

NAHMA Virtual Winter Meeting, March 2021

Speakers Biographies

(as of March 1, 2021)

Althea Arnold



Althea Arnold is the Senior Vice President of Policy at the Stewards of Affordable Housing for the Future (SAHF). Ms. Arnold leads the policy efforts for SAHF, working with Congress, HUD, and other federal and state agencies to build support and remove barriers to the preservation and production of high-quality affordable rental housing. Ms. Arnold has over a decade of experience in policy advocacy focused on affordable housing and community development, and joined SAHF as Senior Vice President, Policy in 2020. Prior to joining SAHF, Ms. Arnold served as a Senior Legislative & Policy Associate at the National Council of State Housing Agencies, focusing on federal appropriations, HUD multifamily programs, and supportive housing issues. Previously she worked at the National Low Income Housing Coalition where she conducted research and wrote policy recommendations on housing affordability and stability for extremely-low-income households and veteran populations. Ms. Arnold holds a Master's degree in Public Policy from Georgetown University, with a concentration in nonprofit leadership, and a Bachelor of Art's degree from Connecticut College.

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.

Alexandra Nassau-Brownstone



Alexandra Nassau-Brownstone is Director of Resident Outcomes & CORES at Stewards of Affordable Housing for the Future. Alexandra Nassau-Brownstone serves as Director of the Resident Outcomes and CORES initiatives at SAHF. In this role, Ms. Nassau-Brownstone works with SAHF member organizations and industry stakeholders to identify opportunities for collaboration, improve the consistency and integrity of community level data, demonstrate the impact of service-enriched rental housing, and build support for this work at the practitioner, policymaker, and investor level. In addition, Ms. Nassau-Brownstone manages the Certified Organization for Resident Engagement & Services (CORES) Certification. Ms. Nassau-Brownstone holds a Master's degree in Community Planning from the University of Maryland and a Bachelor of Arts degree from American University in a self-designed interdisciplinary major: "Power and Poverty in the Media."

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.

Alicia Stoermer Clark



Alicia Stoermer Clark, President & CEO has been with Seldin Company since 2004. Her previous positions held at Seldin Company include: Chief Operating Officer, EVP of Implementation and Business Intelligence, and SVP of Systems and Staff Development. Prior to Seldin Company she served as the Director of Compliance for Midwest regional management company. Alicia has held direct responsibilities for property inspections and compliance reviews for Tax Credit, HUD (Section 8, 236, 811, 202, and HOME), Bond, CDBG, AHP among other programs. In addition to compliance responsibilities in the role of President & CEO she oversees the organization's property management operations, software systems including conversions and implementation, compliance monitoring, and communication functions both internally and externally. This includes oversight of all corporate departments. Dr. Clark holds a PhD in Human Capital Management and an MBA from Bellevue University and a Bachelor of Science in Housing and

the Near Environment from Iowa State University. Alicia has many professional certifications, and holds a real estate sales license in the state of Iowa.

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.

Megan Davidson, ARM, CRIS



Megan Davidson is a vice president at Alliant Insurance Services, specializing in multifamily risks, both affordable and market rate. Alliant places over \$15.6 billion in premiums annually, covers over 2 million multifamily units, and has 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 multifamily.

Tom Davis

Tom Davis is the Director of the Office of Recapitalization, within HUD's Office of Multifamily Housing Programs. Tom joined HUD in June, 2015. Immediately prior to joining HUD, Tom was Senior Vice President of Recap Real Estate Advisors, a Boston-based affordable housing consulting firm, where he led the firm's affordable housing consulting practice, focused on the recapitalization and preservation of existing affordable housing through transactional, strategy and policy engagements. Tom received his undergraduate degree from Brown University, his Masters in Public Affairs from the Woodrow Wilson School at Princeton University and his JD from the New York University School of Law.

Karin McGrath Dunn



Karin McGrath Dunn, President, is responsible for the day-to-day operations and employees of PRD Management and its subsidiaries with a focus on communications, service delivery, and results. Karin has a bachelor's degree from the Ohio State University, a Masters Degree from Temple University in Philadelphia, and is a licensed Real Estate Salesperson and a Certified Professional of Occupancy (CPO). Karin also demonstrates her commitment to creating,

preserving, and sustaining quality affordable housing communities through industry groups such as the National Affordable Housing Management Association (NAHMA) and the New Jersey Apartment Association (NJAA). Karin currently serves as Vice-Chair of the NAHMA Educational Foundation in Washington, DC.

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.

