

Special Sessions Speakers' Biographies
NAHMA Biannual Top Issues in Affordable
Housing Conference — Winter 2024
(as of Feb. 29, 2024)



Joaquin Altoro

Joaquin Altoro is administrator of USDA's Rural Housing Service (RHS). RHS offers a variety of programs to build or improve housing and essential community facilities in rural areas, including loans, grants, and loan guarantees for single- and multifamily housing, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more. For nearly three decades, RHS Administrator Altoro has been dedicated to understanding the heart and passion of minority communities and applying his experience and wisdom to provide financing opportunities that spark economic development.



Recently, he served as CEO and executive director for the Wisconsin Housing and Economic Development Authority (WHEDA). As CEO, Altoro strategically positioned WHEDA to adopt a holistic approach to leverage affordable housing to grow economic prosperity for historically marginalized communities. Under his guidance, WHEDA enhanced its 2021-2022 housing tax credit Qualified Action Plan, encouraging diversity among participating developers and providing greater consideration of the unique needs of rural communities. Prior to WHEDA, he served as Town Bank's vice president of commercial banking. Altoro is a Cardinal Stritch University graduate with a Bachelor of Science in business management and a graduate of the African American Leadership Program.

Jamie Borodin

Jamie Borodin is the president of Docuverus, the first-ever fraud detection and automated income and identification verification service. He 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 BS and MBA, both from Rutgers University. He also is a Six Sigma green belt.

Jon Braman

Jon Braman provides technical oversight, team coordination, and assistance with incentives to transform energy analysis into energy savings. He creates straightforward ways to communicate complex building energy use patterns via Bright Power’s energy benchmarking software, EnergyScoreCards, which he helped develop and launch. His team’s mission is to make sustainable buildings and operations the norm through the cultivation of industry partnerships, pilot programs, and research.

Braman’s extensive research on green buildings appears in *Greening our Built World: Costs, Benefits and Strategies* (co-authored with Greg Kats, Island Press, 2009) and the 2006 Capital E report, “Greening America’s Schools: Costs and Benefits.” He also led the EnergyScoreCards Minnesota study and the Energy & Water Savings in Multifamily Retrofits report. He collaborates with partners like CPC, the Building Energy Exchange, and Affordable Community Energy Services to help explain the benefits of energy efficiency and catalyze new ways to bring efficiency to scale.

Previously, he has worked at Good Energies, a leading investor in renewable energy and green buildings, with state Public Interest Research Groups and on a sustainable homestead in Hawaii.



Ron Budynas

Ron Budynas, vice president and chief operating officer, began his career with Wesley Living in 2004. He has worked to provide housing and home services to the elderly and multifamily low-income clients since 1995. He obtained his bachelor’s degree from the University of Memphis. His professional certifications include National Affordable Housing Professional Executive, Specialist in Housing Credit Management, Certified Occupancy Specialist, and the Fair Housing Certification, all from the National Affordable Housing Management Association. Budynas is also a licensed home for the aged/assisted care living facility administrator and, in 2012, received the Ed Sisson Leadership Award from the Southern Affordable Housing Management Association.



Kris Cook

Kris Cook joined the National Affordable Housing Management Association as its executive director—renamed CEO in 2022—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 affordable housing management associations nationwide. NAHMA’s membership represents 75% of the affordable housing management industry and includes its most distinguished multifamily management companies and owners.



Angilla Denton

Angilla Denton has more than 20 years of extensive field, state, and headquarters experience and is a proven Rural Development (RD) leader. Over the past decade, she has led significant modernization efforts to include administration and agency priorities that furthered RD's mission. Under her leadership as the civil rights director, RD achieved its first outstanding performance and accountability civil rights rating. She also served as RD's very first chief operating officer. She led several key realignment efforts, including setting up the RD Innovation Center to focus on data analytics and customer experience. Most recently, Denton, in her role as the chief risk officer, led human resource modernization efforts that resulted in a 32% reduction in time to hire.

Prior to joining Rural Development in 2002, Denton worked for 12 years in the affordable housing and property management sector in Nevada. She served as an advocate for Nevada residents and possesses firsthand knowledge and a keen understanding of rural community and tenant needs, owner perspectives, on-site and property management operations, and compliance matters. Denton was born and raised in rural America and is the oldest daughter of a third-generation farmer. Her family has farmed in the Southern Idaho Magic Valley for more than 120 years and continues active operations today.

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 has served as deputy assistant secretary for HUD's Office of Multifamily Housing since February 2021. Handelman is 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 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.



Mary Keshishian

Mary Keshishian is a regional vice president of affordable management at The Michaels Organization based in Elk Grove, Calif. With her responsibilities, she has overseen a diverse portfolio of assets: LIHTC, HUD, RD, and Conventional and Affordable properties.

She serves as secretary/treasurer on the AHMA-NCH Board of Directors.



Jen Larson

Jen Larson is the director of HUD's Multifamily Office of Asset Management and Portfolio Oversight (OAMPO). Prior to her new position, Larson's most recent role was housing senior advisor in HUD's Office of Recapitalization, working primarily on the Green and Resilient Retrofit Program (GRRP).

She began her affordable housing career over 20 years ago with her first job out of college as assistant manager at a HUD Section 236 property. After several years working for nonprofits as a property manager, asset manager and developer, she earned her master's degree in public policy at the University of Minnesota's Humphrey Institute for Public Affairs before joining HUD's Multifamily Asset Management team in the Minneapolis field office in 2010.

