

Announcing the 2008 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!

Launched several years ago as the NAHMA Affordable 50, the list has been expanded this year to include the 100 largest affordable property managers, 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	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
1 Interstate Realty Management*	Marlton, NJ	35,300	38,000
2 Riverstone Residential Group	Dallas, TX	32,723	155,235
3 AIMCO*	Denver, CO	31,595	195,888
4 Concord Management, Ltd.	Maitland, FL	30,248	30,248
5 WinnResidential*	Boston, MA	24,417	67,692
6 Capstone Real Estate Services, Inc.	Austin, TX	22,334	50,645
7 National Church Residences*	Columbus, OH	21,057	22,073
8 Ambling Management Company	Atlanta, GA	20,231	28,394
9 Security Properties, Inc.	Seattle, WA	20,000	30,250
10 Related Management Company, L.P.	New York, NY	19,905	30,747
11 The John Stewart Company	San Francisco, CA	19,406	23,318
12 Edgewood Management*	Silver Spring, MD	18,373	25,337
13 American Management Services (dba Pinnacle)	Seattle, WA	17,200	165,322
14 Lane Company	Atlanta, GA	16,892	29,889
15 Volunteers of America	Alexandria, VA	15,689	15,689
16 McCormack Baron Regan Mgmt. Services	St. Louis, MO	15,500	16,598
17 Wingate Management Company	Atlanta, GA	15,000	15,000
18 KMG Prestige	Mt. Pleasant, MI	13,319	14,792
19 Cornerstone Residential Management	Lake Worth, FL	13,247	15,000
20 SPM, Inc.	Birmingham, AL	12,874	16,221
21 Boyd Management	Columbia, SC	12,155	12,155
22 Grenadier Realty Corp.	Brooklyn, NY	12,015	21,887
23 Dominium Management Services	Plymouth, MN	11,842	16,200
24 Gene B. Glick Company, Inc.	Indianapolis, IN	11,809	17,483
25 Royal American Management	Panama City, FL	11,577	14,432
26 Corcoran Jennison Management*	Quincy, MA	11,455	14,625
27 Orion Real Estate Services	Houston, TX	11,417	16,428
28 Lincoln Property Company	Dallas, TX	11,200	112,928
29 Douglas-Cherokee Economic Authority	Morristown, TN	11,200	14,000
30 Calex Realty Group, Inc.	Jacksonville, FL	11,162	12,587
31 The Yarco Companies	Kansas City, MO	11,146	12,831
32 Archstone-Smith	Englewood, CO	11,000	87,667
33 Picerne Real Estate Group	Phoenix, AZ	10,910	45,566
34 SL Nusbaum Realty Co.	Norfolk, VA	10,391	17,581

