



## CATALYST COMMUNITIES, LLC COMPANY BIO

Catalyst Communities, LLC is a Pittsburgh-based affordable housing startup led by Michael A. Polite and backed by Beacon Communities LLC (“Beacon”), a developer, owner, and manager of affordable and mixed-income housing with approximately 19,000 units across the northeast. Beacon is the investor in Catalyst. In this business partnership, Catalyst provides on-the-ground leadership and project management in Pittsburgh, with access to all of Beacon’s resources and experience.

The team members at Catalyst, which was formed in December 2018, have decades of experience in affordable and mixed income housing development in Pittsburgh and the region. With Beacon as Catalyst’s investor member, Catalyst also brings Beacon’s capacity and experience, which includes numerous tax credit transactions, RAD conversions, housing authority partnerships, and so on. In addition, Beacon’s management company provides affordable housing property management services for deals led by Catalyst.

Together Catalyst and Beacon have:

- A successful track record of preserving and renovating more than 6,000 existing units of affordable housing, both with apartments occupied and with apartments vacated;
- Financial capacity to fund predevelopment costs, raise debt and equity, and manage construction risk for projects.
- Skills to undertake complicated transactions that involve multiple local, state, and federal sources of funding and regulatory regimes;
- Positive relationships with HUD (including the HUD headquarters RAD leadership), earned through extensive experience and quality performance;
- Local knowledge of Pittsburgh;
- Successful relationships with PHFA and the URA;
- A shared commitment to the vision that safe, stable, and quality affordable housing is the platform for disrupting poverty
- We have the balance sheet, relationships, track record, and ingenuity to assemble and execute financing for a large-scale transactions. Equally important, we have a reputation of being good partners with the residents and neighbors in the communities we serve, HUD, and the various stakeholders in the City of Pittsburgh.

**Michael A. Polite -- Selected Development Experience**

As Chairman and CEO of Catalyst Communities LLC, Michael provides strategic direction for sourcing and executing transaction. Through his prior company, he identified and led projects creating 968 units with total development costs of more than \$200 million, and consulted on the economic development of low-income areas, resulting in more than \$50 million of investment.

**Projects in Development under Catalyst Communities LLC**

Name	Location	Construction Type	Financing/Characteristics	Role
Ossipee Flats	Pittsburgh PA	New Construction	LIHTC/Mixed Finance/ Family	Chairman & CEO
Franklin Manor	Columbus, OH	Substantial Rehab	LIHTC/Mixed Income/Family	Chairman & CEO
Bedford Senior Campus	Pittsburgh PA	Adaptive Use/Substantial Rehab	LIHTC/Mixed Finance/Senior	Chairman & CEO
North Negley Apartments	Pittsburgh PA	Adaptive Use	LIHTC/Mixed Finance/Mixed Income	Chairman & CEO

**Projects in Development under Ralph A. Falbo Inc.**

Name	Location	Construction Type	Financing/Characteristics	Role
Lemington Senior Housing	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO

**Projects Completed as Housing Consultant under Ralph A. Falbo, Inc.**

Name	Location	Construction Type	Financing/Characteristics	Role
Northside I	Pittsburgh PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Northside II *	Pittsburgh PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
West Park Court	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Perrysville Plaza	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Marian Plaza	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Eva P. Mitchell	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO

**Projects Developed & Owned by Ralph A. Falbo, Inc.**

Name	Location	Construction Type	Financing/Characteristics	Role
3030 South Water Street	Pittsburgh PA	New Construction	Market Rate	Chairman & CEO
Braddock Senior Housing	Braddock PA	New Construction	LIHTC/Senior	Chairman & CEO
C. A. Smith Terrace	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Clairton Apartments	Clairton PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Dumplin Hall	Wilkinsburg PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Garden Valley Phase 1	Cleveland OH	New Construction	LIHTC/Family	Chairman & CEO
Garden Valley Phase 2	Cleveland OH	New Construction	LIHTC/Family	Chairman & CEO
Garden Valley Phase 3	Cleveland OH	New Construction	LIHTC/Family	Chairman & CEO
Garden Valley Phase 4	Cleveland OH	New Construction	LIHTC/Family	Chairman & CEO
Cedar I	Cleveland OH	New Construction	LIHTC/Family	Chairman & CEO
Cedar II	Cleveland OH	New Construction	LIHTC/Mixed Income/Family	Chairman & CEO
Goodwill Manor	Bridgeville PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Groveton Village	Coraopolis PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Hermitage Senior	Hermitage PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Laurel Estates	North Union Twp. PA	New Construction	Market Rate	Chairman & CEO
Legacy Commons	Farrell PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Monroe Meadows	Monroeville PA	New Construction	Market Rate	Chairman & CEO
North Hills Phase 1	Ross Township PA	New Construction	LIHTC/Senior	Chairman & CEO
North Hills Phase 2	Ross Township PA	New Construction	LIHTC/Senior	Chairman & CEO
Ohioview Acres Phase 1	McKees Rocks PA	New Construction	LIHTC/HOPE VI/Mixed Income/Family	Chairman & CEO
Ohioview Acres Phase 2	McKees Rocks PA	New Construction	LIHTC/HOPE VI/Mixed Income/Family	Chairman & CEO
Orchard Park Housing Initiative LP	Duquesne, PA	New Construction	LIHTC/Family	Chairman & CEO
Park Tower Apartments	Philadelphia PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
Rolling Woods	North Versailles, PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Parkview Knoll	Carmichaels, PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
South Greengate Commons	Hempfield Twp. PA	New Construction	LIHTC/Senior	Chairman & CEO
Summerset Phase 2	Pittsburgh PA	New Construction	Market Rate	Chairman & CEO
Westbridge Apartments	Bridgewater PA	Substantial Rehab	LIHTC/Family	Chairman & CEO
Widow's Home	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO
William S. Moorhead Tower	Pittsburgh PA	Substantial Rehab	LIHTC/Senior	Chairman & CEO

**Jennifer DiNardo - Selected Development Experience.**

Jennifer joined Ralph A. Falbo Inc., now Catalyst Communities LLC, in early 2018. The list below reflects projects done during her tenure at ACTION Housing, KBK Enterprises, and as an independent consultant. She also has worked in county government where she performed loan underwriting for LIHTC transactions that received gap financing from local and federal sources.

<b>Project</b>	<b>Location</b>	<b>Construction Type</b>	<b>Financing/Characteristics</b>	<b>Role</b>
Allegheny Independence House - Versailles-Archer Elderly	Wilmerding, PA	Acquisition/Rehab	LIHTC/Physically Disabled	Lead Developer
Broadview Manor Apartments	McKeesport, PA	Acquisition Rehab	LIHTC/Senior	Lead Developer
Crafton Towers	Pitcairn, PA	Acquisition/Rehab	LIHTC/Senior	Lead Developer
Veterans Place of Washington Blvd	Crafton, PA	Acquisition/Rehab	HUD 235/241 Senior	Lead Developer
Poplar/Linn House	Pittsburgh, PA	Substantial rehabilitation	HUD McKinney - Homeless Veterans	Housing Consultant
Quemahoning Apartments	Washington, PA	New Construction	HUD 811 - Disabled	Lead Developer
Braddock Apartments	Windber, PA	Acquisition/Refinance	HUD M2M	Lead Developer
Charles Street Apartments	Braddock, PA	Substantial rehabilitation	HUD McKinney - Homeless Veterans	Lead Developer
Milligan Manor Apartments	Turtle Creek, PA	Acquisition/Refinance	HUD M2M	Lead Developer
Penn Hills Group Homes	Swissvale, PA	Acquisition	CDBG - Family	Lead Developer
Markhaven Apartments	Penn Hills, PA	New Construction	HUD 811 - Disabled	Lead Developer
Bausman Street Apartments	North Huntingdon, PA	Acquisition/Rehab	HOME - Family	Lead Developer
Washington/Greene Group Homes	Pittsburgh, PA	New Construction	HUD 811 - Disabled	Lead Developer
Kliment Building /Roman Bistro Restaurant	Washington, PA	New Construction	HUD 811 - Disabled	Lead Developer
Mackey Lofts (Formerly Shanahan Apts)	Forest Hills, PA	Substantial rehabilitation	CDBG - Mixed Use	Lead Developer
Skyline Terrace - Addison Terrace Phase I	Pittsburgh, PA	Adaptive Reuse	LIHTC - Family, Disabled	Lead Developer
Larimer Point	Pittsburgh, PA	New Construction	LIHTC - Family	Construction Administration
Fiore Meats Building Renovation	Pittsburgh, PA	New Construction	LIHTC - Family	Project Manager
Middle Hill - Addison Terrace Phase 3	Pittsburgh, PA	Substantial Rehabilitation	Office	Project Manager
	Pittsburgh, PA	New Construction	LIHTC - Family	Project Manager

