



**The MacArthur Foundation is investing \$150 million to preserve and improve affordable rental homes across the U.S.** A list of all funding recipients through the end of 2007 follows. For complete funding guidelines, including instructions to apply for our new awards for state and local preservation leaders, and other information about MacArthur's support for affordable housing, please visit [windowofopportunity.macfound.org](http://windowofopportunity.macfound.org).

Through our *Window of Opportunity* initiative MacArthur supports policy analysis, data collection and expert assistance to encourage investment in rental housing and sound policies at federal, state and local levels. We also fund mission-driven housing developers, specialized financial intermediaries, and model preservation programs in New York City and Cook County, Illinois.

In November 2007, the Foundation announced new awards to help leading states and cities implement innovative preservation initiatives. Up to 10 recipients will be selected in 2008 for multi-year awards totaling \$35 million.

The Foundation expects its combined *Window of Opportunity* investments to directly help preserve and improve at least 300,000 affordable rental homes nationwide. More broadly, our goal is to stimulate lasting housing policy reforms and new development and lending practices that:



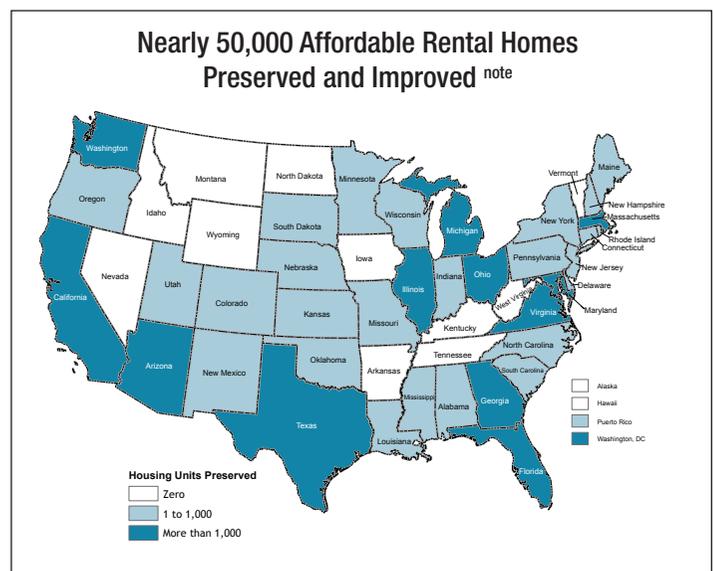
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- Make it easier, faster and more cost-effective for affordable rental property owners to retain, preserve and renew the existing stock;

- Reverse the loss of existing, affordable rental homes by providing resources and regulatory incentives to preserve at least 1 million units over the decade ahead.

The John D. and Catherine T. MacArthur Foundation is a private, independent grantmaking institution helping to build a more just and sustainable world. Through the support it provides, the Foundation fosters the development of knowledge, nurtures individual creativity, strengthens institutions, helps improve public policy, and provides information to the public, primarily through support for public interest media. With assets of more than \$6.4 billion, the Foundation makes approximately \$260 million in grants annually.

The *Window of Opportunity* housing preservation initiative is part of MacArthur's larger program focused on stable, affordable housing with a special emphasis on rental housing. The Foundation welcomes inquiries about this work and encourages interested parties to contact recipients of its support and other housing leaders.



**Note:** Map depicts unduplicated count of preservation projects purchased or financed by MacArthur-supported affordable housing owners and lenders, plus projected activity through the end of 2007. Results include all projects initiated during or after the year in which MacArthur funding was awarded, beginning in 2001 when the Foundation made four initial awards. Results self-reported by each funding recipient in response to an April 2007 Foundation survey. For a definition of affordable rental housing preservation, please go to [www.windowofopportunity.macfound.org](http://www.windowofopportunity.macfound.org).

## PRESERVATION OWNERS

The MacArthur Foundation provides grants and low-cost loans known as program-related investments to help nonprofit housing development organizations preserve affordable rental housing throughout the U.S. PRIs are below-market investments made for charitable purposes. By the end of 2007, the Foundation expects to have awarded a total of \$45 million to 23 national and regional organizations. Note: Asterisk (\*) denotes organization not previously funded by the Foundation for which an award is currently pending.

