WENDOVER

HOUSING PARTNERS



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Shaping Futures. Changing Lives.

"We started Wendover to empower individuals through housing communities. To us, that is the definition of meaningful work. It's what drives us to innovate, strategize, collaborate in new ways and develop unique and groundbreaking partnerships to create places that are truly special."

Jonathan L. Wolf
Founder & CEO

[Wendover Housing Partners Video]

[Catchlight Crossings Video]







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Wendover Housing Partners is a privately held real estate development, investment, and management company specializing in multi-family affordable, workforce, and student housing communities across the Southeastern United States. Since the company's inception, Wendover's principals have financed and developed close to 8,000 multifamily units creating a variety of economically and socially diverse neighborhoods.

Across every housing community, we strive to help neighbors, students and families thrive by maintaining the highest possible standards; meticulously crafting designs; ensuring quality in our construction, amenities, in the distinction of our partners, and in the level at which our communities operate. Because we owe it to our employees, to our clients, and to our communities.

Jonathan L. Wolf, Founder & CEO



Jonathan L. Wolf is the Founder and CEO of Wendover Housing Partners LLC, a Florida-based, privately held real estate development, investment, and management company specializing in the creation of fully connected communities. Wolf oversees Wendover Housing Partners' portfolio of affordable and market-rate multi-family communities, senior housing, transit-oriented communities, and student housing; as well as Wendover Management's full-service property management.

Wolf founded Wendover Housing Partners in 1995 after a career in finance that included roles at Chase Manhattan Bank and Citigroup in New York. From a standing start, he grew Wendover into one of the Southeastern U.S.'s premier multi-family housing developers, responsible for developments worth more than $1 billion and providing significant new housing stock tailored to economically and socially diverse neighborhoods. For Jonathan, the key metric of success is an affirmative answer to the question, "Will this community improve the daily lives of its residents?"

Jonathan works to not only build communities, but also to build consensus around the need for affordable housing growth and the public-private partnerships required to make it happen. Through this work, he has become a leading authority and frequent lecturer on the use of low-income housing tax credits (LIHTC) and other financing mechanisms that help address America's affordable housing shortage. Most recently, Wendover has been the driving force behind Catchlight Crossings, a first-of-its-kind 1,000-unit affordable housing community being built with Universal Parks & Resorts. Already described as a "landmark" that promises to reshape Orange County's housing landscape, Catchlight is setting a new standard when it comes to affordable housing and provides a model that Jonathan hopes to be replicated – from the unique public-private partnership that made it possible to the array of services, amenities, and transit options available to residents.

Along with his wife Nancy, Jonathan supports several local, national, and global philanthropic causes. In 2021, the Wolfs helped facilitate a historic collaboration between the Orlando Museum of Art and The American University in Cairo (AUC), where Jonathan serves on the board. Featuring works by 21 U.S.-based artists of Arab and Iranian heritage, it was one of the few simultaneous art exhibitions across a Middle Eastern cultural institution and U.S. museum. The Wolfs also forged a partnership between the University of Central Florida and AUC in April 2018, paving the way for the Nancy and Jonathan Wolf Global Academic Initiative. This reciprocal study abroad agreement reflects the Wolfs' belief that the cross-cultural dialog between these universities will foster greater understanding of the dynamics of the Middle East. In 2023, the Wolfs were recognized with the University of Central Florida's Global Leadership Award.

Wolf also serves on several charitable, educational, and civic boards. He has helped secure state funding for Florida's independent colleges and universities; a Special Olympics Florida headquarters and training facility and has been active in the ground-up development of an Orlando-based Holocaust Museum. The Holocaust Memorial Resource and Education Center of Florida recently recognized Jonathan and Nancy with the Tess Wise White Rose Award for their generosity and work to foster inclusive communities, free from prejudice and bigotry.

Jonathan is a graduate of Georgetown University's School of Foreign Service. He and Nancy have two children and two grandchildren (so far).

