

NAHMA Virtual Fall Meeting, October 2020

Speakers Biographies

(as of Oct. 22, 2020)

Nancie-Ann Bodell

Nancie-Ann Bodell is the deputy administrator for Multi-Family Housing in USDA Rural Housing Service (RHS). Prior to undertaking this role, Bodell had almost 30 years of service in the Office of Multifamily Housing at the Department of Housing and Urban Development (HUD), including leading the Office of Asset Management and Portfolio Oversight (OAMPO) and serving as a senior policy advisor, associate deputy assistant secretary, the founding director of the Program Administration Office, and as acting director of OAMPO.

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.

Nathan Burnett



Nathan Burnett has worked as a principal of Watchtower Security Inc. for 16 years serving the security needs of the multifamily housing industry. Prior to moving to St. Louis, Missouri, he completed his undergrad in political science at the University of Missouri-Columbia as well as a master's degree in business. His company, Watchtower Security Inc. provides a completely managed video surveillance service working exclusively with multifamily housing properties, law enforcement and municipalities around the country to better our communities. Watchtower Security has been awarded multiple industry awards for its value, unique managed

video surveillance services, association board participation, and charitable outreach within the apartment industry.

Burnett and his business partner co-founded their charitable foundation (Towers of Excellence) five years ago, which not only teaches at-risk kids valuable life skills, but equally importantly entrepreneurial lessons to start their own future businesses. Their charity directly gives back to the communities they work within around the country.

He's helped others start successful businesses around St. Louis ranging from Float Spa centers to bike shops. His drive's, like that in the apartment world is to share ideas, see others succeed, and build community.

Emily Cadik



Emily Cadik is the executive director of the Affordable Housing Tax Credit Coalition (AHTCC), where she leads advocacy to support affordable rental housing financed using the Low-Income Housing Tax Credit (Housing Credit). Prior to joining the AHTCC, she was a senior director of public policy at Enterprise Community Partners, where she led policy and advocacy related to the Housing Credit and other affordable housing and community development issues. While at Enterprise she served on the board of the AHTCC, chairing the Legislative Committee, co-chairing the Marketing Committee, and serving on the Executive Committee since 2016. She also helped to lead the A Call To Invest in Our Neighborhoods (ACTION) Campaign, the nationwide coalition of more than 2,000 organizations and businesses advocating on behalf of the Housing Credit, and remains active in this nationwide advocacy effort. In 2017, she received the NHP Foundation's inaugural Advocacy Award, and in 2016 was named one of Affordable Housing Finance's Young Leaders. Before joining Enterprise she was a Presidential Management Fellow at the U.S. Department of Housing and Urban Development, where she served as a program coordinator for the Moving to Work demonstration and in the Office of Intergovernmental Affairs. She earned a master's degree in public policy from the Harvard Kennedy School of Government and a Bachelor of Arts degree from the University of Texas at Austin.

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. Calo'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. Calo 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.

Caroline Caselli



Caroline Caselli is the founder & CEO at Haven Connect, a startup that streamlines affordable housing waitlists through process automation. In 2015, she changed California state policy to allow e-signatures on affordable housing applications. Previously, she was a social worker at Tenderloin Housing Clinic & Catholic Charities. She is originally from San Jose, California, and now lives and works in Denver, Colorado. Her hobbies include photography, meditation and throwing killer dinner parties.

Gillian Cooper



Gillian Cooper, attorney and Associate at Saul Ewing Arnstein & Lehr, represents management in employment litigation matters before federal and state courts, as well as federal and state agencies. She has defended both single- and multi-plaintiff lawsuits involving Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Americans with Disabilities Act, the Family Medical Leave Act, the Fair Labor Standards Act, and related state statutory and common law causes of action. Gillian draws on this litigation experience to counsel employers on how these and other employment laws affect their business operations on a day-to-day basis. This includes advice on preventative practices to minimize workplace disputes and workforce reductions. Gillian develops employee handbooks and company policies, including accommodation, harassment, vaccination, drug testing, BYOD, and social media policies, across many industries. Employers look to her for advice on personnel actions, including drafting employment agreements and conducting internal investigations on various workplace matters. Gillian also develops and provides employment law training to global and regional HR leaders and employees, particularly in the restaurant, real estate, hospitality, and manufacturing industries.

