

TOP 50 AFFORDABLE HOUSING DEVELOPERS - 2010

| RANK 2010 | COMPANY INFO | EXECUTIVE CONTACT | STARTS / COMPLETIONS | REGION(S) | ORG TYPE | PHONE | WEBSITE |
|-----------|--|---|----------------------|------------|------------|----------------|----------------------------------|
| 1 | THE MICHAELS ORGANIZATION 3 E. Stow Road, P.O. Box 994; Marlton, NJ 08053 (1) The Michaels Organization started 14 low-income housing tax credit (LIHTC) developments in 2010. It also reached into new markets, including Idaho, Oregon, and Wisconsin. | Robert J. Greer, president | 3747 3087 | National | For-profit | (856) 596-3008 | www.themichaelsorg.com |
| 2 | THE NRP GROUP, LLC 5309 Transportation Blvd.; Cleveland, OH 44125 (2) The NRP Group is one of the nation's most active affordable housing developers, starting 19 LIHTC projects and two others in 2010. | Alan F. Scott, J. David Heller, and T. Richard Bailey, principals | 1941 1411 | National | For-profit | (216) 475-8900 | www.nrpgroup.com |
| 3 | CARLISLE DEVELOPMENT GROUP, LLC 2950 S.W. 27th Ave., Suite 200; Miami, FL 33133 (19) Carlisle started 18 LIHTC projects and formed new relationships with partners in Georgia, North Carolina, South Carolina, and Virginia. | Matthew Greer, CEO | 1866 269 | National | For-profit | (305) 476-8118 | www.carlisledevelopmentgroup.com |
| 4 | PENNRose PROPERTIES, LLC 1301 N. 31st St.; Philadelphia, PA 19121 (3) Maintaining a solid pipeline of projects, the company started 13 developments and completed 11 in 2010. | Mark H. Dambly, president | 862 674 | MW, NE, SE | For-profit | (267) 386-8666 | www.pennrose.com |
| 5 | MCCORMACK BARON SALAZAR, INC. 720 Olive St., Suite 2500; St. Louis, MO 63101 (new) The firm started five LIHTC developments in 2010. It also recently completed Harmony Oaks, a 460-unit mixed-income development that's part of the rebuilding of New Orleans. | Kevin J. McCormack, president | 739 738 | National | For-profit | (314) 621-3400 | www.mccormackbaron.com |
| 6 | THE PACIFIC COS. 430 E. State St., Suite 100; Eagle, ID 83616 (23) The Pacific Cos. started construction of 14 LIHTC developments last year. It hopes to start another 14 this year. | Caleb Roope, president and CEO | 728 548 | W | For-profit | (208) 461-0022 | www.tpchousing.com |
| 7 | PINNACLE HOUSING GROUP, LLC 9400 S. Dadeland Blvd., Suite 100; Miami, FL 33156 (45) The company started seven new developments in 2010. Pinnacle plans to move into Texas this year, with a project in Tyler. | David O. Deutch, partner | 682 100 | SC, SE | For-profit | (305) 854-7100 | www.pinnaclehousing.com |
| 8 | L+M DEVELOPMENT PARTNERS, INC. 1865 Palmer Ave., Suite 203; Larchmont, NY 10538 (6) L+M started 676 units in seven projects in 2010 and expects to start even more apartments this year. | Ronald Moelis, CEO and chairman | 676 823 | NE, SC, W | For-profit | (914) 833-3000 | www.lmdevpartners.com |
| 9 | THE WODA GROUP, LLC 229 Huber Village Blvd., Suite 100; Westerville, OH 43081 (12) The owner of 154 affordable housing properties, The Woda Group started 13 new developments in 2010. | Jeffrey Woda and David Cooper, principals | 604 483 | MW, NE, SE | For-profit | (614) 396-3200 | www.wodagroup.com |
| 10 | VOLUNTEERS OF AMERICA 1660 Duke St.; Alexandria, VA 22314 (15) During 2010, VOA closed 22 transactions, including new projects, refinancings, and green retrofits. Its new projects have 597 units. | Patrick Sheridan, senior vice president of housing development | 597 549 | National | Non-profit | (703) 341-5095 | www.voa.org |
