



AANC
Apartment Association
of North Carolina

2025 ANNUAL REPORT



AANC 2025 Lobby Day at the NC Legislature

PRESIDENT'S LETTER

Message from **Karen Perkins, AANC Board President**



Greetings AANC members,

As I reflect on this past year, one word comes to mind: **momentum**.

Across North Carolina, AANC has continued to grow, evolve, and lead with purpose, guided by a diverse and deeply engaged group of leaders. That diversity of background, perspective, and professional experience—has strengthened our organization, expanded our reach, and made our advocacy more powerful than ever. Throughout this report, you will see how that expanded footprint and collective strength are translating into real results—particularly through our advocacy efforts and legislative successes across the state.

This year, we also had the privilege of inducting **Chris Loebssack** into the **AANC Hall of Fame**. His vision, leadership, and passion for this industry have left a lasting mark on our association, and we are deeply grateful for all he has given.

I would be remiss if I did not extend my sincere gratitude to those who make our work possible—the **Executive Committee**, our exceptional **AANC staff**, and the many volunteer leaders who give so generously of their time and talents.

I would also like to offer special recognition to three individuals whose leadership has had a profound impact on AANC—and on me personally. I extend my heartfelt thanks to our **Immediate Past President, Lisa Taylor**, whose candor, mentorship, and continued guidance have been critical as I complete the first year of my term. Our **General Counsel, Norm Praet**, may serve in an advisory role on paper, but his reliable presence, steady judgment, and quiet support have made an immeasurable difference. Last but not least, I am deeply grateful for the partnership of our **Executive Director, Jon Lowder**, whose encouragement and unwavering support have made this role not only more manageable for me, but truly meaningful.

To every **volunteer leader, committee member, and affiliate partner**—what I am most proud of is the spirit of this organization. AANC is powered by people who care deeply about this industry, about one another, and about the positive impact we can make together. I am forever grateful for your time, your talents, and the extraordinary spirit that lives among us.

As I look to the future, I am energized by the momentum we've built, the heart of the people within this organization, and the sense that we are exactly where we need to be in this moment. **Our purpose is clear, our voice is strong, and our impact is only growing**. I am deeply honored to serve alongside such an extraordinary community of leaders, partners, and advocates.

With a grateful heart,

Karen Perkins

Karen Perkins
President, Apartment Association of North Carolina



2025 LEADERSHIP

BOARD OF DIRECTORS

Greater Charlotte Apartment Association

Gabrielle Bouknight | HHunt Property Management
Dana Flaherty | BGSF
Michelle O'Brien | Loebssack & Brownlee
Deidre Quick | Asset Living
Lisa Taylor | Greystar

Greater Fayetteville Apartment Association

Karen Perkins | Willow Bridge Property Company
Jennifer Pittman | Van Metre Apartments
Angela Raupp | Apartment Dynamics

Greenville Area Property Managers Association

Brenda Walters | CareMaster

Piedmont Triad Apartment Association

James Craig | Ari Apartment Management
Mary Gwyn | Apartment Dynamics
Amanda Siegal Williams | BSC Holdings
Kristin Stanton | Bell Partners
Bert Wray | Chadwell Supply

Triangle Apartment Association

Craig Nardi | Marquis Asset Management, Inc.
Cindy Nitschke | Valet Living
Sydney Partin | Greystar
Amy Timoko | Caviness & Cates Multifamily
April Vasta | Willow Bridge Property Company

Apartment Association of Western North Carolina

Tina Gorby Baker | Apartments.com
Bethany Lykins | Greystar
Kimberly Medearis | Fogelman Properties

Wilmington Apartment Association

Krysti Keser | Hawthorne Residential
Doriane Murray | Tribute Properties
Amy Ritchy | Greystar
Karen Spaid | Highmark Residential

AANC State Suppliers Council

Liz Newkirk | Loebssack & Brownlee

Legal Counsel

Norm Praet | Brownlee Whitlow & Praet

EXECUTIVE COMMITTEE



Karen Perkins
Willow Bridge Property Company
PRESIDENT



Amanda Siegal Williams
BSC Holdings
VICE PRESIDENT



Amy Ritchy
Greystar
TREASURER



Amy Timocko
Caviness & Cates
SECRETARY



Lisa Taylor
Greystar
IMMEDIATE PAST PRESIDENT

GOVERNANCE COMMITTEE



Bethany Lykins
Greystar
CHAIR



Norm Praet
Brownlee Whitlow & Praet
VICE CHAIR



Amy Ritchy
Greystar
CHAIR

REVENUE COMMITTEE

EXECUTIVE DIRECTOR'S LETTER

Message from **Jon Lowder, AANC Executive Director**

A circular portrait of Jon Lowder, the Executive Director. He is a middle-aged man with dark hair and glasses, wearing a dark suit and a light-colored shirt. He is smiling at the camera.