Kris Cook, CAE



Kris Cook joined the National Affordable Housing Management Association (NAHMA) as its executive director in November 2002. NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. NAHMA's mission is to support legislative and regulatory policy that promotes the development and preservation of decent and safe 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. NAHMA is the voice in Washington, D.C., for some 20 regional, state and local affordable housing management associations (AHMAs) nationwide. NAHMA's membership represents 75% of the affordable housing management industry, and includes its most distinguished multifamily management companies and owners. Cook has more than 35 years' experience in nonprofit and trade association management. Prior to joining NAHMA, she held a dual role as executive director of the National Board of Certification for Community Association Managers (NBC-CAM), an affiliate of the Community Associations Institute (CAI) and senior vice president of CAI.

Megan Davidson, ARM, CRIS



multifamily.

Megan Davidson is a vice president at Alliant Insurance Services, specializing in multifamily risks, both affordable and market rate. We place over \$15.6 billion in premiums annually, cover over 2 million multifamily units, and have a unique approach combining loss control as well as unique coverage, programs and pricing for our clients. Alliant has the single largest property placement in the world, is the largest construction broker in the U.S., and has the resources and horsepower to protect our clients in an increasingly challenging market—particularly for

Chuck Durnin, SHCM



Chuck Durnin is the senior vice president of affordable management for Michaels Management, Camden, New Jersey. 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 nonprofit 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.

Lauryn Enrico

Lauryn Enrico is director of the preservation and direct loan division. Enrico has extensive and varied experience in the affordable multifamily housing field. This experience includes community-based neighborhood revitalization at Community Development Corporations in Cincinnati, Ohio; troubled asset resolution, preservation and congressional engagement at HUD; affordable multifamily lending at Berkeley Point Capital; and policy development at the Federal Housing Finance Agency to increase access to liquidity for underserved multifamily markets. Enrico received her bachelor's degree in urban and environment planning from the University of Virginia, and her master's degree in community planning from the University of Cincinnati.

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. Gill has over 20 years of experience in HUD, RD and Tax Credits, and a strong background in human resources. Gill 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. Gill'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 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. Harrington works with leaders in nonprofit, humanitarian, government and intergovernmental organizations to help them navigate the unprecedented challenges they face, with a view toward achieving the best outcomes possible. Harrington 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, South Carolina-based company manages some 13,000 units spread across North Carolina, Georgia, Florida, Alabama and its home state. At inception, BMI managed less than 20 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% 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%. 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.

Michael Johnson



During his more than 35 years with ALCO, Michael Johnson helped develop the strategies which guided the company's significant growth and national recognition as one of America's largest managers of affordable housing. He cites a corporate culture which celebrates teamwork and empowers staff to serve others as a key to ALCO's success. Since starting his career at ALCO as an accounting manager, Johnson has served as controller, chief financial officer and chief operating officer. He holds an honors degree in accounting and an MBA in finance from the University of Memphis. He is a Certified Public Accountant (CPA), Certified Information Technology Professional (CITP), National Affordable Housing Professional Executive (NAHP-e) and Specialist in Housing Credit Management (SHCM). Johnson is past president of the Southeastern Affordable Housing Management Association (SAHMA) and past president of National Affordable Housing Management Association (NAHMA). He is also a board member of the National Leased Housing Association (NLHA).

Jen Larson

Jen Larson is the division director for the Multi-Family Housing Portfolio Management Division. Larson has over 15 years of private and public sector experience in the affordable housing field, in roles spanning the stakeholder spectrum from nonprofit owner, manager, developer to senior leadership positions at the Department of Housing and Urban Development (HUD). Most recently, Larson has led HUD's Multifamily Asset and Counterparty Oversight Division where she was responsible for managing the performance, credit and mission risk of over 30,000 multifamily assets with \$90 billion in federally insured debt and over \$12 billion in annual rental assistance. Larson holds a B.A. from Northwestern University and a master's degree in public administration from the University of Minnesota, Humphrey School of Public Affairs.

Peter Lawrence



Peter Lawrence is director of public policy and government relations at Novogradac Consulting LLP. Prior to joining Novogradac Consulting LLP, Lawrence was the senior director of public policy and government affairs for Enterprise Community Partners where he led the execution of Enterprise's policy and advocacy agenda. Lawrence was also previously a legislative and policy associate at the National Council of State Housing Agencies (NCSHA), focusing on the LIHTC, tax-exempt housing private activity bond programs, and government sponsored enterprises. Lawrence also was a housing

policy analyst for the Center on Budget Policies and Priorities, where he worked on the Section 8 Housing Choice Voucher Program, a congressional fellow for Sen. Jack Reed of Rhode Island in his capacity as the ranking member of the Senate Housing and Transportation Subcommittee and a presidential management fellow for the Office of Policy Development & Research at the U.S. Department of Housing & Urban Development. In addition to his federal experience, he has served as an analyst for the affordable housing group of Chicago Metropolis 2020, and as an appointed member of the Interagency Taskforce on Homelessness of the city of Berkeley, California.

