

Response to Questions on the FY 2010 County's Line of Business & Schools Program Review Processes Fall 2008

Request By: Supervisor Bulova

Question: Please identify the largest landlords in the County.

Response: As of May 12, 2008, the following entities are the top eight multi-family landlords in the County based on staff research (please also see attached May 22, 2008 memo to the Board of Supervisors):

<u>Landlord</u>	<u>Multi-family Units</u>
1. Tishman Speyer Archstone	4,444
2. Equity	3,244
3. Home Properties	3,161
4. Fairfax County	2,962
5. AIMCO	2,719
6. Kettler	2,333
7. Stellar/Riverstone Mgmt	2,175
8. Bozzuto	2,111

In addition to those listed above, another nine landlords have between 1,000 and 2,000 units. The remaining landlords control anywhere from 8 to 1,000 units.

As previously noted, the total number of Fairfax County owned/managed/controlled landlord units is based on comparable multi-family rental unit types. These may be owned under the name of the Board of Supervisors or the Fairfax County Redevelopment & Housing Authority (FCRHA). In accomplishing its multiple County-wide missions, HCD and/or the FCRHA also operate facilities that are not comparable to private sector multi-family units. These facilities include specialized elderly housing, group homes, assisted living beds, adult care facilities (which provide medical, adult care and social services) and pads for a mobile home park where the household owns their home. These facilities are not included in the above count.