Firm Demographics										(Catalyst Communities LLC)							
		Male							Female								
	All employees	White American	African American	Hispanic American	Asia American	Hasidic Jew American	Other American Minority	Foreign	Total Males	White American	African American	Hispanic American	Asia American	Hasidic Jew American	Other American Minority	Foreign	Total # of American Minorities
<b>Partner</b>																	
<b>Associate</b>																	
<b>Professional</b>	5		2						2	1							
<b>Secretarial</b>																	
<b>Clerical</b>	1									1							
<b>Other</b>																	
<b>Total</b>	6		2						2	2							

Explain all other American Minority: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





# kevin wagstaff +

aia, leed ap  
PRINCIPAL

Kevin has been a principal with PWWG since 2004. He designs buildings for campuses and urban environments, exploring how architecture can express nuanced connections among structures, landscape, history, and community. Kevin works with our clients in commercial, academic, and non-profit sectors on designs for new construction and reuse. He helps them navigate pragmatic concerns, while applying current and emerging best practices in building technology, sustainability, and pedagogy to arrive at imaginative, inspiring results. Kevin is a creative problem solver and decisive leader who synthesizes disciplines and cultivates unified teams throughout the design process. He is also accomplished at sailing, and enjoys the challenges of distance hiking and biking.

## RECENT PROJECT EXPERIENCE

**Garden Theater Block Apartments**, Pittsburgh, PA—New five-story building anchoring a prominent corner in a historic neighborhood; 50 market rate apartments with parking nearby, and first floor commercial space. Includes renovation of two historic townhouses into nine apartments. 50,000 sf. *Principal-In-Charge*

**Jeremiah Village at Glade Run**, Zelienople, PA—New 44-unit inclusive, affordable housing development with one 3-story apartment building, eight single family homes, and community space. Seven units designed for individuals on the autism spectrum, supporting independent living; low income housing funding. 50,000 sf. *Principal-In-Charge*

**Masonic Hall Lofts Rehab/Reuse**, Homestead, PA—Salvage and transformation of a historic civic building for a mixed use of 20 market rate, loft style apartments, offices, and amenities; earned tax credit funding. 10,000 sf. *Principal-In-Charge*

**Hatfield+Home**, Pittsburgh, PA—New high end urban housing development on a former industrial site; composition of six compact unit types for 14 single family and duplex houses; loft layouts, sustainable principles, private gardens, and dynamic streetscapes; project earned redevelopment funding. *Principal-In-Charge*

**Ridge at Robinson Apartments**, Pittsburgh, PA—New development of market rate rental housing; 342 one, two, and three-bedroom units in five buildings on a pedestrian central green, with clubhouse, fitness and business centers, and pool; LEED for Homes Gold certified. 448,000 sf. *Principal-In-Charge*

**South Greengate Commons Senior Independent Living Apartments**, Greensburg, PA—New 3-story, 45 unit low-income housing for seniors with community room and commons throughout to encourage engaging; all units are “Adaptable” for aging in place; low income tax credit funding. 47,200 sf. *Principal-In-Charge*

**Summerset at Frick Park / Crescent Court Condominiums**, Pittsburgh, PA—new three-story building in a neo-traditional urban neighborhood. with 36 market rate units and 50-car integral parking. 88,000 sf. *Project Manager*

**Arch Court Senior Affordable Independent Living Apartments**, Pittsburgh PA—New 4-story urban infill building with 30 units makes an architectural contribution to restoring a historic neighborhood; interior courtyard is of contrasting contemporary design. Common amenities support an active, healthy social and physical life; low income funding. 29,000 sf. *Lead Design*

## EDUCATION

Master of Architecture,  
Princeton University, 1988

B.S. in Architecture,  
University of Virginia, 1986

## REGISTRATION

Architect in PA & WV

## PROFESSIONAL ASSOCIATIONS

American Institute of  
Architects (AIA) Member

LEED Accredited Professional



**lisa carver** +  
 aia, ncarb, leed ap  
 PRINCIPAL

Lisa joined PWVG in 2006 and rose to Principal in 2015. She is a versatile designer, and a leader in project management across the firm's academic, multi-family residential, and hospitality practices, with depth and expertise in adaptive reuse of historic buildings and interiors. Clients love collaborating with Lisa to clarify their project goals, guide their architectural vision to built form, and advocate for quality, fiscal, and schedule compliance. In directing business development for PWVG, Lisa is also expanding the firm's presence as a leader in planning and design throughout the east coast. She is on the Board of West Park Court, a non-profit provider of housing to low income seniors, and a Board member of AIA Pittsburgh, active with the Advocacy and AIA/MBA Joint Committees.

RECENT PROJECT EXPERIENCE

**Buhl Library Feasibility Study and Modernization, Grove City College, Grove City, PA**—Interior transformation of 3-story 1950's library for collaborative study, active learning, and spaces for socializing; vestibule addition and repairs to masonry envelope. 20,000 sf. *Principal-In-Charge*

**New Granada Square Apartments and Commercial Space, Pittsburgh, PA**—New five-story mixed-use building with 40 affordable apartments and street level commercial space; project anchors a new cultural corridor in a historic neighborhood; low income tax credit funding. 24,000 sf. LIHTC funding. *Principal-In-Charge / Project Manager*

**Kopchick Hall Science Building, Indiana University of PA, Indiana, PA**—New facility gives IUP a competitive STEM offering in Natural Sciences and Math; teaching and research labs, flexible classrooms, breakout collaboration spaces, and planetarium; LEED Silver goal. 181,000 sf. *Project Manager*

**Thunderbird Cafe Mixed-Use Development, Pittsburgh, PA**—Adaptive reuse of 3 historic buildings for expansion of a live music venue with storefronts for new retail, and new rental housing. 26,000 sf. *Project Manager*

**Sky Bridge Feasibility Study and Implementation, Western PA School for Blind Children, Pittsburgh, PA**—New enclosed pedestrian bridge connects two campus buildings across a busy avenue, allowing students and staff safe, comfortable transit, and fostering community; code research for students with special needs. *Project Manager*

**WV State Capitol Complex Building 3 Restoration and Reuse, Charleston, WV**—Comprehensive masonry envelope and tile roof restoration and interior redesign of a historic building for contemporary office space, with flexible layouts, updated systems and AV/IT, new amenities and FF&E. 165,000 sf. *Team Member*

**Chambers Hall Partial Reroof, Pitt Greensburg, Greensburg, PA**—Fast track roofing project replacing ballasted membrane with adhered EPDM. "Warrantable" details define how new membrane roof ties into existing asphalt shingle roof. 5,810 sf. *Principal-In-Charge / Project Manager*

**Laborer's District Council Office Renovation, Pittsburgh, PA**—Interior fit out for 3 unfinished floors of an existing office building, including new finishes and fixtures throughout. 15,124 sf. *Principal-In-Charge / Project Manager*

**21c Museum Hotel Durham, Durham, NC**—Rehab and transformation of the historic 17-story Hill Building in downtown for an innovative hybrid art museum and 125-room boutique hotel with galleries, a signature restaurant, and event spaces; earned Historic Tax Credit funding. 134,000 sf. *Project Manager*

EDUCATION

Master of Architecture,  
 University of Oregon, 2006

B.S. in Architecture,  
 University of Virginia, 2002

REGISTRATION

Architect in PA, NH,  
 OH, & NC

PROFESSIONAL  
 ASSOCIATIONS

American Institute of  
 Architects (AIA) Member

AIA Pittsburgh Chapter  
 Board Member, 2019-Present

LEED Accredited Professional  
 NCARB Certificate Holder

# about pwwg +

The PWWG team shares a high level of drive, professional standards, and dedication to our communities. Our story is built on these collective commitments, and through more than four decades – PWWG has stayed true to its foundation of quality design, thoughtful details, and a thorough approach to professional responsibilities.

We take great care in answering our clients' needs and ensuring our solutions deliver positive impact.

