

2014 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.

RANK / MANAGEMENT COMPANY (2013 rank shown in parentheses)	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
1 WinnResidential (1) *	Boston, MA	42,262	87,013
2 Interstate Realty Management Company (2) *	Marlton, NJ	31,596	31,749
3 FPI Management Inc. (4)	Folsom, CA	29,241	68,132
4 Concord Management (5)	Maitland, FL	28,500	30,700
5 The John Stewart Company (6)	San Francisco, CA	27,000	30,299
6 American Management Services (Pinnacle) (3)	Seattle, WA	25,000	101,763
7 LEDIC Management Group, LLC (9)	Memphis, TN	22,520	35,299
8 Edgewood Management (10) *	Germantown, MD	22,194	25,337
9 National Church Residences (13) *	Columbus, OH	21,428	21,428
10 Orion Real Estate Services, Inc. (12)	Houston, TX	20,178	27,328
11 Dominion (11) *	Plymouth, MN	19,657	21,880
12 ConAm Management Corporation (20) *	San Diego, CA	19,368	47,787
13 Capstone Real Estate Services, Inc. (14)	Austin, TX	19,054	32,665
14 KMG Prestige (120)	Mt. Pleasant, MI	18,321	19,853
15 Volunteers of America (16) *	Alexandria, VA	17,676	18,065
16 Related Management (7)	New York, NY	17,190	28,000
17 Mercy Housing Inc. (15) *	Denver, CO	17,050	17,437
18 PK Management (18) *	Greenville, SC	16,461	16,706
19 Royal American Management (26) *	Panama City, FL	15,421	17,237
20 Grenadier Realty Corp. (28)	Brooklyn, NY	14,265	21,887
21 The Cornerstone Group (19)	Hollywood, FL	13,662	13,767
22 Picerne Real Estate Group (21)	Phoenix, AZ	13,638	44,927
23 UAH Property Management	Dallas, TX	13,588	14,332
24 McCormack Baron Ragan Management Services, Inc. (23)	St. Louis, MO	13,518	17,012
25 Retirement Housing Foundation (24)	Long Beach, CA	13,495	18,859
26 Ambling Management Company (38) *	Valdosta, GA	12,547	20,322
27 Multifamily Management Services, LLC (dba Arco Management, TUC Management, Multifamily Management of Philadelphia, GoldOller Management) (25) *	New York, NY	12,345	22,159
28 Wallick Communities (27)	Reynoldsburg, OH	12,298	13,881
29 Boyd Management (29)	Columbia, SC	12,067	12,587
30 BSR Trust, LLC (34) *	Montgomery, AL	11,951	19,936
31 Maco Management Co., Inc. (30)	Clarkton, MO	11,657	11,780
32 Gene B. Glick Company, Inc. (37) *	Indianapolis, IN	11,619	20,353
33 Lincoln Property Company (43)	Dallas, TX	11,563	136,712
34 Professional Property Management, LLC (39)	Rockford, IL	11,326	11,326
35 Conifer Realty, LLC (35)	Rochester, NY	11,153	12,348
36 SPM, LLC (31) *	Birmingham, AL	10,702	14,555
37 Millennia Housing Management, Ltd. (49)	Valley View, OH	10,647	11,079
38 USA Properties Fund (47)	Roseville, CA	10,449	10,750
39 IMS Properties (41)	Fenton, MI	10,415	11,000
40 Forest City Residential Management (22)	Cleveland, OH	10,372	35,184
41 Preservation Management, Inc. (45) *	South Portland, ME	10,361	10,914
42 U.S. Residential Group (51)	Irvine, CA	10,239	37,475
43 AIMCO (33) *	Denver, CO	10,067	60,553
44 TM Associates Management Inc. *	Rockville, MD	9,885	9,885
45 Corcoran Jennison Companies (42) *	Boston, MA	9,806	13,061
46 The NRP Group LLC	Cleveland, OH	9,795	11,970
47 LNR Property (44)	Miami, FL	9,700	11,200
48 Partnership Property Management (48)	Greensboro, NC	9,685	9,754
49 Pedcor Management Corp. (46)	Carmel, IN	9,500	13,666

FOR AFFORDABLE 100 COMPANY LINKS AND THE "NEXT 20" COMPANIES ON THE LIST VISIT:

