



**ANNUAL  
REPORT  
2024**

**NAHMA**  
**EDUCATIONAL FOUNDATION**



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### ON THE COVER

The 2024 NAHMA Educational Foundation Annual Report will spotlight NAHMA Scholars that were multiple year recipients that have graduated and are now working in their chosen field of study. The young man shown on the cover graduated from the University of Dayton and is now enrolled at the prestigious Ohio State University School of Dentistry. Pictures of other NAHMA Scholars presently employed in their chosen field of study will be found throughout the report. The foundation is very proud to verify that over the 18 consecutive years of providing scholarships to residents of AHMA-member affordable housing communities 318 of the 760 different recipients (41.8%) have graduated while receiving financial assistance from NAHMA. The foundation celebrates all of our scholarship recipients and recognizes their achievements and accomplishments!

## Who We Are

I am so pleased to return as the Chair of the NAHMA Educational Foundation in 2025, and I look forward to achieving all the goals that the 2025 Board has set as well as continuing to uphold the foundation's mission statement. 2025 will be the foundation's 31st year of serving, and supporting the educational pursuits for students residing in NAHMA member affordable housing communities. 2024 was a banner year for the Educational Foundation regarding funds raised as well as dollars provided for scholarships. In 2025, the foundation's goal is to continue to expand its fundraising efforts to meet the educational pursuits of all the scholars who apply and qualify for our assistance. I want to provide a heartfelt thank you to all who have donated to this foundation in the past and look forward to your future donations. Without our generous donors, we could not fulfill our mission. As the NAHMA Educational Foundation moves forward into our 31st year, the Board is inspired by all that we have previously achieved and looks forward to the success stories we will assist in accomplishing.

Anthony Sandoval  
*NAHMA Educational Foundation, Chairperson*



**MAJOR: Nursing**  
*School Nurse at  
Edmund Burke Middle School/High School*

### MISSION STATEMENT

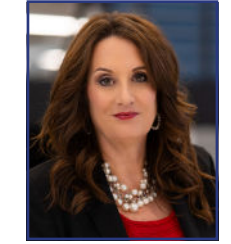
*Our mission is to assist residents of affordable housing as they strive to enhance their lives, job opportunities and children's futures.*

### About the NAHMA Educational Foundation

The NAHMA Educational Foundation is organized and operated exclusively as a Section 501(c)(3) charitable organization. Founded in October 1994, the NAHMA Educational Foundation works to assist residents of federally subsidized housing as they strive to enhance their lives, job opportunities and children's futures. Its mission is also to enhance the livability and standing of communities managed by NAHMA member companies nationwide.

## Board of Directors

**Chair**  
**Anthony Sandoval**  
WSH Management Inc.  
*President/CEO*



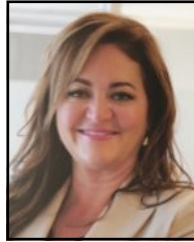
**Heather Wezensky**  
*Secretary*  
President • STAR  
Compliance Consulting



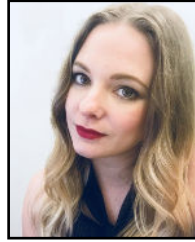
**Vice Chair**  
**Diane Smith**  
CSI Support & Development  
*National Finance Manager*



**Justin Ackerman**  
Conner Strong & Buckelew  
Senior Vice President



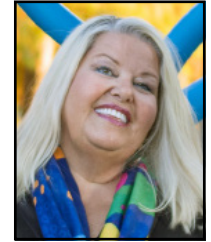
**Megan Davidson**  
Alliant Insurance Services  
Vice President



**Amber Day**  
Advanced Enviro Systems  
Director/Business Intelligence



**Alice Fletcher**  
Park Properties Management  
Senior Vice President



**Rue Fox**  
ResMan  
Senior Sales Engineer



**Nancy Hogan**  
Property Management Operations  
Consulting LLC - Principal



**Stefanie Lee**  
CAHEC Foundation  
Community Relations Specialist



**Peter Lewis**  
Schochet Companies  
Executive VP/Property Management



**Lisa McCarroll**  
Navigate Affordable Housing  
CEO



**Carlita Alegria**  
CMS  
CMS Director



**Greg Proctor**  
Lumina Partners LLC  
CEO



**Jeffrey Promnitz**  
Zeffert & Associates, Inc.  
CEO



**Alicia Stoermer Clark**  
Seldin Company  
President/CEO



**Lisa Tunick**  
Reno & Cavanaugh PLLC  
Member



**Christopher Voss**  
Yardi Systems  
VP/Affordable and PHA

## 2024 Poster Contest

### GRAND PRIZEWINNER



Lily Morway • 16 • 10th Grade

Stratton Hill Park, Worcester, MA • Beacon Communities • NEAHMA

NAHMA's annual Drug-Free Kids Calendar is more than an art project for the participants. It also encourages children to set goals, emulate good role models and live a drug free lifestyle. It provides scholarships not only to the winners but also to other dedicated students as well through the NAHMA Educational Foundation.

