

Announcing the 2009 NAHMA Affordable 100!

How many housing units that receive at least one form of federal subsidy are currently rented or available for rent in the United States today? The annual NAHMA Affordable 100 list provides this important data!

The NAHMA Affordable 100 comprises the largest affordable multifamily property management companies, ranked by affordable unit counts.

The NAHMA Affordable 100 list contributes vital data to the ongoing national dialogue on the future of federal funding for affordable housing. In an effort to accurately determine the portfolio of affordable units receiving federal subsidy in the United States, NAHMA publishes this annual listing of affordable units containing at least one of the following federal subsidies:

- HUD Project-based Assistance
- Section 42 LIHTC
- HOME funds
- USDA Section 515
- Bonds

The National Affordable Housing Management Association (NAHMA) is the leading voice for affordable housing management, advocating on behalf of multifamily rental property managers and owners whose mission is to provide quality affordable housing.

NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent and safe multifamily affordable housing. NAHMA serves as a vital resource for technical education and information, fosters strategic relations between government and industry, and recognizes those who exemplify the best in affordable housing.

NAHMA believes that benefits of the Affordable 100 list include:

- It sets a foundation for annually identifying an accurate count of available affordable units by a credible, national organization.
- It provides valuable historical information to advocate on behalf of developers, owners, managers, and most importantly, the residents who rely on federal funds.

■ It aids in convincing federal departments and agencies to cooperate, and in working together, to assist in the preservation of affordable housing and the creation of improved housing policy.

■ It ensures a continued subsidy stream based on actual need demonstrated by data.

RANK / MANAGEMENT COMPANY (2008 rank shown in parentheses)	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
1 Riverstone Residential Group (2)	Dallas, TX	61,535	181,928
2 American Management Services (dba Pinnacle)* (13)	Seattle, WA	59,895	171,869
3 Interstate Realty Management* (1)	Marlton, NJ	32,668	36,989
4 Concord Management, Ltd. (4)	Maitland, FL	30,794	31,544
5 WinnResidential* (5)	Boston, MA	26,783	72,727
6 AIMCO Capital* (3)	Denver, CO	25,000	154,987
7 Related Management Company, L.P. (10)	New York, NY	21,927	27,065
8 The John Stewart Company (11)	San Francisco, CA	21,849	29,090
9 Edgewood Management* (12)	Silver Spring, MD	21,587	26,143
10 National Church Residences* (7)	Columbus, OH	21,465	22,505
11 Capstone Real Estate Services, Inc. (6)	Austin, TX	20,940	49,541
12 Ambling Management Company (8)	Atlanta, GA	18,485	25,679
13 McCormack Baron Ragan Management Services (16)	St. Louis, MO	15,500	16,598
14 Wingate Management Company (17)	Atlanta, GA	15,000	15,000
15 Volunteers of America (15)	Alexandria, VA	14,930	15,337
16 Lane Company (14)	Atlanta, GA	14,691	25,130
17 FPI Multifamily (50)	Folsom, CA	14,361	56,000
18 Mercy Housing, Inc. (48)	Denver, CO	14,237	15,041
19 Grenadier Realty Corp. (22)	Brooklyn, NY	13,361	20,878
20 KMG Prestige (18)	Mt. Pleasant, MI	13,319	14,792
21 Cornerstone Residential Management (19)	Lake Worth, FL	13,247	15,000
22 Royal American Management (25)	Panama City, FL	13,179	16,354
23 Summit Housing Partners*	Montgomery, AL	12,835	12,835
24 Picerme Real Estate Group (33)	Phoenix, AZ	12,772	13,268
25 SPM, Inc. (20)	Birmingham, AL	12,696	15,112
26 Boyd Management (21)	Columbia, SC	11,868	12,444
27 Dominion Management Services (23)	Plymouth, MN	11,842	16,200
28 Orion Real Estate Services (27)	Houston, TX	11,417	16,428
29 Retirement Housing Foundation	Long Beach County, CA	11,302	15,014
30 Lincoln Property Company (28)	Dallas, TX	11,200	130,265
31 Calrex Realty Group, Inc. (30)	Jacksonville, FL	11,162	12,587
32 Gene B. Glick Company, Inc. (24)	Indianapolis, IN	11,049	17,327
33 Archstone-Smith (32)	Englewood, CO	11,000	87,667