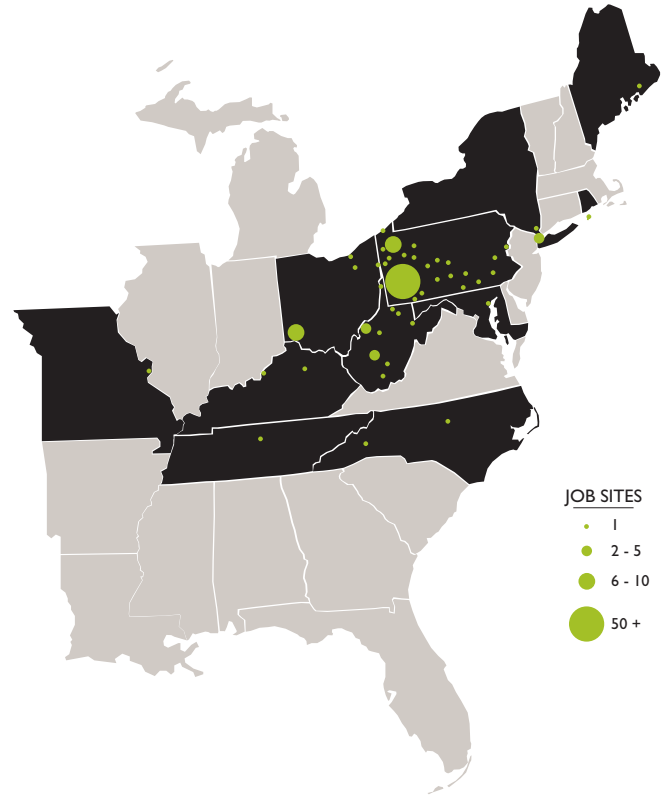
Today, we are a culture of dedicated and talented individuals, working collaboratively to achieve our goals for personal, professional, and firm success. We seek opportunities to learn together as architects and welcome chances to develop into well rounded citizens who can support each other and our versatile practice.

The firm's work in historic contexts has generated an expertise that has extended into urban and campus environments, providing opportunity to design a wide variety of buildings for cultural institutions, higher education, government, businesses, and individuals, including theaters, museums, academic buildings, offices, parking garages, housing and hotels.

Since 1975, the PWWG has served the Ohio River Valley and beyond through it's Pittsburgh office. In 2016, the firm's renovation of the Cincinnati Music Hall, among many other projects in the city, brought the opportunity to expand to a full-time presence in Cincinnati. We remain dedicated to our office in Pittsburgh as our home base but are equally excited about the continued success and potential for providing extraordinary services in the Ohio River Valley region of Ohio.

Through the years, our clients have provided us the opportunity to design award-winning projects in Pennsylvania, West Virginia, and Ohio, as well as Kentucky, New York, North Carolina, Tennessee, and Maine, always excited about the opportunities to serve our communities and clients with thoughtful design.

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL



## MAIN OFFICE

PWWG Pittsburgh  
408 Boulevard of the Allies  
Pittsburgh, PA 15219

## BRANCH OFFICE

PWWG Cincinnati  
1432 Elm Street Unit 1A  
Cincinnati, OH 45202



## quick facts

**Established:** 1975

**Total Employees:** 21

**Principals:** 4

**Registered Architects:** 12

**LEED Accredited Staff:** 7

**Administrative & Support:** 4



# Multi-family Housing / New Infill Mixed-use

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## Garden Theater Block Apartments Mixed-use Redevelopment

Pittsburgh, PA

**Size** 50,000 sf  
construction | **Construction Cost** \$14M (estimated)

**Program** 50 market rate apartments, street level retail + parking

**Client** TREK Development Group and Q Development

The project recently received unanimous approval from the Pittsburgh Planning Commission. The new five-story building anchors a prominent corner in the city's historic North Side, and uses massing and materials that reflect adjacent structures. The project includes renovation of the nearby Morton House, combined Second Empire-style townhouses on the same block, into nine apartments. The developers have worked closely for years with a host of neighborhood organizations to reflect community priorities in this redevelopment of a major site. Groups supporting the project include the Allegheny City Central & Mexican War Streets Associations. LEED certification is targeted.





# Multi-family Housing / Adaptive Reuse

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## Eighth & Penn Apartments Mixed-use Redevelopment

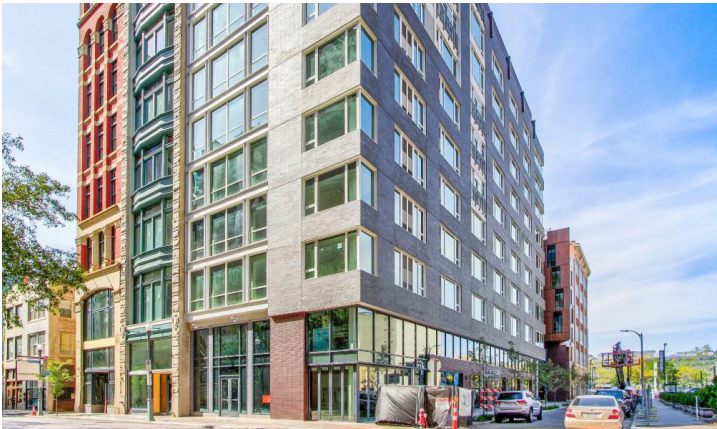
Pittsburgh, PA (The Cultural District)

**Size** 65,000 sf adaptive reuse of historic buildings + 107,500 sf new construction | **Construction Cost** \$35 M

**Program** 136 market rate apartments (micro, studio, 1BR, 2BR) + street level retail and commercial

**Client** TREK Development Group and Q Development

A masterful blend of two historic buildings with two contemporary buildings. Skillful restoration, modernization, detailing and material selections create a seamless new composition at the exterior. The project uses art and architecture to establish a destination and a lively new streetscape for the Cultural District, with a street-level public walkway through the building from Eighth Ave. to nearby Katz Plaza with its iconic sculptures.



## Bayard School Lofts Reuse

Lawrenceville, PA

**Size** 10,000 sf | **Construction Cost** \$2.3 M

**Program** 9 market rate apartments + 2 units at "80% Area Median Income" affordable

**Client** Q Development

This historic tax credit project salvaged and reinvented a vacant 1874 landmark in a neighborhood where demo and redevelopment are more the trend. The exceptionally complex exterior and interior restoration/modernization remedied structural and functional obsolescence. The project proves that history, sustainability, fairness and economic vitality go hand-in-hand. It's a complete success in terms of stakeholder support, leasing, and low turnover.





# Multi-family Housing / Adaptive Reuse

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## Commonwealth Building Mixed-use Redevelopment

Pittsburgh, PA

**Size** 144,090 sf | **Construction Cost** \$22 M (estimated)

**Program** 150 market rate apts. (micro, studio, 1BR, 2BR) + street level retail

**Client** Pitt Commonwealth

The project applies historic tax credits to rejuvenate and repurpose a 1906 landmark bank building in the heart of downtown for market rate apartments and street level commercial use. The comprehensive scope of work includes restoring the masonry exterior and removing storefronts added in the 1980s, creating a new entry sequence, modernizing with public and private amenities, and system upgrades.



## Masonic Hall Lofts Mixed-use Redevelopment

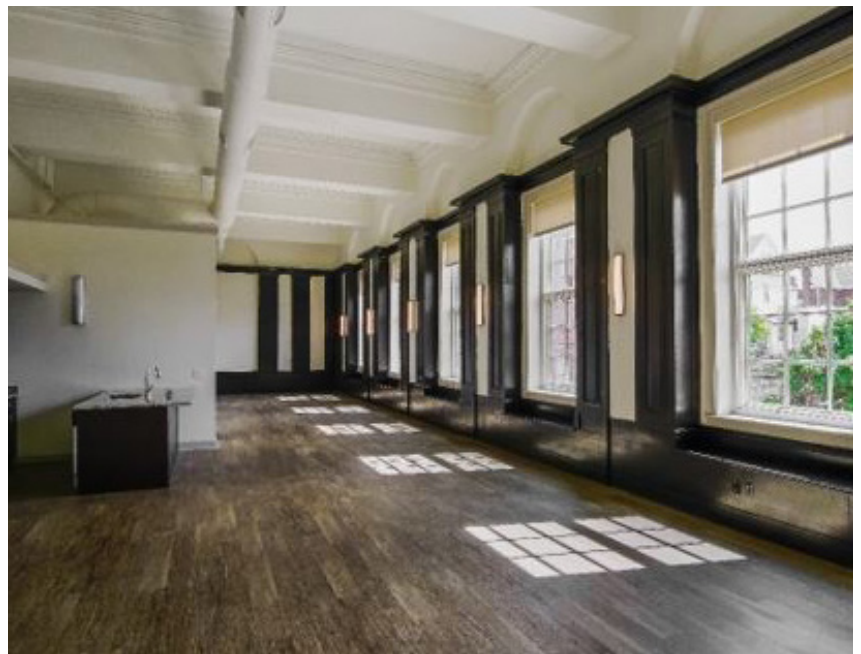
Pittsburgh, PA

**Size** 10,000 sf | **Construction Cost** \$3.3M

**Program** 20 market rate apartments and offices

**Client** Q Development

The project applies historic tax credits to rejuvenate and repurpose a historic building in an urban neighborhood. The comprehensive scope of work includes restoring the masonry exterior; modernizing with public and private amenities, and system upgrades. The design preserves authentic architectural character, blended with contemporary details and amenities.





