

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

# NAHMANews™

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## **NAHMA Honorees Exhibit Unparalleled Commitment to Industry**

*Alexandria, Va., Jan. 14, 2025* — The National Affordable Housing Management Association (NAHMA) announces the winners of its 2024 Industry and AHMA Awards, which will be presented during its Biannual Top Issues in Affordable Housing [March conference](#), March 19-21.

The list of award winners includes individuals and organizations whose professionalism, dedication, and accomplishments in assuring quality housing for low-income Americans raise the multifamily affordable housing industry standards.

“The winners of the Industry Awards exhibit an unparalleled commitment to advancing quality affordable housing for Americans in need and service to NAHMA over the years that has been tireless and instrumental in the organization’s success. We sincerely appreciate their commitment of time, energy and leadership on behalf of affordable housing in general, and of NAHMA in particular,” Kris Cook, CAE, NAHMA CEO, said.

### ***NAHMA Industry Statesman Award***

Given annually to NAHMA Executive Council members either in or nearing retirement, in recognition of many years of outstanding leadership and service to NAHMA.

**Michelle Norris**, SHCM, NAHP-e, is the principal of N-Sights Consulting LLC since 2024, and is a NAHMA member emeritus who has served as president of NAHMA and as a Board member, as well as in leadership positions on the Federal Affairs, Tax Credit and Senior Housing committees, among others. Before beginning her consulting firm, Norris had a 30-year career with National Church Residences, most recently serving as executive vice president of External Affairs and Strategic Partnerships before she retired from the company in 2023. In addition to her commitments to NAHMA, Norris has served as chair of the Corporation for Supportive Housing board. She is an immediate past chair of the Stewards of Affordable Housing for the Future and has served on LeadingAge Ohio and National Affordable Housing Trust boards. She has also served as president of the Ohio Housing Council.

### ***NAHMA Chair’s Award (formerly the President’s Award)***

Given annually by NAHMA’s chair of the board for outstanding leadership or other contributions to NAHMA and the affordable multifamily housing industry.

**Larry Sisson**, FHC, SHCM, NAHP-e, CGPM, is the chief operating officer of the TESCO Organization and serves as president of TESCO Properties Inc., the management arm of TESCO. He is the immediate past chair of the board of NAHMA, and has served the organization in many capacities over the years, including chairing the Tax Credit and the Regulatory Affairs committees. Additionally, he serves on the leadership council of the Southeastern Affordable Housing Management Association (SAHMA) and is a past president of the organization. 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. He was awarded NAHMA's 2016 Affordable Housing Advocate of the Year and was inducted into the Kentucky Affordable Housing Hall of Fame.

#### ***NAHMA Industry Partner Award***

Given annually to a government agency or other affordable housing organizational partner that has significantly contributed to the cause of affordable housing in the previous year.

**Thom Amdur** is the senior vice president for Policy & Impact at Lincoln Avenue Communities (LAC), where he is responsible for leading LAC's public affairs and state and federal policy advocacy and overseeing LAC's Commitment to Resilience and related impact initiatives. He is a nationally recognized leader in affordable housing and community development policy. Amdur contributes to numerous community development organizations, nonprofits and coalitions, including as a member of the boards of directors of the International Center for Appropriate & Sustainable Technology, the Affordable Housing Tax Credit Coalition, the Multifamily Impact Council and the Housing Partnership Equity Trust. He also serves as the executive director of Fairview Housing Partners, a national nonprofit dedicated to affordable housing development, preservation and advocacy.

#### ***NAHMA Industry Achievement Award***

Given annually to a NAHMA Executive Council member who has contributed significant or noteworthy leadership or other contributions to NAHMA within the past year or two.

**Noel Gill**, NAHP-e, SHCM, CPO, is the president and an officer of Northwest Real Estate Capital Corp., and helped launch the company in 1999. He has more than 26 years of experience in affordable housing. Gill has served as a board member for Oregon AHMA, vice president and president of Idaho AHMA and during his time with NAHMA, has chaired the Rural Housing, Regulatory and Budget/Finance committees and serves on the Board of Directors, is a past treasurer and currently is a vice chair. NAHMA recognizes Gill for his commitment of time, energy and leadership of the Affordable Housing Industry Insurance Issues Work Group, which brought together industry leaders to focus on possible solutions to the insurance cost crisis, including drafting a comprehensive risk mitigation strategies white paper.

#### ***NAHMA Membership Recruitment Award***

Given annually to a NAHMA member who leads in new member recruitment for the previous 12-month period—based on data maintained by NAHMA staff.

**Jasmine Borrego**, FHC, CPO, NAHP-e, as president of TELACU Residential Management Inc. and TELACU Property Management Inc., manages and oversees the affordable rental housing portfolio for families, seniors, and individuals with special needs, and identifies and secures funding for effective social services for residents. Borrego is responsible for ensuring that each community provides a wholesome and safe environment and is managed in compliance with all governmental funding and regulatory agencies. She serves or has served on the boards of NAHMA and the NAHMA Educational Foundation, Leading Age California, National Board of LeadingAge, Federal Home Loan Bank of San Francisco, White Memorial Medical Center and AHMA-PSW.

