

TOP 50 AFFORDABLE HOUSING OWNERS - 2010

RANK 2010	COMPANY INFO	EXECUTIVE CONTACT	AFF. UNITS OWNED 2010	REGION(S)	ORG TYP E	PHONE	WEBSITE
1	THE MICHAELS ORGANIZATION 3 E. Stow Road; P.O. Box 994; Marlton, NJ 08053 (1) The Michaels Organization is the top owner based on the number of affordable units owned as of Jan. 1, 2011. The firm plans to expand its portfolio through both development and acquisition activities this year.	Robert J. Greer, president	44843	National	For-profit	(856) 596-3008	www.themichaelsorg.com
2	APARTMENT INVESTMENT AND MANAGEMENT CO. 4582 S. Ulster St., Suite 1100; Denver, CO 80237 (2) AIMCO operates both market-rate and affordable apartments. The number listed is its affordable units owned.	Keith Kimmel, executive vice president of operations	25579	National	For-profit	(303) 757-8101	www.aimco.com
3	CASCADE AFFORDABLE HOUSING 2801 Alaskan Way, Suite 200; Seattle, WA 98121 (4) Cascade owns 120 affordable housing properties nationwide, specializing in multifamily, seniors, and low-income housing tax credit (LIHTC) properties with more than 100 units.	Stewart Hill, partner relations director	21035	National	For-profit	(206) 215-9700	www.cascadeaffordable.com
4	NATIONAL CHURCH RESIDENCES 2335 N. Bank Drive; Columbus, OH 43220 (3) The company's special area of focus is the preservation of properties with existing project-based Sec. 8 contracts.	Thomas W. Slemmer, president and CEO	17230	National	Non-profit	(614) 451-2151	www.ncr.org
5	VOLUNTEERS OF AMERICA 1660 Duke St.; Alexandria, VA 22314 (7) The owner of 370 affordable housing properties, Volunteers of America celebrates its 115th anniversary this year.	Patrick Sheridan, senior vice president	16785	National	Non-profit	(703) 341-5095	www.voa.org
6	MCA HOUSING PARTNERS, LLC 330 W. Victoria St.; Gardena, CA 90248 (5) In 2010, MCA completed a 241-unit 4 percent LIHTC project in California. The firm focuses its activities in the West.	Michael Costa, president and CEO	16650	W	For-profit	(424) 258-2800	www.housingpartners.com
7	RELATED AFFORDABLE 60 Columbus Circle, 18th Floor; New York, NY 10023 (6) Related Affordable added to its portfolio in 2010, with 14 LIHTC property acquisitions and three general partner interest acquisitions.	Mark E. Carbone, president	16325	National	For-profit	(212) 421-5333	www.related.com
8	MERCY HOUSING, INC. 1999 Broadway, Suite 1000; Denver, CO 80202 (new) Mercy Housing has participated in the development, operation, preservation, and/or financing of more than 39,400 affordable homes serving more than 135,000 people on any given day.	Sister Lillian Murphy, CEO	15236	National	Non-profit	(303) 830-3300	www.mercyhousing.org
9	DOMINIUM DEVELOPMENT & ACQUISITION, LLC 2905 Northwest Blvd., Suite 150; Plymouth, MN 55441 (9) The firm's areas of focus include the preservation of Sec. 8 properties and the acquisition and rehabilitation of LIHTC properties.	Paul Sween and Armand Brachman, managing partners	14517	MW, SC, SE,	For-profit	(763) 354-5500	www.dominiumapartments.com
10	SUMMIT HOUSING PARTNERS 105 Tallapoosa St., Suite 300; Montgomery, AL 36104 (11) Summit acquired 11 properties with 1,610 units and secured a \$100 million equity investment from a New York-based firm in 2010.	David P. Garcia, senior vice president of investments	14010	SC, SE	For-profit	(334) 954-4458	www.summithousingpartners.com
11	GH CAPITAL, LLC 15301 Ventura Blvd., Suite B-570; Sherman Oaks, CA 91403 (new) The owner of 110 properties, GH Capital focuses on the acquisition of properties with project-based Sec. 8 contracts.	Monique Lawshe, senior vice president	13640	National	For-profit	(818) 808-0600	www.ghcpital.com
12	MCCORMACK BARON SALAZAR, INC. 720 Olive St., Suite 2500; St. Louis, MO 63101 (10) The company specializes in revitalizing urban neighborhoods, using low-income housing, New Markets, historic, and solar tax credits.	Kevin J. McCormack, McCormack, president	12749	National	For-profit	(314) 621-3400	www.mccormackbaron.com
13	PICERNE REAL ESTATE GROUP 247 N. Westmonte Drive; Altamonte Springs, FL 32714 (13) A family-owned business, Picerne started a 120-unit LIHTC development and completed a 386-unit project in 2010.	Robert M. Picerne, president and COO	12173	National	For-profit	(407) 772-0200	www.picerne.com
14	STEADFAST COS. 18100 Von Karman Ave., Suite 500; Irvine, CA 92612	Christopher Hilbert, executive vice president	12044	National	For-profit	(949) 852-0700	www.steadfastcompanies.com

(new)	Steadfast owns 87 affordable housing properties. Over the years, it has developed 149 projects with more than 20,000 units.							
