



## How does **AAMCI** process move-in ready compliance files in less than a week?

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See how Yardi RightSource helped this affordable housing provider leverage integrated data to boost compliance, reduce days vacant and minimize staff hours spent reconciling report data.

**150%**

Faster file reviews  
compared with  
prior processes

**<5**

Days to get  
applicant files  
ready for move in

**3**

Average number  
of days to  
recertify residents

**100%**

Data accuracy

*"I have firsthand, working experience with many compliance service providers, and none compare with RightSource."*

Deedra Burroughs  
Chief Financial Officer  
AAMCI Property Management Solutions



## THE COMPANY

*“The driving force behind AAMCI’s work is an effort to provide the best home possible for residents to thrive”*

**Deedra Burroughs**  
Chief Financial Officer  
AAMCI

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AAMCI was chartered in 1972 with the sole purpose of managing multifamily housing with emphasis on the operations of low and moderate-income developments.

Today, AAMCI manages over 4,000 units in the Midwest and Southeast. In addition, AAMCI invests in multifamily housing

and is involved in development utilizing the Low-Income Housing Tax Credit (LIHTC) program as well as other federal subsidy types.

Now in its second generation of family ownership, AAMCI operates in nine states, is headquartered in Knoxville, Tennessee and employs approximately 150 people.

AAMCI constantly aspires to deliver innovative, high quality residential management with enthusiasm, integrity and professionalism.

The driving force behind AAMCI’s work is an effort to provide the best home possible for residents to thrive, and a core belief that there is no place like home.



# CHALLENGE & SOLUTION

## THE CHALLENGE

AAMCI has historically contracted with compliance service providers to conduct applicant and household file reviews for accuracy and completion and to compile report data.

With thousands of units under management and compliance mandates from multiple state and federal sources of funds, AAMCI relied on the work of their compliance service providers to help lessen the workload for their onsite staff and management team.

Also, AAMCI often uses layered affordable housing subsidies such as Rural Development, HUD 50059, and other program funds for its properties.

Keeping compliant with these programs requires regular updates to forms mandated by agencies overseeing the subsidies, which is an ongoing challenge for most affordable housing managers.

As AAMCI moved from service provider to service provider, the team found inaccuracies in work, oftentimes due to a breakdown of data quality and use of outdated forms. Seeking an integrated solution to solve data gaps, AAMCI chose RightSource in 2020, and has gained measurable benefits as a result.

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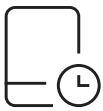
## THE SOLUTION

[Yardi RightSource](#) clients receive expert support to make the most complex compliance tasks faster and less of an impact on staff. RightSource offers fast file reviews to ensure compliance data is in place for applicant and resident files. This also simplifies leasing, certifications and operations. Affordable housing providers can also add full-service compliance workflows with a simple to use interface with Yardi Voyager.



# THE RESULTS

By choosing Yardi RightSource, an integrated component of the Yardi Affordable Housing Suite, AAMCI has eliminated the potential of inconsistent data used during file reviews. Eliminating data lapses frees management from hours of work that would be spent tracking down why reports don't match applicant and resident files.



## COMPLIANCE FORMS FOR ALL MAJOR SUBSIDIES

### **AUTOMATED FORMS MANAGEMENT**

RightSource simplifies the complexity of compliance management for AAMCI by automatically updating the forms applicable to each state's LIHTC program as well as Rural Development and HUD 50059. AAMCI has confidence knowing that their work follows the latest program changes, no matter which state they are working in. And confidence is not the only benefit. AAMCI also gains the ability to demonstrate to housing finance agencies that their team can efficiently run complex low-income housing tax credit properties. That experience helps set AAMCI up to become more competitive for future rounds of tax credit allocations and prevent costly compliance mistakes.



## HIGHER REVENUE

### **FAST FILE REVIEWS**

Affordable housing providers rely on short vacancy periods to ensure operating budgets remain funded. Choosing the right compliance service provider is extremely important because delays on file reviews mean greater days vacant and less revenue generated. RightSource delivers fast file reviews within 24-hours or less. That commitment and reliability helps AAMCI fill units faster with the confidence of knowing the data used to approve the file matches the actual data in Yardi Voyager.



### TOTAL DATA ACCURACY

#### **SIMPLIFYING DATA THROUGH INTEGRATION**

The most important benefit that AAMCI gets from RightSource is assurance that compliance data is accurate and consistent throughout its organizational operating environment. “Data consistency is a huge advantage for RightSource. Knowing that data matches throughout our applicant files, operating system and reports prevents our management team from having to go and track down where data lapses may have occurred,” said Burroughs.



### STRESS-FREE AUDITS

#### **STREAMLINING AUDITS AND PROGRAM MONITORING**

Like many organizations working through a global pandemic, AAMCI saw new challenges as in-person work became less viable beginning in early 2020. Critical processes like audits and program monitoring by funding agencies could not pause and transformed into remote processes that required digital access to AAMCI’s files. Yardi RightSource simplifies audits because AAMCI’s files are organized and able to be shared through easy portal access. “Yardi RightSource takes the stress out of audits because we know everything is in order and available on demand,” said Burroughs.

**Yardi RightSource is an easy way to reduce the cost and complexity of affordable housing compliance. See how Yardi can help your staff reimagine affordable housing.**

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