#### ***NAHMA Communities of Quality Award***

Given annually to a NAHMA Executive Council member who has the most newly listed properties on the NAHMA National Recognition Program COQ Registry—based on data maintained by NAHMA staff.

**ALCO Management**, headquartered in Memphis, Tenn., is the recipient of the NAHMA Industry Award for having the most newly certified Communities of Quality in 2024.

#### ***AHMA of the Year***

Given to AHMAs using criteria such as size, number of members, success in membership recruitment, membership retention, education and training course attendance, financial stability, and other factors.

The honorees for the 2024 AHMA of the Year are **SAHMA** in the large category, **AHMA of Washington** in the medium category, and **JAHMA** in the small category.

#### ***AHMA Communities of Quality Program Award***

Given to AHMAs according to size that have a substantial number of COQ awards in their area, demonstrate support for the program, and introduce new or innovative activities.

**SAHMA** is the recipient of the AHMA Communities of Quality Program Award in 2024.

#### ***AHMA Innovation Award***

Given in recognition of a new program, service, or activity that an AHMA began sometime in late 2023 or 2024.

In 2024, **SAHMA** successfully implemented an innovative “What to Expect” feature for attendees of its Leadership Conference, which has garnered positive feedback. The initiative, developed during the State Activities Workshop, which focused on enhancing the conferences, emerged from a discussion on the culture of conferences and how to foster a sense of belonging in the SAHMA community. The feature is integrated as a dedicated webpage on the conference websites, offering comprehensive information to prepare attendees for an enriching experience. The resource includes details such as the venue’s name and address, parking options, local transit information, recommended attire, food and beverage menus, networking opportunities, social event details and tips for first-time attendees. In addition, the feature provides extensive information on on-site accessibility accommodations, including nursing mothers’ rooms, wheelchair access, restroom locations, and the languages spoken by venue staff.

In 2024, **Rocky Mountain Heartland AHMA** undertook an effort to recruit and mentor new trainers in the affordable housing industry. One of the goals is to encourage industry professionals to grow and enhance personal presentation skills while also focusing on specific areas of expertise, such as LIHTC/Tax Credit, HOME, Rural Development, and more. Also, the AHMA encourages members to obtain instructor certifications to train the NAHMA classes such as the Fair Housing Compliance and the Certified Professional of Occupancy. The AHMA launched the Train the Trainer program series with an initial session during its 42nd Annual Conference in Kansas City, Mo., with a three-hour introduction focused on the audience and communications. The session had a good response, with 21 people registering to attend. This was the first session in an ongoing series. The next session will be offered in the spring of 2025 and will be an online opportunity.

The Pennsylvania-Delaware Affordable Housing Management Association (**PennDel AHMA**)’s 2024 Fall Management Conference theme, “The Time is Now,” was created to highlight the new federal regulations in the affordable housing industry. The theme also allowed the executive board to establish a new awards program honoring different levels of affordable housing professionals. The awards categories are Supportive Services Professional of the Year Award, Regional Manager of the Year Award, Property Manager of the Year Award, Maintenance Professional of the Year Award and Compliance Professional of the Year. The announcement of the final winners was intended to be a surprise. Still, with the help of their companies, PennDel AHMA staff were able to put together an awards presentation with the winners’ pictures to recognize their achievements. The conference sit-down lunch was re-imagined to focus on the awards presentation.

The Affordable Housing Management Association Northern California and Hawaii (**AHMA-NCH**) and the Affordable Housing Management Association-Pacific Southwest (**AHMA-PSW**) created a joint advocacy initiative to promote equitable access to affordable housing across California. The AHMAs collaborated in a joint email marketing campaign with a call to action for members to urge the affordable housing subsidy agencies and the housing providers to align with the federal Housing Opportunity Through Modernization Act (HOTMA) guidelines. The campaign, launched in July 2024, urged all affordable housing regulatory partners and stakeholders to adopt the guidelines to ensure consistent and fair housing practices statewide by addressing critical areas such as income inclusions and exclusions, calculating income from assets, student financial aid, child support and alimony, and acceptable forms of verification. The aim of aligning policies with nationally adopted standards is to streamline compliance, reduce administrative burdens, and enhance transparency in housing eligibility determinations. The campaign garnered significant attention and positive feedback from various stakeholders, showcasing its impact and potential for broader implementation.

NAHMA is the leading voice for the affordable housing management industry, promoting developing, managing and preserving quality affordable multifamily housing. NAHMA advocates for legislative and regulatory policy and provides affordable housing professionals with the knowledge to advance excellence in the communities they serve. NAHMA’s membership represents 75% of the affordable housing industry and includes its most distinguished multifamily owners and management companies. Visit [www.nahma.org](http://www.nahma.org) for more information.

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