| 11 | COLUMBIA RESIDENTIAL 1718 Peachtree St., N.W., Suite 684; Atlanta, GA 30309 (22) The firm stated five LIHTC developments and completed two last year. | Jim Grauley, president and COO | 509 614 | SC, SE | For-profit | (404) 874-5000 | www.columbiare.com |
| 12 | BISCAYNE HOUSING GROUP 105 S.E. 2nd Ave., Suite 1302; Miami, FL 33131 (30) Biscayne Housing started construction on six new LIHTC developments in 2010. | Michael C. Cox, principal | 493 160 | SE | For-profit | (305) 372-5795 | www.biscaynehousing.com |
| 13 | CHELSEA INVESTMENT CORP. 5993 Avenida Encinas, Suite 101; Carlsbad, CA 92008 (37) Chelsea Investment Corp. commenced construction of five developments and completed three projects during 2010. | James J. Schmid, president and CEO | 474 216 | SC, W | For-profit | (760) 456-6000 | www.chelseainvestco.com |
| 14 | COMMUNITY DEVELOPMENT, INC. 4110 Eaton Ave.; Caldwell, ID 83607 (new) CDI started nine new construction projects with 450 units last year. The nonprofit expects to start a similar number of units this year. | C. Fred Cornforth, CEO | 450 188 | SC, W | Non-profit | (208) 459-8522 | www.cdinet.us |
| 15 | CONIFER REALTY, LLC 183 E. Main St., Suite 600; Rochester, NY 14604 (13) The firm started construction on six projects with more than 400 units last year. Conifer also opened a Columbia, Md., office. | Andrew I. Crossed, executive vice president | 435 393 | MW, NE | For-profit | (585) 324-0571 | www.coniferllc.com |
| 16 | MERCY HOUSING, INC. 1999 Broadway, Suite 1000; Denver, CO 80202 (14) Mercy Housing completed four new LIHTC projects with 323 units and acquired another 624 units in 2010. | Sister Lillian Murphy, CEO | 434 323 | National | Non-profit | (303) 830-3300 | www.mercyhousing.org |
| 17 | RELATED CALIFORNIA 18201 Von Karman Ave., Suite 900; Irvine, CA 92612 (5) The firm started construction on five projects with 428 units last year. In 2011, it plans to increase its Northern California presence. | Frank Cardone, COO | 428 671 | California | For-profit | (949) 660-7272 | www.related.com |
| 18 | MIDPEN HOUSING CORP. | Matthew O. Franklin, | 418 | California | Non-profit | (650) 356-2900 | www.midpen-housing.org |

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| | 303 Vintage Park Drive, Suite 250; Foster City, CA 94404 | president | 68 | | profit | | |
| (50) | After starting five new projects in 2010, MidPen plans to start another four this year. | | | | | | |
| 19 | LDG DEVELOPMENT, LLC 1469 S. 4th St.; Louisville, KY 40208 | Chris Dischinger, principal | 410 407 | MW, SC, SE | For-profit | (502) 638-0534 | www.ldgdevelopment.com |
| (new) | The owner of 23 affordable housing properties, LDG started five new projects last year. It expects to start another five in 2011. | | | | | | |
| 20 | ENTERPRISE HOMES, INC. 312 N. Martin Luther King Jr. Blvd.; Baltimore, MD 21201 | Chickie Grayson, president and CEO | 385 265 | NE | For-profit | (410) 332-7400 | www.enterprisehomes.com |
| (16) | During the Great Recession, Enterprise Homes built more than 400 green homes for rent and for sale. It celebrated its 25th anniversary in 2010. | | | | | | |
| 21 | ROEM DEVELOPMENT CORP. 1650 Lafayette St.; Santa Clara, CA 95050 | Jonathan Emami, vice president | 383 10 | W | For-profit | (408) 984-5600 | www.roemcorp.com |
| (new) | ROEM started five affordable housing projects in 2010 and hopes to start six more this year. | | | | | | |
