

NAHMA Virtual Fall Meeting, October 2020

Speakers Biographies

(as of Sept. 14, 2020)

Sonya Brown, SHCM



Sonya Brown is vice president of property management for National Church Residences in Columbus, Ohio. In her role, Brown leads a team of four regional vice presidents, covering about 310 affordable housing communities in 25 states. Brown joined the organization in 2004 and has served as a property manager and in three regional leadership positions. From 2010 until April 2020, Brown was a regional vice president, a role that included leading a team of six executives who reported to her plus a field staff of more than 220 employees across 11 states. Before joining National Church Residences, Brown was vice president of operations with C.D. Adams Financial Group in St. Louis, Missouri. While there, Brown processed and closed more than \$4.9 million a month in residential home loans. Brown is a graduate of St. Louis University, earning a Bachelor's degree in Finance. Brown's vision for property management is both strategic and practical. "I feel my long-term experience in the field will allow me to help shape strategy that has an impact on front line team members, from a perspective of practicality and reasonableness," said Brown. Brown's leadership skills, industry expertise and broad knowledge of property types – from market rate to tax credit to HUD affordable housing programs – have contributed to her success.

Dena Calo, Esq.



Dena Calo counsels companies through complex labor and employment risks that pose a threat to their reputation in the marketplace. As a seasoned HR strategist and employment lawyer, she understands employers are facing increasing scrutiny of their labor and employment policies and procedures from government regulators and employees. She advises management clients on the application of employment laws to their particular business needs, the implementation of legal HR policies, and representation in litigation in courts throughout the United States when their compliance is challenged. Dena's perspective also stems from a combination of experience working both in private practice and in-house. Before joining Saul Ewing Arnstein & Lehr, she was director of the Human Resources Practice Group at a regional New Jersey law firm. While at that firm, she also had a secondary assignment to one of the largest real estate development companies in New York City, where she was acting Chief Human Resources Officer and Employment Counsel for the organization. Dena has litigated cases to state and federal juries throughout the United States involving Title VII, ERISA, Age Discrimination in Employment Act, Americans with Disabilities Act, Family Medical Leave Act, and the Fair Labor Standards Act, state and federal constitutional issues, defamation, restrictive covenants and contract disputes.

Chuck Durnin, SHCM



Chuck Durnin is the Senior Vice President of Affordable Management for Michaels Management, Camden, N.J. Durnin has direct leadership and responsibility for all aspects of the management operations and financial performance of a large affordable housing portfolio. He is a national speaker and recognized expert on Section 42 Compliance. Michaels Management is a component of The Michaels Organization, a privately-held family of independent but integrated companies dedicated to excellence in affordable, military, student and conventional multifamily housing. Serving more than 140,000 residents in 380 communities across 35 states, the District of Columbia, and the U.S. Virgin Islands, The Michaels Organization is a national leader in the residential real estate industry, with full service capabilities in development, property and asset management, construction, and mortgage finance and tax credit syndication. Michaels Management partners with the non-profit social service organization, Better Tomorrows, to offer a wide range of supportive programs that support education, health and wellness, and financial stability that foster strong communities.

Noel Gill, SHCM, CPO, NAHP-e



Noel Gill is an officer of Northwest Real Estate Capital Corp., and serves on the company's Executive Management Team which monitors and controls the corporate personnel, cash flow, office policies and management. Noel has over 20 years of experience in HUD, RD, and Tax Credits, and a strong background in human resources. Noel is currently responsible for the corporate strategic goals and objectives, operations including compliance and human resources. This extends to the supervision of all personnel and activities related to the projects including online systems, software, policies and procedures, regulatory changes, ongoing training, asset management, annual budgets, project expenses, HAP renewals, rent increases, compliance related to HAP subsidy billings, resident filings, review of project expenses, unit turn management, vacancies, agency inspections, agency correspondence, and monthly financial review of the projects. Noel's extensive training, experience and knowledge has earned him numerous certifications and recognition for affordable housing and tax credit programs at the same time advancing his career and professional standing.

Toby Halliday (Invited)



Toby Halliday serves as Director, Office of Asset Management and Portfolio Oversight, for the U.S. Department of Housing and Urban Development, where he leads rental assistance partnerships with private landlords for 1.1 million homes affordable to America's most vulnerable households and oversees multifamily mortgage insurance agreements for over 11,500 properties with nearly 1.5 million homes. Prior to joining HUD, Halliday served as executive vice president for policy and operations for the Stewards of Affordable Housing for the Future (SAHF). Halliday previously served as vice president for federal policy at the National Housing Trust (NHT) for over three years. In this role he worked with Congressional and HUD leadership to promote the preservation and improvement of affordable rental housing, including testifying before Congress on these issues. Halliday coordinated and chaired the Preservation Working Group, a coalition of 48 nonprofit organizations advocating for affordable rental housing preservation. He also supported NHT's engagement with state and local governments to promote preservation and coordinated with

NHT's development and lending activities. Prior to joining NHT, Halliday was program director for affordable housing preservation at the Local Initiatives Support Corporation (LISC).

