

TOP 50 AFFORDABLE HOUSING OWNERS

RANK (2008)	COMPANY/ CONTACT	ADDRESS/ PHONE/WEB	AFFORDABLE UNITS OWNED	REGION(S)	ORG. TYPE
1 (1)	THE MICHAELS DEVELOPMENT CO. Robert J. Greer, president	3 E. Stow Road; P.O. Box 994; Marlton, NJ 08053 (856) 596-3008 • www.michaelsdevelopmentcompany.com »The Michaels Development Co. is the top owner of affordable housing based on the number of units owned as of Jan. 1. The firm is a big player in HOPE VI projects and military housing.	43,325	National	For-profit
2 (new)	CASCADE AFFORDABLE HOUSING Basil Rallis, director	2801 Alaskan Way, Suite 200; Seattle, WA 98121 (206) 215-9700 • www.cascadeaffordable.com »Cascade focuses on seniors housing and low-income housing tax credit (LIHTC) projects over 100 units.	20,828	National	For-profit
3 (3)	VOLUNTEERS OF AMERICA Patrick Sheridan, senior vice president of housing development	1660 Duke St.; Alexandria, VA 22314 (703) 341-5095 • www.voa.org »Volunteers of America has a focus on seniors housing but also provides housing for families and people with special needs.	16,833	National	Nonprofit
4 (4)	NATIONAL CHURCH RESIDENCES Thomas W. Slemmer, president and CEO	2335 N. Bank Drive; Columbus, OH 43220 (614) 451-2151 • www.ncr.org »National Church Residences owns more than 290 facilities and manages more than \$1 billion in assets. The firm focuses on seniors housing.	16,202	National	Nonprofit
5 (6)	MERCY HOUSING, INC. Vincent Dodds, CFO	1999 Broadway, Suite 1000; Denver, CO 80202 (303) 830-3300 • www.mercyhousing.org »Mercy Housing provides a full spectrum of affordable housing, including supportive housing for the formerly homeless.	14,515	National	Nonprofit
6 (new)	MCA HOUSING PARTNERS, LLC Michael Costa, president and CEO	330 W. Victoria St.; Gardena, CA 90248 (424) 258-2804 • www.housingpartners.com »MCA Housing Partners enters the top owners list with its purchase of Simpson Housing Solutions, LLC. MacFarlane Costa Housing Partners and Avanath Capital Partners are owners in the new firm.	13,188	National	For-profit
7 (8)	RELATED AFFORDABLE Mark E. Carbone, president	60 Columbus Circle; New York, NY 10023 (212) 421-5333 • www.related.com »Related Affordable owns 61 developments and focuses on acquisition and rehabilitation deals.	12,487	MW, NE, SC, SE	For-profit
8 (7)	MCCORMACK BARON SALAZAR, INC. Kevin J. McCormack, president	1415 Olive St., Suite 310; St. Louis, MO 63103 (314) 621-3400 • www.mccormackbaron.com »The firm revitalizes some of the nation's most distressed central city neighborhoods by building new mixed-income housing and supportive infrastructure.	12,345	National	For-profit
9 (10)	SUMMIT HOUSING PARTNERS, LLC David P. Garcia, vice president of acquisitions	105 Tallapoosa St., Suite 300; Montgomery, AL 36104 (334) 954-4458 • www.summithousingpartners.com »Formerly Summit Asset Management, the firm acquired eight developments with 1,114 units in 2008. It owns 72 affordable housing developments.	11,109	SC, SE, W	For-profit
10 (new)	RETIREMENT HOUSING FOUNDATION Laverne R. Joseph, president and CEO	911 N. Studebaker Road; Long Beach, CA 90815 (562) 257-5100 • www.rhf.org »The owner of 131 affordable housing developments, Retirement Housing Foundation is a faith-based nonprofit specializing in seniors and family housing.	10,867	National	Nonprofit
11 (12)	DOMINIUM DEVELOPMENT & ACQUISITION, LLC Paul Sween and Armand Brachman, principals	2355 Polaris Lane North, Suite 100; Plymouth, MN 55447 (763) 354-5500 • www.dominiumapartments.com »Dominium's focus includes the preservation of Sec. 8 housing, new 9 percent LIHTC projects, and the resyndication of LIHTCs.	10,500	MW, SC, SE, W	For-profit
12 (9)	PEDCOR INVESTMENTS, LLC Phillip J. Stoffregen, COO and executive vice president	One Pedcor Square, 770 3rd Ave., S.W.; Carmel, IN 46032 (317) 587-0343 • www.pedcorcompanies.com »Pedcor is a developer of LIHTC and market-rate projects, with a primary focus on suburban growth areas.	10,130	MW, SC, SE	For-profit
