National and State

statistical review FOR 2015

U.S. community associations, housing units and residents

Year	Communities	Housing Units	Residents
1970	10,000	.7 million	2.1 million
1980	36,000	3.6	9.6
1990	130,000	11.6	29.6
2000	222,500	17.8	45.2
2002	240,000	19.2	48.0
2004	260,000	20.8	51.8
2006	286,000	23.1	57.0
2008	300,800	24.1	59.5
2010	311,600	24.8	62.0
2011	317,200	25.4	62.7
2012	323,600	25.9	63.4
2013	328,500	26.3	65.7
2014	333,600	26.7	66.7
2015	338,000	26.2	68.0

Homeowners associations account for about 51–55% of the totals, condominium communities for 42–45% and cooperatives for 3–4%.

CAI estimates the number of U.S. community associations in 2016 is between 342,000 and 344,000.

community
ASSOCIATIONS INSTITUTE

Community Associations by State, 2015

State	Number of Associations	Rounded Estimated Number of Residents in Associations
Florida	47,200	9,496,000
California	44,900	9,033,000
Texas	19,800	3,983,000
Illinois	18,500	3,722,000
North Carolina	13,800	2,776,000
New York	13,600	2,736,000
Massachusetts	12,200	2,454,000
Georgia	10,300	2,072,000
Washington State	10,250	2,062,000
Arizona	9,400	1,891,000
Colorado	9,200	1,851,000
Virginia	8,500	1,710,000
Ohio	8,350	1,680,000
Michigan	8,250	1,660,000
Minnesota	7,500	1,509,000
South Carolina	6,750	1,358,000
New Jersey	6,700	1,348,000
Pennsylvania	6,700	1,348,000
Maryland	6,600	1,328,000
Missouri	5,350	1,076,000
Wisconsin	5,150	1,036,000
Connecticut	4,800	966,000
Indiana	4,750	956,000
Tennessee	4,750	956,000
Oregon	3,750	754,000
Utah	3,320	668,000
Nevada	3,220	648,000

Between 2,000 and 3,000 associations

Alabama, Idaho, Iowa, Kentucky, New Hampshire

Between 1,000 and 2,000

Delaware, District of Columbia, Hawaii, Kansas, Louisiana, Maine, Montana, Nebraska, New Mexico, Oklahoma, Rhode Island, Vermont

Fewer than 1,000

Alaska, Arkansas, Mississippi, North Dakota, South Dakota, West Virginia, Wyoming

Total U.S. associations: 338,000

NOTE: The term "community association" in this report refers to planned communities (e.g., homeowners associations, condominium communities and housing cooperatives).

National Data, 2015

21.1
Percent of U.S. population in community associations.

$5.28 trillion
Value of homes in community associations.

$85 billion
Assessments collected from homeowners. Assessments fund many essential association obligations, including professional management services, utilities, security, insurance, common area maintenance, landscaping, capital improvement projects, and amenities like pools and club houses.

$23 billion
Assessment dollars contributed to association reserve funds for the repair, replacement and enhancement of common property, e.g., replacing roofs, resurfacing streets, repairing swimming pools and elevators, meeting new environmental standards and implementing new energy-saving features.

50,000–55,000
Community association managers (includes on-site managers and those who provide part-time support to a number of communities).

6,000–9,000
Large-scale associations, i.e., those meeting at least two of the following three characteristics: a single, contiguous community with a general manager; a minimum of 1,000 lots and/or homes, and a minimum annual budget of $2 million.

30–40
Percentage of community associations that are self-managed, meaning they may use professional assistance for specific projects, activities and services, but do not employ a professional manager or management company.

7,000–8,000
Community association management companies.

95,000–100,000
Individuals employed by management companies.

2,350,000
Community association board and committee members.

80,000,000
Hours of service performed annually by association board and committee members.

$1.76 billion
Estimated value of time provided by homeowner board and committee members based on the Bureau of Labor Statistics estimate of $22.55 per hour for volunteer time.