Lily Morway, 16, was selected as the grand prize-winner of the 2024 poster contest. The talented artist's creation appears on the cover of NAHMA's

2025 calendar. Lily also received an all-expense paid trip to Washington, D.C. to attend the fall 2024 NAHMA conference, as well as, a scholarship of \$2,500 from the NAHMA Educational Foundation. Lily wanted her entry to convey, "my desire to encourage creativity and excitement even through the "dirtiest" of times."

The works of 12 other residents were selected for inclusion in the 2025 calendar and each of them received prizes as well.

## Scholarship Impact




**MAJOR: Nursing**  
**Cardiovascular Nurse at**  
**California Pacific**  
**Medical Center**

Number of NAHMA Graduates By Year:	
2007	1
2008	5
2009	6
2010	6
2011	8
2012	10
2013	14
2014	11
2015	17
2016	20
2017	28
2018	19
2019	27
2020	29
2021	25
2022	28
2023	30
2024	34

**The NAHMA Educational Foundation values diversity. In 2024, 99 of 118 scholarship recipients (83%) were students of diversity.**

Each year, the NAHMA Educational Foundation makes a \$2,000 donation to the Department of Apparel, Housing and Resource Management at Virginia Tech designated for students pursuing their Bachelor's degree in property management.



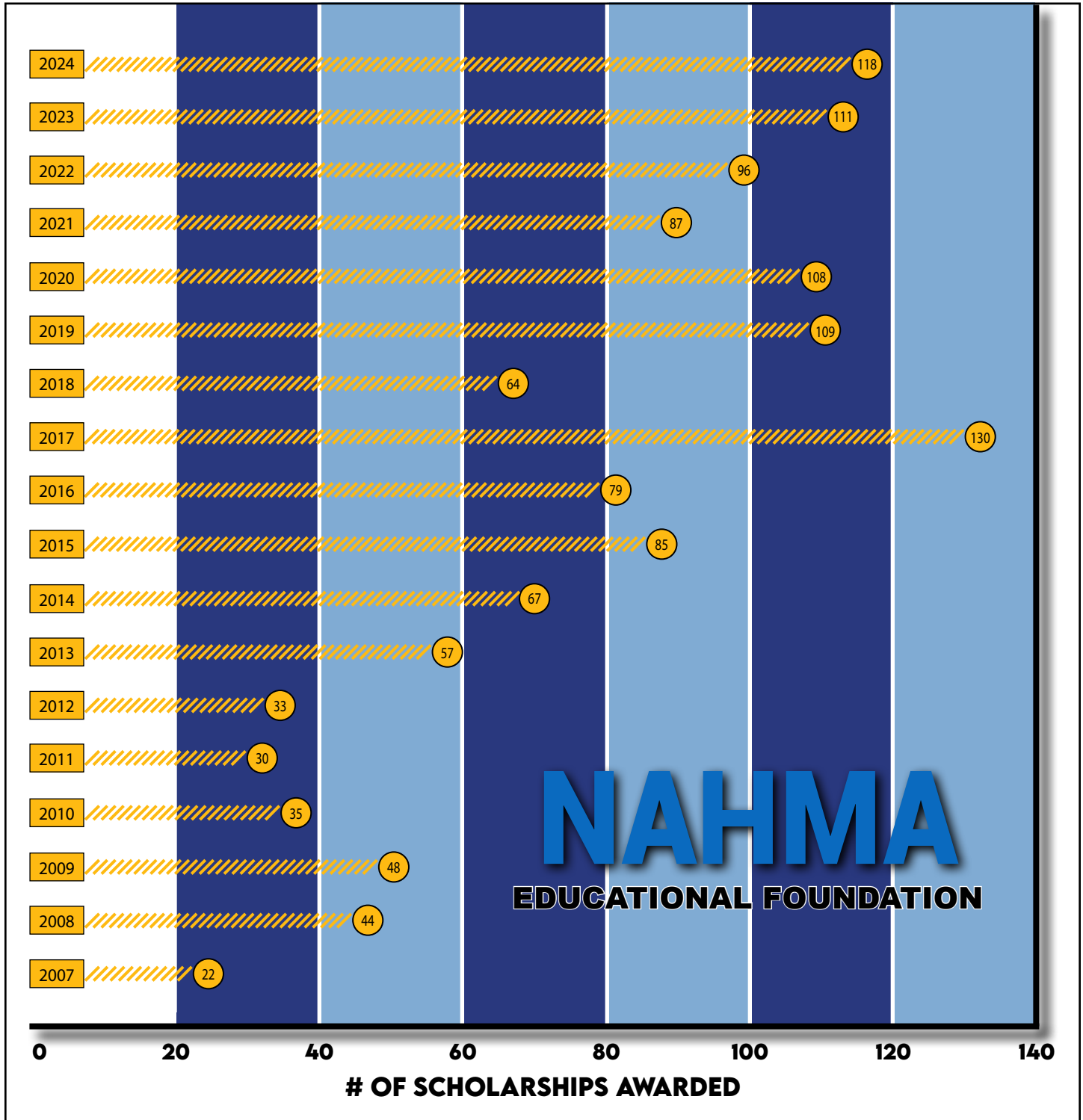