Brenda Harrington, PCC



Brenda Harrington, PCC, is the founder and President of Adaptive Leadership Strategies, LLC. She has developed a reputation for helping clients navigate both obvious and obscure leadership challenges and is called upon to work with leaders worldwide to develop creative solutions to complex challenges. The COVID-19 global pandemic has amplified the requirement for organizational leaders to develop new competencies that will enable them to provide necessary direction for their teams, as well as tolerate the volatility and uncertainty that will impact the way we live and work for the foreseeable future. Brenda works with leaders in non-profit, humanitarian, government and intergovernmental organizations to help them navigate the unprecedented challenges they face, with a view toward achieving the best outcomes possible. Brenda received Leadership Coaching certification from Georgetown University and certification as a Global Mindset facilitator from the Thunderbird School of Global Management. She holds a Master's degree in Business from Virginia Polytechnic Institute and State University, Pamplin College of Business, and a Bachelor's degree from Adelphi University.

Babbie Jaco, CPO



Barbara "Babbie" Jaco has served as vice president of Boyd Management, Inc. (BMI) since the founding of the company some 35 years ago. The Columbia, S.C.-based company manages some 13,000 units spread across North Carolina, Georgia, Florida, Alabama and its home state. At inception, BMI managed less than twenty properties and has since grown to be the largest privately held property management firm of USDA, Rural Development 515 properties in the country currently managing more than 320 properties. An affiliate of Boyd Management owns about 75 percent of the units, which were largely developed utilizing a U.S. Department of Agriculture's loan initiative to increase the supply of affordable housing in rural areas. Boyd Management's third-party clients typically develop properties using low income housing tax credits and other programs. The overall portfolio, which also includes age-restricted and senior housing properties, has a vacancy rate of less than 2 percent. BMI has been honored with many outstanding achievement awards, including a feature in the 2017 All About Seniors Magazine, the Chamber of Commerce Business Achievement Award, South Carolina State Housing Finance and Development Authority Housing Achievement Award, South Carolina State Housing Finance and Development Authority Management Agent of the Year, the "Order of the Palmetto", which is an honor bestowed by the South Carolina State Legislature, and the 2010 CAHEC Award for Partner of the Year.

Gianna Richards, SHCM, NAHP-e



Gianna Solari Richards joined Solari Enterprises, Inc., in 1993, and since then has worked in all aspects of the property management industry, including becoming the company's second president in 2015. Having served on the AHMA Pacific Southwest (AHMA-PSW) Board of Directors since 1997, Richards became a Director of Emeritus in 2005. In May 2006 she was awarded AHMA-PSW's highest honor, the Clive Graham Memorial Award for her contributions to the affordable housing industry. Richards is a Past President of NAHMA, and serves on its Board of Directors. She is also active in Rotary International, and

serves as the 2020-21 District (5320) Governor. Richards joined the Anaheim Hills Rotary Club in 2009, and has held several positions since joining the club, including President for the 2012-2013 Rotary year. Richards has also served the District in a variety of positions such as Executive Officer, Assistant Governor, District Conference Chair, District Secretary and a member of the District's Charitable Foundation. Richards is a Paul Harris Fellow, Society Member and Bequest Society Member.

Jennifer Wood



Jennifer Wood serves as Vice President at The John Stewart Company for its San Francisco Bay Area region. Wood has 25 years of progressive experience in affordable housing and multifamily property management. She has extensive experience with all types of local, state and federal programs including LIHTC, Project-Based Section 8, Public Housing, HOME, Bond, HOPE VI, RAD, tenant-based subsidy programs and more. Wood began her career as a Community Manager in 1994 with Goodale & Barbieri in Spokane, Washington. She quickly advanced to corporate roles as an Occupancy Specialist and Regional Manager. She moved to Puget Sound in 2001 as a Portfolio Manager for Allied Residential where she managed both affordable and conventional properties for a variety of clients including for profit developers, non-profits and public housing authorities. In 2005, joined Cambridge Management, Inc. in Tacoma, Washington where she served as Director and oversaw their property management operations while they expanded to more than 14,000 units in seven states including California. Ms. Wood currently serves on the Board of Directors of the AHMA for Northern California and Hawaii (AHMA NCH) and previously served as President of the Board of Directors for the AHMA of Washington. Wood holds a Bachelor's Degree from Gonzaga University and a Washington State Real Estate Broker's License.

Tim Zaleski, SHCM, NAHP-e



Tim Zaleski, President of McCormack Baron Management, has full profit and loss responsibility for the company and oversees daily operations of the 17,000+ unit portfolio, located throughout 20 states and US territories. Zaleski has more than 25 years of property management experience in the affordable housing industry. Prior to joining McCormack Baron Management, he served as the Vice President of Affordable Housing of National Church Residences, Inc. in Columbus, OH. In this role as Senior Executive in charge of the Property Management Division, he managed a portfolio totaling 22,700 units in 310 communities in 28 States and Puerto Rico. In addition to his experience in acquisition, finance, and mixed-income portfolio performance experience, Zaleski has a deep understanding of regulatory compliance for affordable housing, including HUD programs and Low Income Housing Tax Credit projects. He holds a Bachelor of Arts in Economics and Business Administration from the University of Pittsburgh and is President of the National Affordable Housing Management Association.