Melissa Fish-Crane, CPM, NAHP-e



Melissa Fish-Crane, CPM, NAHP-e, is Principal and Chief Operating Officer of Peabody Properties, headquartered in Braintree, Mass. Ms. Fish-Crane has dedicated more than 25 years to superior achievement in the management of client-owned multi-family residential and mixed-use real estate developments. Ms. Fish-Crane focuses on business operations and is responsible for coordinating systems and resources throughout the organization to position the company to attain its established strategic objectives for stability and future growth. Working in collaboration with

members of the Executive Leadership Team, Ms. Fish-Crane retains oversight of all field management operations at client properties, increasing their financial stability through the application of proven management practices and value-added services. Resolute in her commitment to inclusivity, diversity, exceptional service and to cultivating long term relationships of trust with clients, Ms. Fish-Crane is consistently relied upon for her business acumen, her expertise and her results-oriented approach to complex issues.

Eddie Garrett



Eddie Garrett vice president and risk and insurance advisor at McGriff, based in the Atlanta area. Eddie is an experienced insurance broker and risk management consultant who is committed to offering innovative and creative approaches to controlling risk and mitigating losses for his clients. Eddie has experience in working with middle market and large organizations in a variety of industries, and due diligence experience with mergers and acquisition activity. His specialties include: Commercial Real Estate &

Construction, Property Management, Affordable Housing, Multi-Family, Office Buildings, Shopping Centers, Condominium, Resorts, Hotels, Mixed Use Projects, & REITs. Lines of insurance include but not limited to: Property, Liability, Worker's Compensation, Cyber (Network Security & Privacy), Executive Risk (D&O, EPL, Fiduciary, & Crime), International, Surety,

Environmental, Builder's Risk, Project Specific Programs and Automobile.

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.

Jamal Habibi

Jamal Habibi is the new Chief of Staff for the Rural Housing Service. Prior to his appointment, Jamal was a Senior Associate at the Opportunity Finance Network. During the Obama Administration, he served as Outreach Director at the Department of Treasury, and as a Special Assistant at USDA. He holds a bachelor's degree from the University of Wisconsin, Madison

Toby Halliday



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).

Ethan Handelman



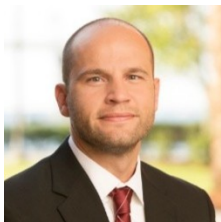
Ethan Handelman was recently appointed to be Deputy Assistant Secretary for HUD's Office of Multifamily Housing. Ethan is widely considered an expert on affordable housing policy, multifamily rental housing, homeownership, subsidy programs, public-private partnerships, program design and housing finance. Prior to joining HUD in February, Ethan spent three years as Senior Policy Analyst at the Federal Housing Finance Agency (FHFA), leading FHFA's Federal Home Loan Banks Housing Goals Team. Prior to joining FHFA, he spent seven years as Vice President for Policy and Advocacy at the National Housing Conference (NHC), finishing his time as Acting CEO during a transition. Prior to NHC, he spent ten years at Recap Real Estate Advisors. As lead of the advisory practice, he assisted public- and private-sector clients to understand and shape the affordable housing financial and policy environment. Ethan holds a MA in International Relations from Harvard University and B.A. in Political Science from the University of Michigan.

Maxx Hofmann



Maxx Hofmann is an Associate Producer at Conner Strong and Buckelew, an insurance brokerage, employee benefits and risk management consulting firm with headquarters in Camden, N.J. Maxx specializes in designing comprehensive risk management programs for larger, more complex businesses. By taking a consultative approach, Maxx is able to become explicitly familiar with the operations of his clients. This allows him to point out potential coverage gaps that can be devastating to an organization. In addition to coverage, a strong focus is placed on reviewing the current claims management process, safety initiatives, contractual risk transfer, and risk financing methods including loss sensitive models and captives. Industry specific expertise can be found across a number of industries including: Real Estate, Development, Construction, Manufacturing, Hospitality, and Life Sciences.

Trent Iliff



Trent Iliff is Vice President, Property & Casualty at USI Insurance Services, focusing on advising business leaders on capital-efficient insurance & risk management. USI is a leading local and national insurance brokerage and consulting firm delivering customized property and casualty, employee benefits, personal risk, and retirement solutions throughout the United States. Trent's team analyzes client business issues and challenges leveraging USI ONE™, a proprietary platform integrating analytics, networked resources and strategic planning to deliver highly customized solutions with economic impact.

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

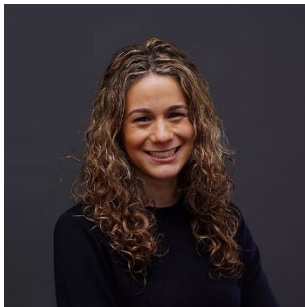
recently, Larson has led HUD's Multifamily Asset and Counterparty Oversight Division where she was responsible for managing the performance, credit and mission risk of over 30,000 multifamily assets with \$90 billion in federally insured debt and over \$12 billion in annual rental assistance. Larson 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.

