

TOP 50 AFFORDABLE HOUSING DEVELOPERS

RANK (2008)	COMPANY/CONTACT	ADDRESS/PHONE/WEB	2008 AFFORDABLE DEALS STARTS / COMPLETIONS	REGION(S)	ORG. TYPE
1 (1)	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 »For the third consecutive year, The NRP Group tops the list with the most affordable housing units started in 2008. The firm started 16 developments.	1,437 / 1,412	National	For-profit
2 (2)	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 »Michaels Development had another big year in 2008, increasing its affordable housing portfolio to 43,325 units at the start of this year.	1,280 / 1,562	National	For-profit
3 (40)	NATIONAL COMMUNITY RENAISSANCE Orlando Cabrera, CEO	9065 Haven Ave., Suite 100; Rancho Cucamonga, CA 91730 (909) 483-2444 • www.nationalcore.org »National CORE started 16 developments in 2008 and wants to expand its national footprint and its geographic range within California this year.	1,128 / 572	National	Nonprofit
4 (28)	MCCORMACK BARON SALAZAR Kevin J. McCormack, president	1415 Olive St., Suite 310; St. Louis, MO 63103 (314) 621-3400 • www.mccormackbaron.com »The firm completed the final phases of three HOPE VI projects in St. Louis, Pittsburgh, and Phoenix in 2008 and plans to start several more projects this year.	1,026 / 561	National	For-profit
5 (43)	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 closed on six low-income housing tax credit (LIHTC) projects during 2008, including the replacement of a hurricane-damaged property in New Orleans.	836 / 249	National	Nonprofit
6 (3)	THE PARK COS. Cliff Bates, director of acquisitions	124 One Madison Plaza, Suite 1500; Madison, MS 39110 (601) 321-7623 • www.theparkcompanies.com »The firm started six new developments and completed four in 2008.	810 / 690	SC, SE	For-profit
7 (26)	PENNROSE PROPERTIES, LLC Mark H. Dambly, president	1301 N. 31st St.; Philadelphia, PA 19121 (267) 386-8666 • www.pennrose.com »Pennrose started 11 projects and completed eight in 2008 and hopes to post similar numbers this year.	784 / 636	NE, SE	For-profit
8 (29)	ST. ANTON PARTNERS Steven L. Eggert, principal	1801 I St., Suite 200; Sacramento, CA 95811 (916) 444-9897 • www.antonllc.com »In addition to completing four new projects, St. Anton acquired a property in 2008.	776 / 792	W	For-profit
9 (27)	REALTEX DEVELOPMENT CORP. Rick Deyoe, president	912 S. Capital of Texas Highway, Suite 200; Austin, TX 78746 (512) 306-9206 • www.realtexdevelopment.com »The firm has been active in the Gulf Coast, rebuilding housing that was lost in Hurricane Katrina.	752 / 472	SC	For-profit
10 (18)	THE NUROCK COS. Robert Hoskins, managing principal	3460 Preston Ridge Road, Suite 175; Alpharetta, GA 30005 (770) 552-8070 • www.nurock.com »NuRock started four affordable housing developments and completed two in 2008.	688 / 448	SC, SE	For-profit
11 (new)	COLUMBIA RESIDENTIAL Jim Grauley, president and COO	1718 Peachtree St., N.W., Suite 684; Atlanta, GA 30309 (404) 874-5000 • www.columbiare.com »The firm closed on the big St. Bernard mixed-income redevelopment in New Orleans in 2008.	686 / 912	SC, SE	For-profit
12 (new)	THE PHIPPS HOUSES GROUP Adam Weinstein, president and CEO	902 Broadway; New York, NY 10010 (212) 243-9090 • www.phippsony.org »Phipps started three projects and completed four last year. It hopes to start two more this year.	657 / 278	New York City	Nonprofit
13 (5)	SAN ANTONIO HOUSING AUTHORITY Melanie Villalobos, vice president of corporate and employee relations	818 S. Flores; San Antonio, TX 78204 (210) 477-6262 • www.saha.org »The housing authority started three new projects and acquired two more in 2008.	641 / 1,027	San Antonio	Public housing agency
14 (new)	AMBLING COS., INC. Kristen Russo, office manager	7000 Central Parkway, N.E., Suite 1100; Atlanta, GA 30328 (678) 320-3787 • www.ambling.com »Ambling recently began construction of its first HOPE VI project.	624 / 0	National	For-profit
15 (4)	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 started four projects and completed eight in 2008.	620 / 1,118	MW, SC, SE	For-profit
16 (17)	PINNACLE HOUSING GROUP David O. Deutch, partner	9400 S. Dadeland Blvd., Suite 100; Miami, FL 33156 (305) 854-7100 • www.pinnaclehousing.com »Pinnacle received 2008 LIHTC awards for six prospective developments in Florida last year.	589 / 682	SC, SE	For-profit
17 (32)	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 closed nine construction financing and equity deals in 2008.	556 / 498	MW, NE	For-profit
18 (new)	ROCHESTER'S CORNERSTONE GROUP, LTD. Roger W. Brandt Jr., president	366 White Spruce Blvd.; Rochester, NY 14623 (585) 424-1400 • www.rcgltld.net »The firm recently preserved 516 affordable rental units in Rochester that were built as veterans housing after World War II.	548 / 0	NE	For-profit

