

2016 NAHMA AFFORDABLE 100

How many housing units receive at least one form of federal subsidy 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 subsidized 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 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 (2015 rank shown in parentheses) | HEADQUARTERS | TOTAL NUMBER OF UNITS | |
|--|--------------------|-------------------------|--------------------------|
| | | SUBSIDIZED ¹ | RESIDENTIAL ² |
| 1 WinnResidential (1)* | Boston, MA | 51,346 | 98,817 |
| 2 FPI Management, Inc. (3) | Folsom, CA | 42,400 | 98,401 |
| 3 LEDIC Realty Company (4)* | Memphis, TN | 35,291 | 42,384 |
| 4 Related Management (23) | New York, NY | 32,270 | 51,700 |
| 5 The Michaels Organization (2)* | Marlton, NJ | 30,702 | 52,556 |
| 6 The John Stewart Company (5) | San Francisco, CA | 28,200 | 32,243 |
| 7 Edgewood Management Corporation (6)* | Germantown, MD | 25,485 | 30,468 |
| 8 American Management Services (Pinnacle) (7) | Dallas, TX | 25,000 | 134,725 |
| 9 McCormack Baron Management, Inc. (16) | St. Louis, MO | 24,614 | 29,406 |
| 10 Capstone Real Estate Services, Inc. (9) | Austin, TX | 22,817 | 34,790 |
| 11 National Church Residences (8)* | Columbus, OH | 21,782 | 22,853 |
| 12 KMG Prestige, Inc. (13) | Mt. Pleasant, MI | 20,496 | 23,108 |
| 13 Dominionium (15)* | Plymouth, MN | 20,081 | 23,775 |
| 14 Volunteers of America (12)* | Alexandria, VA | 18,623 | 19,012 |
| 15 Royal American Management, Inc. (17)* | Panama City, FL | 17,495 | 18,951 |
| 16 U.S. Residential Group, LLC (44) | Irvine, CA | 15,452 | 40,775 |
| 17 Grenadier Realty Corp. (19) | Brooklyn, NY | 15,257 | 19,447 |
| 18 Alpha-Barnes Real Estate Services, LLC (35) | Dallas, TX | 14,745 | 16,073 |
| 19 Millennia Housing Management, Ltd. (37) | Cleveland, OH | 14,420 | 16,391 |
| 20 The Cornerstone Group (20) | Hollywood, FL | 13,590 | 13,693 |
| 21 Conifer Realty, LLC (24) | Rochester, NY | 13,474 | 14,602 |
| 22 Retirement Housing Foundation (22) | Long Beach, CA | 13,425 | 17,339 |
| 23 Multifamily Management Services, LLC (28) (dba Arco Management, TUC Management, Multifamily Management of Philadelphia, GoldOller Management) | Suffern, NY | 13,339 | 27,588 |
| 24 Pedcor Management Corporation (49) | Carmel, IN | 13,275 | 16,745 |
| 25 Allied Orion Group (10) | Houston, TX | 12,943 | 21,000 |
| 26 Reliant Realty Services, LLC (63)* | New York, NY | 12,237 | 12,237 |
| 27 Boyd Management (27) | Columbia, SC | 12,076 | 12,740 |
| 28 Lincoln Property Company (33) | Dallas, TX | 11,500 | 165,251 |
| 29 Gene B. Glick Company (36)* | Indianapolis, IN | 11,329 | 19,972 |
| 30 USA Properties Fund, Inc. (39) | Roseville, CA | 11,026 | 11,026 |
| 31 SPM, LLC (38)* | Birmingham, AL | 10,852 | 14,651 |
| 32 Professional Property Management, LLC (45) | Rockford, IL | 10,615 | 10,615 |
| 33 Ambling Management Company (31)* | Valdosta, GA | 10,242 | 11,960 |
| 34 The NRP Group, LLC (43) | Cleveland, OH | 10,221 | 14,356 |
| 35 Partnership Property Management (47)* | Greensboro, NC | 10,046 | 10,111 |
| 36 TM Associates Management, Inc. (40)* | Rockville, MD | 10,008 | 10,008 |
| 37 Wallick Communities (25)* | Reynoldsburg, OH | 9,920 | 10,713 |
| 38 Cambridge Management, Inc. (59) | Tacoma, WA | 9,643 | 9,915 |
| 39 The Hallmark Companies, Inc. (42) | Atlanta, GA | 9,578 | 11,368 |
| 40 The Community Builders, Inc. (52)* | Boston, MA | 9,555 | 10,453 |
| 41 LHP Management (formerly Lawler Wood Housing) (50)* | Knoxville, TN | 9,342 | 9,342 |
| 42 Yarco Company, Inc. (46) | Kansas City, MO | 9,327 | 9,708 |
| 43 Preservation Management, Inc. (30)* | South Portland, ME | 9,278 | 9,656 |
| 44 American Apartment Management Company, Inc. (58)* | Knoxville, TN | 9,102 | 9,797 |
| 45 Forest City Residential Management (41) | Cleveland, OH | 8,850 | 39,178 |
| 46 Preservation of Affordable Housing (POAH) (67) | Boston, MA | 8,813 | 8,919 |
| 47 Community Management Corporation (53)* | Winston-Salem, NC | 8,736 | 8,816 |