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		SUBSIDIZED ¹	RESIDENTIAL ²
34 Wallick—Hendy Companies (53)	Reynoldsburg, OH	10,567	11,473
35 SL Nusbaum Realty Co. (34)	Norfolk, VA	10,391	17,581
36 Coldwater Management LLC (35)	Sherman Oaks, CA	9,979	11,628
37 Maco Management Company, Inc. (36)	Clarkton, MO	9,916	12,000
38 The Yarco Companies (31)	Kansas City, MO	9,911	11,669
39 Pedcor Management Corp. (38)	Carmel, IN	9,500	13,666
40 F&W Management* (39)	Roanoke, VA	9,500	12,000
41 Community Management Corporation* (60)	Winston-Salem, NC	9,443	9,467
42 Professional Property Management, LLC	Rockford, IL	9,011	9,395
43 Village Property Management (42)	Irvine, CA	9,000	9,000
44 Alpha-Barnes Real Estate Services (43)	Dallas, TX	8,800	11,000
45 Forest City Residential Management, Inc. (40)	Cleveland, OH	8,739	31,739
46 Conifer Realty (54)	Rochester, NY	8,662	9,722
47 The Community Builders* (44)	Boston, MA	8,571	9,543
48 Multifamily Management Services	Suffern, NY	8,534	37,491
49 USA Properties Fund, Inc. (45)	Roseville, CA	8,500	8,500
50 ConAm Management Corporation (92)	San Diego, CA	8,149	42,654
51 Fairfield Residential (41)	Grand Prairie, TX	8,148	52,346
52 Partnership Property Management (46)	Greensboro, NC	8,034	8,034
53 Pacific West Management (51)	Irvine, CA	8,000	22,000
54 HSC Real Estate (47)	Seattle, WA	8,000	32,098
55 NDC Real Estate Management, Inc. (49)	Pittsburgh, PA	7,926	9,870
56 Sun Belt Management Company (52)	Albertville, AL	7,400	7,400
57 G & K Management Co., Inc. (55)	Culver City, CA	7,118	15,083
58 Ledic Management Group (57)	Memphis, TN	7,000	26,132
59 Peabody Properties, Inc.* (73)	Braintree, MA	6,927	8,650
60 RY Management (61)	New York, NY	6,750	15,000
61 Cascade Management, aka Kellenbeck PM (79)	Grants Pass, OR	6,729	6,729
62 Flaherty & Collins Properties (81)	Indianapolis, IN	6,721	12,479
63 Kettler Management	McLean, VA	6,692	14,500
64 IMS Properties (58)	Fenton, MI	6,527	7,700
65 Equity Management, Inc. (62)	Laurel, MD	6,500	10,000
66 Continental Wingate (63)	Needham, MA	6,429	11,375
67 ALCO Management* (70)	Memphis, TN	6,407	7,970
68 GEM Management (64)	Charlotte, NC	6,300	7,200
69 Medallion Management, Inc. (65)	Kalamazoo, MI	6,220	6,376
70 Cohen Esrey Real Estate Services, Inc. (66)	Kansas City, MO	6,129	11,581
71 Metroplex, Inc. (67)	Chicago, IL	6,081	6,893
72 SHP Management Corp. (68)	Cumberland Foreside, ME	6,037	6,700
73 Oakbrook Corporation (59)	Madison, WI	6,000	8,000
74 Summit America (69)	Montgomery, AL	6,000	6,000
75 Midwest Management (72)	Milford, MI	6,000	16,540
76 Fourmidable Group (74)	Bingham Farms, MI	6,000	7,000
77 Lenzy Hayes (75)	Bloomington, IN	6,000	6,000
78 Mid-Peninsula Housing Management (76)	Foster City, CA	6,000	6,000
79 Preservation Management Inc. (77)	South Portland, ME	6,000	6,000
80 Beacon Communities, LLC (78)	Boston, MA	5,815	7,716
81 CSI Support & Development Services (86)	Warren, MI	5,712	5,712
82 The Pam Companies (91)	Lodi, CA	5,700	5,700
83 Millennia Housing Management, LTD (82)	Valley View, OH	5,640	5,806
84 Naimisha Management Inc. (80)	Palm Beach Gardens, FL	5,602	6,502
85 The Hallmark Companies (56)	Atlanta, GA	5,421	6,958
86 Ingerman Group (84)	Cherry Hill, NJ	5,401	7,400
87 HJ Russell & Company* (85)	Atlanta, GA	5,400	5,600
88 Alpha Property Management, Inc. (87)	Los Angeles, CA	5,329	5,329
89 The Shelter Group (88)	Baltimore, MD	5,294	5,294
90 Pacificap Management, Inc. (89)	Portland, OR	5,274	5,248
91 Urban, Inc. (90)	Greenwood Village, CO	5,200	6,000
92 Corcoran Jennison Management* (26)	Quincy, MA	5,198	7,691
93 Quantum Management Services, Inc.	Lynnwood, WA	5,053	5,381
94 Shelter Properties LLC	Baltimore, MD	5,002	5,127
95 American Community Properties Trust (93)	St. Charles, MD	5,000	8,000
96 Westminster Company* (95)	Greensboro, NC	5,000	5,000
97 Brackenhoff Management Group, Inc. (96)	Carson, CA	4,932	6,216
98 Landura Companies (98)	Winston-Salem, NC	4,924	4,924
99 Arco Management Corporation	Suffern, NY	4,814	33,067
100 Tesco Properties, Inc.* (99)	Germantown, TN	4,674	5,754

Companies in bold provided data for NAHMA's survey. All others are based on industry estimates.

* A NAHMA Communities of Quality National Recognition Program Participant

¹ and ² All unit data represents only units directly managed (not owned) that were rented or available to rent on December 1, 2008. Down units, abated units, units under construction or rehabbing units not available for rent are not included.

¹ Total affordable units managed. Federal programs only, including HUD, LIHTC, USDA, HOME, and Bond programs. Data does not include state or local subsidy, public housing, tenant-based vouchers (Section 8 or RD tenant-protection vouchers), or Federal mortgage insurance or loan guarantee programs. If a unit has more than one subsidy, it is counted only once.

² Total residential units managed (including market or affordable).

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If you believe your company should be included in next year's survey, please contact us at joe.thomas@nahma.org.