



AHMA of Washington 2025 Candidates

(Candidates listed alphabetically)

Jennifer Branham

Coast Property Management

Current AHMA position: Board member

Dear Members of the Board,

I am honored to submit my candidacy to renew my position on the AHMA Board. With over 20 years of experience in the affordable housing industry, I am committed to advancing our mission of providing affordable housing resources to those in our industry.

Throughout my career, I have demonstrated dedication to addressing housing challenges. My background includes:

Leadership and Management: As the Senior Vice President at Coast Property Management, I have successfully led teams in developing and managing assets that have benefited thousands of families.

Financial Acumen: With a strong understanding of financial management, I have overseen budgets and funding allocations, ensuring that resources are used efficiently and effectively to maximize impact.

I believe my skills and experience align well with the goals of AHMA. If re-elected, I am committed to:

1. **Expanding Training Opportunities:** Working to increase the availability of affordable housing education resources through partnerships.
2. **Educate About Policy Change:** Continue to inform the industry of new policies that impact affordable housing.

I am excited about the opportunity to contribute to the board and collaborate with fellow members to drive meaningful change. Thank you for considering my candidacy.

Celeste Caldwell

Director of Compliance

Allied Residential

Current AHMA position: Board member

Celeste Caldwell began her career in Affordable Housing Property Management in 2002 and has gained a wide range of experience. An important part of Celeste's strengths and goals in leadership roles throughout her career has been a focus on training and education. She believes in providing excellent resources and encourages attendance to industry trainings in person and virtually. Celeste holds designations of COS, HCS, BOS, C3P, SHCM, and STAR, and previously served as Vice President on the Board of Directors for ARHC. She currently serves as AHMA Board member and as AHMA's Education Committee Chair. She looks forward to continuing to serve AHMA and its' membership.



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Melissa Correll

Director of Asset & Community Management

CIRC Living

Current AHMA position: Candidate

As a member of AHMA since 2011, I would be excited to step into a position on the Board of Directors. After initially dipping my toes into the world of affordable housing in various on-site roles, I had the opportunity to serve as a Regional Manager for Quantum Management. There, I worked diligently to balance ownership priorities with complex regulatory requirements across a diverse portfolio that included Tax Credit, HUD, and USDA properties—often with multiple layers of funding.

In 2019, I joined Downtown Action to Save Housing, a Bellevue-based nonprofit, as their Asset Manager. By 2021, the organization made the strategic move to bring property management in-house, and I was promoted to Director of Asset & Community Management. I played a key role in this transition—developing and implementing policies and procedures, overseeing daily operations, and guiding the organization through a rebranding to what is now known as CIRC. In many ways, it was like launching a brand-new company from the ground up.

Over the past six years, my experience with this small developer nonprofit has given me a firsthand view of the challenges our industry faces—from aging tax credit properties no longer viable for re-syndication, to on-site teams struggling with rising unit turnover, leasing difficulties, and extended eviction timelines.

I am deeply committed to finding and fostering practical solutions to support the boots on the ground who work tirelessly to maintain the stability of affordable housing. I believe that serving on the AHMA Board will not only deepen my knowledge and network, but allow me to be a stronger advocate and resource for those navigating these daily challenges.

Glori Houston

Vice President, Property Management

Catholic Housing Communities

Current AHMA position: Board President

It's a rare opportunity to find a career where you can truly *do well by doing good*—and that's what affordable housing has been for me over the past 28 years.

I've worked at Catholic Charities of Eastern Washington for 21 years, overseeing a wide range of properties across Eastern Washington, including HUD senior housing, Rural Development, PSH, LIHTC, HOME, and more. Each property comes with its own challenges, but the mission stays the same: to provide safe, stable housing for those who need it most.

I joined AHMA in 2005 and have served on the board for over 10 years, including the past year as President. AHMA has been a constant source of learning, connection, and support throughout my career, and I would be honored to continue serving in this leadership role.



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One of my biggest passions is investing in the education and development of our staff, especially property managers and maintenance teams. The work we do is not easy, and the people who show up every day to make it happen deserve to be seen, supported, and celebrated.

