

Announcing the 2010 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 (2009 rank shown in parentheses)	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
1 Riverstone Residential Group (1)	Dallas, TX	40,001	181,928
2 Interstate Realty Management* (3)	Marlton, NJ	38,989	43,310
3 Concord Management, Ltd. (4)	Maitland, FL	32,594	33,344
4 AIMCO* (6)	Denver, CO	31,745	135,654
5 American Management Services (dba Pinnacle) (2)	Seattle, WA	30,000	185,219
6 WinnResidential* (5)	Boston, MA	26,488	74,020
7 Related Management Company, L.P. (7)	New York, NY	22,407	28,295
8 The John Stewart Company (8)	San Francisco, CA	22,065	28,919
9 Edgewood Management* (9)	Silver Spring, MD	22,003	26,519
10 FPI Multifamily (17)	Folsom, CA	21,112	58,000
11 National Church Residences* (10)	Columbus, OH	20,591	21,244
12 Capstone Real Estate Services, Inc. (11)	Austin, TX	20,026	39,240
13 Ambling Management Company* (12)	Atlanta, GA	17,739	24,876
14 KMG Prestige (20)	Mt. Pleasant, MI	17,606	17,815
15 Wingate Management Company (14)	Atlanta, GA	15,000	15,000
16 Volunteers of America (15)	Alexandria, VA	14,976	15,383
17 Mercy Housing, Inc.* (18)	Denver, CO	14,918	15,193
18 Lane Company (16)	Atlanta, GA	14,691	31,020
19 Grenadier Realty Corp. (19)	Brooklyn, NY	14,265	21,887
20 Royal American Management (22)	Panama City, FL	13,847	16,019
21 Picerme Real Estate Group (24)	Phoenix, AZ	13,638	45,566
22 Cornerstone Residential Management (21)	Lake Worth, FL	12,482	15,000
23 SL Nusbaum Realty Co. (35)	Norfolk, VA	12,273	17,655
24 ConAm Management Corporation (50)	San Diego, CA	12,223	46,120
25 Summit Housing Partners* (23)	Montgomery, AL	12,000	12,000
26 Maco Management Company, Inc. (37)	Clarkton, MO	12,000	12,000
27 Boyd Management (26)	Columbia, SC	11,924	12,500
28 Orion Real Estate Services (28)	Houston, TX	11,417	16,428
29 Retirement Housing Foundation (29)	Long Beach County, CA	11,302	15,014
30 Calrex Realty Group, Inc. (31)	Jacksonville, FL	11,162	12,587
31 The Yarco Companies (38)	Kansas City, MO	11,162	11,162
32 Gene B. Glick Company, Inc. (32)	Indianapolis, IN	11,049	17,837
33 Archstone-Smith (33)	Englewood, CO	11,000	83,871
34 Alpha-Barnes Real Estate Services (44)	Dallas, TX	10,934	14,980
35 SPM, Inc.* (25)	Birmingham, AL	10,768	13,412