Greetings AANC members,

When writing letters like this, I find it helpful to revisit past Annual Reports to reflect on our progress. As I reviewed last year's report, it was clear that the engagement of our members remains as strong as ever and continues to grow each year. Through the dedication of our members and volunteers across North Carolina, AANC has been able to focus on expanding the support and resources we provide to members and affiliates, making 2025 a year of continuity and forward progress.

To begin, AANC was able to advance a large portion of our Legislative Agenda, making 2025 a very good year at the Legislature. I hope you'll read our Government Affairs section of this report to find out more about our legislative wins this year.

The 2025 AANC annual conference, now branded as CONNECTed, and our corresponding Lobby Day were a smashing success. Over 700 attendees joined us in Raleigh last May. Outstanding education and networking opportunities, a sold out and PACKED trade show, and hundreds of members visiting the Legislature on behalf of the multifamily industry, were just a few of the highlights. If you haven't attended a CONNECTed conference yet you're missing out. I highly recommend you join us in Raleigh this year.

Our North Carolina affiliates continue to thrive and provide exceptional service to their members, demonstrated by huge attendance at trade shows and annual banquets, extensive education programs, golf tournaments, socials, and on and on. On any given day in 2025 you could be sure that something beneficial to the industry was happening somewhere in the state. Due to our affiliate associations' efforts in keeping members educated and involved, local affiliate membership numbers continue to grow. Statewide membership has grown 32% since 2020, with AANC membership now exceeding 559,000 units and 894 supplier partners.

To connect more with our affiliates and members and highlight the good work done on behalf of the industry, AANC expanded our communications portfolio in 2025. We now offer:

- Regular [Government Affairs updates](#) providing timely information on legislative and regulatory actions affecting the multifamily industry in NC. [Available to all members.](#)
- A weekly newsletter, [The Connector](#), providing links to current news stories around the multifamily industry and Affiliate events throughout the state. These are available to anyone interested, membership not required.
- The [Multifamily Minute](#), AANC's new digital quarterly newsletter for all members, providing information on Government Affairs, Legal updates, Affiliate updates, events, and more.
- [We are Multifamily](#) blog highlights focused on charitable works of Affiliates and inspiring stories in the multifamily industry.

In summary, 2025 was a year of continued growth for AANC and for all our local associations, and I'm of the firm opinion that 2026 and future years hold the promise for even greater growth and evolution. All of us at AANC look forward to making that journey with you!

Best regards,

Jon Lowder



AANC TEAM



Jon Lowder
Executive Director

Jon leads AANC staff while working with regulatory and legislative partners to ensure issues facing the *multifamily* industry in North Carolina are addressed in the most beneficial way. He works in partnership with NC Affiliates and provides strategic vision to address challenges and provide support to members across the state.



Sarah Dubose
Director of
Government
Affairs

Sarah leads AANC's advocacy before the North Carolina General Assembly and state agencies. She develops and executes strategies to advance AANC's policy priorities and serves as the primary liaison to lawmakers, regulators, and key stakeholders.



Kristin Goins
Director of
Education and
Engagement

Kristin leads the development and execution of the AANC educational offerings, meetings, and special events. She also oversees marketing initiatives, sponsorship programs, and social media strategies, with a focus on fostering member engagement.



Kat Nicholas
Director of
Communications

Kat creates and manages AANC communications and public relations efforts, while also focused on ways to support NC affiliates and member companies through information sharing and the development of resources.



Julie Powers
Association
Administrator

Julie provides administrative support to all AANC operations, including member support, billing, and managing social media. She also provides research to assist in the development of resources for NC affiliates and members.

MISSION

AANC is dedicated to leading and supporting its members' ever-changing needs through regulatory and legislative advocacy, industry education, and communication.