About CAI
With nearly 34,000 members dedicated to building better communities, CAI works in partnership with 60 chapters, including a chapter in South Africa. CAI provides information, education and resources to community associations and the professionals who support them. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in communities that are preferred places to call home. Visit www.caionline.org or call (888) 224-4321.

About the Foundation for Community Association Research
Our mission—with your support—is to provide research-based information for homeowners, association board members, community managers, developers and other stakeholders. Since the Foundation's inception in 1975, we've built a solid reputation for producing accurate, insightful and timely information, and we continue to build on that legacy. Visit www.cairf.org.

FOUNDATION FOR COMMUNITY ASSOCIATION research

The statistical information in this report was developed by Clifford J. Treese, president of Association Data, Inc., in Mountain House, Calif. A member of CAI almost since its inception, Treese is a past president of CAI and the Foundation for Community Association Research. We are grateful for his continuing support of both organizations.

Additional statistical information published by the Foundation for Community Association Research is available at www.cairf.org/factbook.

How and Why Community Associations Work

Benefiting from Collective Management. Americans have largely accepted the collective management structure of common-interest communities. The private covenants and rules characteristic of associations are not novel in residential living. Similar restrictions often exist in rental apartment lease agreements and in zoning laws and building codes that govern traditional single-family, detached housing. In traditional housing, however, such restrictions are adopted and administered by municipal governments rather than by private governing boards composed of homeowners who are elected by their neighbors to lead their associations.

Privatizing Public Functions. Because of the fiscal challenges faced by many municipalities, housing developments often are approved with the stipulation that associations will assume many responsibilities that traditionally fall to local and state governments. These obligations can include road maintenance, snow removal, trash pickup and stormwater management. This privatization of services allows municipalities to permit the continued development of needed housing without having to pay directly for that infrastructure through the tax base.

Expanding Affordable Homeownership. There has been a persistent effort to increase homeownership in America, especially in underserved groups, such as minorities, women and immigrants, and in specific locations, such as urban areas. Almost from their inception in the 1960s, condominiums have tended to serve as lower-cost housing, especially for first-time buyers. Without the construction and operating efficiencies inherent in association development and operations, affordability would be an even greater problem.

Minimizing Costs and Fostering Marketing Efficiencies. Community associations not only maintain home values but also reduce the need for government oversight. Associations avoid the "tragedy of the commons" (where no one is responsible) through mandatory membership and collective management. They also circumvent the "free rider" issue (where not all beneficiaries pay their share) through mandatory assessments and agreements between the association and homeowners. Put simply, community associations are an efficient means of providing critical services, assigning payment responsibility and being responsive to resident concerns.

Providing Amenities, Opportunities and Options. Many associations offer a diverse variety of services and amenities, from golf courses and marinas to equestrian facilities and fitness centers. Very few Americans can afford such benefits without the shared responsibility enabled by community associations. People who don't want to contend with gutters and yard work can purchase homes in communities where these responsibilities are taken on by their association. There are age-restricted communities, pet-free and pet-friendly communities, even communities with airstrips. Community associations give people options, alternatives, facilities and resources they could not otherwise enjoy.

Building a Sense of Community. We are, for better and worse, a highly transient society. Americans follow professional opportunities and other preferences from state to state. By their inherent nature, community associations bring people together, strengthen neighborhood bonds, and promote a sense of community and belonging—attributes that are often overlooked. Many residents take advantage of community-sponsored activities, such as holiday events, social clubs, athletic and fitness activities, pool parties and more. These activities help residents get to know their neighbors and forge new, supportive friendships.

Contributing to the Economy and Creating Jobs. Community associations are more than just housing. They employ a wide range of professionals, such as community managers, accountants, building engineers and software providers, as well as landscapers, construction trades and office support personnel. All told, community associations contribute just over 4 percent to this country's gross domestic product (GDP).