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19 (6)	CARLISLE DEVELOPMENT GROUP, LLC Matthew Greer, CEO	2950 S.W. 27th Ave., Suite 200; Miami, FL 33133 (305) 476-8118 • www.carlisledevelopmentgroup.com »Carlisle recently completed Tallman Pines, which is expected to be the first affordable housing project in Florida to be Leadership in Energy and Environmental Design silver-certified.	508 / 633	SE	For-profit
20 (20)	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 »The firm started 13 projects and completed 16 in 2008.	486 / 608	MW, NE, SE	For-profit
21 (11)	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 »Herman & Kittle started three affordable housing developments and completed six in 2008.	479 / 761	MW, SC	For-profit
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 »The company completed construction on seven properties throughout New York City in 2008.	470 / 857	NE	For-profit
23 (10)	MERCY HOUSING, INC. Vincent Dodds, CFO	1999 Broadway, Suite 1000; Denver, CO 80202 (303) 830-3300 • www.mercyhousing.org »Mercy Housing acquired or completed development or rehab of 1,501 units and began development or rehab of 1,304 units in 2008.	460 / 1,215	National	Nonprofit
24 (new)	ENTERPRISE HOMES, INC. Chickie Grayson, president and CEO	312 N. Martin Luther King Jr. Blvd.; Baltimore, MD 21201 (410) 332-7400 • www.enterprisehomes.com »Enterprise Homes, which has developed nearly 4,300 units in its history, started three new communities last year.	375 / 85	NE	For-profit
25 (new)	JONATHAN ROSE COS. Paul Freitag, director of development	551 Fifth Ave., 23rd Floor; New York, NY 10176 (917) 542-3600 • www.rosecompanies.com »The firm finished building David and Joyce Dinkins Gardens, an 85-unit green affordable housing project in Harlem, N.Y., in 2008.	349 / 85	National	For-profit
26 (13)	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 organization started six new developments and completed four in 2008.	342 / 226	MW, NE, SE	Nonprofit
27 (44)	COMMON GROUND Tim Marx, executive director	505 Eighth Ave., 15th Floor; New York, NY 10018 (212) 389-9300 • www.commonground.org »Common Ground plans to open three permanent supportive-housing developments in New York this year.	332 / 0	NE, SC, W	Nonprofit
28 (36)	PROGRESSIVE REDEVELOPMENT, INC. Richelle (Shelly) Patton, vice president	321 W. Hill St., Suite 3; Decatur, GA 30030 (404) 371-1230 • www.prihousing.org »The owner of more than 2,100 affordable housing units, Progressive Redevelopment completed two projects in 2008 and plans to complete two more this year.	319 / 367	SE	Nonprofit
29 (new)	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP. Donald S. Falk, executive director	201 Eddy St.; San Francisco, CA 94102 (415) 776-2151 • www.tndc.org »After completing two projects in 2008, the nonprofit organization wants to move eight more projects through various stages of its pipeline this year.	314 / 193	San Francisco	Nonprofit
30 (new)	NORSTAR DEVELOPMENT USA Linda Goodman, project development manager	200 S. Division St.; Buffalo, NY 14204 (716) 847-1098 • www.norstarcompanies.com »Norstar completed its first LIHTC/mixed-financing project in Florida in 2008.	313 / 262	MW, NE, SC, SE	For-profit
31 (14)	BENEFICIAL COMMUNITIES Donald Paxton, president	2206 Jo-An Drive; Sarasota, FL 34231 (941) 929-1270 • www.beneficialcom.com »Beneficial's specialty is affordable seniors housing. The firm completed seven projects and started three in 2008.	312 / 686	SE	For-profit
32 (new)	PACIFIC HOUSING ADVISORS (ALLIED PACIFIC DEVELOPMENT) Stephen R. Whyte, managing director	1700 Seventh Ave., Suite 2075; Seattle, WA 98101 (206) 832-1306 • www.housingadvisors.com »The firm had a busy year, completing renovations on six projects and closing on an eight-property portfolio of Rural Development projects in 2008.	306 / 0	National	For-profit
33 (new)	PHILADELPHIA HOUSING AUTHORITY Ken Dorn, general manager, communications department	12 S. 23rd St., 6th Floor; Philadelphia, PA 19103 (215) 684-4112 • www.pha.phila.gov »The housing authority completed four projects in 2008, including Nellie Reynolds Gardens, the agency's first green building that also features adult day care services.	269 / 237	Philadelphia	Public housing agency
34 (19)	THE PACIFIC COS. Caleb Roope, president and CEO	430 E. State St., Suite 100; Eagle, ID 83616 (208) 461-0022 • www.tpchousing.com »After starting six new developments in 2008, the firm hopes to start as many as 13 this year.	263 / 451	W	For-profit
35 (new)	USA PROPERTIES FUND, INC. Geoffrey C. Brown, president	2440 Professional Drive; Roseville, CA 95661 (916) 773-6060 • www.usapropfund.com »USA Properties closed four deals and opened a Southern California office in 2008.	254 / 176	W	For-profit

