

Special Sessions Speakers' Biographies
NAHMA Biannual Top Issues in Affordable
Housing Conference — Winter 2022
(as of Feb. 23, 2023)



Jamie Borodin

Jamie Borodin is the president of DocuVerus, the first-ever fraud detection and automated income and ID verification service. Borodin also serves as vice president of operations for National Tenant Network and has served in that capacity since 2006. Borodin oversees both operations and sales for NTN. Prior to joining NTN, he worked in the health care information services industry for over 15 years, working in account management and sales with McKesson, RelayHealth, NDC Health and Prudential. Working with DocuVerus and NTN, he has vast experience with credit, public court records, and both credit and rental scoring systems. He has taught courses on the subjects of understanding credit and rental scoring, fraud identification and prevention, resident screening best practices, public record information facts, Fair Housing issues around resident screening for the New Jersey Apartment Association, Institute for Real Estate Management, Delaware Apartment Association, Pennsylvania Apartment Association, and the New Jersey Real Estate Commission. Borodin earned a Bachelor of Science and Master of Business Administration, both from Rutgers University. He also is a Six Sigma green belt.



Alberto Castillo

Alberto Castillo brings his extensive experience, collaborative approach to problem-solving, and vast regulatory knowledge of more than 22 years in the world of market rate and affordable multifamily housing industry. Castillo's dedication and unwavering commitment to providing the best service, up-to-date information, and solutions to his clients (family) means they can make well-informed decisions grounded in the belief that housing providers do not have to compromise profits to keep their residents and staff safe. The financial well-being and safety of his clients are his No. 1 priority! Castillo's creed is, "If I cannot help and protect my clients like I help and protect my family, then I am not doing my job."



Sandy Cipollone

As senior vice president of management for The Michaels Organization, Sandra Cipollone has responsibility for more than 5,400 units in 60 communities and oversees four district property managers. Her portfolio has included HOPE VI developments, including the award-winning Belmont Estates in Tampa, Florida, as well as tax-credit and Section 8 project-based housing.

Cipollone has over 40 years of experience in real estate accounting and property management. Prior to joining The Michaels Organization in 1983, Cipollone was a senior accountant with Shore, Avrach & Company, Certified Public Accountants, specializing in real estate accounting.

Cipollone has conducted Fair Housing training on a national level for a major trade organization. She is very active in the local New Jersey Institute for Real Estate Management chapter as well as the local AHMA, JAHMA. Cipollone has held the office of president for each organization and holds the position of second vice president for NAHMA.

She holds a master's in business administration from Rutgers University. She is a Certified Public Accountant, Certified Property Manager, holds a SHCM and is a NAHP-e.



Alicia Stoermer Clark

Alicia Stoermer Clark, CEO, has been with Seldin LLC since 2004, holding direct responsibility for organizational design, strategic planning, and business development. While also overseeing the full-service real estate organization covering property management, commercial management, service, construction, compliance, and brokerage activities.

Clark holds a Ph.D. in human capital management, a Master of Business Administration from Bellevue University, a Bachelor of Science in housing and the near environment from Iowa State University, and many professional certifications. She sits on the Board of Directors of NAHMA and is the chair of the NAHMA Education Foundation. Clark holds a real estate broker license in the state of Iowa and is an adjunct professor at the University of Nebraska-Omaha and Bellevue University.



Kris Cook

Kris Cook, CAE, serves as CEO of NAHMA, having joined the association 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 is 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 16 regional, state and local AHMAs nationwide. NAHMA's membership represents 75% of the affordable housing management industry and includes its most distinguished multifamily management companies and owners.



Melissa Fish-Crane

Melissa Fish-Crane, CPM, NAHP-e, has dedicated more than 26 years to superior achievement in managing client-owned multifamily residential and mixed-use real estate developments.

Fish-Crane, Principal & CEO of The Peabody Companies, focuses on business operations and coordinates 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 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.



Ethan Handelman

Ethan Handelman is 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, Handelman spent three years as a senior policy analyst at the Federal Housing Finance Agency (FHFA), leading FHFA's Federal Home Loan Banks Housing Goals Team. Before 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.



Brandon Hegland

Brandon Hegland serves as vice president of national marketing and leasing in Camden, N.J., for The Michaels Organization. He oversees marketing initiatives and leasing strategies from the concepts phase to final implementation for market rate, student, military, and affordable housing communities in Michaels' portfolio.