| 22 | DUNN DEVELOPMENT CORP. 316 Douglass St., Floor 2; Brooklyn, NY 11217 | Martin Dunn, president | 343 43 | NE | For-profit | (718) 388-9407 | www.dunndev.com |
| (new) | Dunn started four projects in 2010, including construction at Navy Green in Brooklyn and Legacy Houses, the firm's first in Manhattan. | | | | | | |
| 23 | WASATCH ADVANTAGE GROUP, LLC 26440 La Alameda, Suite 370; Mission Viejo, CA 92691 | Kipling S. Sheppard, president and CEO | 339 540 | W | For-profit | (949) 367-1393 | www.wasatchgroup.com |
| (8) | Overall, the firm closed six transactions with more than 1,000 units last year. | | | | | | |
| 24 | THE NUROCK COS. 3460 Preston Ridge Road, Suite 175; Alpharetta, GA 30005 | Robert Hoskins, managing principal | 337 514 | SC, SE | For-profit | (770) 552-8070 | www.nurock.com |
| (24) | NuRock started four new LIHTC developments in 2010 and projects starting another four this year. | | | | | | |
| 25 | THE PHIPPS HOUSES GROUP 902 Broadway; New York, NY 10010 | Adam Weinstein, president and CEO | 320 602 | New York City | Non-profit | (212) 243-9090 | www.phippsny.org |
| (4) | The nonprofit broke ground on Via Verde, a 222-unit mixed-used, mixed-income housing complex emphasizing sustainable design in New York City. | | | | | | |
| 26 | HERMAN & KITTLE PROPERTIES, INC. 500 E. 96th St., Suite 300; Indianapolis, IN 46240 | Jeffrey Kittle, president | 307 458 | MW, SC | For-profit | (317) 846-3111 | www.hermankittle.com |
| (35) | The firm closed five LIHTC transactions and kept deals flowing with six more allocations in 2010. | | | | | | |
| 27 | COMMON GROUND 505 Eighth Ave., 15th Floor; New York, NY 10018 | Lindsay Stuffle, communications and content coordinator | 297 0 | NE | Non-profit | (212) 389-9300 | www.commonground.org |
| (49) | Focusing on supportive housing for chronically homeless individuals, Common Ground started three developments last year. | | | | | | |
| 28 | ST. ANTON PARTNERS, LLC 1801 I St., Suite 200; Sacramento, CA 95811 | Peter Geremia and Steven L. Eggert, managing members | 293 472 | W | For-profit | (916) 444-9897 | www.antonllc.com |
| (9) | St. Anton plans to expand its business in Southern California this year. | | | | | | |
| 29 | RURAL NEIGHBORHOODS, INC. P.O. Box 343529; Florida City, FL 33034 | Steven Kirk, president | 281 187 | Florida | Non-profit | (305) 242-2142 | www.ruralneighborhoods.org |
| (new) | The nonprofit had five projects under construction in 2010, the most it has ever had in a single annual period. | | | | | | |
| 30 | JAMBOREE HOUSING CORP. 17701 Cowan Ave., Suite 200; Irvine, CA 92614 | Laura Archuleta, president | 280 20 | California | Non-profit | (949) 263-8676 | www.jamboreehousing.com |
| (44) | Jamboree leaders broke ground on eight new developments last year. They hope future projects will include at least 10 percent of the units for special-needs populations. | | | | | | |
| 31 | NATIONAL COMMUNITY RENAISSANCE 9065 Haven Ave., Suite 100; Rancho Cucamonga, CA 91730 | Orlando J. Cabrera, CEO | 279 205 | National | Non-profit | (909) 483-2444 | www.nationalcore.org |
| (32) | National CORE started four projects in 2010 and plans to start six this year. It continues to grow in Northern California, Florida, and Texas. | | | | | | |
| 32 | EDEN HOUSING, INC. 22645 Grand St.; Hayward, CA 94541 | Linda Mandolini, executive director | 274 246 | California | Non-profit | (510) 582-1460 | www.edenhousing.org |
| (27) | Eden started three new developments last year and plans to start several more in 2011. It also is retrofitting its existing portfolio. | | | | | | |