13 (new)	AMBLING COS., INC. Kristen Russo, office manager	7000 Central Parkway, N.E., Suite 1100; Atlanta, GA 30328 (678) 320-3787 • www.ambling.com »The owner of 88 affordable housing developments, Ambling is also active in student and conventional housing.	9,952	National	For-profit
14 (16)	CONIFER REALTY, LLC Andrew I. Crossed, vice president of development	183 E. Main St., Suite 600; Rochester, NY 14604 (585) 324-0571 • www.coniferllc.com »Conifer is a full-service real estate firm that owns 159 affordable housing developments. It exceeded 10,000 units under management in 2008.	9,572	MW, NE	For-profit
15 (15)	NATIONAL COMMUNITY RENAISSANCE Orlando Cabrera, CEO	9065 Haven Ave., Suite 100; Rancho Cucamonga, CA 91730 (909) 483-2444 • www.nationalcore.org »National CORE is a full-scale affordable housing developer, with more than 78 percent of its portfolio reserved for households earning less than 60 percent of the area median income (AMI).	9,359	National	Nonprofit
16 (14)	USA PROPERTIES FUND, INC. Geoffrey C. Brown, president	2440 Professional Drive; Roseville, CA 95661 (916) 773-6060 • www.usapropfund.com »The owner of 64 affordable housing developments, USA Properties Fund is active in new construction projects and acquisition and rehab deals.	8,297	W	For-profit
17 (18)	CARLISLE DEVELOPMENT GROUP, LLC Matthew Greer, CEO	2950 S.W. 27th Ave., Suite 200; Miami, FL 33133 (305) 476-8118 • www.carlisleddevelopmentgroup.com »Carlisle develops all types of affordable housing and is a leading developer of transit-oriented projects in Florida.	8,222	SE	For-profit

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18 (19)	PENNROSE PROPERTIES, LLC Mark H. Dambly, president	1301 N. 31st St.; Philadelphia, PA 19121 (267) 386-8666 • www.pennrose.com »The owner of 126 affordable housing developments, Penrose specializes in LIHTC family and seniors projects.	8,208	NE, SE	For-profit
19 (23)	THE NRP GROUP, LLC Alan F. Scott, J. David Heller, and T. Richard Bailey, principals	5309 Transportation Blvd.; Cleveland, OH 44125 (216) 475-8900 • www.nrpgroup.com »NRP focuses on both affordable and market-rate developments. The firm started 1,437 affordable units in 2008.	8,100	National	For-profit
20 (21)	RELATED CALIFORNIA Frank Cardone, COO	18201 Von Karman Ave., Suite 900; Irvine, CA 92612 (949) 660-7272 • www.related.com »Related California is active in new construction and the acquisition and rehab of affordable family and seniors housing, including mixed-income and mixed-use projects.	7,672	California	For-profit
21 (20)	THE COMMUNITY BUILDERS, INC. Patrick E. Clancy, president and CEO	95 Berkeley St., Suite 500; Boston, MA 02116 (617) 695-9595 • www.tcbinc.org »The nonprofit has recently focused on larger-scale urban redevelopment to create mixed-income communities and to support families by promoting strong neighborhoods.	7,606	MW, NE, SE	Nonprofit
22 (new)	L&M DEVELOPMENT PARTNERS Ronald Moelis, CEO and chairman	1865 Palmer Ave., Suite 203; Larchmont, NY 10538 (914) 833-3000 • www.lmdevpartners.com »L&M specializes in mixed-income housing, but the firm has developed a range of products including supportive and seniors housing and more than 250,000 square feet of retail and community space.	7,500	NE	For-profit
23 (new)	AMERICAN COMMUNITY DEVELOPERS, INC. Gerald A. Krueger, president	20250 Harper Ave.; Detroit, MI 48225 (313) 881-8150 • www.acdmail.com »ACD preserves Sec. 8 properties using Department of Housing and Urban Development (HUD) and LIHTC financing.	7,150	MW, NE, SC, SE	For-profit
24 (17)	BEACON COMMUNITIES, LLC Howard E. Cohen, CEO	150 Federal St., 5th Floor; Boston, MA 02110 (617) 574-1141 • www.beaconcommunitiesllc.com »Beacon Communities' areas of focus include historic rehabilitation, mixed-income, and preservation projects.	7,090	NE	For-profit
25 (24)	LAWLER WOOD HOUSING, LLC Brian M. Simmons, vice president	900 S. Gay St., Suite 2000; Knoxville, TN 37902 (865) 637-7777 • www.lawlerwoodhousing.com »Lawler Wood's core area of focus is acquiring and rehabilitating Sec. 8 properties using LIHTCs.	6,495	MW, NE, SC, SE	For-profit