With over 26 years in multifamily management, Hegland has supervised the construction and lease-up of 17 market, affordable, condo, and commercial properties and has extensive experience working in partnership with development teams. He has supervised the renovation of five acquisition rehab communities and is an expert in marketing, managing, and completing ground-up lease-ups, rehab projects, stabilizing completed developments and facilities. His past roles include regional property manager and managing director with The Michaels Organization, apartment owner and operator, and founder and operator of a successful real estate marketing and relocation company.

Hegland served as an Army staff sergeant for 10 years, including a combat tour in Iraq. He is an Institute for Real Estate Management Certified Property Manager candidate. He is a member of the National Apartment Association (NAA) faculty and an advanced NAA Education Institute instructor.



Peter Lawrence

Peter Lawrence is the director of public policy & government relations for Novogradac. In this role, he coordinates the company's public policy, and government relations work on the Low-Income Housing Tax Credit (LIHTC), the new markets tax credit (NMTC), the historic rehabilitation tax credit, renewable energy tax credits, and U.S. Department of Housing and Urban Development programs.

Before 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 tax (including LIHTC and NMTC advocacy as well as tax incentives to promote green and sustainable building), affordable housing preservation and rental housing policy. While at Enterprise, he helped found the Affordable Rental Housing A.C.T.I.O.N. (A Call To Invest in Our Neighborhoods) campaign. He was the secretary of the board of directors of the Affordable Housing Tax Credit Coalition and a member of the board of directors of the New Markets Tax Credit Coalition. He was also a legislative and policy associate at the National Council of State Housing Agencies. Lawrence was a housing policy analyst for the Center on Budget Policies and Priorities, a congressional fellow for Sen. Jack Reed of Rhode Island in Reed's 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 and Urban Development.

In addition to his federal experience, he 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, Calif.



Mark Livanec

Mark Livanec works as industry principal for affordable housing at Yardi. He returned to Yardi in August 2021, restarting a 17-year career focused on federal and state housing subsidies for property management. Livanec has been active in national and regional associations while advocating for affordable housing issues. He serves on the AHMA-NCH Board of Directors and the NAHMA Affordable 100 Task Force. He supports the NAHMA Educational Foundation providing scholarships for residents of affordable housing. He holds a Bachelor of Science in marketing from Ferris State University. Livanec lives in Templeton, Calif., in the Paso Robles wine region of the central coast.



Gianna Richards

Gianna Richards joined Solari Enterprises Inc. in 1993. During her tenure, she has worked in all aspects of affordable housing property management, including becoming Solari Enterprises Inc.'s second president in 2015. Richards has served on the AHMA-PSW Board of Directors since 1997 and as Director Emeritus since 2005. In May 2006, she received AHMA-PSW's highest honor, the Clive Graham Memorial Award, for her contribution to the affordable housing industry. Richards also served as NAHMA's president from 2012-2014 and is one of two voting past presidents on NAHMA's Board of Directors.



Lauren Ross

Lauren Ross, Ph.D., is the senior advisor for housing and sustainability in the Multifamily Office at the U.S. Department of Housing and Urban Development (HUD). In this role, she ensures that HUD programs support efficient, healthy, and climate-resilient housing among HUD's multifamily-assisted portfolio.



Carole Rowell

As a current property manager for 15 years, I am guided by the long-standing core values that have served PRD Management for nearly a century.

I am committed to partnering with individuals and organizations who share my vision to provide a safe, affordable place for individuals and families to call home. Our current portfolio includes affordable and conventional properties in New Jersey, Pennsylvania, and Delaware. As a team, together, we make Stanfill Towers a home.

My interests are shopping, spending time at the Jersey Shore, and watching my son play baseball.



Amy Royden-Bloom

Amy Royden-Bloom is the program manager for Residential Buildings Integration, Building Technologies Office. BTO's residential programs include research, analysis, information, and partnerships geared toward developing and scaling energy-efficiency technologies and approaches that improve the affordability and comfort of our nation's 120 million residential buildings while reducing their carbon footprint and energy consumption.

Before joining RBI in 2022, she managed the State Energy Program for nine years, which provides funding and technical assistance to states, territories, and the District of Columbia to enhance energy security, advance state-led energy initiatives, and maximize the benefits of increasing energy affordability. She also has experience implementing the Clean Air Act as a senior staff associate at the National Association of Clean Air Agencies.

