# 2014 Private Activity Bond Cap Allocations

**Project Name:** Belmont Specialty Housing  
**Project No.:** TC2014-101  
**Location:** 2566 Belmont Avenue  
Philadelphia, PA, Philadelphia County  
**Total units:** 40  
**Low-income units:** 40  
**Owner:** Belmont Specialty Housing, LLC  
1055 Saw Mill River Road  
Ardsley, NY  
**General Partner:** Belmont Specialty Housing Manager, LLC  
Ken Regan  
**Volume Cap:** $6,550,000  
**Issuer:** PHFA conduit issuer of private placement with Chase Bank

**Project Name:** Partnership Preservation Initiative  
**Project No.:** TC2014-102  
**Location:** Scattered sites  
Philadelphia, PA, Philadelphia County  
**Total units:** 75  
**Low-income units:** 75  
**Owner:** Partnership Preservation Associates, L.P.  
2042-48 Arch Street, 2nd Floor  
Philadelphia, PA  
**General Partner:** Partnership Preservation Housing Development Corp.  
An affiliate of 1260 Housing Development Corp.  
Chip Darling  
**Volume Cap:** $14,000,000  
**Issuer:** PHFA conduit issuer of private placement with Wells Fargo

**Project Name:** Berkshire Garden Associates  
**Project No.:** TC2014-103  
**Location:** Scattered Sites  
Watsontown and Elysburg, Northumberland County  
Montgomery and Hughesville, Lycoming County  
Elizabethville, Dauphin County  
Liverpool, Perry County  
Ashland, Schuylkill County  
**Total units:** 253  
**Low-income units:** 253  
**Owner:** Berkshire Garden Associates  
5960 Susquehanna Trail  
Turbotville, PA  
**General Partner:** Pennsylvania Development Group, Inc.  
Nathan Yoder  
**Volume Cap:** $14,200,000  
**Issuer:** PHFA conduit issuer of private placement with Fulton Bank
**Project Name:** Queen Lane Apartments  
**Project No.:** TC2014-104  
**Location:** 301-329 W Queen Lane  
Philadelphia, PA, Philadelphia County  
**Total units:** 55  
**Low-income units:** 55  
**Owner:** Queen Lane Apartments, LP  
12 South 23rd Street  
Philadelphia, PA  
**General Partner:** Queen Lane Apartments HDC  
Kyle Flood  
**Volume Cap:** $10,287,000  
**Issuer:** PHFA conduit issuer of private placement with Chase Bank

**Project Name:** Perrysville Plaza  
**Project No.:** TC2014-105  
**Location:** 2403 Perrysville Avenue  
Pittsburgh, PA, Allegheny County  
**Total units:** 101  
**Low-income units:** 93  
**Owner:** 2403 Perrysville Plaza LP  
1670 Golden Mile Highway  
Monroeville, PA 15146  
**General Partner:** Perrysville Plaza Apartments LLC  
Patricia Recklitis  
**Volume Cap:** $5,350,000 *(Rolled over to 2015)*  
**Issuer:** Urban Redevelopment Authority of Pittsburgh

**Project Name:** Zion Gardens  
**Project No.:** TC2014-106  
**Location:** 1001 and 1101 W Girard Avenue  
Philadelphia, PA, Philadelphia County  
**Total units:** 268 plus one staff unit  
**Low-income units:** 268  
**Owner:** Zion Gardens LP  
140 West Maplewood Avenue  
Philadelphia, PA  
**General Partner:** Zion Impacting Nicetown-Tioga CDC  
Ron Harper  
**Volume Cap:** $15,000,000  
**Issuer:** Philadelphia Authority for Industrial Development
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<tr>
<th>Project Name</th>
<th>Ephraim Goldstein Apartments</th>
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<td>TC2014-107</td>
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<tr>
<td>Location:</td>
<td>724 Byberry Road</td>
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<td>Philadelphia, PA, Philadelphia County</td>
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<tr>
<td>Total units:</td>
<td>268 plus one staff unit</td>
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<td>Low-income units:</td>
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<td>Owner:</td>
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<td>8900 Roosevelt Blvd</td>
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