



Special Sessions Speakers' Biographies
NAHMA Biannual Top Issues in Affordable Housing Conference — Winter 2022
(as of Feb. 4, 2022)

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.

Invited Speaker

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.

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.

Invited Speaker

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.

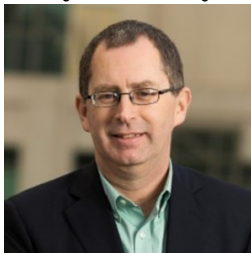
Melissa Fish-Crane



Melissa Fish-Crane, CPM, NAHP-e, is principal and chief operating officer of Peabody Properties, headquartered in Braintree, Massachusetts. Fish-Crane has dedicated more than 25 years to superior achievement in the management of client-owned multifamily residential and mixed-use real estate developments. 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, 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, Fish-Crane is consistently relied upon for her business acumen, her expertise and her results-oriented approach to complex issues.

Invited Speaker

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).

Invited Speaker

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.

Invited Speaker

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.

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.

Invited Speaker

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.

Invited Speaker

Ashley Sheriff



Ashley (Ash) Sheriff is the acting deputy assistant secretary for HUD's Real Estate Assessment Center (REAC) where she works with many talented, dedicated team members to improve the quality of affordable rental housing for several million households. She has worked with government agencies at all levels and several non-profits in the housing, education, disaster recovery, health care, energy, and agriculture industries for over 18 years. Since she began working for HUD's Office of Public and Indian Housing (PIH) in March 2020, she has supported multiple initiatives including the Enterprise Voucher Management System (eVMS), IMS/PIC modernization, and implementation of the CARES Act. Prior to coming to REAC, Sheriff served as the associate deputy assistant secretary for PIH's Office of Public Housing and Voucher Programs. Sheriff also founded and served as chief executive officer of The Sheriff Alliance LLC and worked for Deloitte & Touche LLP, Capital Partners, and the state of Ohio Office of Budget and Management. Over the course of her career, Sheriff has briefed the White House Domestic Policy Council; secretaries, deputy secretaries and assistant secretaries of HUD; governors of the state of Ohio; and other elected officials on affordable housing, educational, and public health policy issues. As a consultant, her past clients include: HUD, U.S. Department of Agriculture, the City of Joplin, Missouri, Enterprise Community Partners, the Office of Governor of the State of Ohio, the Ohio Coalition for the Education of Children with Disabilities, and the Ohio Children's Hospital Association. Beyond work, she loves to spend time with her family outdoors, particularly on the beach.

Michael Simmons



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.

Invited Speaker

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.

Invited Speaker

Dan 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.