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Ryan von Weller
Chief Operating Officer



Ryan von Weller is the Chief Operating Officer of Wendover Housing Partners. A fifth-generation Floridian, Ryan draws on his deep local roots in his role overseeing the operation of Wendover's communities. Before joining Wendover in 2014, Ryan founded and operated his own business entitling land and developing properties in Central Florida – two of which became Weston Park and Heritage Village, part of Wendover's portfolio of communities. He is also a licensed real estate broker in Florida, and the qualifying broker for Wendover Management, LLC.

Ryan helps the Wendover team meet the challenges that arise across the development cycle of affordable and workforce housing communities – from leveraging partnerships and financing mechanisms to coordinating construction and day-to-day operations. To date, Ryan has been involved in the development cycle of over 3,000 affordable and workforce housing units.

In 2022, in recognition of his leadership in helping address Central Florida's housing challenges, Ryan was named by the *Orlando Business Journal* to their annual Game Changers list. He has also been featured as a guest speaker and panelist at several regional and national industry conferences, where he has discussed the challenges specific to planning and developing affordable housing.

Ryan also serves on several industry, educational and charitable boards, including the regional governance board of the Urban Land Institute.

He is active in the Winter Park-Maitland chapter of Habitat for Humanity, arranging furniture donations on his family's behalf for each new home the organization builds. Together with his wife, Julie, the von Wellers are also involved with Support our Scholars, an organization that provides young women from disadvantaged backgrounds with support for ancillary expenses – from textbooks and clothes to dorm room essentials – to help them achieve success as first-generation college students. He is also a member of the Board of Trustees of the Trinity Preparatory School, which he attended.

Ryan is a graduate of the University of Florida's Heavener School of Business and earned his MBA from Rollins College in 2004. Today, he and Julie live in Ryan's hometown of Winter Park with their son and daughter.

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AHF50 | TOP DEVELOPERS

RANK (PRIOR YEAR)	COMPANY INFO	EXECUTIVE CONTACT	2023 STARTS/ COMPLETIONS	REGIONS	ORG. TYPE
1 (2)	DOMINIUM Dallas, TX | dominiumapartments.com	**Paul Sween**, Senior Managing Partner, and **Mark Moorhouse**, EVP and Managing Partner	2,026 785	MW, SC, SE, W	For-profit
2 (22)	LINCOLN AVENUE COMMUNITIES Santa Monica, CA | lincolnavenue.com	**Jeremy Bronfman**, CEO and Founder	1,944 0	National	For-profit
3 (38)	RELATED URBAN DEVELOPMENT GROUP Miami, FL | relatedgroup.com	**Alberto Milo Jr.**, President	1,800 921	SE	For-profit
4 (4)	LDG DEVELOPMENT Louisville, KY | ldgdevelopment.com	**Chris Dischinger** and **Mark Lechner**, Principals	1,593 1,900	MW, SC, SE	For-profit
5 (1)	THE PACIFIC COS. Eagle, ID | tpchousing.com	**Caleb Roope**, President and CEO	1,571 720	W	For-profit
6 (6)	PENNROSE Philadelphia, PA | pennrose.com	**Timothy I. Henkel**, President and Principal	1,519 1,064	National	For-profit
7 (9)	GORMAN & CO. Oregon, WI | gormanusa.com	**Brian Swanton**, President and CEO	1,427 623	National	For-profit
8 (7)	WODA COOPER COS. Columbus, OH | wodagroup.com	**David Cooper Jr.**, President, and **Jeffrey Woda**, Founder and Principal	1,296 666	MW, NE, SE	For-profit
9 (new)	WENDOVER HOUSING PARTNERS Altamonte Springs, FL | wendovergroup.com	**Jonathan Wolf**, President and Founder	1,192 262	SE	For-profit
10 (new)	ROERS COS. Plymouth, MN | roerscompanies.com	**Brian Roers** and **Kent Roers**, Co-Founders and Owners	1,185 424	MW, SC, SE, W	For-profit
11 (10)	KITTLE PROPERTY GROUP Indianapolis, IN | kittleproperties.com	**Jeffrey L. Kittle**, President and CEO	1,126 1,172	National	For-profit
12 (15)	MERCY HOUSING Denver, CO | mercyhousing.org	**Ismael Guerrero**, President and CEO	1,081 432	MW, SC, SE, W	Nonprofit
13 (new)	ATLANTIC PACIFIC COMMUNITIES Miami, FL | apcompanies.com	**Kenneth Naylor**, President, Development	1,075 835	NE, SC, SE, W	For-profit
14 (17)	CHELSEA INVESTMENT CORP. Carlsbad, CA | chelseainvestco.com	**Charles Schmid**, CEO	1,063 775	W	For-profit
15 (5)	TWG DEVELOPMENT Indianapolis, IN | twgdev.com	**Tony Knoble**, CEO and Founder	1,015 339	National	For-profit
16 (45)	RELATED CALIFORNIA San Francisco, CA | relatedcalifornia.com	**Ann Silverberg**, CEO, Northern California/ Northwest Divisions	965 961	W	For-profit
17 (new)	BEAR REAL ESTATE GROUP Kenosha, WI | bearreg.com	**Stephen R. Mills**, CEO	926 465	MW, SE	For-profit