Sebastian Mourra



Sebastian Mourra is the senior vice president of product development at ResMan, a leading property management SaaS platform that delivers consistent NOI improvement and brilliant resident experiences. Prior to ResMan, Sebastian was the CEO & co-founder of Razz Interactive, an award-winning digital agency, and Zeki, a next-generation SaaS marketing platform for real estate property management. Under his leadership, Razz launched thousands of digital experiences and innovative products that fueled growth for progressive companies like Universal Music, Greystar, Sprint, Wood Partners, and Pepsi, which ultimately led to successfully being acquired by ResMan in late 2019.

G. Scott Nelson, CPO



Scott Nelson, is senior vice-president for affordable housing, corporate and enterprise sales for RealPage Inc. Nelson leads RealPage's business development efforts in the affordable housing division where he has driven over \$170 million in revenue over the decade. Additionally, he works to ensure that affordable housing needs are incorporated across several RealPage divisions, including Property Management Operations, Asset Optimization, Risk Mitigation and Renter Engagement. Prior to his current role, Nelson worked with RealPage's product development team in designing the industry leading OneSite Leasing & Rents Affordable, Screening and Accounting applications. Nelson spends free time gardening, expanding his 180-gallon marine-reef aquarium or sailing with his three girls.

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.

C. Lamar Seats



C. Lamar Seats is the deputy assistant secretary for the Office of Multifamily Housing Programs. Seats brings more than 25 years of experience in commercial, market and affordable multifamily mortgage banking through his previous leadership roles with various lending institutions. Immediately before beginning his federal career with HUD, Seats was a managing director at M&T Realty Capital Corporation where he was responsible for multifamily agency loan production with FHA, Fannie Mae, and Freddie Mac. Prior to that, he was CEO of Bellwether Enterprise Real Estate Capital LLC, senior vice president of Enterprise Community Investment Inc., and senior vice president of Reilly Mortgage Group, respectively.

Michael B. Simmons, NAHP- e, CPM



Michael B. Simmons is senior advisor & chief business development officer of Community Realty Management, AMO, where he also serves as broker of record. He is a founding member of the firm dating from 1974. Simmons served as its president & CEO from 2003 until 2019. Community Realty Management, located in Pleasantville, New Jersey, is a full-service real estate management organization employing over 300 individuals, with a multifamily management portfolio of over 8,700 units of multifamily housing located throughout the Mid-Atlantic region, the Midwest and the U.S. Virgin Islands. A past national president of the Institute of Real Estate Management (IREM), he is also a former IREM course instructor. Now serving on the Drexel University Real Estate Management & Development Advisory Board in Philadelphia, Simmons is a member of the Board of Directors of Mission First Housing Group, with operations in Philadelphia and Washington, D.C. A licensed real estate broker in the District of Columbia, Maryland, New Jersey, Oklahoma and Pennsylvania. Simmons has served as an editorial consultant for IREM, is a past president of the IREM Foundation Board of Directors and is a frequent speaker on the real estate management issues and the other real estate topics.

David Vargas



David Vargas is deputy assistant secretary for HUD's Real Estate Assessment Center. Prior to rejoining HUD, Vargas served in senior federal positions at the General Services Administration (GSA) and the Office of Personnel Management (OPM). Before his tenure at GSA and OPM, he was the deputy assistant secretary of REAC.

Ernie Wetherbee

Ernie Wetherbee is the first director of USDA Rural Development Multifamily Housing's new Field Operations Division. In this role, Wetherbee will provide leadership to regional servicing teams throughout the country to ensure the availability of safe and affordable multifamily housing in rural America. Wetherbee will oversee four regional directors of field operations in

the Northeast, Midwest, South and West regions comprised of servicing teams with over 300 multifamily housing servicing staff. Wetherbee has extensive leadership experience at Rural Development, in particular he has over 11 years implementing Rural Housing programs in the field.

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, nonprofits 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. 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-plus unit portfolio, located throughout 20 states and U.S. 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, Ohio. 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.