# Multi-family Housing / Adaptive Reuse and Infill Housing

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## 15th & Race Block Redevelopment — Phase I, The Allison Condominiums & Mixed-Use

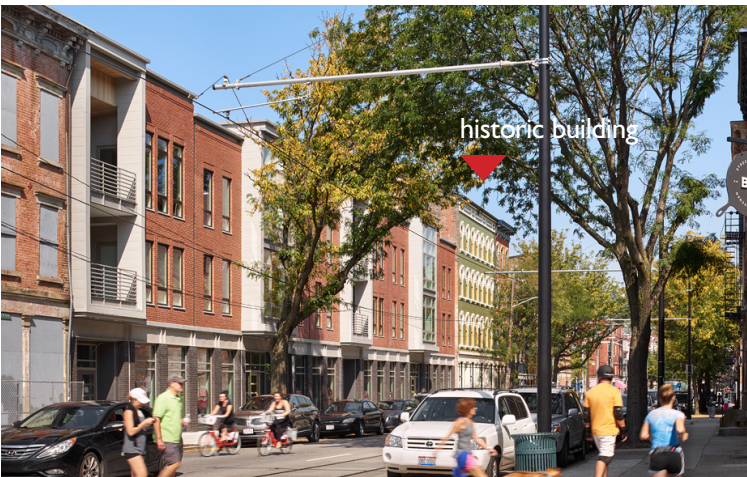
Cincinnati, OH

**Size** 31,500 sf | **Construction Cost** \$6M

**Program** 17 market rate condominiums (1 BR & 2 BR) + ground floor commercial space and parking

**Client** Cincinnati Center City Development Corp. (3CDC)

The project blends new infill multi-family housing with adaptive reuse of a historic building along busy Race St. PWWG successfully designed with 3CDC's *Guidelines for Conservation for New Construction in the Over-the-Rhine Historic District*, so the buildings' scale, materials, openings, and other facade details are compatible with surrounding historic structures. The Allison won a prestigious Custom Residential Architects Network Award for Best Multi-Unit Housing Design from AIA Cincinnati.



## 15th & Race Block Redevelopment — Phase 2 & 2A, Rennen & Beecher Flats Condominiums

Cincinnati, OH

**Construction Cost** \$7.2 M (estimated)

**Program** 18 market rate condominiums (1 BR & 2 BR) + ground floor commercial space

**Client** Cincinnati Center City Development Corp. (3CDC)

The project blends new infill multi-family housing with adaptive reuse of a historic building along busy Race St. PWWG successfully designed with 3CDC's *Guidelines for Conservation for New Construction in the Over-the-Rhine Historic District*, so the buildings' scale, materials, openings, and other facade details are compatible with surrounding historic structures.





# Multi-family Housing / Affordable Housing

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## Mellon's Orchard South Apartments

Pittsburgh, PA

**Construction Cost** \$13.7M (estimated)

**Program** 47 rental apartments (1BR, 2BR and live-work townhouses); 37 units meet requirements for "affordable housing"

**Client** TREK Development Group

PWWG is designing contemporary housing in East Liberty on what was an empty lot. The project is supported by funding from Pittsburgh's new Housing Opportunity Fund, plus Low-Income Housing Tax Credits. This is the first opportunity for low to moderate income residents here to take part in shaping their community. PWWG's design includes 1 and 2BR apartments and live-work townhouses. Six of the units are specially designed for residents with mobile and sensory impairments. Construction began in Fall 2019.



## Harvard Beatty Apartments (Mellon's Orchard Phase 2) Planning

Pittsburgh, PA

**Construction Cost** TBD

**Program** Approx. 42 rental apartments + public garage; a percentage of units will meet requirements for "affordable housing"

**Client** TREK Development Group

PWWG completed planning and design concepts to successfully obtain PHFA Low Income Housing Tax Credit funding for the second phase of redevelopment in East Liberty. As with the previous phase, PWWG worked closely with TREK to include neighborhood stakeholders and community organizations in design.





# Multi-family Housing / Design for Special Populations

Perfido Weiskopf Wagstaff + Goettel

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## Pioneer Apartments Mixed-use Apartments & Offices

New Kensington, PA

**Size** 74,335 sf total | **Construction Cost** \$7.4M (estimated)

**Program** 36 affordable rental apts (1BR, 2BR, & 3BR); offices for Wesley Family Services and 125 providers of mental health, human and economic development services.

**Client** Wesley Family Services

This is the first mixed-use building in Western PA designed to Passive House Standards. It's a model of healthy working and living, ultra-energy-efficiency, and sustainable design. The project is funded by low-income tax credits through the PA Housing Affordability and Rehab Enhancement Fund.



## South Greengate Commons Senior Affordable Independent Living Apartments

Greensburg, PA

**Size** 47,200 sf | **Construction Cost** \$7.9M

**Program** 45 rental apts. + Community Rm. with Terrace; includes 6 accessible ANSI/UFAS units; every unit is "Adaptable" to support changing needs of residents as they age in place.

**Client** Westmoreland County Housing Authority

New 3-story, 45 unit low-income housing for seniors with community room and commons throughout to encourage engaging; all units are "Adaptable" for aging in place. The project earned low income tax credit funding.





## Historic Preservation Services

6711 Stanton Avenue • Pittsburgh, Pa 15206

(412) 492-9100

### **Charles H. Uhl**

B.A. History, Cornell University

M.A. Historic Preservation Planning, Cornell University

### **Relevant Work Experience:**

- Mistick Incorporated, Director of Preservation Services, November 1981 – February 1992: Supervised the preservation-related activities of a development and construction company. Responsible for the preservation issues of approximately 150 projects completed for the historic rehabilitation tax credit.
- Historic Preservation Services of Pittsburgh, PA LLC, Owner, January 1992 - present. Owner and Principal of a firm specializing in providing preservation services to the development, design, and construction communities.
- Instructor, University of Pittsburgh: History of Art and Architecture Course 1910: Introduction to Historic Preservation, 2004.

### **Distinctions:**

Preservation Pennsylvania, founding member of the Board of Directors.

Participant, Symposium on Secretary of Interior's Standards, Washington, D.C.

Pennsylvania Historic Preservation Awards Committee.

Pennsylvania Keystone Grant Application Review Panel

Commendations from City of Pittsburgh Historic Review Commission (10)

### **Public Lectures:**

Pennsylvania State Preservation Conference, (7 presentations)

Ohio State Preservation Conference

National Trust for Historic Preservation Workshop, Pittsburgh

Pittsburgh History and Landmarks Foundation, "Old House Fair"



**Historic Preservation Services**  
6711 Stanton Avenue • Pittsburgh, Pa 15206  
(412) 492-9100

**Recent Pittsburgh Projects**  
**Historic Tax Credit**  
**October 2020**

**Larimer School:** Redevelopment of historic Larimer School in Pittsburgh by developer McCormack Baron Salazar and Pittsburgh's URA. Part of the East Liberty Phase III redevelopment. Responsibilities include consulting on historic issues and preparation of the Part 2 Historic Preservation Certification Application, which was approved by the National Park Service. Construction is underway.

**Centre Avenue YMCA:** Rehabilitation of the historic Centre Avenue YMCA in the Hill District by ACTION-Housing. Responsibilities include consulting on historic issues and preparation of the Part 1 and 2 Historic Preservation Certification Application, which were approved by the National Park Service. Construction is underway.

**Connelley School / Energy Innovation Center:** Historic rehabilitation of the large school complex by Pittsburgh Gateways. Responsibilities included consulting on historic issues and preparation of the Part 2 and 3 Historic Preservation Certification Application. The Part 2 and 3 were approved by the National Park Service and the project is complete.

**Northside Properties Residences:** Rehabilitation of close to 300 separate houses in a HUD Section 8 project on Pittsburgh's North Side. About 180 are within the Mexican War Streets or other North Side historic districts and Historic Preservation Services has prepared submitted separate historic tax credit applications for each individual historic property. All have been successful. The project began in 2016 and will continue through 2021. Mistick Construction is the developer and contractor.

**Try Street Terminal:** Rehabilitation of the large downtown Pittsburgh warehouse by the Davis Companies. Responsibilities included consulting on historic issues and preparation of the Part 2 Historic Preservation Certification Application, which was approved by the National Park Service, and the Part 3 (final) Application, also approved. The project was completed in 2020.

**Miller School:** Redevelopment of Miller School in the Hill District by developers Derrick Tillman and Ernie Sota. Project is in the design phase.

Responsibilities include obtaining eligibility for the National Register, consulting on historic issues, and preparing the historic tax credit application.