| 33 | FLAHERTY & COLLINS DEVELOPMENT 8900 Keystone Crossing, Suite 1200; Indianapolis, IN 46240 | Duane Miller, vice president of | 267 35 | MW, SC, SE | For-profit | (317) 816-9300 | www.flahertycollins.com |
| (new) | The company started five LIHTC projects in 2010. It specializes in partnering with and building the capacity of local nonprofits. | | | | | | |
| 34 | INGERMAN 725 Cuthbert Blvd.; Cherry Hill, NJ 08002 | Maria Duque Buckley, development director | 262 179 | NE | For-profit | (856) 662-1730 | www.ingerman.com |
| (28) | After starting four new developments in 2010, Ingerman expects to start three this year. | | | | | | |
| 35 | EAH HOUSING 2169 E. Francisco Blvd., Suite B; San Rafael, CA 94901 | Mary Murtagh, president and CEO | 258 0 | W | Non-profit | (415) 258-1800 | www.eahhousing.org |
| (new) | EAH was involved in three new construction projects last year. The nonprofit also launched a sustainable communities initiative. | | | | | | |
| 36 | IN-FILL HOUSING, INC. P.O. Box 4928; Macon, GA 31208 | Bruce Gerwig, president | 247 72 | Georgia | Non-profit | (478) 752-5060 | |
| (new) | An affiliate of the Macon Housing Authority, In-Fill Housing started three new projects last year. | | | | | | |
| 37 | THE GATEHOUSE GROUP, INC. 120 Forbes Blvd., Suite 180; Mansfield, MA 02048 | Brian J. McMillin, vice president | 246 0 | NE, SE | For-profit | (508) 337-2500 | www.gatehousemgt.com |

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|-----------|--|--|------------|-------------|------------|----------------|-----------------------------|--|--|
| (17) | After breaking ground on three projects in December 2009, the firm started two more in 2010 to have 590 units under construction last year. | | | | | | | | |
| 38 | THE CORE COS. 470 S. Market St.; San Jose, CA 95113 | Dixie Baus, director of affordable housing | 238 0 | California | For-profit | (408) 292-7841 | www.thecorecompanies.com | | |
| (new) | The company recently closed two transactions using new funding sources, including the New Issue Bond Program. | | | | | | | | |
| 39 | THE COMMUNITY BUILDERS, INC. 95 Berkeley St., Suite 500; Boston, MA 02116 | Patrick E. Clancy, president and CEO | 225 129 | MW, NE, SE | Non-profit | (617) 695-9595 | www.tcbinc.org | | |
| (36) | The organization plans to start as many as 14 new developments this year. TCB is deploying \$78 million in Neighborhood Stabilization Program funds. | | | | | | | | |
| 40 | USA PROPERTIES FUND, INC. 2440 Professional Drive; Roseville, CA 95661 | Geoffrey C. Brown, president | 224 127 | SE, W | For-profit | (916) 773-6060 | www.usapropfund.com | | |
| (38) | USA Properties Fund utilized the New Issue Bond Program to close four deals in 2010. | | | | | | | | |
| 41 | GORMAN & CO., INC. 200 N. Main St.; Oregon, WI 53575 | Tom Capp, CFO | 217 240 | National | For-profit | (608) 835-3900 | www.gormanusa.com | | |
| (new) | Gorman started four projects and broke ground in three states-Arizona, Florida, and Louisiana-last year. | | | | | | | | |
| 42 | COMMONBOND COMMUNITIES 328 W. Kellogg Blvd.; St. Paul, MN 55102 | Ellen Higgins, vice president | 207 422 | MW | Non-profit | (651) 310-9265 | www.commonbond.org | | |
| (new) | The nonprofit has a goal of adding 300 new units while refinancing and preserving 200 units in its portfolio this year. | | | | | | | | |
| 43 | THE INTEGRAL GROUP, LLC 60 Piedmont Ave. N.E.; Atlanta, GA 30303 | Vicki Lundy Wilbon, COO | 200 331 | National | For-profit | (404) 224-1860 | www.integral-online.com | | |