## 2024 NAHMA Scholars

The NAHMA Educational Foundation selected 118 student residents to receive scholarships in 2024. Each scholarship was worth \$3,500; the total amount of scholarship money awarded was \$413,000. Additionally, \$2,000 was donated to the Department of Apparel, Housing and Resource Management at Virginia Tech for scholarships for students pursuing their bachelor's degree in property management. This year's class of NAHMA Scholars came from 20 different states and they represent 13 different regional Affordable Housing Management Associations (AHMAs). The entire list of 2024 scholarships can be found by hovering on the QR box.



[Click here for 2024 NAHMA Scholarship Recipients](#)

## Total Scholarships Awarded





## • • • Scholarships By Management Company • • •

The NAHMA Educational Foundation would like to acknowledge the continuing dedication of member management company personnel in promoting the application process to their residents. The outcome of their efforts is reflected in the 760 residents that have received scholarships over the life of the program.

For the 2025 scholarship application, click below:

[NAHMA.communityforce.com](https://NAHMA.communityforce.com)



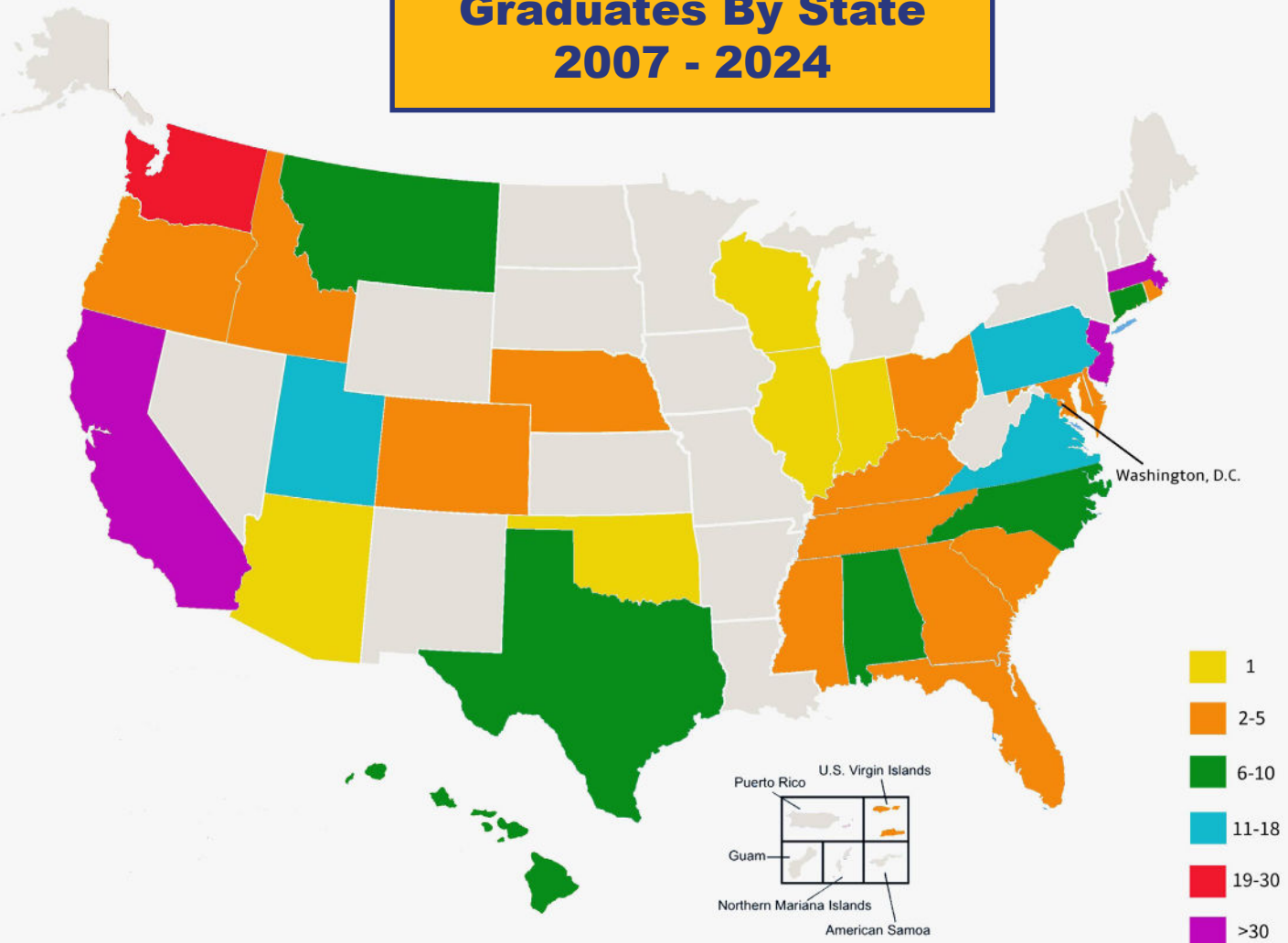
[Click here for 2024 Scholarships By Management Company](#)