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36 Peabody Properties, Inc.* (59)	Braintree, MA	10,698	12,867
37 Wallick—Hendy Companies (34)	Reynoldsburg, OH	10,500	11,866
38 Coldwater Management LLC (36)	Sherman Oaks, CA	9,979	11,628
39 McCormack Baron Ragan Mgmt. Services (13)	St. Louis, MO	9,811	13,320
40 Lincoln Property Company (30)	Dallas, TX	9,801	98,000
41 Conifer Realty (46)	Rochester, NY	9,756	10,705
42 Professional Property Management, LLC (42)	Rockford, IL	9,663	10,127
43 Pedcor Management Corp. (39)	Carmel, IN	9,500	13,666
44 Village Property Management (43)	Irvine, CA	9,000	9,000
45 Barker Management	Anaheim, CA	9,000	9,000
46 Community Management Corporation* (41)	Winston-Salem, NC	8,752	8,863
47 Forest City Residential Management, Inc. (45)	Cleveland, OH	8,742	32,919
48 Multifamily Management Services (48)	Suffern, NY	8,534	37,491
49 USA Properties Fund, Inc. (49)	Roseville, CA	8,500	8,500
50 Partnership Property Management (52)	Greensboro, NC	8,034	8,034
51 F&W Management* (40)	Roanoke, VA	8,000	8,000
52 HSC Real Estate (54)	Seattle, WA	8,000	32,098
53 Dominion Management Services (27)	Plymouth, MN	7,991	16,200
54 Fairfield Residential (51)	Grand Prairie, TX	7,934	52,758
55 NDC Real Estate Management, Inc. (55)	Pittsburgh, PA	7,926	9,870
56 The Community Builders* (47)	Boston, MA	7,770	9,543
57 Pacific West Management (53)	Irvine, CA	7,500	13,000
58 Sun Belt Management Company (56)	Albertville, AL	7,400	7,400
59 SHP Management Corp. (72)	Cumberland Foreside, ME	7,118	7,118
60 The Hallmark Companies (85)	Atlanta, GA	7,099	7,099
61 Oakbrook Corporation (73)	Madison, WI	7,025	7,026
62 Preservation Management Inc. (79)	South Portland, ME	7,000	7,000
63 IMS Properties (64)	Fenton, MI	6,977	6,977
64 Metroplex, Inc. (71)	Chicago, IL	6,893	6,893
65 G & K Management Co., Inc. (57)	Culver City, CA	6,880	14,976
66 Millennia Housing Management, LTD (83)	Valley View, OH	6,799	7,015
67 RY Management (60)	New York, NY	6,751	13,200
68 HJ Russell & Company* (87)	Atlanta, GA	6,654	7,025
69 Community Realty Management*	Pleasantville, NJ	6,627	7,546
70 Cascade Management, aka Kellenbeck PM (61)	Grants Pass, OR	6,552	6,567
71 Ledic Management Group (58)	Memphis, TN	6,500	26,384
72 Equity Management, Inc. (65)	Laurel, MD	6,500	10,000
73 Continental Wingate (66)	Needham, MA	6,429	11,375
74 The NRP Group, LLC	Cleveland, OH	6,406	7,196
75 Cohen Esrey Real Estate Services, Inc. (70)	Kansas City, MO	6,393	14,786
76 GEM Management (68)	Charlotte, NC	6,300	7,200
77 Corcoran Jennison Management* (92)	Boston, MA	6,243	9,083
78 Kettler Management (63)	McLean, VA	6,237	12,277
79 Midwest Management (75)	Milford, MI	6,000	24,000
80 Fourmidable Group (76)	Farmington Hills, MI	6,000	7,000
81 Lenzy Hayes (77)	Bloomington, IN	6,000	6,000
82 Mid-Peninsula Housing Management (78)	Foster City, CA	6,000	6,000
83 Beacon Communities, LLC (80)	Boston, MA	6,000	8,000
84 CSI Support & Development Services* (81)	Warren, MI	5,792	5,792
85 Seldin Company	Omaha, NE	5,641	7,994
86 Flaherty & Collins Inc. (62)	Indianapolis, IN	5,601	9,256
87 Pennrose Management Company	Philadelphia, PA	5,408	6,438
88 Ingerman Group (86)	Cherry Hill, NJ	5,401	7,400
89 ALCO Management* (67)	Memphis, TN	5,392	7,105
90 Alpha Property Management, Inc. (88)	Los Angeles, CA	5,329	5,329
91 Solari Enterprises, Inc.* (104)	Orange, CA	5,311	5,363
92 Pacificap Management, Inc. (90)	Portland, OR	5,248	5,248
93 American Apartment Management, Inc.* (106)	Knoxville, TN	5,226	5,226
94 Urban, Inc. (91)	Greenwood Village, CO	5,200	6,000
95 Naimisha Management Inc. (84)	Palm Beach Gardens, FL	5,170	5,258
96 Shelter Properties LLC (94)	Baltimore, MD	5,153	5,325
97 Quantum Management Services, Inc. (93)	Lynnwood, WA	5,053	5,381
98 Brackenhoff Management Group, Inc. (97)	Carson, CA	4,932	6,216
99 Landura Companies (98)	Winston-Salem, NC	4,924	4,924
100 Standard Enterprises (102)	Monroe, LA	4,695	4,990

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 represent only units directly managed (not owned) that were rented or available to rent on December 1, 2009. 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 do 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 Larissa.Mendes@nahma.org.