15	SECURITY PROPERTIES 1201 Third Ave., Suite 5400; Seattle, WA 98101	Tim Overland, managing director,	11520	National	For-profit	(206) 622-9900	www.securityproperties.com	
(14)	The firm completed the construction of two tax credit exchange fund transactions in 2010.							
16	RETIREMENT HOUSING FOUNDATION 911 N. Studebaker Road; Long Beach, CA 90815	Laverne R. Joseph, president and CEO	11036	National	Non-profit	(562) 257-5100	www.rhf.org	
(16)	A faith-based nonprofit, Retirement Housing Foundation acquired two properties with 396 units in 2010.							
17	AMBLING COS., INC. 348 Enterprise Drive; Valdosta, GA 31601	Ryan Holmes, executive vice president	10588	MW, NE, SC,	For-profit	(229) 244-2800	www.ambling.com	
(15)	A diverse real estate company, Ambling started a 150-unit HOPE VI project near Atlanta in 2010.							
18	CARLISLE DEVELOPMENT GROUP, LLC 2950 S.W. 27th Ave., Suite 200; Miami, FL 33133	Matthew Greer, CEO	10288	National	For-profit	(305) 476-8118	www.carlisledevelopmentgroup.com	
(19)	Carlisle has been moving into new markets. In 2010, the firm formally expanded in the Southeast by opening an office in Charleston, S.C.							
19	CONIFER REALTY, LLC 183 E. Main St., Suite 600; Rochester, NY 14604	Andrew I. Crossed, executive vice president	10141	MW, NE	For-profit	(585) 324-0571	www.coniferllc.com	
(18)	The owner of 165 affordable housing properties, Conifer is working to maintain a development pipeline of 25 or more projects.							
20	CORCORAN JENNISON COS. 150 Mount Vernon St., Suite 500; Boston, MA 02125	Suzanne Corcoran, director of marketing	10067	NE, SE, W	For-profit	(703) 549-5115	www.corcoranjennison.com	
(20)	Active in market-rate, affordable, and mixed-income housing, the firm has developed approximately 34,000 units over the years.							
21	USA PROPERTIES FUND, INC. 2440 Professional Drive; Roseville, CA 95661	Geoffrey C. Brown, president	9649	SE, W	For-profit	(916) 773-6060	www.usapropfund.com	
(22)	USA Properties Fund recently converted its 241-unit Vintage Oaks property to solar power, marking one of the largest solar panel installations at an apartment complex in the Sacramento region.							
22	THE NRP GROUP, LLC 5309 Transportation Blvd.; Cleveland, OH 44125	Alan F. Scott, J. David Heller, and T. Richard	9562	National	For-profit	(216) 475-8900	www.nrpgroup.com	
(23)	The NRP Group specializes in multifamily apartments, both affordable and market-rate developments. It is a full-service company that develops, builds, and manages.							
23	NATIONAL COMMUNITY RENAISSANCE 9065 Haven Ave., Suite 100; Rancho Cucamonga, CA 91730	Orlando Cabrera, CEO	9533	National	Non-profit	(909) 483-2444	www.nationalcore.org	
(17)	The owner of 84 properties, National CORE is especially skilled at large-scale and complex community revitalization projects.							
24	MILLER-VALENTINE GROUP 9349 WaterStone Blvd.; Cincinnati, OH 45249	David R. Liette, partner and president,	9229	MW, SE	For-profit	(513) 588-2689	www.mvg.com	
(21)	Miller-Valentine was awarded LIHTCs in six states in 2010. It received credits in Kentucky, Tennessee, and Iowa for the first time.	MV Residential Development						
25	PENNROSE PROPERTIES, LLC 1301 N. 31st St.; Philadelphia, PA 19121	Mark H. Dambly, president	9148	MW, NE, SE	For-profit	(267) 386-8666	www.pennrose.com	
(new)	In business for 35 years, Pennrose owns 165 properties and maintains a large pipeline of new development projects. It completed 10 LIHTC deals in 2010.							