### National Organizations

#### **Mercy Housing**

Headquarters: Denver, CO  
Contact: Dick Banks, President and Chief Operating Officer  
[www.mercyhousing.org](http://www.mercyhousing.org)

#### **National Church Residences\***

Headquarters: Columbus, OH  
Contact: Thomas W. Slemmer, President and CEO  
[www.ncr-home.org](http://www.ncr-home.org)

#### **NHT/Enterprise Preservation Corporation**

Headquarters: Washington, DC  
Contact: Scott L. Kline, Vice President  
[www.nhtinc.org](http://www.nhtinc.org)

#### **Preservation of Affordable Housing, Inc.**

Headquarters: Boston, MA  
Contact: Amy S. Anthony, President and CEO  
[www.poah.org](http://www.poah.org)

#### **Retirement Housing Foundation\***

Headquarters: Long Beach, CA  
Contact: Rev. Laverne R. Joseph, D.D., President and CEO  
[www.rhf.org](http://www.rhf.org)

#### **The Community Builders, Inc.**

Headquarters: Boston, MA  
Contact: Patrick E. Clancy, President and CEO  
[www.tcbinc.org](http://www.tcbinc.org)

#### **Volunteers of America**

Headquarters: Alexandria, VA  
Contact: Patrick Sheridan, Senior Vice President  
[www.voa.org](http://www.voa.org)

### Regional Organizations

#### **Aeon (formerly Central Community Housing Trust)\***

Headquarters: Minneapolis, MN  
Contact: Alan Arthur, President  
[www.aeonhomes.org](http://www.aeonhomes.org)

#### **AHC Inc.**

Headquarters: Arlington, VA  
Contact: Walter D. Webdale, President  
[www.ahcinc.org](http://www.ahcinc.org)

#### **BRIDGE Housing Corporation\***

Headquarters: San Francisco, CA  
Contact: Carol J. Galante, President and CEO  
[www.bridgehousing.com](http://www.bridgehousing.com)

#### **CommonBond Communities\***

Headquarters: St. Paul, MN  
Contact: Paul Fate, President and CEO  
[www.commonbond.org](http://www.commonbond.org)

#### **Common Ground Community\***

Headquarters: New York, NY  
Contact: Roseanne Haggerty, President  
[www.commonground.org](http://www.commonground.org)

#### **Community Housing Partners Corporation**

Headquarters: Christiansburg, VA  
Contact: Janaka Casper, President and CEO  
[www.communityhousingpartners.org](http://www.communityhousingpartners.org)

#### **Community Preservation and Development Corporation**

Headquarters: Washington, DC  
Contact: J. Michael Pitchford, President and CEO  
[www.cpdc.org](http://www.cpdc.org)

#### **Community Services of Arizona**

Headquarters: Chandler, AZ  
Contact: Brian Swanton, President and CEO  
[www.csainc.org](http://www.csainc.org)

#### **Hispanic Housing Development Corp.**

Headquarters: Chicago, IL  
Contact: Hipólito (Paul) Roldán, President  
[www.hispanichousingdevelopment.com](http://www.hispanichousingdevelopment.com)

#### **Homes For America**

Headquarters: Annapolis, MD  
Contact: Nancy S. Rase, President and Director  
[www.homesforamerica.org](http://www.homesforamerica.org)

#### **Housing Development Corporation of Lancaster County**

Headquarters: Lancaster, PA  
Contact: Michael Carper, President and CEO  
[www.hdcweb.com](http://www.hdcweb.com)

#### **Low Income Housing Institute**

Headquarters: Seattle, WA  
Contact: Sharon Lee, Executive Director  
[www.lihi.org](http://www.lihi.org)

#### **The NHP Foundation**

Headquarters: Washington, DC  
Contact: Ghebre Selassie Mehreteab, Co-Chairman and CEO  
[www.nhpfoundation.org](http://www.nhpfoundation.org)

#### **The Phipps Houses Group**

Headquarters: New York, NY  
Contact: Adam Weinstein, President and CEO  
[www.phippshouses.com](http://www.phippshouses.com)

#### **Progressive Redevelopment**

Headquarters: Decatur, GA  
Contact: Bruce C. Gunter, President/CEO  
[www.prihousing.org](http://www.prihousing.org)

#### **San Antonio Alternative Housing Corp.**

Headquarters: San Antonio, TX  
Contact: Rod Radle, Executive Director  
[www.saahc.org](http://www.saahc.org)

## SPECIALIZED PRESERVATION LENDERS

MacArthur has made program-related investments to help establish or expand nine financial intermediaries that provide loans to nonprofit and for-profit developers seeking to acquire, preserve and improve existing affordable rental properties. To date, the Foundation's support has leveraged over \$300 million in new lending capital from public, private, and philanthropic investors.

