



Speakers' Biographies

NAHMA Biannual Top Issues in Affordable Housing Virtual Conference — Fall 2021 (as of Sept. 30, 2021)

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.

Jon Boba



Jon Boba is a managing director in the Chicago office of Pearl Meyer. Over his 25-plus years in real estate consulting, Boba has successfully completed more than 500 engagements representing a wide range of firms in the real estate and financial services industries. He also has developed an industry specialization in seniors housing, where he is a recognized leader, respected conference speaker, and author of several published articles. Boba is responsible for business development, managing client relationships, and executive/board-level consulting work, including management consulting, succession planning, talent procurement and assessment, and creating professional development programs. All work is designed to help firms attract, retain, reward and develop current and future leaders.

Boba holds a B.A. from Wheaton College and a J.D. from DePaul University. He is a licensed attorney in Illinois and an advisory member of the American Seniors Housing Association.

Sonya Brown



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, which 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.

Mike Coco



Since 2001, Coco has worked for Choice Property Resources Inc., serving as president since 2013. Choice is a leading advisor to owners, developers, and managers in negotiating and managing ancillary service contracts. During his two decades in the multifamily industry, Coco's eyes have been opened to the power broadband access has on individuals, families, and communities. Coco has a bachelor's degree in political science from Miami (Ohio) University and lives in Traverse City, Michigan, with his family.

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 18 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.

Tom Davis

Tom Davis is the director of the Office of Recapitalization within HUD's Office of Multifamily Housing Programs. Davis joined HUD in June 2015. Immediately prior to joining HUD, Davis was senior vice president of Recap Real Estate Advisors, a Boston-based affordable housing consulting firm. He led the firm's affordable housing consulting practice, focusing on recapitalizing, and preserving existing affordable housing through transactional, strategy, and policy engagements. Davis received his undergraduate degree from Brown University, his master's degree in public affairs from the Woodrow Wilson School at Princeton University and his Juris Doctor degree from the New York University School of Law.

Noel Gill



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 have earned him numerous certifications and recognition for affordable housing and tax credit programs while advancing his career and professional standing.

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. Handelman 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, Handelman 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 10 years at Recap Real Estate Advisors. As lead of the advisory practice, he assisted public- and private-sector clients in understanding and shaping the financial and policy environment of affordable housing. Handelman holds a Master of Arts in international relations from Harvard University and a Bachelor of Arts. in political science from the University of Michigan.

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. She was responsible for managing the performance, credit, and mission risk of over 30,000 multifamily assets with \$90 billion in federally insured debt over \$12 billion in annual rental assistance. Larson holds a Bachelor of Arts 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 the director of Public Policy and Government Relations at Novogradac Consulting LLP. Prior to joining Novogradac, 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. His primary issue responsibilities were taxes, including advocacy on the Low-Income Housing Tax Credit (LIHTC) and the new markets tax credit programs and tax incentives to promote green and sustainable building, affordable housing preservation, and rental housing policy.

Margaret Miller

Margaret Miller joined the John Stewart Company (JSCo) in 2004 as a project manager and has been promoted over the past 13 years to now serve as JSCo's senior vice president for development. In this capacity, she supervises the firm's project and asset managers and oversees the full range of corporate activities related to developing affordable and mixed-income multifamily housing, including identifying and acquiring properties, business development, project design, obtaining entitlements and environmental approvals, financial structuring, loan packaging, construction oversight and regulatory compliance. She also co-leads JSCo's expanding Diversity, Equity, and Inclusion (DEI) efforts. Miller holds a bachelor's degree in American history with a minor in economics from Bowdoin College, a master's degree in real estate development from Columbia University in New York and was a fellow at the University of Pennsylvania's Center for Urban Redevelopment Excellence.

Misty Pisani



Misty Pisani is the senior resident services manager for Harmon Apartments at Peabody Properties Inc. Pisani is a licensed independent clinical social worker (LICSW) in Massachusetts and graduated with her Master of Social Work (MSW) from Simmons College. Pisani also holds a Bachelor of Science in psychology and criminal justice from Bridgewater State University. Pisani has worked in the housing industry for the past 11 years in Resident Services, and prior to this, she has worked in the field of substance abuse recovery, chronic mental illness, and dual diagnosis. In addition to direct Resident Services work at Harmon Apartments in Dorchester, Massachusetts, Pisani currently supervises a team of six resident service coordinators in the Boston area and is a clinical field instructor for graduate students who are seeking field experience as they achieve their master's degree in the areas of social work or mental health counseling.