Larson moved to the Washington, D.C.-area with her husband and three children in 2014 to pursue opportunities at HUD headquarters, serving as director of the Multifamily Asset and Counterparty Oversight Division in OAMPO, where she oversaw portfolio risk and expanded her knowledge of HUD multifamily issues. In 2019, she transferred to USDA Rural Development to become the director of Multifamily Asset Management, becoming an expert in Section 515 and other RD programs. She returned to HUD in February 2023 to work for the Office of Recapitalization on GRRP implementation. She will bring her extensive Multifamily experience and passion for affordable housing to this new role.



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. He has been active in national and regional associations while advocating for affordable housing issues. Livanec serves on the AHMA-NCH Board of Directors and the NAHMA Affordable 100 Task Force. He supports the NAHMA Educational Foundation, which provides 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.



Angelique “Q” Napoleon

Angelique Napoleon is the solutions director & cyber capability lead for GDIT’s Intelligence and Homeland Security Division in Washington, D.C. She is the co-lead for three digital accelerator programs focusing on zero trust, defensive cyber operations, and post-quantum cryptography, which are tailorable digital solutions designed to integrate seamlessly within existing IT environments. Napoleon develops holistic cyber solutions that build on the foundation for cyber resiliency for her clientele who rely on her cyber expertise.



She has a very broad background across commercial and federal clientele, having served as a virtual chief information security officer, chief technology officer, director, and vice president. She has developed and managed highly successful programs and projects. Napoleon has provided highly specialized cyber services from Penetration Testing (Red, Blue Team Assessments), Cyber Threat Intelligence, Digital Forensics, and Incident Response to System Security Engineering to a dynamic base of clients worldwide. She has also established the Price Forensics Lab and was the lab director for Intellectechs, where she handled the Digital Forensics and Incident Response (DFIR) activities and collaborated with federal law enforcement organizations. She has supported the Department of Defense and the intelligence community for over 25 years in intelligence, cybersecurity engineering, and C-Suite capacities. Her greatest passion is mentorship and sharing her knowledge with those choosing to pursue a career in cybersecurity. She supports cyber mentorship programs and initiatives for transitioning military members and their families looking to enter the cybersecurity field. She is the co-founder and chairwoman of the Board for the Cybersecurity DIVAS and is a United States Air Force veteran.

Andrea Ponsor

In her role as president and CEO, Andrea Ponsor works to identify, develop and advocate for key strategic issues of concern to SAHF and its members, create a level playing field for effective, mission-oriented nonprofit businesses and amplify SAHF’s impact to create more sustainable properties and communities and improve the lives of residents. Ponsor joined SAHF in 2016 as executive vice president of policy, bringing her 15 years of experience in housing and community development.



Before joining SAHF, Ponsor was the federal policy director for Local Initiatives Support Corporation (LISC), where she led housing policy efforts. Previously, she was a principal at Hessel, Aluise and O’Leary P.C., a boutique law firm with a national affordable housing practice, where she represented lenders, developers and management agents in affordable housing transactions and policy matters. Ponsor began her career as an attorney with the U.S. Department of Housing and Urban Development in Atlanta, Ga., where she focused on multifamily mortgage closings, property disposition, program enforcement and fair housing. Ponsor holds a Juris Doctor from the University of Florida College of Law and a bachelor’s degree in economics from Tulane University.

Jeffrey Promnitz

Jeffrey is the chief executive officer of Zeffert & Associates Inc., a nationwide leader of affordable housing compliance services. As one of the longest-running expert organizations in the field, 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. While serving as CEO, Zeffert has produced its largest volume 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, and, outside of Zeffert, 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 and has earned a master's degree in business and a bachelor's degree in medical microbiology.



Gianna Richards

Gianna Richards joined Solari Enterprises Inc. in 1993. She has worked in all aspects of affordable housing property management during her tenure, 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.



Anthony Sandoval

Anthony Sandoval currently serves as president and CEO of WSH Management Inc. Sandoval has been involved in senior housing for over 35 years and has a diverse background in all facets of operations, finance, development, and management. He has served on many industry-related boards, such as prior president and board member of the SAGE Council (formerly known as the 55+ Housing Council of the Building Industry Association of Southern California), prior president and board member of the Affordable Housing Management Association of the Pacific Southwest (AHMA-PSW), current board member of the Affordable Housing Management Association Foundation, current board member and chairperson of the NAHMA Educational Foundation, and current board member and vice chair of the NAHMA Certification Review Board. Sandoval proudly holds the designations of Certified Aging-in-Place Specialist and Certified Active Adult Specialist in Housing, both from the National Association of Home Builders as well as the designation of National Affordable Housing Professional-Executive from the National Affordable Housing Management Association (NAHMA). Sandoval has a Master of Business Administration from Pepperdine University and a Bachelor of Arts in business administration from California State University at Fullerton.



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, Tenn. He obtained 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. He is also the coordinator for selected apartment complexes, as well as the coordinator of major renovations.

Sisson is the current chair of the National Affordable Housing Manager’s Association (NAHMA) board. He has served in many capacities for NAHMA, including the chair of the Tax Credit Committee and the Regulatory Affairs Committee. He serves on the leadership council of the Southeastern Affordable Housing Management Association (SAHMA) and is a past president of the organization.

Sisson holds the Certified Property Manager designation, National Affordable Housing Professional-Executive Level designation, Certified Occupancy Specialist designation and Specialist in Housing Credit Management. He 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.



Mary Anne Varesio

As a current property manager for 18 years, Mary Anne Varesio is guided by long-standing core values that have served PRD Management for nearly a century.

She is committed to helping individuals with barrier-free needs have affordable, safe housing where they can flourish and live independently. Mullen Manor and Varesio have received several awards, including Beat Managed Property, COQ in 2011, Property Manager of the Year and Best of the Best for five consecutive years.

Her hobbies are spending time with family and two sweet grandchildren enjoying beach days and Disney World.