### **Community Investment Corporation**

Contact: John G. (Jack) Markowski,  
President and CEO  
www.cicchicago.org

### **Enterprise Community Partners**

Contact: William R. Frey, Executive Vice  
President and Chief Operating Officer  
www.enterprisecommunity.org

### **Housing Assistance Council – Preservation Revolving Loan Fund**

Contact: Joe Belden, Deputy Executive  
Director  
www.ruralhome.org

### **Housing Partnership Fund**

Contact: W. Matthew Perrenod, Chief  
Lending Officer  
www.housingpartnership.net

### **Local Initiatives Support Corporation (LISC)**

Contact: Vincent O'Donnell, Vice President –  
Affordable Housing Preservation Initiative  
www.lisc.org

### **National Affordable Housing Trust**

Contact: James A. Bowman, President  
and CEO  
www.naht.org

### **Neighborhood Capital Corp.**

Contact: Jim Ferris, Executive Director  
www.neighborhoodcapital.org

### **New York City Affordable Housing Acquisition Fund**

Contact: Charles Laven, Forsyth Street  
Advisors (Fund Manager)  
www.nycacquisitionfund.com

### **Prudential Mortgage Capital Company – Preservation Loan Fund**

Contact: Paige Warren, Principal  
www.prudential.com

## POLICY EXPERTS, PRACTICIONER NETWORKS AND APPLIED RESEARCH

To encourage investment in affordable rental housing and sound preservation policies at local, state and federal levels, the Foundation supports housing experts working nationally and in targeted regions (currently New York City and Cook County, Illinois). We also support research to build knowledge about: (1) the composition of the affordable rental housing stock and key factors causing its loss; (2) regulatory, legislative and financial measures that promote the preservation and improvement of affordable rental housing; and, (3) business practices to help long-term affordable rental housing owners achieve greater scale, sustainability and success. Note: Asterisk (\*) denotes organization not previously funded by the Foundation for which an award is currently pending.

### **Policy: National Preservation Experts**

#### **Housing Assistance Council**

Washington, DC  
Contact: Joe Belden, Deputy Exec. Director  
www.ruralhome.org

#### **Housing Partnership Network**

Boston, MA  
Contact: Thomas A. Bledsoe, President  
www.housingpartnership.net

#### **Housing Preservation Project**

St. Paul, MN  
Contact: Timothy L. Thompson, President  
www.hppinc.org

#### **National Housing Conference/Center for Housing Policy**

Washington, DC  
Contact: Jeffrey Lubell, Executive Director

(CHP); Conrad Egan, President and CEO (NHC)  
www.nhc.org

#### **National Housing Law Project**

Oakland, CA  
Contact: James R. Grow, Deputy Director  
www.nhlp.org

#### **National Housing Trust**

Washington, DC  
Contact: Michael Bodaken, President  
www.nhtinc.org

#### **National Low Income Housing Coalition**

Washington, DC  
Contact: Sheila Crowley, President  
www.nlihc.org

#### **Stewards of Affordable Housing for the Future**

Washington, DC  
Contact: Bill Kelly, President  
www.sahfnet.org

### **Policy: Preservation Initiatives in New York City and Cook County, Illinois**

#### **Business and Professional People for the Public Interest**

Chicago, IL  
Contact: Adam Gross, Director – Regional  
Affordable Housing Initiative  
www.bpichicago.org

#### **Center for Neighborhood Technology**

Chicago, IL  
Contact: Kathryn Tholin, Chief Executive  
Officer  
www.cnt.org

#### **Chicago Rehab Network**

Chicago, IL  
Contact: Kevin Jackson, Executive Director  
www.chicagorehab.org

**The Preservation Compact: A Rental Housing Strategy for Cook County**

Chicago, IL  
Contact: Judith Levey, ULI Chicago – Director of Community Outreach  
[www.chicago.uli.org](http://www.chicago.uli.org)