26 (34)	PRESERVATION OF AFFORDABLE HOUSING Amy S. Anthony, president and CEO	40 Court St., Suite 650; Boston, MA 02108 (617) 261-9898 • www.poah.org »The firm's focus is the preservation of privately owned "at-risk" rental properties to ensure their long-term affordability.	6,197	National	Nonprofit
27 (26)	THE PARK COS. Cliff Bates, director of acquisitions	124 One Madison Plaza, Suite 1500; Madison, MS 39110 (601) 321-7623 • www.theparkcompanies.com »The owner of 50 affordable housing developments, The Park Cos. is active in affordable multifamily and single-family developments.	6,026	SC, SE	For-profit
28 (29)	THE NUROCK COS. Robert Hoskins, managing principal	3460 Preston Ridge Road, Suite 175; Alpharetta, GA 30005 (770) 552-8070 • www.nurock.com »NuRock develops a range of affordable housing, including developments for families, seniors, and special-needs residents.	5,820	SC, SE	For-profit
29 (35)	WALLICK-HENDY DEVELOPMENT Tom Feusse, CEO	6880 Tussing Road; Reynoldsburg, OH 43068 (614) 552-5605 • www.wallickcos.com »The Wallick Cos. and Stern-Hendy Properties merged in 2008 to become the largest owner and manager of affordable housing in Ohio.	5,538	MW, NE, SE, W	For-profit
30 (31)	THE NHP FOUNDATION Joseph P. Wiedorfer, senior vice president	1090 Vermont Ave., N.W., Suite 400; Washington, DC 20005 (202) 789-5300 • www.nhpfoundation.org »The owner of 27 affordable housing properties, the nonprofit purchased two properties in Baton Rouge, La., in 2008.	5,409	MW, NE, SC, SE	Nonprofit
31 (new)	THE GATEHOUSE GROUP, INC. Marc S. Plonskier, president	120 Forbes Blvd.; Mansfield, MA 02048 (508) 337-2525 • www.gatehousegmt.com »Gatehouse completed construction of 296 units in the 16-story Lafayette Plaza Apartments and the 19-story Lafayette Square Apartments in Miami last year.	5,190	NE, SE	For-profit
32 (25)	MID-PENINSULA HOUSING COALITION Matthew O. Franklin, president	303 Vintage Park Drive, Suite 250; Foster City, CA 94404 (650) 356-2901 • www.midpen-housing.org »Mid-Peninsula has a diverse portfolio that includes housing for families, seniors, farmworkers, and the formerly homeless.	5,117	California	Nonprofit
33 (32)	EAH HOUSING Mike Daley, manager of advocacy and communications	2169 E. Francisco Blvd., Suite B; San Rafael, CA 94901 (415) 258-1800 • www.eahhousing.org »EAH increased its affordable housing portfolio in Hawaii to four islands last year. It also increased its management portfolio by more than 1,000 units.	5,090	W	Nonprofit
34 (new)	COLUMBIA RESIDENTIAL Jim Grauley, president and COO	1718 Peachtree St., N.W., Suite 684; Atlanta, GA 30309 (404) 874-5000 • www.columbiare.com »Columbia specializes in developing urban infill and mixed-income housing, including the large-scale redevelopment of public housing sites.	4,981	SC, SE	For-profit

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35 (new)	NHT/ENTERPRISE PRESERVATION CORP. Scott Kline, vice president	1101 30th St., N.W., Suite 400; Washington, DC 20007 (202) 333-8931 • www.nhtinc.org »Founded in 1999 by the National Housing Trust and the Enterprise Foundation, the nonprofit specializes in affordable housing preservation through development, lending, and public policy.	4,897	National	Nonprofit
36 (38)	HOMES FOR AMERICA, INC. Nancy S. Rase, president	318 Sixth St., Suite 2; Annapolis, MD 21403 (410) 269-1222 • www.homesforamerica.org »All of Homes for America's housing is affordable, with most serving households with incomes below 50 percent of the AMI.	4,842	NE, SE	Nonprofit
37 (new)	COMMUNITY HOUSING PARTNERS Melissa Byrd, public relations coordinator	930 Cambria St., N.E.; Christiansburg, VA 24073 (540) 382-2002 • www.communityhousingpartners.org »The nonprofit is active in the preservation of HUD and U.S. Department of Agriculture (USDA) Rural Development properties. It recently completed five projects and achieved lease-up within 90 days.	4,528	SE	Nonprofit