RANK / MANAGEMENT COMPANY (2013 rank shown in parentheses)	HEADQUARTERS	TOTAL NUMBER OF UNITS	
		SUBSIDIZED ¹	RESIDENTIAL ²
50 SL Nusbaum Realty Company (40)	Norfolk, VA	9,489	17,581
51 The Hallmark Companies (59)	Atlanta, GA	9,427	10,963
52 Community Management Corp. (56) *	Winston-Salem, NC	9,343	9,945
53 Pennrose Management Company (54)	Philadelphia, PA	9,153	10,197
54 Barker Management (52)	Anaheim, CA	8,836	8,836
55 Guardian Management LLC (17) *	Portland, OR	8,824	13,000
56 Riverstone Residential Group (8)	Dallas, TX	8,601	160,000
57 EAH Housing (55)	San Rafeal, CA	8,500	9,194
58 The Yarco Company, Inc. (61)	Kansas City, MO	8,419	8,925
59 Preservation of Affordable Housing (POAH)/Preservation Housing Management, LLC (73)	Boston, MA	8,412	8,606
60 NDC Real Estate Management, Inc. (53)	Pittsburgh, PA	8,354	11,269
61 The Community Builders (65) *	Boston, MA	8,330	9,392
62 Peabody Properties, Inc. (70) *	Braintree, MA	8,007	9,533
63 Winterwood, Inc. (50)	Lexington, KY	7,950	8,000
64 Lawler Wood Housing, LLC (60) *	Knoxville, TN	7,905	7,905
65 National Community Renaissance (58) *	Rancho Cucamonga, CA	7,904	8,600
66 Beacon Communities (92) *	Boston, MA	7,891	11,000
67 Reliant Realty Services, Inc. *	New York, NY	7,817	7,817
68 Cascade Management, Inc. (64)	Portland, OR	7,600	7,804
69 Maloney Properties (63)	Wellesley, MA	7,522	8,220
70 Sun Belt Management Company (62)	Albertville, AL	7,500	7,610
71 Equity Management II, LLC (57)	Columbia, MD	7,438	8,700
72 Fairfield Residential (72)	Grand Prairie, TX	7,201	49,535
73 Steadfast Management Company (36)	Irvine, CA	7,178	23,109
74 Woda Management & Real Estate, LLC (69)	Westerville, OH	7,154	7,278
75 Cambridge Management, Inc. (80)	Tacoma, WA	7,057	7,142
76 Oakbrook Corporation (66)	Madison, WI	7,025	8,600
77 American Apartment Management Co., Inc. (68) *	Knoxville, TN	6,941	7,278
78 RY Management (71)	New York, NY	6,751	13,200
79 Cohen Esrey Real Estate Services (82)	Overland Park, KS	6,682	11,031
80 Community Realty Management (77) *	Pleasantville, NJ	6,653	6,749
81 WRH Realty Services (76) *	St. Petersburg, FL	6,623	15,863
82 Seldin Company (86) *	Omaha, NE	6,596	12,068
83 Housing Management Resources *	Quincy, MA	6,505	6,505
84 GEM Management (78)	Charlotte, NC	6,500	8,000
85 G & K Management Co., Inc. (74)	Culver City, CA	6,489	14,072
86 MidPen Property Management Corp. (90)	Foster City, CA	6,397	6,397
87 Fairway Management (83)	Columbia, MO	6,378	6,851
88 Intergral Property Management (75)	Atlanta, GA	6,111	6,668
89 SHP Management Corp. (85) *	Cumberland Foreside, ME	6,080	7,000
90 Unified Property Group (87)	Milford, MI	6,000	13,000
91 Kettler Management, Inc. (81) *	McLean, VA	5,952	23,609
92 AWI Management Corporation (100)	Auburn, CA	5,932	5,932
93 CSI Support & Development (89) *	Warren, MI	5,924	5,924
94 H J Russell and Company (79) *	Atlanta, GA	5,900	5,900
95 Solari Enterprises, Inc. (97) *	Orange, CA	5,766	5,832
96 Flaherty & Collins (91)	Indianapolis, IN	5,601	9,256
97 Village Green (93)	Farmington Hills, MI	5,500	35,000
98 Alpha Property (95)	Los Angeles, CA	5,329	5,329
99 Shelter Properties, LLC (98)	Baltimore, MD	5,281	5,486
100 Leon N. Weiner & Associates, Inc.	Wilmington, DE	5,267	5,276

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, 2013. 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).

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. In particular, sincere appreciation goes to Task Force Chair John Yang, RentalHousingDeals; Brian Carnahan, Ohio Housing Finance Agency; Gustavo Sapiurka, RealPage; Janel Ganim, Property Solutions; Jed Graef, MRI Software; Lori Russell, RealPage; Mark Livanec, Yardi; Rue Fox, IPM Software; Shari Smith, Choice Property Resources; Dave Layfield, ApartmentSmart.com; Kris Panks, Yardi; Bill Sullivan, IPM Software.

If you believe your company should be included in next year's survey, please contact Brenda.Moser@nahma.org.