## Graduates By State

# NAHMA

EDUCATIONAL FOUNDATION

### Graduates By State 2007 - 2024



## Inspiration Award

### PAST INSPIRATION AWARD WINNERS

- 2015 Award Winners ..... Bruce & Johrita Solari (Solari Enterprises)
- 2016 Award Winner ..... Bill Kargman (First Realty Management)
- 2017 Award Winner ..... Navigatge Affordable Housing Partners
- 2018 Award Winners ..... Wayne Fox (Realty Management Associates)  
..... & Jim McGrath (PRD Management)
- 2019 Award Winner ..... Melissa Fish-Crane (Peabody Properties)
- 2020 Award Winners ..... Carole Glodney (GK Management)  
..... Karen Steinbaum (SK Management)
- 2021 & 2022 Award Winner ..... Harris Davis (NHE) (Posthumously)
- 2023 Award Winner ..... Gianna Solari (Solari Enterprises)

This prestigious award recognizes individuals or organizations for their longtime commitment to the advancement of educational opportunities for those working with the affordable housing industry and the residents they serve. The NAHMA Educational Foundation celebrated its 30th anniversary in 2024. Rather than select the next Inspiration Award Winner in 2024 the foundation chose to celebrate the 10 previous recipients and once again acknowledge their efforts at the annual Inspire Gala.

**MAJOR: Public Health**  
*University of Utah  
School of Dentistry*



## Inspire Gala

The 2024 fundraising campaign culminated with the NAHMA Educational Foundation's 30th Anniversary annual gala. The "Our Scholars Are Pearls" (30th anniversary - pearls - get it?) event was held on October 24th. The event took place at The Hamilton in Washington, D. C. and featured dinner, dancing, testimonials from scholarship recipients, as well as, silent and live auctions conducted by Sherry Truhlar of Red Apple Auctions. Thanks to the extremely generous donors in attendance the 2024 event raised over \$600,000.



## 2024 Donors & Sponsors

### Thank You to NAHMA Educational Foundation Supporters!

The NAHMA Educational Foundation thanks its generous supporters of 2024. Their contributions benefit postsecondary school scholarships to residents of NAHMA- and AHMA-member properties.