| (18) | The Integral Group started two developments in 2010. It is looking at expanding into new states this year, with an affordable assisted-living model. | | | | | | | | |
| 44 | AFFORDABLE HOUSING ASSOCIATES 1250 Addison St., Suite G; Berkeley, CA 94702 | Susan Friedland, executive director | 186 0 | California | Non-profit | (510) 649-8500 | www.ahainc.org | | |
| (new) | After starting three new projects in 2010, AHA hopes to secure funding for at least two more this year. | | | | | | | | |
| 45 | STANDARD ENTERPRISES, INC. 3104 Breard St.; Monroe, LA 71201 | Mark Turrentine, president and CEO | 185 36 | SC | For-profit | (318) 387-2662 | www.standardenterprises.com | | |
| (new) | Standard Enterprises specializes in building single-family tax credit rental subdivisions. It hopes to expand into Tennessee. | | | | | | | | |
| 46 | THE ALEXANDER CO. 145 E. Badger Road, Suite 200; Madison, WI 53713 | Eric Nelson, director of communications | 176 0 | National | For-profit | (608) 258-5580 | www.alexandercompany.com | | |
| (new) | The firm is redeveloping a federal courthouse into 176 workforce housing apartments in Kansas City, Mo. | | | | | | | | |
| 47 | PIRHL, LLC 4949 Galaxy Parkway, Suite S; Warrensville Heights, OH 44128 | David Burg and David Uram, principals | 168 135 | MW, NE, SE | For-profit | (216) 378-9690 | www.pirhl.com | | |
| (new) | PIRHL secured financing for four new LIHTC deals in three states last year. | | | | | | | | |
| 47 | REALTEX DEVELOPMENT CORP. 1101 S. Capital of Texas Highway, Suite F-200; Austin, TX 78746 | Rick Deyoe, president | 168 243 | SC | For-profit | (512) 306-9206 | www.realtexdevelopment.com | | |
| (29) | Realtex started two new developments and completed three in 2010. It also increased its management of affordable housing. | | | | | | | | |
| 48 | GUARDIAN REAL ESTATE SERVICES, LLC 710 N.W. 14th Ave., 2nd Floor; Portland, OR 97209 | Bradley J. Bullock, senior vice president | 164 0 | SC, W | For-profit | (503) 802-3523 | www.gres.com | | |
| (new) | Guardian Real Estate Services started five projects in 2010. | | | | | | | | |
| 49 | AMBLING COS., INC. 348 Enterprise Drive; Valdosta, GA 31601 | Ryan Holmes, executive vice president | 150 0 | MW, NE, SC, | For-profit | (229) 244-2800 | www.ambling.com | | |
| (new) | Ambling started one affordable housing project with 150 units last year. The firm is also active in market-rate housing. | | | | | | | | |
| 50 | MILLER-VALENTINE GROUP 9349 WaterStone Blvd.; Cincinnati, OH 45249 | David R. Liette, partner and president, | 129 598 | MW, SE | For-profit | (513) 588-2689 | www.mvg.com | | |
| (new) | Miller-Valentine started four LIHTC developments in 2010 and projects starting 11 this year. | | | | | | | | |

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.ghcapital.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 |

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|-----------|--|---|-------|-------------|------------|----------------|----------------------------------|--|
| (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 | | |

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| | 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. | principals | | | | | | |
| 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. | | | | | | | |

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| 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. | | | | | | |