Jeffrey Promnitz



Jeffrey Promnitz is the chief executive officer of Zeffert & Associates Inc., a nationwide leader of affordable housing compliance services. As one of the field's longest-running expert organizations, Zeffert establishes multiyear and on-the-spot partnerships with the full spectrum of industry stakeholders such as property management firms, owners, syndicators, developers, housing authorities, and state finance agencies. Promnitz stands firmly for the growth and protection of these clients' investments because they power the affordable housing of more than just families but entire communities. He also believes in the advocacy efforts that industry trade groups make, which are critical to expanding the accessibility of homes for everyone. As CEO, Promnitz has produced its largest volumes of compliance services, including tenant file reviews, physical compliance inspections, utility allowance reports, and training class enrollments. For more than two decades and headquartered in St. Louis, Zeffert's services reach every state and territory within the jurisdiction of the IRS, HUD, and USDA. Promnitz is a regular speaker at a wide range of conferences, serves on advisory committees and boards. Outside of Zeffert, he enjoys teaching as adjunct faculty with the University of Missouri-St. Louis teaching in the College of Business Administration. He holds professional designations in affordable housing, earned a master's degree in business, and a bachelor's degree in medical microbiology.

Gianna Richards



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 Affordable Housing Management Association 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 various 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). Roberts was the Office of Small Business, Community Development and Housing Policy director at the U.S. Treasury Department from 2011 to 2015. Previously, he was senior vice president for policy and program development at the Local Initiatives Support Corporation (LISC), a leading nonprofit investor in low-income community development. Roberts has helped 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 extensively written about affordable housing and neighborhood revitalization.

Jennifer Schwartz

Jennifer Schwartz serves as the tax and housing advocacy director 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. Schwartz leads NCSHA's multifamily and tax policy team and oversees the organization's federal legislative advocacy efforts, focusing on the Low-Income Housing Tax Credit and tax-exempt private activity Housing Bonds. Schwartz 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 and chief business development officer of Community Realty Management, AMO®, located in Pleasantville, New Jersey, 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 2003-2019. Community Realty Management is a full-service real estate management

organization employing over 300 individuals, with a multifamily management portfolio of over 9,000 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 real estate management issues and other real estate topics.

David Smith



David A. Smith is the founder and CEO of the Affordable Housing Institute, which develops sustainable housing financial ecosystems worldwide. With 45 years' direct experience in affordable housing, Smith uniquely combines the roles of practitioner and theoretician, participant and policymaker. His work as an international housing finance policy advisor/program developer encompasses projects in more than 30 countries, including Brazil, Colombia, Egypt, India, Indonesia, Ireland, Jordan, Kenya, Mexico, Mongolia, Morocco, Panama, Rwanda, Sri Lanka, South Africa, Turkey, the United Arab Emirates, Vietnam, and the United Kingdom. He is a much sought-after speaker on affordable housing issues around the world. In the U.S., Smith provides high-quality analysis to Congress, the Millennial Housing Commission, CBO, HUD, and others and was a principal member of the 1996 Senate mark-to-market working group. A 1975 Harvard graduate, he is an award-winning author with more than 400 published articles in real estate, valuation, and policy periodicals, and a textbook, as well as an influential blog.

Smith is also founder and chairman of Recap Real Estate Advisors, a Boston-based firm specializing in complex multifamily asset problems, with an active practice area in the finance of existing affordable housing. He has received multiple awards, including NAHRO's Lange Award and NH&RA's Vision Award for lifetime achievement in affordable housing.

Deepak Sulakhe



Since the inception of his career 23 years ago, Deepak Sulakhe has developed more than 7,500 units of multifamily housing totaling over \$950 million in combined debt and equity financing. In 2005, he founded OM Housing—a national award-winning, full-service real estate firm that develops, owns and operates high-quality, eco-friendly multifamily residential communities. His strong reputation enables him to partner with top consultants in architecture, engineering, finance, construction, and property management.

As a leader in the housing industry, he frequently participates on panels as a housing expert. His experience includes titles such as regional partner, senior vice president of development and development director with fully integrated national apartment development firms. Throughout his career, Sulakhe has been successful in bringing in new business, solving challenging real estate problems, expanding business relationships, streamlining development practices, and harmoniously orchestrating the development-construction-management-operations continuum.

With his unique set of skills that cover both architecture and finance, he is not only able to enhance the physical aesthetics and optimize design through value engineering of projects but is also able to match that expertise on the financial structuring of those projects. This exceptional and multifaceted experience enhances value in providing well-located, well-structured, eco-friendly, high-quality affordable housing. Sulakhe's skill sets are reflected in all the prestigious awards and recognitions his projects have received. He has a bachelor's degree in architecture, a master's degree in urban design, and a master's degree in real estate development/finance. Sulakhe is a member of the Urban Land Institute, the National Association of Home Builders, and the Texas Real Estate Commission. Sulakhe is married with two children. He cheers for the Dallas Cowboys, Texas Aggies, Oklahoma Sooners and Team India for Cricket.

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 REAC Office of Strategy and Innovation director at the U.S. Department of Housing and Urban Development. While at HUD, Williams 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, Williams served as a law clerk. Williams received his undergraduate degree from the Washington University in St. Louis and his Juris Doctor degree at the St. Louis University School of Law.