Past historic tax credit projects include:

3700 Butler Street, Lawrenceville (completed 2020)  
820 Liberty Avenue, Penn-Liberty District (completed 2020)  
Fourth Avenue Dollar Bank  
Homestead Baking Company, Homestead  
Drury Pittsburgh Hotel in former Federal Reserve Bank on Grant Street  
Brix Apartments, South Side  
Prospect School, Mt. Washington  
Highland and Wallace Buildings, East Liberty  
Market Square Place, Pittsburgh  
(Armstrong) Cork Factory, Strip District  
Pittsburgh Renaissance Hotel, Downtown  
Six buildings for the Highland Park CDC in Pittsburgh





Mistick Construction  
1300 Brighton Road  
Pittsburgh, PA 15233  
412.322.1121

## Mistick Construction Company Description

---

**CORE BUSINESS:** Mistick Construction Company is a general contractor providing preconstruction and construction services for the commercial, residential, hospitality and health care markets. This includes new construction and renovation of existing structures. Our typical clients are private real estate developers and government agencies. Our primary market is residential construction. We have the financial, professional, and personnel resources to delivery major construction projects.

**CORPORATE PHILOSOPHY:** We recognize that ours is a service business. Our mission is to provide our clients with timely and accurate cost information and expert construction advice for their building projects and then deliver construction with reliable cost and schedule controls. As builders, we believe that our value is maximized if we participate in the preconstruction process. Constant communication and a thorough understanding of the project are the keys to eliminating cost overruns and maintaining schedules.

**EXPERIENCE:** The Mistick family has been in construction business for more than 65 years. Since 2004, current ownership has delivered over \$720 million worth of construction. The dollar value of our projects has ranged from \$500,000 to \$53 million. For the past five years, we have averaged \$90 million annually. We have constructed office buildings and medical facilities, but our core building is apartment and residential developments, nursing homes and assisted living facilities. Our geographic work area is southwestern Pennsylvania, Ohio and West Virginia.

**MANAGEMENT TEAM:** Mistick has over 50 full time employees. Our professional office staff includes eleven project managers supported by five administrative assistants and three persons working in estimating. Our field employees include twelve onsite superintendents plus two general superintendents.

**KEY PERSONNEL:**

M. Robert (Bob) Mistick, Owner  
Bud Wilson, President and Senior Project Executive  
Jeff Caldwell, Chief Operations Officer and Senior Estimator  
Jeff Anderson, Vice President of Construction

All are principals within the company.

## **M. Robert Mistick, C.E.O.**

M. Robert (Bob) Mistick, a graduate of Dickinson College Class of 71, is owner and President of Mistick Construction Company, a general contracting firm. Bob is also co-founder and owner of Allegheny Millwork Company, a nationally known provider of high-end custom cabinetry and wood finishes.

In 1975, Bob settled on the North Side and was involved in the rehabilitation of over 850 residential units. Currently, as owner and manager of North Side Associates Development Company, Bob is instrumental in revitalizing the North Side community through the social and physical integration of affordable housing into the North Side Community.

In 1987, Mistick Construction served as developer and contractor for the conversion of the Pittsburgh YMCA into a 259 room homeless shelter. Renamed Wood Street Commons, it became the largest privately owned and operated shelter facility in the United States.

As a builder, Mistick Construction routinely ranks in the top 25 construction companies reported by the Pittsburgh Business Times Book of Lists. Mistick Construction builds all types of housing – multifamily, CCRC, nursing homes, student housing, hotels....anything in which people live!

Bob is a trustee of the Ellis School in Pittsburgh, PA, sitting on both the finance and facilities management committees. Throughout his life, Bob has maintained a commitment to combining good business practices with a social responsibility to improve the neighborhoods in which he lives and works.

He and his wife, Pat, have three daughters - Sarah, Claire and Elizabeth.

## **Morton J. (Bud) Wilson, RA, President**

Mistick Construction Company President Bud Wilson brings more than 35 years of construction industry experience to the table as well as a strength for management of people and projects. He joined Mistick Construction in 2003 and has served as a senior level project manager and executive for 12 years. After successfully leading Mistick Construction's expansion into the Cleveland market and serving as the head of the Cleveland office since 2014, Bud was tapped to serve as President of the Company in late 2016. He provides executive oversight for project managers, office staff and field employees. Bud is a hands-on executive with relevant field experience at all levels of project development, from conceptual schematics to full construction documentation and final occupancy.

Bud continues his role as a Senior Project Executive with responsibility for direct oversight of the Cleveland office as well as maintaining a high level of involvement for all Mistick's work.

Following college, Bud began his career working for an architectural firm in Uniontown, PA. He worked as an intern architect on financial institutions and religious facilities for approximately 15 years and became a registered architect in 1996. His hard work and architectural savvy resulted in a position as Vice President Fairchance Construction, where he used his skills for construction management and design-build projects.

Over the years, Bud gained a broad range of experience managing unique projects including nursing facilities, historic renovations and multi-family facilities. This wealth of knowledge as well as Bud's attention to detail and understanding of all aspects of building makes him a valuable part of the Mistick team.



## **Jeff Caldwell, Chief Operating Officer & Senior Estimator**

Jeffrey (Jeff) Caldwell has been an employee of Mistick for 39 years. As a direct result of his unsurpassed work ethic, proficiency at estimating, knowledge of building systems, and managerial skills Jeff was promoted to Chief Operating Officer in addition to his role as Senior Estimator in 2016.

Jeff has been employed with Mistick since 1980. He was hired as a roofing carpenter during a series of major historic renovation projects in Pittsburgh's Northside. His leadership capacity was evident and he was promoted to superintendent, specializing in roofing installations.

In 1987, Jeff began working in Mistick's estimating department. His hands-on experience in the field is invaluable in the estimating of all projects, but renovation projects especially. His promotion to senior estimator coincided with Mistick's growth. Jeff has been very successful in the hard-bid setting of the industry and provides detailed line item estimates during the design and development stage. Jeff constantly stays abreast of current pricing and cost data. He will consult and communicate with engineers, architects, owners, contractors and subcontractors to prepare economic feasibility studies on changes and adjustments to cost estimates as well as coordinating the competitive bidding for the project.



### **Jeff Anderson, Vice President of Construction**

Jeff started his career at Mistick Construction as an architect, which provided Jeff with invaluable insight and experience in marketability, durability and value. Once Mistick expanded its offerings beyond development to general contracting, Jeff became involved in pre-construction activities with Mistick clients – balancing cost (marketability), with operating expense (durability) and focusing on value management. The attitude and active commitment to providing our clients with the most value possible is what Mistick Construction is synonymous with.