OBJECTIVES

Affordable housing, quality construction, and professional management are some of the objectives of the AANC. Because housing is a basic need, apartment production and operation are subject to ever-increasing demands for higher standards of safety, habitability, security, environmental controls, design, and management. The AANC is committed to protecting the affordability of rental housing while maintaining the safety, livability, and security of its members and their residents and the properties at which they reside.



4409
followers



2672
followers



1775
followers



863
followers

AANC had another highly successful year at the General Assembly, advancing a significant portion of its legislative agenda. In a session in which fewer than 100 of nearly 1,800 filed bills ultimately became law, AANC either championed or played a substantive role in almost 6% of all enacted legislation.

AANC staff and volunteers **attended over 100 meetings with elected officials and policy makers in 2025** to discuss potential legislation and regulatory issues and provide education on those that could affect the multifamily industry in North Carolina. **Dozens of meetings were held with stakeholder organizations to discuss AANC's policy agenda** with a goal of working together to pass or defeat legislation of concern. Through these efforts, **AANC played a large part in defeating multiple bills or provisions that would have had a negative impact on the industry** through increased costs and regulation.

AANC also played a direct role in the passing of the following bills supporting the multifamily industry in NC:

- [**H737: DOI Omnibus Bill**](#) ensures that residents choose the carrier of rental insurance required by their lease and rental housing providers may charge up to a \$50 administrative fee when a resident fails to obtain required insurance.
- [**S690: Various Real Estate and Business Law Changes**](#) and [**H620: AOC Agency Requests-AB**](#) ensure that attorney fees are recoverable in eviction appeals when rental housing providers prevail and the resident appeals in bad faith.
- [**SB 55: Expedited Removal of Unauthorized Persons**](#) establishes an expedited civil process for removing unauthorized occupants (squatters) from residential property.
- [**H47: Disaster Recovery Act of 2025-Part 1**](#) delays the effective date of the 2024 NC State Building Code providing developers, builders, and property owners with certainty and additional time.
- [**H768: Emerg. Comm. Code Exempts/Sanitary Board/401**](#) reduces construction costs by limiting emergency responder communication coverage requirements.

This level of impact is a significant achievement in an especially challenging legislative environment and underscores AANC's effectiveness and credibility at the legislature.

2025 - 2026 LEGISLATIVE AND REGULATORY AGENDA

Issues that AANC will seek to proactively accomplish or enact into law during the biennium

LEGISLATIVE

1. Evaluate and, as appropriate, support and pursue updates to landlord-tenant laws, addressing issues like unauthorized occupant/trespassers and summary ejectment processes. This includes further clarification to changes made in SL 2024-47 to § 42-46 (i).
2. Promote judicial reforms to improve the efficiency of the court system, including increased funding for judicial staffing and improvements to the e-courts system.
3. Pursue funding and legislative changes to promote housing stability during a Governor-ordered State of Emergency, including:
 - Funding of rental housing assistance programs.
 - Exploring modifications to the short-term rental tax to encourage rental housing providers to provide short term leases in particular circumstances, such as temporary displacement after a natural disaster.
4. Work with stakeholders to address barriers to development and the cost of housing, such as, but not limited to restrictive zoning regulations and inconsistent application of building code requirements across jurisdictions.

REGULATORY

1. Initiate discussions with the North Carolina Department of Insurance to identify ways to mitigate rising insurance costs impacting rental property owners.
2. Attend and participate, as appropriate, in the North Carolina Building Code Council meetings to influence positive changes in building codes, avoiding detrimental updates.
3. Work with stakeholders and the North Carolina Department of Insurance/Building Code Council evaluate a process for fire watch flexibility during a Governor-ordered State of Emergency.



2025 LOBBY DAY

Hosted by AANC Government Affairs team, staff and volunteers from AANC and affiliates across the state met with over 75 lawmakers and their staff.



LEGISLATIVE AND REGULATORY PUBLIC POLICY POSITIONS

AANC's positions on various public policy issues. This will allow for AANC to move more nimbly if or when any of these issues come up—whether through legislator questions or requests for input, industry partners questions or requests for input, or bill filings.

Pursue public policies that credibly address the housing affordability crisis through proven solutions.

- Support legislation preserving North Carolina's rent regulation laws.
- Support legislation strengthening a statewide prohibition on inclusionary zoning.
- Further explore legislative solutions to support housing affordability and stability through a permanent statewide rental assistance program to support renters who fall behind on rent.
- Support legislation to prohibit local governments from adopting unfunded clean energy mandates, such as electric vehicle charging stations or solar panels.