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

| RANK / MANAGEMENT COMPANY (2015 rank shown in parentheses) | HEADQUARTERS | TOTAL NUMBER OF UNITS | |
|---|--------------------------------|-------------------------|--------------------------|
| | | SUBSIDIZED ¹ | RESIDENTIAL ² |
| 48 Greystar (29) | Charleston, SC | 8,709 | 413,679 |
| 49 Barker Management, Inc. (61) | Anaheim, CA | 8,691 | 9,270 |
| 50 Peabody Properties, Inc. (51)* | Braintree, MA | 8,498 | 10,760 |
| 51 Seldin Company (69)* | Omaha, NE | 8,348 | 17,093 |
| 52 Mercy Housing (14)* | Denver, CO | 8,250 | 22,800 |
| 53 NDC Real Estate Management, Inc. (56) | Pittsburgh, PA | 8,213 | 10,894 |
| 54 EAH Housing (60) | San Rafael, CA | 8,159 | 8,961 |
| 55 WRH Realty Services, Inc. (65)* | St. Petersburg, FL | 8,131 | 16,770 |
| 56 Pennrose Management Company (55) | Philadelphia, PA | 7,935 | 8,357 |
| 57 RLJ Management Company, Inc. (88) | Columbus, OH | 7,930 | 7,930 |
| 58 SHP Management Corp. (82)* | Cumberland Foreside, ME | 7,926 | 7,926 |
| 59 Beacon Communities (34)* | Boston, MA | 7,900 | 11,000 |
| 60 Aimco (57)* | Denver, CO | 7,758 | 53,660 |
| 61 Woda Management & Real Estate, LLC (74) | Westerville, OH | 7,594 | 7,857 |
| 62 Sun Belt Management Company (71) | Albertville, AL | 7,500 | 10,000 |
| 63 BSR Trust, LLC (21)* | Little Rock, AR | 7,400 | 19,500 |
| 64 Maloney Properties (70)* | Wellesley, MA | 7,350 | 8,250 |
| 65 Community Realty Management (66)* | Pleasantville, NJ | 7,189 | 8,156 |
| 66 Solari Enterprises, Inc. (83)* | Orange, CA | 7,022 | 7,022 |
| 67 Coast Real Estate Services (77) | Everett, WA | 7,000 | 15,000 |
| 68 Housing Management Resources, Inc. (90)* | North Quincy, MA | 6,911 | 7,198 |
| 69 National Community Renaissance (64)* | Rancho Cucamonga, CA | 6,861 | 7,458 |
| 70 Winterwood, Inc. (118)* | Lexington, KY | 6,845 | 7,686 |
| 71 FOURMIDABLE Real Estate Management (100) | Bingham Farms, MI | 6,778 | 8,242 |
| 72 RY Management Co., Inc. (78) | New York, NY | 6,750 | 8,000 |
| 73 MidPen Property Management Corporation (87) | Foster City, CA | 6,705 | 6,705 |
| 74 HallKeen Management* | Norwood, MA | 6,689 | 9,327 |
| 75 Residential One, LLC (62) | Columbia, MD | 6,491 | 7,031 |
| 76 G & K Management Co., Inc. (85) | Culver City, CA | 6,407 | 14,921 |
| 77 Steadfast Management Company (73) | Irvine, CA | 6,300 | 34,806 |
| 78 ConAm Management Corporation (11)* | San Diego, CA | 6,100 | 52,000 |
| 79 The Integral Group LLC (89) | Atlanta, GA | 6,100 | 6,800 |
| 80 CSI Support & Development (91)* | Warren, MI | 6,058 | 6,058 |
| 81 AWI Management Corporation (95) | Auburn, CA | 6,049 | 6,100 |
| 82 Alco Management, Inc. (112)* | Memphis, TN | 6,013 | 7,117 |
| 83 Vesta Corporation (109) | Weatogue, CT | 5,997 | 6,430 |
| 84 Corcoran Management Company (120)* | Braintree, MA | 5,701 | 9,335 |
| 85 Trinity Management LLC (96)* | Boston, MA | 5,649 | 6,219 |
| 86 Corcoran Jennison Companies (116)* | Boston, MA | 5,600 | 13,000 |
| 87 Flaherty & Collins Properties (93) | Indianapolis, IN | 5,600 | 9,200 |
| 88 TESCO Properties, Inc. (108)* | Germantown, TN | 5,284 | 6,467 |
| 89 Gateway Management Company, LLC (103) | Birmingham, AL | 5,220 | 5,696 |
| 90 Key Management Company (98) | Wichita, KS | 5,212 | 5,976 |
| 91 Cohen-Esrey Real Estate Services, LLC (81) | Overland Park, KS | 5,022 | 7,592 |
| 92 Standard Enterprises, Inc. (105) | Monroe, LA | 4,824 | 5,096 |
| 93 Westminster Company (106)* | Greensboro, NC | 4,675 | 4,755 |
| 94 Fore Property Company | Las Vegas, NV | 4,649 | 8,464 |
| 95 Alpha Property Management (110) | Los Angeles, CA | 4,500 | 4,700 |
| 96 Village Green (94) | Farmington Hills, MI | 4,500 | 42,805 |
| 97 The Schochet Companies (113)* | Braintree, MA | 4,464 | 4,813 |
| 98 Tryko Partners, LLC* | Brick, NJ | 4,425 | 7,200 |
| 99 Oakbrook Corporation (76) | Madison, WI | 4,265 | 8,600 |
| 100 Landura Management Associates (115)* | Winston-Salem, NC | 4,200 | 4,200 |

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 Dec. 1, 2015. 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 Jennifer Jones, jjones@nahma.org.