26	AMERICAN COMMUNITY DEVELOPERS, INC. 20250 Harper Ave.; Detroit, MI 48225	Gerald A. Krueger, president	9100	MW, NE, SC,	For-profit	(313) 881-8150	www.acdmail.com	
(new)	ACD specializes in acquiring and preserving existing Sec. 8 properties, using LIHTCs and Department of Housing and Urban Development (HUD) financing.							
27	L+M DEVELOPMENT PARTNERS, INC. 1865 Palmer Ave., Suite 203; Larchmont, NY 10538	Ronald Moelis, CEO and chairman	8712	NE, SC, W	For-profit	(914) 833-3000	www.lmdevpartners.com	
(25)	In 2010, L+M closed on several projects and launched a preservation fund with Citibank to assist New York area owners.							
28	RELATED CALIFORNIA 18201 Von Karman Ave., Suite 900; Irvine, CA 92612	Frank Cardone, COO	8453	California	For-profit	(949) 660-7272	www.related.com	
(24)	Related California's focus includes affordable and mixed-income rental housing. The firm started construction on five projects in 2010.							
29	THE COMMUNITY BUILDERS, INC. 95 Berkeley St., Suite 500; Boston, MA 02116	Patrick E. Clancy, president and CEO	7244	MW, NE, SE	Non-profit	(617) 695-9595	www.tcbinc.org	
(26)	TCB is an expert in creating larger mixed-income communities that contribute to broad neighborhood improvement.							
30	PACIFICAP, INC.	Robert Gibson,	7219	W	For-profit	(503) 288-6210		

	412 N.W. Fifth Ave., Suite 200; Portland, OR 97209	vice president					profit	
(28)	PacifiCap, which focuses its activities in the West, started two new LIHTC projects in 2010.							
31	THE NUROCK COS. 3460 Preston Ridge Road, Suite 175; Alpharetta, GA 30005	Robert Hoskins, managing principal	7153	SC, SE	For-profit	(770) 552-8070	www.nurock.com	
(43)	NuRock is active in developing multifamily and seniors housing. It specializes in new construction and extensive renovation projects.							
32	LAWLER WOOD HOUSING, LLC 900 S. Gay St., Suite 2000; Knoxville, TN 37902	Brian M. Simmons, vice president	7015	MW, NE, SC,	For-profit	(865) 637-7777	www.lawlerwoodhousing.com	
(38)	The firm's core area of focus is acquiring and rehabilitating Sec. 8 properties.							
33	PRESERVATION OF AFFORDABLE HOUSING 40 Court St., Suite 700; Boston, MA 02108	Amy S. Anthony, president and CEO	6602	National	Non-profit	(617) 261-9898	www.poah.org	
(33)	POAH focuses on the preservation of privately owned properties that are at risk of losing their affordability. It is working on a major revitalization project in Chicago.							
34	THE WODA GROUP, LLC 229 Huber Village Blvd., Suite 100; Westerville, OH 43081	Jeffrey Woda and David Cooper,	6331	MW, NE, SE	For-profit	(614) 396-3200	www.wodagroup.com	
(29)	The Woda Group develops several product lines, including single-family lease purchase, senior condos, mid-rises, and townhome-type communities.							
35	THE WALLICK COS. 6880 Tussing Road; Reynoldsburg, OH 43068	Tom Feusse, CEO	6235	MW, NE, SE	For-profit	(614) 552-5605	www.wallickcos.com	
(30)	The firm is working on the nation's largest green renovation of an affordable housing development in Cincinnati.							
36	FIRST CENTRUM, LLC 21400 Ridgetop Circle, Suite 250; Sterling, VA 20166	Mark L. Weshinsky, president	6203	MW, NE, SE	For-profit	(703) 406-3471	www.firstcentrum.com	
(39)	First Centrum focuses on seniors housing. It has developed more than 200 properties during its history.							
37	THE PHIPPS HOUSES GROUP 902 Broadway; New York, NY 10010	Adam Weinstein, president and CEO	5849	New York	Non-profit	(212) 243-9090	www.phippsny.org	
(new)	Phipps is a long-term owner and manager of permanent and supportive rental housing. The nonprofit started three projects in 2010.							