I'm proud of the progress we've made, and I believe there's still more we can do—together. I'd love the opportunity to continue building on that work and supporting the people and communities at the heart of affordable housing.

Kelli Livingston

Regional/Compliance Manager

Goodale & Barbieri Company

Current AHMA position: Board member

With over 30 years in the property management industry, my journey began in Southern California in 1992 with Eugene Burger Management Company. From cleaning units to managing portfolios, I've gained deep, hands-on experience in every facet of property management.

In 2012, I moved to the Pacific Northwest to be closer to family and joined Goodale & Barbieri Company, where I've proudly served for the past 13 years. I currently oversee 16 affordable housing communities, managing 440 units across programs including Section 8, 202 PRAC, 811 PRAC, 811 PRA, HTF, and HOME. I also support regional managers in LIHTC communities, focusing on training, audits, and compliance.

As head of compliance, I work closely with HUD Account Executives, auditors, and our internal teams to ensure regulatory excellence and successful audits. I hold certifications in HUD and Blended Occupancy, a Washington Broker's License, and am proud to have helped our team achieve five perfect 100% NSPIRE/REAC scores.

Affordable housing is more than a profession—it's a calling. AHMA has played a central role in my growth, offering education and connection through conventions in both California and Washington. This past year, I've been honored to serve on the AHMA Board and the Partnership and Education Committees. I'm deeply committed to continuing this work—supporting industry professionals, strengthening compliance efforts, and advocating for the dignity and stability that safe, affordable housing provides.

We don't just manage buildings—we create homes and build communities.

Mack Mayo

Shareholder at Paine Hamblen

Current AHMA position: Candidate

Mack Mayo is a Shareholder at Paine Hamblen, P.S., a 140-year-old law firm in Spokane, Washington. As the Chair of the Housing Law Practice Group, Mack represents housing providers, property management companies, developers, governmental agencies, and housing authorities (including Spokane Housing Authority, Okanogan Housing Authority, and others). Mack's clientele represents the majority of affordable housing providers and for-profit landlords in Spokane.

With a proven track record of successfully resolving thousands of residential evictions, Mack manages extensive unlawful detainer portfolios, focusing on risk management and cost efficiency.



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He guides clients through complex issues related to the Fair Housing Act, Washington Residential Landlord Tenant Act, Spokane Municipal Code, reasonable accommodation and modification requests, HUD regulations, and affordable housing management—covering programs such as Continuum of Care, CARES Act, Section 8, and tenant relocation. His expertise also extends to addressing discrimination allegations, and he has effectively resolved cases against housing providers before the Washington State Human Rights Commission.

Mack is committed to education, regularly conducting seminars for private institutions and governmental agencies on compliance with the evolving landscape of state, local, and federal housing regulations, including best practices for tenant notices and evictions. He has testified before the Washington legislature and has played a key role in drafting legislation that advances his clients' interests within Washington State's growing body of housing law. Mack has also successfully argued before Washington Courts of Appeal and has obtained a unanimous decision in his clients' favor from the Washington Supreme Court.

Mack's other memberships include without limitation: Member and Eastern WA Representative, Government Affairs Committee, Washington Multifamily Housing Association (WMFHA) (2023-Present); Member, Affordable Housing Management Association (AHMA) of Washington (2024-Present); Member, Rental Housing Association of Washington (RHAW) (2024-Present); Member, Washington Business Properties Association (WBPA) (2024-Present); Chairperson, Idaho State Bar Association LAP Personal Assistance Subcommittee (2021-Present).

Susan Meyers

Regional Property Manager

HUD Compliance Manager

Pan Pacific Properties

Current AHMA position: Board member

My name is Susan Meyers, and I have been in the Affordable Housing Industry for over 30 years and the past 12 as Director of Affordable Housing for Pan Pacific Properties. I have been honored to sit on the AHMA board of directors for the past 6 years. I am also a member of AHMA's Convention and RD Committees. My professional experience includes managing multiple HUD programs, Rural Development, HOME, and LIHTC. I value the contributions these housing programs bring to local communities, and I strive to develop and maintain affordable housing that empowers families and individuals to secure and retain quality housing. I would like to remain on the board so that I may continue to advocate for industry progress, sustainability, equity and education.