KEY
Projects in Pittsburgh

### MISTICK LIHTC PROJECTS

	PROJECT	DEVELOPER	FINANCE TYPE	# OF UNITS	DATE COMPLETE	VALUE
1	Meyers Ridge Phase II	The Community Builders	LIHTC	52	Apr-05	\$ 7,613,276.00
2	Clairton Housing	Ralph A. Falbo	LIHTC	23	Aug-05	\$ 3,725,000.00
3	Ohioview Acres/Pleasant View	Falbo/Pennrose	LIHTC	196	May-06	\$ 22,330,253.00
4	Fairmont Apartments	Affirmative/Presbyterian SeniorCare	LIHTC	60	Jul-06	\$ 8,256,024.00
5	Penn Manor	Affirmative/Presbyterian SeniorCare	LIHTC	55	Oct-06	\$ 5,100,000.00
6	Dumplin Hall	Falbo/Pennrose	LIHTC	46	Dec-06	\$ 4,699,993.00
7	Fairfield Apartments	McCormack Baron Salazar	LIHTC	124	Dec-07	\$ 13,900,000.00
8	Bedford Hill Apartments Ph II	McCormack Baron Salazar	LIHTC	116	Dec-07	\$ 14,909,844.00
9	OVA Home Ownership	Falbo/Pennrose	LIHTC	6	Mar-08	\$ 992,200.00
10	Bedford Hill Apartments Ph III	McCormack Baron Salazar	LIHTC	88	Dec-08	\$ 12,463,793.00
11	Laurel Estates	Falbo/Pennrose	LIHTC	56	Dec-08	\$ 8,939,826.00
12	Sr. St. Joseph	TREK Development	LIHTC	28	Dec-09	\$ 4,321,638.00
13	Garfield Heights Housing Ph I	KBK Enterprises	LIHTC	90	Dec-09	\$ 16,400,000.00
14	Braddock Avenue Apartments	Falbo/Pennrose	LIHTC	53	Mar-10	\$ 9,412,744.00
15	Garfield Heights Housing Ph II	KBK Enterprises	LIHTC	45	Oct-10	\$ 8,868,103.00
16	York Commons	Affirmative/Presbyterian SeniorCare	LIHTC	102	Nov-10	\$ 12,279,859.00
17	North Hills Highlands PH I	Falbo/Pennrose	LIHTC	60	Dec-10	\$ 10,197,868.00
18	Jacob Street	TREK Development	LIHTC	18	Dec-10	\$ 2,834,542.00
19	North Hills Highlands PH II	Falbo/Pennrose	LIHTC	37	Feb-11	\$ 6,117,156.00
20	Dinwiddie	TREK Development	LIHTC	23	Apr-11	\$ 5,789,207.00
21	Liberty Park Phase II	McCormack Baron Salazar	LIHTC	71	Jul-12	\$ 9,410,465.00
22	Dinwiddie Phase II	TREK Development	LIHTC	23	Jun-12	\$ 5,051,576.00
23	Kittanning	TREK Development	LIHTC	24	Oct-12	\$ 4,193,021.00
24	Garfield Heights Phase III	KBK Enterprises	LIHTC	40	Jan-12	\$ 8,101,681.00
25	Garfield Heights Phase IV	KBK Enterprises	LIHTC	50	Mar-13	\$ 13,145,396.00
26	Saint Luke's Phase I	Pennrose Properties	LIHTC	72	Jan-12	\$ 15,749,793.00
27	Saint Luke's Phase II	Pennrose Properties	LIHTC	65	Oct-13	\$ 12,224,487.00
28	Shanahan	Action Housing	LIHTC	43	May-13	\$ 7,719,608.00
29	Dinwiddie Phase III	TREK Development	LIHTC	46	Oct-13	\$ 6,340,226.00
30	Grace Place	TREK Development	LIHTC	24	Jan-12	\$ 4,229,570.00
31	Thomas Village	TREK Development	LIHTC	66	Jan-14	\$ 5,580,234.00
32	Wm. S. Moorhead Tower	Ralph A. Falbo	LIHTC	141	Nov-14	\$ 7,359,453.00
33	Hearth/Zoar	TREK Development	LIHTC	23	May-13	\$ 4,321,531.00
34	South Greengate Commons	Falbo/Pennrose	LIHTC	45	Sep-13	\$ 7,903,770.00
35	Braddock Overlook	TREK Development	LIHTC	24	Oct-13	\$ 6,484,601.00
36	Addison Terrace Phase I	KBK Enterprises	LIHTC	186	Jul-15	\$ 54,459,427.00
37	Larimer	KBK Enterprises	LIHTC	40	Aug-15	\$ 9,350,000.00
38	Orchard Park	Falbo/Pennrose	LIHTC	44	Aug-15	\$ 11,841,398.00
39	Brew House Lofts	TREK Development	LIHTC	76	Oct-16	\$ 16,690,001.00
40	Emerald Alliance VIII	CHN	LIHTC	66	Oct-16	\$ 8,896,373.00
41	Addison Phase II	KBK Enterprises	LIHTC	90	Dec-16	\$ 19,011,348.00
42	Westerly I Renovations	CHN	LIHTC	122	Dec-16	\$ 8,424,196.00
43	Heritage View IV	Falbo-Pennrose/CMHA	LIHTC	60	Dec-16	\$ 9,095,655.00
44	Cedar Extension Phase I	Falbo-Pennrose/CMHA	LIHTC	60	Mar-17	\$ 12,444,705.00
45	Cedar Extension Phase II	Falbo-Pennrose/CMHA	LIHTC	50	Dec-17	\$ 9,555,279.00
46	Addison Phase III	KBK Enterprises	LIHTC	52	Oct-17	\$ 15,803,000.00
47	Wheeling Heights	TREK Development	LIHTC	18	Feb-18	\$ 3,656,499.00
48	Parkview Knoll	Ralph A. Falbo	LIHTC	75	Feb-18	\$ 2,900,011.00
49	Susquehanna Homes - Scattered Sites	Oxford Development w/ S & A Homes	LIHTC	36	Oct-17	\$ 6,964,278.00
50	Brownsville Senior Housing	Brownsville Sr. Housing, LLC	LIHTC	24	Sep-17	\$ 5,500,030.00
51	Garfield Glen Housing	S & A Homes/Bloomfield Garfield Corp.	LIHTC	19	Jan-17	\$ 4,386,397.00
52	Dinwiddie Housing Phase IV	TREK Development	LIHTC	23	Jan-17	\$ 5,356,347.00
53	Riverside Manor	Salvo-Joyce Development	LIHTC	61	Jun-19	\$ 2,000,000.00
54	Riverside Park	CMHA	LIHTC	101	Dec-20	\$ 1,700,000.00
55	Riverview Tower Apartments	Riverview Towers, LLC	LIHTC	191	Dec-20	\$ 13,782,000.00
56	Crawford Square	McCormack Baron Salazar	LIHTC	348	Jul-20	\$ 14,293,000.00
57	Glen Hazel	Housing Authority City of Pittsburgh	LIHTC	225	Jul-20	\$ 8,867,865.00
	<b>TOTALS</b>			<b>4002</b>		<b>\$ 541,944,547.00</b>

## BEACON RESIDENTIAL MANAGEMENT (BRM):

Beacon Residential Management Limited Partnership (BRM), formed in 1969, has built an exemplary reputation and is nationally recognized as a true innovator and leader in the multifamily housing industry. BRM sets the standard for apartment living and manages 140 communities of over 18,000 residences in New England, Pennsylvania, Maryland, New York and Virginia. Our communities vary in size from 28 to nearly 1,000 apartment homes. They range from suburban new construction, to urban historic rehabilitation, to former public housing sites that have been converted into newly constructed mixed-income developments. We are extremely proud of our history of successfully managing new developments, including renovations, new construction, resident relocation, lease-up, and stabilized operations management. BRM has a proven track record of creating and nurturing strong resident partnerships and converting old neighborhoods into thriving new communities where residents choose to make their homes.

Our commitment to excellence in property management is realized and ensured by our management team's over 400 on-site professionals who are versed in the language of our buildings, committed to the enduring standards of excellence and dedicated to providing the highest quality experience for all residents. Resident comfort, convenience and satisfaction is our number one priority. Our meticulous focus on hiring, training, coaching, motivating and maintaining qualified staff has formed the basis for our company's success. BRM is known for tackling challenging developments and finding new and creative ways to address the demands of today's residential marketplace. With over four decades of experience, Beacon offers communities and management practices that have become the industry standard for attractive architecture, attention to detail, super management and physical plant services and overall community enhancement. With the dynamic and entrepreneurial character of our company and our flexibility in the face of changing market conditions, we will continue to be an innovator and leader in defining the multifamily housing industry in the twenty-first century.