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

No. 9

Wendover Housing Partners

In partnership with Universal Destinations & Experiences, Wendover Housing Partners, a Florida-based developer, broke ground on the 1,000-unit Catchlight Crossings in Orlando last year. To help address the affordability crisis in Central Florida, Universal's nonprofit, Housing for Tomorrow, donated 20 acres of land for the community, which is touted as the largest single affordable and workforce housing development under construction.

Catchlight Crossings will go beyond just providing housing. It will feature an on-site, tuition-free Bezos Academy preschool; educational opportunities offered in partnership with the University of Central Florida; on-site medical offices; 16,000 square feet of retail space; community event space; and an array of amenities, including resort-style pools, a fitness center, a game room, technology cafes, bike and walking paths, a community garden, and 4 acres of open green space.

No. 14

Chelsea Investment Corp.

Southern California–based Chelsea Investment Corp. is working on a pivotal development in Los Angeles' Skid Row. Chelsea, in partnership with Weingart Center Association, is developing the $160 million, 19-story Weingart Tower, which will provide 278 studio and one-bedroom units of permanent supportive housing for individuals experiencing homelessness. According to the developer, amenities will include a roof deck, a pet relief area, and a fenced-in courtyard to provide space for residents to socialize within the high-rise.

Chelsea is expanding its geographic footprint with an office in New Mexico, and affiliate Emmerson Construction obtained its general contractor license in the state. Chelsea has two developments under construction with two more slated to close escrow and start construction in 2024.