Promote strategies to drive new investments in multifamily rental housing.

- Support initiatives for workforce development, including training programs for professions linked to the rental housing industry.
- Support legislation addressing housing affordability and stability through public policies or various appropriations funding streams, such as to the Housing Finance Agency, to assist developers in increasing the rental housing supply.
- Support legislation enacting the Low-Income Housing Tax Credit on the state level.
- Support any proposed legislation that will drive new investments in housing, promote transit-oriented and high-density development, and funds community-level infrastructure needs.
- Work with industry partners to support or enact legislation to bring efficiency and consistency across local governments for zoning and plan approvals.

Preserve and strengthen North Carolina's landlord-tenant laws to enhance resident safety and housing provider risk management; improving background screening tools, curbing fraud, and enforcing fair housing standards.

- Support legislation to protect background check laws as they pertain to previous rental history and safety.
- Support legislation that establishes needed protections to reduce fraudulent requests for emotional support and service animal accommodations.
- Further explore legislative solutions for liability protections for landlords who seek to help presumably abandoned animals during an eviction or after the eviction is complete.

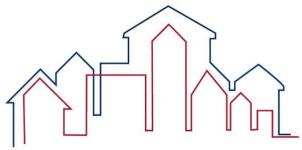
Promote solutions to ensure fair and timely access to justice within the state's court system.

- Enact a new General Statute, 42-36.1B, to define and regulate "post-judgement relief agreements."
- Work with the North Carolina Administrative Office of the Courts and locally elected judicial officials to ensure timely completion of eviction cases and appeals.
- Work with the North Carolina Administrative Office of the Courts and support legislation to create a more streamlined filing process for summary ejectments under the new electronic submission mandate.
- Work with the North Carolina Administrative Office of the Courts to revise the appeal form to include a requirement that the resident identify the basis for the appeal when they appeal a summary ejectment to district court.

Encourage regulatory policies that provide uniformity of building code enforcement across the state but do not unnecessarily increase housing affordability challenges through increased construction costs.

- Support building codes and standards that are technologically feasible and cost-effective to improve building performance and safety, operational efficiency, and sustainability, while remaining mindful of the unique needs of multifamily buildings, particularly for fire safety requirements, energy efficiency measures, accessibility, and green building requirements.
- Support efforts to limit the use of building codes and mandates to drive energy efficiency improvements (including the mandated use of electric vehicle charging) without addressing the unique characteristics of apartment construction, operation, and maintenance.
- Work with the Building Code Council and other regulatory bodies to ensure the costs of proposed regulations are considered during the rulemaking process.
- Work with industry partners to support regulations that drive sustainable and resilient rental housing communities.

2025 INDUSTRY SUPPORT



AANC | PAC

APARTMENT ASSOCIATION OF NORTH CAROLINA
POLITICAL ACTION COMMITTEE

2025 AANC PAC Board of Trustees

Jonathan Tee, Chair

Paragon

Katy Boone, Highmark Residential

Stephanie Coble, Cortland

Management

Jonathan Elliot, Arran Rentals

Leigh Ann Odom, Meridian Park

Amy Ritchy, Greystar

John Scott Trotter, SilverCap Partners

Wes Stallings, Blue Ridge Companies

Amanda Williams, BSC Holdings

Todd Whitlow, Board Counsel,
Brownlee, Whitlow and Praet

In 2025, the AANC PAC has raised approximately 25% of its \$150,000 biennial fundraising goal. With primary elections underway for all 170 members of the North Carolina General Assembly, PAC fundraising activity is accelerating and will continue to build momentum into 2026. During the primary cycle, the PAC Board of Trustees approved support for 18 incumbent lawmakers who were instrumental in advancing AANC's legislative priorities during the 2025 session.