Littlebrook	100 Tower Street Hudson, MA 01749	Lowrise (1-3 Stories)	96	1Br: 8, 2Br: 80, 3Br: 8	MRVPs (as well as Comp Permit, Mkt, Other-Income-Restricted, SHARP)	Littlebrook Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Loring House	1125 Brighton Avenue Portland, ME 04102	Lowrise (1-3 Stories)	104	0Br: 8, 1Br: 96	Federal LIHTC Units, PBV Units	Loring House Associates Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	02/2016
Madison Avenue Apartments	241 N. Madison Ave Richmond, KY 40475	Lowrise (1-3 Stories)	79	1Br: 24, 2Br: 40, 3Br: 15	PBS8 Units	Madison Avenue Apartments Phase I, Limited	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Mandela Homes	1855 Washington Street Boston, MA 02118	Low/Mid/Highrise Mix (1-7+ Stories)	276	0Br: 14, 1Br: 114, 2Br: 58, 3Br: 48, 4Br: 42	Federal LIHTC Units, PBS8 Units	Mandela Preservation LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/1997
Mansfield Meadows	9 Bonney Lane Mansfield, MA 02048	Lowrise (1-3 Stories)	170	1Br: 80, 2Br: 90	Federal LIHTC Units N/A: Rural Development (RD) Units	Mansfield Meadows Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	09/2013
Maple Grove Apartments	6220 Maple Grove Farmington, NY 14425	Lowrise (1-3 Stories)	36	1Br: 16, 2Br: 20	HSF (as well as Comp Permit, Mkt Units, Other-Income-Restricted, SHARP)	Maple Grove Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Mariners Hill	2093 Ocean Street Marshfield, MA 02050	Lowrise (1-3 Stories)	90	1Br: 45, 2Br: 45	PBS8 Units	Mariners Hill Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Market Manor Apartments	1030 Market St. Parkersburg, WV 26101	Highrise (7+ Stories)	111	1Br: 111	PBS8 Units	Market Manor Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
May Building	111 Fifth Ave Pittsburgh, PA 15222	Highrise (7+ Stories)	88	0Br: 32, 1Br: 56	PBS8 Units	May Building Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
McAteer Village Apartments	1185 McAteer St Houtzdale, PA 16651	Lowrise (1-3 Stories)	35	1Br: 15, 2Br: 14, 3Br: 6	PBS8 Units	McAteer Village Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Meadows at Middle Settlement - PH II	4310 Middle Settlement Road New Hartford, NY 13413	Lowrise (1-3 Stories)	58		N/A	The Meadows at Middle Settlement, Inc.	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2019
Meadows at Middle Settlement Phase I	4310 Middle Settlement Road New Hartford, NY 13413	Lowrise (1-3 Stories)	93		Federal LIHTC Units	Meadows Senior Living L.P.	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Mid City Towers	12 East Ninth Street Erie, PA 16501	Highrise (7+ Stories)	132	1Br: 108, 2Br: 24	Federal LIHTC Units	Mid-City Towers Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Midtown Towers	643 Liberty Ave. Pittsburgh, PA 15222	Highrise (7+ Stories)	94	0Br: 47, 1Br: 47	PBS8 Units MRVP (as well as HODAG, Mkt Units, Other-Income-Restricted, SHARP)	Mid-Town Towers Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Mill House	75 A Wells Street Greenfield, MA 01301	Midrise (4-6 Stories)	103	1Br: 41, 2Br: 62	PBS8 Units	Mill House Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Montani Towers Apartments	940 Markes St. Wheeling, WV 26003	Highrise (7+ Stories)	101	1Br: 100	Federal LIHTC Units, PBV Units	Montani Towers Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Monterey Place 1B	69 Webster Street New Haven, CT 06511	Low/Mid/Highrise Mix (1-7+ Stories)	236	0Br: 85, 1Br: 89, 2Br: 37, 3Br: 22, 4Br: 43	Federal LIHTC Units, PBV Units	Elm Haven Rental Limited Partnership I	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/1998
Monterey Place 1C	69 Webster Street New Haven, CT 06511	Lowrise (1-3 Stories)	61	1Br: 12, 2Br: 31, 3Br: 15, 4Br: 3	Federal LIHTC Units, PBV Units	Elm Haven Rental Limited Partnership II	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/1998
Monterey Place 2R	69 Webster Street New Haven, CT 06511	Lowrise (1-3 Stories)	42	1Br: 9, 2Br: 25, 3Br: 6, 4Br: 2	Federal LIHTC Units, PBV Units	Elm Haven Rental Limited Partnership III	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2001
Montgomery Mill	25 Canal Bank Road Windsor Locks, CT 06096	Midrise (4-6 Stories)	160	1Br: 79, 2Br: 81	Federal LIHTC Units	BC Montgomery Mill LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2017
North Square at the Mill District	75 Cows Road Amherst, MA 01002	Lowrise/Midrise Mix (1-6 Stories)	130	1Br: 59, 2Br: 58, 3Br: 13	Federal LIHTC Units	BC North Square LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2018
North Stoughton Village	27 Page Terrace Stoughton, MA 02072	Lowrise/Midrise Mix (1-6 Stories)	100	1Br: 68, 2Br: 23, 3Br: 9	N/A: Comp Permit, Mkt Units, Other-Income-Restricted, SHARP	North Stoughton Village Associates Limited Partnership	14 Page Terrace Stoughton, MA 02072	05/2011
Oak Hill (Phase I) 1A	280 Burrows Street Pittsburgh, PA 15218	Lowrise/Midrise Mix (1-6 Stories)	250		Federal LIHTC Units	Allequippa Terrace Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	#N/A
Oak Hill (Phase II) 1B	Pittsburgh, PA	Lowrise/Midrise Mix (1-6 Stories)	146		Federal LIHTC Units	Allequippa Terrace Limited Partnership II	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/1999
Oak Hill (Phase III) 1C	280 Burrows Street Pittsburgh, PA 15213	Lowrise/Midrise Mix (1-6 Stories)	150		Federal LIHTC Units	Allequippa Terrace Limited Partnership III	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2000
Oak Hill (Phase IV) 1D	280 Burrows Street Pittsburgh, PA 15213	Lowrise/Midrise Mix (1-6 Stories)	86		Federal LIHTC Units	Allequippa Terrace Limited Partnership IV	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	11/2001
Oak Hill (Wadsworth)	Pittsburgh, PA	Lowrise/Midrise Mix (1-6 Stories)	86		Federal LIHTC Units	Oak Hill I Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	#N/A
Oakmount Apartments	1100 Oakmount Drive Clarksburg, WV 26301	Lowrise/Midrise Mix (1-6 Stories)	159	1Br: 79, 2Br: 60, 3Br: 20	PBS8 Units	Oakmount Associates Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Ocean Shores	1209 Ocean Street Marshfield, MA 02050	Lowrise (1-3 Stories)	97	1Br: 79, 2Br: 18	Federal LIHTC Units, PBV Units	Beacon Ocean Shore Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2009
Ohav Sholom	115 Krumkill Road Albany, NY 12208	Highrise (7+ Stories)	209	1Br: 185	Federal LIHTC Units, PBS8 Units	115 Krumkill Housing L.P.	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	11/2017
Old Colony Phase One	25 James O'Neill Street South Boston, MA 02127	Lowrise/Midrise Mix (1-6 Stories)	116	1Br: 40, 2Br: 45, 3Br: 29, 4Br: 2	Public Housing Units	Old Colony Phase One Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	09/2010
Old Colony Phase Three A4	20 Reverend Richard A. Burke Street South Boston, MA 02127	Lowrise/Midrise Mix (1-6 Stories)	108	1Br: 33, 2Br: 52, 3Br: 21, 4Br: 2	Federal LIHTC Units, PBV Units	Old Colony Phase Three A4 Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	08/2019
Old Colony Phase Three A9	20 Reverend Richard A. Burke Street South Boston, MA 02127	Lowrise/Midrise Mix (1-6 Stories)	27	1Br: 9, 2Br: 13, 3Br: 5	Federal LIHTC Units, PBV Units	Old Colony Phase Three A9 Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	08/2019
Old Colony Phase Two A	25 James O'Neill Street South Boston, MA 02127	Lowrise/Midrise Mix (1-6 Stories)	45	1Br: 19, 2Br: 20, 3Br: 6	Federal LIHTC Units, PBV Units, Public Housing Units	Old Colony Phase Two A Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	10/2012
Old Colony Phase Two B	25 James O'Neill Street South Boston, MA 02127	Lowrise/Midrise Mix (1-6 Stories)	84	1Br: 30, 2Br: 32, 3Br: 19, 4Br: 3	Federal LIHTC Units, PBV Units, Public Housing Units	Old Colony Phase Two B Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	10/2012
Old Colony Phase Two C	25 James O'Neill Street South Boston, MA 02127	Lowrise (1-3 Stories)	40	1Br: 10, 2Br: 11, 3Br: 15, 4Br: 3, 5Br: 1	Federal LIHTC Units, PBV Units, Public Housing Units N/A: Rural Development (RD) Units	Old Colony Phase Two C Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2014
Olympia Place Apartments	512 Brouwers Drive Latrobe, PA 15650	Lowrise (1-3 Stories)	48	1Br: 48	Federal LIHTC Units, PBS8 Units	Olympia Place Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Palmer Green Estates	One Beacon Drive Palmer, MA 01069	Lowrise (1-3 Stories)	156	1Br: 88, 2Br: 58, 3Br: 10	Federal LIHTC Units, PBS8 Units	BC Palmer Green LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/1993
Park Tower	4001 Conshohocken Avenue Philadelphia, PA 19131	Highrise (7+ Stories)	156	1Br: 156	Federal LIHTC Units, PBS8 Units	Park Preservation Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Pheasant Hill	4400 Pheasant Hill Road Harrisburg, PA 17110	Lowrise (1-3 Stories)	172	1Br: 172	PBS8 Units	Pheasant Hill II Holdings LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/1978
Pheasant Hill Estates II	4400 Pheasant Hill Road Harrisburg, PA 17110	Lowrise (1-3 Stories)	48	1Br: 48	Federal LIHTC Units	BRP Pheasant Hill II Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	10/2000
Pin Oak Village Apartments	139 Acorn Drive Seneca, PA 16346	Lowrise (1-3 Stories)	100	1Br: 24, 2Br: 55, 3Br: 21	PBS8 Units	Pin Oak Village Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Pine Commons	469 Pine Grove Drive Brockton, MA 02301	Lowrise (1-3 Stories)	168	2Br: 138, 3Br: 30	Federal LIHTC Units, PBV Units	Pine Commons Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2002
Pine Gardens	469 Pine Grove Drive Brockton, MA 02301	Lowrise (1-3 Stories)	120	2Br: 114, 3Br: 6	Federal LIHTC Units, PBV Units	Beacon Pine Gardens Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2003
Pine Grove	240 High Street Taunton, MA 02780	Lowrise (1-3 Stories)	72	1Br: 12, 2Br: 60	Federal LIHTC Units, PBV Units	Two K Associates Limited Partnership	14 Page Terrace Stoughton, MA 02072	05/2011
Pine Homes	469 Pine Grove Drive Brockton, MA 02301	Lowrise (1-3 Stories)	114	2Br: 96, 3Br: 18	Federal LIHTC Units, PBS8 Units N/A: Rural Development (RD) Units	Pine Homes Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/1999
Pine Ridge Estates	7 Pine Road Mt. Holly Springs, PA 17065	Lowrise (1-3 Stories)	36	1Br: 12, 2Br: 24	N/A: Market Units, Other-Income-Restricted, SHARP	Pine Ridge Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Pondside at Littleton	147 King Street Littleton, MA 01460	Lowrise (1-3 Stories)	90	1Br: 7, 2Br: 73, 3Br: 10	Federal LIHTC Units, PBS8 Units	First Littleton Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Quincy Tower	5 Oak Street West Boston, MA 02116	Highrise (7+ Stories)	161	1Br: 161	Federal LIHTC Units, PBV Units	BC Quincy Tower LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2005
Richford Arms Apartments	515 State St. Erie, PA 16501	Highrise (7+ Stories)	100	1Br: 100	PBS8 Units	Richford Arms Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Robinson Cuticura Mill Apartments	59 Green Street Malden, MA 02148	Midrise (4-6 Stories)	94	1Br: 83, 2Br: 8, 3Br: 3	PBS8 Units	Robinson Cuticura Associates Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2014
Rockingham Glen	30 Rockingham Avenue West Roxbury, MA 02132	Lowrise/Midrise Mix (1-6 Stories)	143	0Br: 1, 1Br: 94, 2Br: 48	N/A: Market Units, Other-Income-Restricted	BC Rockingham Glen LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	10/2016
Rolling Green	1A Rolling Green Drive Amherst, MA 01002	Lowrise (1-3 Stories)	204	1Br: 64, 2Br: 103, 3Br: 31, 4Br: 6	State LIHTC (and market)	BC Rolling Green LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	09/2014
Royal Worcester	45 Grand Street Worcester, MA 01610	Midrise (4-6 Stories)	155	1Br: 25, 2Br: 120, 3Br: 10	PBS8 Units	Crystal Park Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Sacred Heart	23 Hawley Street Lawrence, MA 01843	Lowrise (1-3 Stories)	44	1Br: 34, 2Br: 10	Federal LIHTC Units, PBV Units	BC Sacred Heart LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2009
Ships Watch	4001 North Main Street Fall River, MA 02720	Highrise (7+ Stories)	99	1Br: 32, 2Br: 67	MRVP (and market, other-income-restricted, SHARP)	River's Edge Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2011
Southwood Square 1	14 Southwood Drive Stamford, CT 06902	Lowrise/Midrise Mix (1-6 Stories)	149	1Br: 27, 2Br: 81, 3Br: 32, 4Br: 9	Federal LIHTC Units, PBS8 Units	Southfield Village Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2000
Southwood Square 2	14 Southwood Drive Stamford, CT 06902	Lowrise/Midrise Mix (1-6 Stories)	110	1Br: 38, 2Br: 48, 3Br: 20, 4Br: 4	Federal LIHTC Units, PBS8 Units	Southfield Village Limited Partnership II	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	04/2002
Southwood Square 3	14 Southwood Drive Stamford, CT 06902	Lowrise (1-3 Stories)	56	2Br: 30, 3Br: 19, 4Br: 7	Federal LIHTC Units, PBS8 Units	Southfield Village Limited Partnership III	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	08/2004
St. Stephen's Tower	25 Pleasant Street Lynn, MA 01902	Highrise (7+ Stories)	130	0Br: 10, 1Br: 110, 2Br: 10	Federal LIHTC Units, PBV Units	St. Stephen's Preservation Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	11/2010
Stratton Hill Park	161 Mountain Street West Worcester, MA 01606	Lowrise/Midrise Mix (1-6 Stories)	156	0Br: 18, 1Br: 82, 2Br: 45, 3Br: 10	Federal LIHTC Units	BC Stratton Hill LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	07/2017
Summerhill Glen	121 Summer Hill Glen Maynard, MA 01754	Lowrise (1-3 Stories)	120	1Br: 72, 2Br: 48	Federal LIHTC Units, PBV Units	BC Summerhill Glen Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	04/2012
Summit Apartments	206 N. Shenandoah Drive Latrobe, PA 15650	Lowrise (1-3 Stories)	100	1Br: 50, 2Br: 50	N/A: Market Units	Summit Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	06/2017
Sycamore Place	285 Maplewood Avenue Bridgeport, CT 06605	Highrise (7+ Stories)	118	1Br: 107, 2Br: 11	Federal LIHTC Units, PBS8 Units	Sycamore Housing Associates Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	03/2015
Tammy Brook	155 King Ave Weymouth, MA 02188	Lowrise (1-3 Stories)	90	2Br: 52, 3Br: 38	Federal LIHTC Units, PBS8 Units	BC Tammy Brook LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	12/2009
The Residences at Ninth Square	85 Orange Street New Haven, CT 06510		335	1Br: 149, 2Br: 74	Federal LIHTC Units	BC Ninth Square LLC	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2019