38 (39)	THE PHIPPS HOUSES GROUP Adam Weinstein, president and CEO	902 Broadway; New York, NY 10010 (212) 243-9090 • www.phippsony.org »Phipps owns 25 affordable housing projects and provides homes to more than 15,000 people in New York City.	4,500	New York City	Nonprofit
39 (42)	ST. ANTON PARTNERS Steven L. Eggert, principal	1801 I St., Suite 200; Sacramento, CA 95811 (916) 444-9897 • www.antonlic.com »St. Anton Partners is a fully integrated developer, general contractor, and property manager. It completed four projects with nearly 800 units in 2008.	4,466	W	For-profit
40 (36)	FORE PROPERTY CO. Rebecca Fore, marketing director	1741 Village Center Circle; Las Vegas, NV 89134 (702) 562-6050 • www.foreproperty.com »Fore Property develops, constructs, and manages both market-rate and affordable housing. The firm has built in about 14 states and 37 cities.	4,453	National	For-profit
41 (41)	THE WODA GROUP, LLC Jeffrey Woda and David Cooper Jr., principals	229 Huber Village Blvd., Suite 100; Westerville, OH 43081 (614) 396-3200 • www.wodagroup.com »With expertise in small markets and rural areas, The Woda Group has closed more than 50 USDA Rural Development Sec. 538 loans.	4,311	MW, NE, SE	For-profit
42 (44)	HERMAN & KITTLE PROPERTIES, INC. Jeffrey Kittle, executive vice president and managing director	500 E. 96th St., Suite 300; Indianapolis, IN 46240 (317) 805-1980 • www.hermankittle.com »The firm is well diversified with affordable and market-rate housing and self-storage properties. It also has a third-party management business.	4,246	MW, SC	For-profit
42 (37)	PINNACLE HOUSING GROUP David O. Deutch, partner	9400 S. Dadeland Blvd., Suite 100; Miami, FL 33156 (305) 854-7100 • www.pinnaclehousing.com »An expert in urban infill redevelopment, Pinnacle completed six projects with 682 units in 2008.	4,246	SC, SE	For-profit
43 (40)	JAMBOREE HOUSING CORP. Laura Archuleta, president	17701 Cowan Ave., Suite 200; Irvine, CA 92614 (949) 263-8676 • www.jamboreehousing.com »Jamboree owns 47 affordable housing developments for families, seniors, and special-needs residents, mostly in Southern California.	4,240	California	Nonprofit
44 (45)	EDEN HOUSING, INC. Linda Mandolini, executive director	22645 Grand St.; Hayward, CA 94541 (510) 582-1460 • www.edenhousing.org »The longtime nonprofit organization completed its 5,000th unit in 2008.	4,150	California	Nonprofit
45 (new)	PACIFIC HOUSING ADVISORS (ALLIED PACIFIC DEVELOPMENT) Stephen R. Whyte, managing director	1700 7th Ave., Suite 2075; Seattle, WA 98101 (206) 832-1306 • www.housingadvisors.com »The firm focuses on the acquisition and rehabilitation of Rural Development and HUD deals.	4,073	National	For-profit
46 (43)	COMMUNITY PRESERVATION AND DEVELOPMENT CORP. Gerry Joseph, vice president of real estate development	5513 Connecticut Ave., N.W., Suite 250; Washington, DC 20015 (202) 885-9558 • www.cpdcc.org »The owner of 24 affordable housing projects, the organization is working on several major developments in the District of Columbia.	4,000	NE	Nonprofit
47 (new)	AHC, INC. Stephen Smith, senior vice president	2230 N. Fairfax Drive; Arlington, VA 22201 (703) 486-0626 • www.ahcinc.org »AHC produced 700 new or renovated affordable units in 2008.	3,993	NE, SE	Nonprofit
48 (46)	THE INTEGRAL GROUP, LLC Egbert Perry, CEO	60 Piedmont Ave., N.E.; Atlanta, GA 30303 (404) 224-1860 • www.integral-online.com »Integral's focus includes urban infill and mixed-use projects.	3,884	National	For-profit
49 (47)	THE PACIFIC COS. Caleb Roope, president and CEO	430 E. State St., Suite 100; Eagle, ID 83616 (208) 461-0022 • www.tpchousing.com »The owner of 72 affordable housing projects, The Pacific Cos. completed eight projects with 451 units in 2008.	3,713	W	For-profit
50 (new)	ALCO PROPERTIES, INC. Michael Johnson, executive vice president	35 Union Ave., Suite 200; Memphis, TN 38103 (901) 544-1707 • www.alcomgt.com »The firm added to its portfolio by acquiring four affordable housing properties with 346 units last year.	3,674	SC, SE	For-profit

REGIONS: MW=Midwest; NE=Northeast; SC=South Central; SE=Southeast; W=West