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36 (17)	ASLAN HALLMARK Paul Widman, president	1031 Zorn Ave., Suite 1400; Louisville, KY 40207 (502) 253-3100 • www.experienceaslan.com »Aslan Hallmark, which completed four projects in 2008, has developed 2,500 affordable housing units in its history.	250 / 308	MW, SE	For-profit
37 (new)	COHEN-ESREY REAL ESTATE SERVICES, LLC R. Lee Harris, president and CEO	6800 W. 64th St.; Overland Park, KS 66202 (913) 671-3332 • www.cohenesrey.com »One area of focus for the firm is redeveloping small historic buildings in rural communities into seniors housing.	236 / 66	National	For-profit
38 (new)	ROEM CORP. Jonathan Emami, vice president	1650 Lafayette St.; Santa Clara, CA 95050 (408) 984-5600 • www.roemcorp.com »ROEM was selected to develop new affordable communities on publicly owned land in Mountain View, Calif., and Los Angeles in 2008.	233 / 32	W	For-profit
39 (35)	AMCAL MULTI-HOUSING, INC. Arjun Nagarkatti, executive vice president	30141 Agoura Road, Suite 100; Agoura Hills, CA 91301 (818) 706-0694 • www.amcalhousing.com »The owner of more than 2,500 affordable units, AMCAL completed seven projects in 2008.	225 / 481	W	For-profit
40 (new)	SOUTHWEST HOUSING SOLUTIONS CORP. Timothy Thorland, executive director	1920 25th St.; Detroit, MI 48216 (313) 841-3727 • www.swsol.org »Despite the market challenges, the organization closed on 223 units in 2008, the most it has done in a single year.	223 / 50	Detroit	Nonprofit
41 (new)	PATHWAY SENIOR LIVING, LLC Aaron D'Costa, vice president of customer loyalty	701 Lee St., Suite 500; Des Plaines, IL 60016 (847) 768-5157 • www.pathwaysl.com »Pathway focuses on affordable seniors housing, including affordable assisted-living developments.	214 / 0	MW	For-profit
42 (new)	WABUCK DEVELOPMENT CO. Garry Watkins, president	P.O. Box 556; 100 Wabuck Drive; Leitchfield, KY 42754 (270) 259-5607 »Wabuck recently completed several developments, including two "scholar house" projects. Scholar house is a housing and education initiative of Kentucky Housing Corp.	205 / 216	SE	For-profit
43 (41)	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 »In 2008, Mid-Peninsula advanced a pipeline of 400 units under construction and more than 600 units in late-stage predevelopment.	197 / 171	California	Nonprofit
44 (new)	FORE PROPERTY CO. Rebecca Fore, marketing director	1741 Village Center Circle; Las Vegas, NV 89134 (702) 562-6050 • www.foreproperty.com »Fore's new Arbor Pointe development in Las Vegas is one of the first deals of its kind. It was built on property sold by the Bureau of Land Management.	180 / 144	National	For-profit
45 (34)	DUNN DEVELOPMENT CORP. Martin Dunn, president	316 Douglass St., 2nd Floor; Brooklyn, NY 11217 (718) 388-9407 • www.dunndev.com »The firm recently completed Palmer's Dock, the first affordable housing project developed under the inclusionary housing program as part of New York City's rezoning of the Williamsburg/Greenpoint waterfront in Brooklyn.	168 / 247	NE	For-profit
46 (22)	CHELSEA INVESTMENT CORP. James J. Schmid, president and CEO	5993 Avenida Encinas, Suite 101; Carlsbad, CA 92008 (760) 456-6000 • www.chelseainvestco.com »Chelsea started four new developments in 2008 and plans to start another seven this year.	160 / 299	W	For-profit
47 (new)	JAMBOREE HOUSING CORP. Laura Archuleta, president	17701 Cowan Ave., Suite 200; Irvine, CA 92614 (949) 263-8676 • www.jamboreehousing.com »Jamboree began construction of its first special-needs housing development in 2008.	156 / 199	California	Nonprofit
48 (45)	RESOURCES FOR COMMUNITY DEVELOPMENT Linda Mackey, deputy director	2730 Telegraph Ave.; Berkeley, CA 94705 (510) 841-4410 • www.rcdhousing.org »RCD started construction on three new projects in 2008.	146 / 70	California	Nonprofit
49 (new)	THE GATEHOUSE GROUP, INC. Marc S. Plonskier, president	120 Forbes Blvd.; Mansfield, MA 02048 (508) 337-2525 • www.gatehousemgmt.com »The company started one development and completed two in 2008.	124 / 296	NE, SE	For-profit
50 (new)	ABODE COMMUNITIES Robin Hughes, president	701 E. 3rd St., Suite 400; Los Angeles, CA 90013 (213) 225-2762 • www.abodecommunities.org »Abode Communities announced its new name in 2008 after 40 years of operating as the Los Angeles Community Design Center.	122 / 55	California	Nonprofit

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