### Board Contributors



**MAJOR: Human Services**  
*Community Health Education for  
 Asian Pacific Islander Coalition  
 Advocating Together For Health*

- Anthony Sandoval, WSH Management Inc., Foundation Chair •
- Diane Smith, CSI Support & Development, Foundation Vice Chair •
- Heather Wezensky, Star Compliance, Foundation Secretary •
  - Justin Ackerman, Conner Strong & Buckelew •
  - Amber Day, Advanced Enviro Systems •
  - Alice Fletcher, Park Properties Management •
  - Rue Fox, ResMan •
- Nancy Hogan, Property Management Operations Consulting LLC •
  - Stefanie Lee, CAHEC Foundation •
  - Peter Lewis, Schochet Companies •
- Lisa McCarroll, Navigate Affordable Housing •
  - Carlita Alegria, CMS •
  - Jeffrey Promnitz, Zeffert & Associates •
  - Greg Proctor, Lumina Partners LLC •
  - Alicia Stoermer Clark, Seldin Company •
  - Lisa Tunick, Reno & Cavanaugh PLLC •
  - Christopher Voss, Yardi Systems •
- Program Administrator: Dr. Bruce W. Johnson •

### Legacy Circle

*Annual Gifts over \$25,000*

- Navigate Affordable Housing /Lisa McCarroll •
- CAHEC Foundation / Stefanie Lee •

## 2024 Donors & Sponsors

### Chairman's Circle

Annual Gifts of \$15,001 to \$25,000

- Christopher Voss, Yardi Systems •
- Alice Fletcher •
- SAHMA •

### Benefactor

Annual Gifts of \$5,001 to \$15,000

- Gianna Solari •
  - NEAHMA •
- Debbie Piltch •
  - Gwen Volk •
- Nathan Burnett •
- Jeffrey Promnitz •
  - Lisa Tunick •
  - Peter Lewis •
- Anthony Sandoval •
  - Bill Kargman •
  - John Kuppens •
  - Colleen Winship •



**MAJOR: Statistics**

*Biotech Statistician for Thermal Fischer, Inc.*

## 2024 Donors & Sponsors

### Supporter

Annual Gifts of \$2,001 to \$5,000

- JAHMA •
- Larry Sisson •
- AHMA PSW •
- AHMA NCH •
- Dave Durik •
- Phil Carroll •
- Taylor Davis •
- Carlita Alegria •

- Sue McElhatton •
- Noel Gill •
- Mike Coco •
- Jamie Kerr •
- Ryan Sweeney •
- Alicia Stoermer Clark •
- Sonya Brown •
- Melissa Fish-Crane •

- Kelli Esposito •
- Karen Thomas •
- Mariner Wealth •
- Megan Davidson •
- Naren Dhamodharan •
- Diane Smith •
- AHMA of Washington •
- Carole Glodney •



**MAJOR: Finance/MBA**  
*Vice President of Business Analytics & Operational Excellence - Pyramid Hotel Group*



**MAJOR: Graphic Design**  
*Lead Designer at Frazier Sterling Jewelry & Accessories*

## 2024 Donors & Sponsors

### Donor

Annual Gifts of \$100 to \$2,000

- Leah Lyerly •
- Justin Ackerman •
- Frank DuPree •
- Scott Ployer •
- Michael Simmons •
- Sarah Furchtenicht •
- Mark Livanec •
- Emily Kelley •
- David Becker •
- Danielle McClain •
- Rue Fox •
- Angie Waller •
- Sandy Cipollone •
- Maxx Hofmann •
- MAHMA •
- Lisa McCarroll •
- Jennifer Coco •
- Jasmine Borrego •
- Zachary Branson •
- Sheldon Farnes •
- Sam Rotter •
- Michelle Cuevas •
- Angela Pahl •
- Tom & Laurie Gerundo •
- Julie Edmonds •
- Matt Hoskins •
- Jonathan Stonebraker •
- David Eagan •
- Andy Reithel •
- PennDel AHMA •
- Heather Wezensky •
- Raychel Yaggy •
- Kris Cook •
- Stacey Rader •
- Nick Oberhouse •
- Michelle Prunier •
- Michele Nathaniels •
- Luke DeLuca •
- Leo Delgado •
- Jamie Gallehue •
- Donna Walker •
- Dion O'Brien •
- Diane Van Lear •
- Bernardo Coles •
- Benita Hancock •
- Morgan Johancen •
- Eddie Garrett •
- Dan Osborne •
- Anne Sackrison •
- Julie Reynolds •
- Brandi Williams •
- Abigail Chavez •
- Brenda Moser •

In 2024, the NAHMA Educational Foundation received over 650 individual donations between \$5 and \$95. The foundation is extremely appreciative of these donations. When bundled together these gifts will allow for many additional \$3,500 scholarships to be awarded in 2025. The caring and considerate gesture of the individuals making these generous donations is very important to the foundation as it moves forward with its mission to provide financial assistance to AHMA residents pursuing their educational dreams.