38	JAMBOREE HOUSING CORP. 17701 Cowan Ave., Suite 200; Irvine, CA 92614	Laura Archuleta, president	5831	California	Non-profit	(949) 263-8676	www.jamboreehousing.com	
(new)	Jamboree recently acquired another nonprofit, HOMES, Inc., which allows the organization to offer more support services to residents.							
39	EAH HOUSING 2169 E. Francisco Blvd., Suite B; San Rafael, CA 94901	Mary Murtagh, CEO and president	5636	W	Non-profit	(415) 258-1800	www.eahhousing.org	
(31)	The owner of 59 properties, EAH broke ground on three projects in 2010.							
40	THE GATEHOUSE GROUP, INC. 120 Forbes Blvd., Suite 180; Mansfield, MA 02048	Brian J. McMillin, vice president	5544	NE, SE	For-profit	(508) 337-2500	www.gatehousegmt.com	
(32)	Gatehouse is coming off its largest year of construction, with the firm having 590 units under construction in 2010.							
41	COLUMBIA RESIDENTIAL 1718 Peachtree St., N.W., Suite 684; Atlanta, GA 30309	Jim Grauley, president and COO	5513	SC, SE	For-profit	(404) 874-5000	www.columbiare.com	
(34)	The firm completed the \$120 million Columbia Parc at the Bayou District development in New Orleans last year.							
42	ST. ANTON PARTNERS, LLC 1801 I St., Suite 200; Sacramento, CA 95811	Peter Geremia and Steven L. Eggert,	5496	W	For-profit	(916) 444-9897	www.antonllc.com	
(36)	The firm completed three LIHTC developments and opened a Southern California office in 2010.							
43	MILLENNIA HOUSING DEVELOPMENT, LTD. 8111 Rockside Road, Suite 200; Cleveland, OH 44125	Frank T. Sinito, president	5484	MW, SC, SE	For-profit	(216) 520-1250	www.mhmltd.com	
(41)	Millennia Housing Cos. consists of three vertically integrated businesses-Millennia Housing Development, Millennia Housing Management, and American Preservation Builders.							
44	MIDPEN HOUSING CORP. 303 Vintage Park Drive, Suite 250; Foster City, CA 94404	Matthew O. Franklin, president	5483	California	Non-profit	(650) 356-2900	www.midpen-housing.org	
(37)	The owner of 84 affordable housing properties, MidPen celebrated its 40th anniversary and started five projects in 2010.							
45	HOMES FOR AMERICA, INC. 318 Sixth St., Suite 2; Annapolis, MD 21403	Nancy S. Rase, president and CEO	5087	NE, SE	Non-profit	(410) 269-1222	www.homesforamerica.org	
(49)	The nonprofit develops all types of affordable housing. It has recently redeveloped several former schools and convents into housing.							
46	INGERMAN 725 Cuthbert Blvd.; Cherry Hill, NJ 08002	Maria Duque Buckley, development director	4968	NE	For-profit	(856) 662-1730	www.ingerman.com	
(40)	The firm develops all types of affordable housing and has a strong presence in Delaware, Maryland, New Jersey, and Pennsylvania.							

47	THE PACIFIC COS. 430 E. State St., Suite 100; Eagle, ID 83616	Caleb Roope, president and CEO	4885	W	For-profit	(208) 461-0022	www.tpchousing.com
(42)	The firm started construction on 14 affordable housing projects and completed the development of a charter school in 2010.						
48	COMMUNITY HOUSING PARTNERS 100 W. Franklin St., Suite 300; Richmond, VA 23220	Orlando Artze, COO	4881	SE	Non-profit	(804) 343-7201	www.communityhousingpartners.org
(new)	The nonprofit specializes in the preservation of HUD and Rural Development properties. It started the rehab and green retrofits of four properties in 2010.						
49	EDEN HOUSING, INC. 22645 Grand St.; Hayward, CA 94541	Linda Mandolini, executive director	4848	California	Non-profit	(510) 582-1460	www.edenhousing.org
(42)	Eden finished four new developments and moved forward on the acquisition of multiple properties from Citizens Housing in 2010.						
50	THE NHP FOUNDATION 122 E. 42nd St., Suite 3605; New York, NY 10168	Thomas G. Vaccaro, vice president	4794	MW, NE, SC, SE	Non-profit	(646) 336-4940	www.nhpfoundation.org
(47)	The NHP Foundation completed a LIHTC renovation in Pennsylvania and began another in Missouri in 2010.						