Michelle Norris



Michelle Norris, Executive Vice President of External Affairs and Strategic Initiatives, National Church Residences (NCR). Ms. Norris was named Executive Vice President of External Affairs and Strategic Initiatives in early March 2016 after serving for four years as Senior Vice President of Development and Public Policy. In her current role, Ms. Norris is guiding NCR's Mission toward greater focus, impact and investment. Her primary responsibilities include Mission expansion and impact, public policy, community affairs, communications and public relations. Ms. Norris holds a Bachelor's Degree from Miami University in Oxford, Ohio. She is past-President of the Ohio Housing Council and the National Affordable Housing Management Association (NAHMA). She currently serves on the boards of Leading Age Ohio, Stewards of Affordable Housing for the Future (SAHF), and Corporation for Supportive Housing (CSH).

Rachael Piltch-Loeb, PhD, MSPH



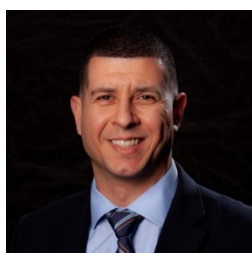
Ms. Piltch-Loeb is an expert in public health emergency preparedness and response and risk communication. She holds an appointment at both the Harvard TH Chan School of Public Health as a Preparedness Fellow and the NYU School of Global Public Health as an associate research scientist. Ms. Piltch-Loeb has consulted for private companies and professional organizations and been cited as an expert in international publications including BBC, the Atlantic, and Bloomberg News on COVID-19. Prior to her work on COVID-19, Ms. Piltch-Loeb focused on the development of best practices in public health preparedness, response, and risk communication. Ms. Piltch-Loeb received her PhD in public health from New York University (NYU), a Masters Science Public Health from the Bloomberg School of Public Health at Johns Hopkins University, and BS from Georgetown University.

Milton Pratt, Jr.



Milton Pratt Jr. is the Executive Vice President of the Michaels Organization. As Executive Vice President of Development, Mr. Pratt co-leads Michaels Development—Affordable Living. Mr. Pratt focuses on pipeline growth and asset performance through relationships with various governmental and industry groups. He works closely with Michaels’ regional development teams to generate opportunities and works with Michaels’ management team regarding existing asset restructuring under HUD’s RAD/MTM or ACC programs.

Camron Rafiee



Camron Rafiee is Assistant Director of Underwriting at HAI Group, headquartered in New Britain, Conn. Camron is an experienced property and casualty underwriter with a demonstrated history of working in the insurance industry. He is skilled in analytics, product management, financial analysis and property and casualty Insurance. Camron is currently attaining a Master of Business Administration (MBA) focused in Finance and Management from the University of Connecticut School of Business.

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.

Benson Roberts



Benson F. “Buzz” Roberts is the President and CEO of the National Association of Affordable Housing Lenders (NAAHL). Buzz was the Director of the Office of Small Business, Community Development and Housing Policy at the U.S. Treasury Department from 2011 to 2015. He was previously Senior Vice President for Policy and Program Development at the Local Initiatives Support Corporation (LISC), a leading nonprofit investor in low-income community development. Buzz has helped to create the Low Income Housing Tax Credit;

the New Markets Tax Credit; the HOME housing partnerships program; regulatory changes to the Community Reinvestment Act; the Capital Magnet Fund; Treasury funding for FHA multifamily risk-sharing loans to finance affordable rental housing; and bond guarantees for CDFIs. He has been a board member of several national nonprofit organizations and coalitions and has written extensively about affordable housing and neighborhood revitalization.

Jennifer Schwartz

Jennifer Schwartz serves as the Director of Tax and Housing Advocacy at the National Council of State Housing Agencies (NCSHA). She rejoined NCSHA in 2014 after previously holding the role of Senior Legislative and Policy Associate at the organization from 2001-2005. Jennifer leads NCSHA's multifamily and tax policy team and oversees the organization's federal legislative advocacy efforts, with particular focus on the Low Income Housing Tax Credit and tax-exempt private activity Housing Bonds. Jennifer earned a Master of Science degree in Public Administration and Public Policy from the London School of Economics and Political Science and holds a Bachelor of Arts degree from Brandeis University with a double major in Psychology and Sociology.

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.

Daniel Williams

Dan Williams is the Director for the REAC Office of Strategy and Innovation at U.S. Department of Housing and Urban Development. While at HUD, Dan led an interdisciplinary team of analysts, engineers, and auditors tasked with developing an alternative inspection and oversight approach for HUD's largest housing assistance program. Prior to joining HUD, Dan served as a law clerk. Dan received his undergraduate degree from the Washington University in St. Louis, and his Juris Doctor degree at the St. Louis University School of Law.