Treehouse at Easthampton Union City Estates	1 Treehouse Circle Easthampton, MA 01027 61 Parade St Union City, PA 16438	Lowrise (1-3 Stories) Lowrise (1-3 Stories)	60 51	1Br: 48, 3Br: 4, 4Br: 4, 5Br: 4 2Br: 37, 3Br: 14	Federal LIHTC Units PBS8 Units N/A: Market, Other-Income- Restricted, SHARP	Treehouse Easthampton Housing LLC Union City Estates Associates	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	11/2005 06/2017
Village at Mansfield Depot I	9 Francis Avenue Mansfield, MA 02048	Lowrise (1-3 Stories)	150	1Br: 14, 2Br: 98, 3Br: 26, 4Br: 12	N/A: Comp Permit, Mkt Units, Other-Income-Restricted, SHARP	Village at Mansfield Depot Associates Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2011
Village at Mansfield Depot II Walkover Commons Webster Hall Apartments Whittier Terrace Wilber School Wilkins Glen William S. Moorhead Tower Williamsburg Estates Williamson Towers Apartments	9 Francis Avenue Mansfield, MA 02048 100 Perkins Avenue Brockton, MA 02302 101 N. Dithridge St Pittsburgh, PA 15213 86 Austin Street Worcester, MA 01609 75 South Main Street Sharon, MA 02067 1100 Wilkins Glen Road Medfield, MA 02052 375 North Craig Street Pittsburgh, PA 15213 500 Beacon Drive Harrisburg, PA 17112 675 E 4th Avenue Williamson, WV 25661	Lowrise (1-3 Stories) Lowrise (1-3 Stories) Highrise (7+ Stories) Low/Mid/Highrise Mix (1-7+ Stories) Lowrise (1-3 Stories) Lowrise/Midrise Mix (1-6 Stories) Highrise (7+ Stories) Lowrise (1-3 Stories) Highrise (7+ Stories)	95 80 172 163 75 103 141 312 76	2Br: 70, 3Br: 17, 4Br: 8 1Br: 22, 2Br: 58 1Br: 86, 2Br: 62, 3Br: 6 1Br: 113, 2Br: 38, 3Br: 12 1Br: 28, 2Br: 47 1Br: 54, 2Br: 28, 3Br: 18, 4Br: 3 1Br: 127, 2Br: 14 1Br: 128, 2Br: 184 1Br: 76	Federal LIHTC Units PBS8 Units N/A: Market Units Federal LIHTC Units, PBS8 Units Federal LIHTC Units, PBV Units Federal LIHTC Units, PBS8 Units N/A: Market Units PBS8 Units N/A: Rural Development (RD) Units Federal LIHTC Units	Treehouse Easthampton Housing LLC Union City Estates Associates Village at Mansfield Depot II Associates Limited Partnership Walkover Commons Limited Partnership Webster Hall Apartments Associates Whittier Crown Hill Limited Partnership BC Wilber School LLC BC Wilkins Glen Limited Partnership Moorhead Preservation Limited Partnership Williamsburg Estates Associates Limited Partnership Williamson Towers Associates Limited Partnership Wimmerton Place Associates Abington Commons Limited Partnership	c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108 c/o Beacon Communities LLC Two Center Plaza, Suite 700 Boston, MA 02108	05/2011 06/2001 06/2017 01/2016 10/2008 04/2012 02/2011 02/2003 06/2017 06/2017 06/2002

18,622