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Developed Properties

54 Properties

7907 Units

Arive 850	2017	Student	Tallahassee, FL	35
Banyan Grove	2013	Affordable	Key West, FL	48
Beacon Hill	1998	Affordable	Orlando, FL	192
Berkely Landings	2024	Affordable	Riviera Beach, FL	112
Brentwood Commons	2025	Affordable	Altanta, GA	113
Brixton Landing	2016	Affordable	Apopka, FL	80
Burlington Cove	2021	Affordable	Sanford, FL	68
Cabana Club	1995	Affordable	Florida	334
Charleston Cay	2005	Affordable	Port Charlotte, FL	128
Chatham Landing	1989	Market Rate	Orlando, FL	272
Chatham Pines	1990	Market Rate	Winter Springs, FL	208
Crescent Club/Camden Club	2001	Affordable	Orlando, FL	215
Denton Cove	2022	Affordable	Apalachicola, FL	52
Dunwoodie Place	1999	Affordable	Orlando, FL	172
Durham Place	2023	Affordable Family/Homeless	Orlando, FL	102
Flagler Village	2009	Affordable	Key West, FL	49
Fulham Terrace	2024	Affordale	Riverview, FL	116
Glen Oaks	1998	Affordable	Tallahassee, FL	256
Granite Crossing	2016	Affordable	Lithonia, GA	75
Haley Park	2015	Affordable	Tampa, FL	80
Hartland Station	2021	Affordable	Atlanta, GA	131
Hawthorne Park	2022	Affordable	Pine Hills, FL	120
Heritage Village	2014	Affordable	Longwood, FL	123
Hunter's Chase	2001	Affordable	Thomasville, GA	112
Irongate	2002	Affordable	Ruskin, FL	160
Kenwood Place	2016	Affordable	Tallahassee, FL	112
Landings at Sea Forest	1999	Affordable	New Port Richey, FL	200
Landsdowne Terrace	2004	Affordable	Lutz, FL	160
Lindsey Gardens	1997	Affordable	St. Lucie, FL	96
Lighthouse Villas		Single Family	Corrolla, NC	76
Madison Chase	2000	Affordable	West Palm Springs, FL	230
Madison Commons	2000	Affordable	Middleberg, FL	160
Madison Green	2003	Affordable	Palm Coast, FL	128
Madison Meadows	2000	Affordable	Statesboro, GA	120
Madison Woods	2002	Affordable	Jacksonville, FL	240
Marcis Pointe	2011	Affordable	Jacksonville, FL	120
Monroe Landings	2022	Affordable	Sanford, FL	60
Monroe Landings Phase II (Somerset)	2024	Affordable	Sanford, FL	84
Park Richey	1999	Affordable	Wesley Chapel, FL	200
Park Springs	1999	Affordable	Plant City, FL	200
Pasco Woods	1999	Affordable	New Port Richey, FL	200
Rochester Park	2023	Affordable	Brooksville, FL	84
Rotonda Lakes	1997	Affordable	Rotonda West, FL	176
Spring Harbor	2000	Affordable	Mt. Dora, FL	248
Somerset (Monroe Landings Ph 2)	2023	Affordable	Sanford, FL	84
The Cove at St. Lucie	1998	Affordable	St. Lucie, FL	144
Warley Park	2020	Affordable Family/Homeless	Sanford, FL	81
Wellington Park	2016	Affordable	Apopka, FL	120
Westchester Woods	2002	Affordable	Pflugerville, TX	250
Weston Park	2014	Market Rate/TOD	Longwood, FL	208
Weston 4 Hundred	2024	Market Rate/TOD	Kissimmee, FL	205
Whistler's Cove	1999	Affordable	Naples, FL	240
Whistler's Green	2000	Affordable	Naples, FL	168
Whistler's Park at Lakeside	2000	Affordable	Kissimmee, FL	160

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Communities Under Construction and/or in Development

14 Properties

3334 Units



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MANAGEMENT

Property	Units	Type
Arive850	35/140 beds	student
Banyan Grove	48	family affordable
Berkeley Landings	112	family affordable
Brentwood Commons	112	family affordable
Brixton Landing	80	senior affordable
Burlington Cove	68	senior affordable
Denton Cove	52	family affordable
Durham Place	102	family affordable
Flagler Village	49	family affordable
Fulham Terrace	116	senior affordable
Granite Crossing	75	family affordable
Haley Park	80	senior affordable
Hartland Station	131	family affordable
Hawthorne Park	120	senior affordable
Heritage Village	123	senior affordable
Kenwood Place	112	senior affordable
Landings at Sea Forest	200	senior affordable
Marcis Pointe	120	senior affordable
Monroe Landings	144	family affordable
Rochester Park	84	senior affordable
Warley Park	81	family affordable
Wellington Park	120	family affordable
Weston Park	206	market rate/TOD/workforce
Weston 4 Hundred	205	market rate/TOD/workforce














1225



























CATCHLIGHT
CROSSINGS



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