Organization / Philly Independence Homeless Prevention Program	\$100,000
	Pathways to Housing PA / Transitional Employment Program	\$60,000
	Philadelphia County CoC Administration	\$70,100

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
Lackawanna County	United Neighborhood Centers of Northeastern PA / Re-entry Rapid Re-housing	\$58,000
	Valley Youth House Committee, Inc. / Rapid Re-Housing for Homeless Lackawanna County Youth	\$58,000
	Lackawanna County CoC Administration	\$5,800
	Luzerne County	Catherine McAuley Center / Plymouth Emergency Shelter
	Luzerne County CoC Administration	\$3,438
Western Pennsylvania	Valley Youth House Committee, Inc. / Western PA COC Host Homes Program	\$75,000
	Fayette County Community Action Agency, Inc. / CoC Coordinator Position	\$30,000
	McKean County Redevelopment & Housing Authority / Home Connection ...	\$125,000
	Fayette County Community Action Agency, Inc. / Justice Housing Initiative	\$175,000
	Western Pennsylvania CoC Administration	\$20,250
	York County	WellSpan Health
	York Human Services Department / York County 3RP (Rapid Rehousing for Reentrants Program)	\$50,000
	York County CoC Administration	\$3,700
	Total Funding	\$4,500,004