RANK / MANAGEMENT COMPANY	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
35 Coldwater Management LLC	Sherman Oaks, CA	10,000	10,000
36 Maco Management Company, Inc.	Clarkton, MO	9,916	12,000
37 LNR Property Group	Miami, FL	9,700	11,200
38 Pedcor Management Corp.	Carmel, IN	9,500	13,666
39 F&W Management	Roanoke, VA	9,500	12,000
40 Forest City Residential Management, Inc.	Cleveland, OH	9,294	31,835
41 Fairfield Residential	Grand Prairie, TX	9,079	54,002
42 Village Property Management	Irvine, CA	9,000	9,000
43 Alpha-Barnes Real Estate Services	Dallas, TX	8,800	11,000
44 The Community Builders*	Boston, MA	8,571	9,543
45 USA Properties Fund, Inc.	Roseville, CA	8,500	8,500
46 Partnership Property Management	Greensboro, NC	8,034	8,034
47 HSC Real Estate	Seattle, WA	8,000	32,098
48 Mercy Housing, Inc.	Denver, CO	8,000	10,000
49 NDC Real Estate Management, Inc.	Pittsburgh, PA	7,908	10,807
50 FPI Multifamily	Folsom, CA	7,768	46,588
51 Pacific West Management	Irvine, CA	7,500	13,000
52 Sun Belt Management Company	Albertville, AL	7,400	7,400
53 Wallick Companies	Reynoldsburg, OH	7,200	11,000
54 Conifer Realty	Rochester, NY	7,197	7,349
55 G & K Management Co., Inc.	Culver City, CA	7,118	15,244
56 The Hallmark Companies	Atlanta, GA	7,099	7,099
57 Ledic Management Group	Memphis, TN	7,000	26,384
58 IMS Properties	Fenton, MI	6,977	6,977
59 Oakbrook Corporation	Madison, WI	6,971	6,971
60 Community Management Corporation	Winston-Salem, NC	6,900	8,000
61 RY Management	New York, NY	6,750	15,000
62 Equity Management, Inc.	Laurel, MD	6,500	10,000
63 Continental Wingate	Needham, MA	6,429	11,375
64 GEM Management	Charlotte, NC	6,300	7,200
65 Medallion Management, Inc.	Kalamazoo, MI	6,220	6,376
66 Cohen Esrey Real Estate Services, Inc.	Kansas City, MO	6,129	11,581
67 Metroplex, Inc.	Chicago, IL	6,081	6,893
68 SHP Management Corp	Cumberland Foreside, ME	6,080	7,000
69 Summit America	Montgomery, AL	6,069	6,750
70 ALCO Management*	Memphis, TN	6,043	7,562
71 Eugene Burger Management Corp.	Rohnert Park, CA	6,000	28,000
72 Midwest Management	Milford, MI	6,000	16,540
73 Peabody Properties, Inc.*	Braintree, MA	6,000	10,000
74 Fourmidable Group	Farmington Hills, MI	6,000	7,000
75 Lenzy Hayes	Bloomington, IN	6,000	6,000
76 Mid-Peninsula Housing Management	Foster City, CA	6,000	6,000
77 Preservation Management Inc.	South Portland, ME	6,000	6,000
78 Beacon Communities, LLC	Boston, MA	5,815	7,716
79 Cascade Management, aka Kellenbeck PM	Grants Pass, OR	5,700	5,700
80 Naimisha Management Inc.	Palm Beach Gardens, FL	5,602	5,602
81 Flaherty & Collins Inc	Indianapolis, IN	5,601	9,256
82 Millennia Housing Management, LTD	Valley View, OH	5,601	5,753
83 Village Green Companies	Farmington Hills, MI	5,500	34,275
84 Ingerman Group	Cherry Hill, NJ	5,401	7,400
85 HJ Russell & Company*	Atlanta, GA	5,400	5,600
86 CSI Support & Development Services	Warren, MI	5,342	5,342
87 Alpha Property Management, Inc.	Los Angeles, CA	5,329	5,329
88 The Shelter Group	Baltimore, MD	5,294	5,294
89 Pacificap Management, Inc.	Portland, OR	5,274	5,248
90 Urban, Inc Greenwood	Village, CO	5,200	6,000
91 The Pam Companies	Lodi, CA	5,200	5,291
92 ConAm Management Corporation	San Diego, CA	5,174	45,500
93 American Community Properties Trust	St. Charles, MD	5,000	8,000
94 Community Housing Partners	Christiansburg, VA	5,000	5,000
95 Westminster Company*	Greensboro, NC	5,000	5,000
96 Brackenhoff Management Group, Inc.	Carson, CA	4,932	6,216
97 Standard Enterprises	Monroe, LA	4,930	4,930
98 Landura Companies	Winston-Salem, NC	4,924	4,924
99 Tesco Properties, Inc*	Germantown, TN	4,674	5,522
100LBK Management Services*	Irving, TX	4,615	6,364



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, 2007. 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).

NAHMA would like to extend its sincere thanks to the NAHMA Survey Task Force, without whose hard work and support this survey would not be possible.

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