**The Preservation Compact Interagency Coordinating Council**

Chicago, IL  
Contact: Stacie Young, Director  
[www.realestate.depaul.edu](http://www.realestate.depaul.edu)

**Sargent Shriver National Center on Poverty Law**

Chicago, IL  
Contact: Katherine E. Walz, Senior Attorney  
[www.povertylaw.org](http://www.povertylaw.org)

**Urban Homesteading Assistance Board**

New York, NY  
Contact: Andrew Reicher, Executive Director  
[www.uhab.org](http://www.uhab.org)

**Urban Land Institute**

Washington, DC  
Contact: Marta Goldsmith, Senior Vice President  
[www.uli.org](http://www.uli.org)

**Research: Affordable Rental Housing Data, Market Dynamics and Risk Assessment**

**City Research**

Boston, MA  
Contact: Denise DiPasquale, President  
[www.cityresearch.com](http://www.cityresearch.com)

**Harvard University Joint Center for Housing Studies**

Cambridge, MA  
Contact: Eric S. Belsky, Executive Director; William C. Apgar, Senior Scholar  
[www.jchs.harvard.edu](http://www.jchs.harvard.edu)

**Hudson Institute\***

Washington, DC  
Contact: John C. Weicher, Senior Fellow and Director – Center for Housing and Financial Markets  
[www.hudson.org](http://www.hudson.org)

**Milano The New School for Management and Urban Policy**

New York, NY  
Contact: Alex F. Schwartz, Associate Professor and Chair of Policy Programs  
[www.newschool.edu/milano](http://www.newschool.edu/milano)

**New Jersey Housing and Mortgage Finance Agency**

Trenton, NJ  
Contact: Peter Kasabach, Chief of Policy and Community Development  
[www.nj.gov/dca/hmfafa/](http://www.nj.gov/dca/hmfafa/)

**New York University – The Furman Center for Real Estate and Urban Policy**

New York, NY  
Contact: Ingrid Gould Ellen, Co-Director and Associate Professor  
[www.law.nyu.edu](http://www.law.nyu.edu)

**Recap Advisors**

Boston, MA  
Contact: Todd Trehubenko, President  
[www.recapadvisors.com](http://www.recapadvisors.com)

**The City of New York Department of Housing Preservation and Development**

New York, NY  
Contact: Shaun Donovan, Commissioner  
[www.nyc.gov/hpd](http://www.nyc.gov/hpd)

**The Real Estate Center at DePaul University**

Chicago, IL  
Contact: Marc Smith, Director – Institute for Housing Studies  
[www.realestate.depaul.edu](http://www.realestate.depaul.edu)

**University of Florida Shimberg Center for Affordable Housing**

Gainesville, FL  
Contact: William O'Dell, Associate Director and Manager – Florida Housing Data Clearinghouse; Nancy Muller, Policy Director – Florida Housing Finance Corporation  
[www.shimberg.ufl.edu](http://www.shimberg.ufl.edu)

**Research: Model Preservation Policies and Best Practices of Affordable Rental Housing Owners**

**California Housing Partnership Corporation**

San Francisco, CA  
Contact: Matt Schwartz, Executive Director  
[www.chpc.net](http://www.chpc.net)

**Corporation for Enterprise Development – CFED**

Washington, DC  
Contact: Michael Torrens, Director of Applied Research and Innovation  
[www.cfed.org](http://www.cfed.org)

**NeighborWorks America**

Washington, DC  
Contact: Frances Ferguson, Director – Multifamily Initiative  
[www.nw.org](http://www.nw.org)

**The Community Builders**

Washington, DC  
Contact: Patrick M. Costigan, Senior Vice President – Community Initiatives  
[www.tcbinc.org](http://www.tcbinc.org)

**Vasys Consulting Ltd.**

Chicago, IL  
Contact: Mary White Vasys, Founder and Principal  
[www.vasysconsulting.com](http://www.vasysconsulting.com)

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**MACARTHUR**

The John D. and Catherine T. MacArthur Foundation

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