**Thank you very much to one and all that have contributed!**



# NAHMA

EDUCATIONAL FOUNDATION

## Enduring Support



AFFORDABLE HOUSING PARTNERS

Navigate Affordable Housing partners headquartered in Birmingham, Alabama, continued their steadfast and unwavering support of the NAHMA Educational Foundation Program in 2024. The foundation is extremely grateful for Navigate's altruistic generosity!



The CAHEC Foundation, a nonprofit entity that offers wellness and educational initiatives to low-income residents, continued its benevolent support of the NAHMA Educational Foundation in 2024. The foundation was honored to receive this gift. Thank you very much CAHEC!



***Help our cause by contributing to our fundraising efforts.  
No act of generosity is too small to make a difference.***

***[Click here to make a donation.](#)***

## Operating Expenses Report

For the Year Ending 2023

This page will be updated following the audit of 2024 operating expenses scheduled to be completed in June of 2025

This summary demonstrates the financial health of the Foundation. Below is an analysis of the overall NAHMA Foundation Year Ending 2023 Operating Expenses as well as benchmarking statistics that compare the Foundation to the performance metrics used by Charity Navigator.

### General & Grant Making Charity Benchmarks by Charity Navigator

#### Program Expenses

are expenses directly related to carrying out the mission of providing scholarships.

#### Administrative Expenses

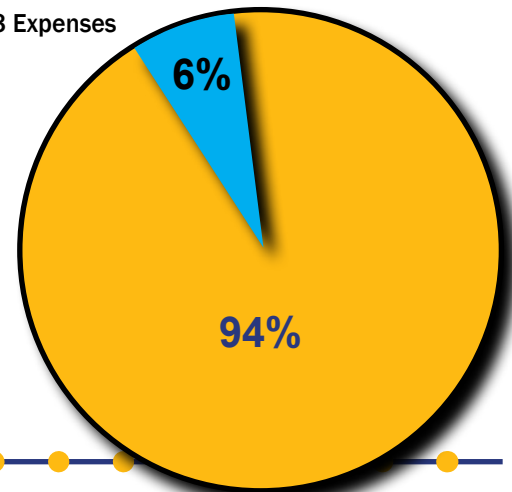
are expenses related to board meetings, accounting services, insurance, etc.

#### Fundraising Expenses

are expenses related to the solicitation of contributions, expenses for the Foundation

NAHMA Education Foundation - 2023 Expenses

- Program Expenses
- Administrative Expenses
- Fundraising Expenses (there were none in 2023)



Together, Administrative and Fundraising Expenses make up a nonprofit's "overhead."

### How does the NAHMA Educational Foundation measure up?

The NAHMA Educational Foundation is running an efficient operation and performing above all three industry benchmarks.

**94%**  
 Program Expenses  
 85% or more  
 When Program Expenses are 85% or more the charity scores a 10 with Charity Navigator

**6%**  
 Administrative Expenses  
 0 to 15%  
 When Administrative Expenses are 15% or lower the charity scores a 10 with Charity Navigator

**0%**  
 Fundraising Expenses  
 0 to 10%  
 When Fundraising Expenses are 10% or lower the charity scores a 10 with Charity Navigator

- NAHMA Education Foundation
- Program Expenses = 94%
  - Administrative Expenses = 6%
  - Fundraising Expenses = 0%

## Congratulations & Thank You

From year to year, the performance of NAHMA Scholars continues to be quite impressive. Over 80% of the 2024 NAHMA Scholars maintain a grade point average (GPA) above a 3.0 and they are involved in many different activities and community service projects on and off their respective campuses. Their accomplishments will hopefully lead them to making positive contributions in their communities just as the graduates featured in this report are already doing.

As the NAHMA Scholarship Program enters its 19th consecutive year of awarding scholarships, the NAHMA Educational Foundation wishes to express its sincere appreciation to all of our sponsors, donors and benefactors whose continuing support and generosity has allowed the foundation to sustain its assistance to resident/scholars over the life of the program. ability to provide impactful financial assistance by awarding \$3,500 to all 2024 recipients was made possible through their magnanimous support. The NAHMA Educational Foundation values our supporters and appreciates their steadfast and unwavering generosity!

**THANK YOU VERY, VERY MUCH!**



**MAJOR: Environmental Sciences**  
*Pennsylvania State Program Manager of  
Hazardous Waste & Underground Storage Tanks for  
the U. S. Department of Environmental Protection*