Royden-Bloom holds a law degree from Harvard Law School and a Bachelor of Arts in economics and Spanish from the University of Virginia.



Jennifer Schwartz

Jennifer Schwartz is 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 in public administration and public policy from the London School of Economics and Political Science and holds a Bachelor of Arts from Brandeis University with a double major in psychology and sociology.



Ashley Sheriff

Ashley “Ash” Sheriff is the 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 nonprofits 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, IMS/PIC modernization, and implementation of the CARES Act.

Before coming to REAC, Sheriff was 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.



Larry Sisson

Larry Sisson is the chief operating officer of the TESCO organization and serves as president of TESCO Properties Inc., the management arm of TESCO. Sisson received his bachelor’s degree in business administration, with a major in accounting, from David Lipscomb University in Nashville, Tennessee. He received his Juris Doctorate from the School of Law at the University of Memphis and is a Certified Public Accountant.

He directs TESCO’s day-to-day management of site operations, directly supervising the regional managers. Sisson is also the coordinator for selected apartment complexes, as well as the coordinator of major renovations.

Sisson is the current chairman of NAHMA. He has served in many capacities for NAHMA, including the Tax Credit Committee and Regulatory Affairs Committee chair. He serves on the leadership council of SAHMA and is a past president of the organization.

He holds the Certified Property Manager designation, NAHP-e designation, Certified Occupancy Specialist designation and SHCM. Sisson is a national instructor certified to teach NAHMA’s Fair Housing Compliance course. He has also taught REAC inspection protocol on a national level. Sisson was awarded NAHMA’s 2016 Affordable Housing Advocate of the Year. He also has been inducted into the Kentucky Affordable Housing Hall of Fame.



Anna May Stroyek

As regional property manager for The Michaels Organization, Anna May Stroyek oversees the day-to-day operations within 19 affordable housing properties in New Jersey and New Hampshire.

Stroyek has over 30 years of experience in property management. She first joined The Michaels Organization in 1989 as assistant manager/social services coordinator for Spring Garden Towers, where she focused on re-certifications, community affairs, and event planning. She then took her expertise to the role of site manager, first at Pennsville Towers and then at Brigantine Homes. At these communities, Stroyek oversaw all aspects of property management and held a multitude of responsibilities, including rent collection.

In 2008, she moved to Pinnacle Management to serve as business manager, where she was involved with the resident selection and approval process, vendor selection and required regular property reports. In 2015 she made her return to Michaels to serve in her current position as a regional property manager.

Stroyek is a JAHMA Tax-Credit Certified Professional of Occupancy, a Blended Occupancy Specialist, and a Certified Financial Specialist. She also holds a C3P Tax-Credit certification and SHCM certification.



Lisa Tunick

Lisa A. Tunick is a member of Reno & Cavanaugh, whose practice focuses on providing comprehensive regulatory compliance advice and legal services to multifamily owners, management agents and developers of affordable housing.

Tunick has extensive experience working with FHA-insured multifamily properties and Section 8 Project-Based Assistance Contracts and advises on contractual obligations, renewal options, regulatory restrictions, and repositioning opportunities. She also engages in policy analysis, concentrating on proposed rules, legislative matters, and program evaluations.



Stockton Williams

Stockton Williams was appointed National Council of State Housing Agencies (NCSHA) executive director in March 2018. He leads NCSHA's wide-ranging efforts to advocate and strengthen the central role of state housing finance agencies in the nation's housing system.

Williams has held senior leadership positions in the private, public, and nonprofit sectors throughout a career dedicated to expanding housing opportunities. He has been an advisor to local communities across the U.S., an original research author, and a media commentator on real estate and economic development issues.

Williams was previously executive vice president of content and executive director of the Terwilliger Center for Housing at the Urban Land Institute.

Before that, he was the managing principal of HR&A Advisors' Washington, D.C., office. He previously served as a senior advisor in the U.S. Department of Housing and Urban Development and the U.S. Department of Energy. Williams has also held senior leadership positions at Enterprise Community Partners, Living Cities, and with an affordable housing developer.

He earned a master's degree in real estate development from Columbia University and a bachelor's in religion from Princeton University.