Total raised in 2025: \$38,280 (as of 12/18/2025)

Total in-kind contributions: \$5,499

Total contributors: 219

ELITE LEVEL (\$2,500+)

David Couch
Chris Dunbar

PLATINUM LEVEL (\$1,000+)

Kellie Falk
Tom & Mary Gwyn
Jon Lowder
Leigh Ann Odom
Norm Praet
Susan Passmore



2025 MHCNC Board of Trustees

Susan Passmore, Chair

Blue Ridge Companies

John DeMario/Jennifer Irock,

RKW Residential

Dustin Engelken,

American Homes for Rent

Tom Gwyn, Apartment Dynamics

Chris Loeksack, Loeksack and Brownlee

Jon Lowder, AANC

Craig Nardi,

Triangle Government Alliance

Norm Praet, Brownlee, Whitlow and Praet

Gary Triplett,

Hawthorne Residential Partners

The Multifamily Housing Coalition of North Carolina is AANC's independent expenditure committee focused on advancing the interests of the multifamily rental housing industry across North Carolina. The MHCNC raises funds through individual and corporate contributions to support issue advocacy and indirect political engagement on behalf of the industry. In 2025, the MHCNC filled the Board seats and began preparing to support industry champions in the 2026 primary election.

CONNECTed

2025 AANC EDUCATION & LEGISLATIVE CONFERENCE

Attendees participated in diverse educational breakout sessions and advocacy efforts, earning up to 8 CECs.

This year's event featured the new "Connections & Cocktails" networking mixer, replacing the traditional trade show with a more casual, engaging atmosphere. Accessibility was enhanced with live translations during general sessions to support all participants.

The 2025 AANC CONNECTed Conference took place May 12–14 in Raleigh, drawing over 700 multifamily professionals from across the state.



At Tuesday's Recognition Lunch, Chris Loebsack was proudly inducted into the AANC Hall of Fame. Keynote speakers Joel Zeff and Deborah Gardner energized the crowd with their inspiring and high-energy presentations.

Thank you to all the sponsors and volunteers whose support made this memorable event possible!



EDUCATION

for multifamily professionals

FEBRUARY

Mind the Gap: Addressing Training Shortfalls in Maintenance & Leasing (1 CEC)

Sponsored by HD Supply

MAY

2025 CONNECTed Conference (8 CECs)

Sponsored by 65 Sponsors >

JUNE

Future Forward: AI & The Centralized Multifamily Revolution (1 CEC)

Sponsored by BluSky

SEPTEMBER

Unite & Ignite: Building High-Performing Teams with Emotional Intelligence & DEI (1 CEC)

NOVEMBER

Calm the Storm: De-Escalation Strategies for Multifamily Professionals (1 CEC)

Sponsored by Willow Bridge

THANK YOU TO OUR 2025 CONFERENCE SPONSORS!

Conference Sponsors

Brownlee Whitlow & Praet
Loebsack & Brownlee

Presidential Sponsors

BluSky Restoration
HD Supply Facilities Maintenance

Wi-Fi Sponsor

ECAM

Name Badge Sponsor

Real Floors

Photo Booth Sponsor

Phillips Management Group

Vice-Presidential Sponsors

BGSF
Carolina Restoration Services
Night Owl Companies
Pine Valley Construction
Red Rhino Group
Redi Carpet
Spectrum Community Solutions
Yardi

Event App Sponsors

Apartments.com
RestorePro Reconstruction

Premium Recharge Lounge Sponsor

AFR Furniture Rental
Hotel Key Sponsor
Response Grid

Hotel Swag Bag Sponsor

The Diamond Property Manager Planner

Second Floor Recharge Lounge Sponsor

PetScreening

Congressional Sponsors

Affinity Waste Solutions
Full House Marketing
Impact Property Solutions
Lowe's Pro Supply
Moen
Zillow Group
The Sherwin-Williams Company
Spangler Restoration
The Liberty Group
Valet Living

Lanyard Sponsor

Willow Bridge Property Company

"Words Without Borders" Translation Sponsor

Greystar

Legislative Sponsors

Willow Bridge Property Company
McGuireWoods Consulting
ALN Apartment Data

Meal Sponsors

Tuesday Breakfast: Landmark Landscapes
Tuesday Lunch: Drucker + Falk
Wednesday Breakfast: Apartment Dynamics
Wednesday Lunch: Chadwell Supply

Patron Sponsors

ActivAnswer
Apartment Life
Artisent Floors
CORT
D&L Parts Company
Dispo Depot
Elite Property Services
Entrata
Environmental Diversified Services (EDS)
ePremium Insurance Agency
Guardian Construction
InterSolutions
JunkGurus
Leisure Creations
Opiniion
PooPrints
ProSource Fitness Equipment
Ready Fitness
Rentana
Salto Systems
SatisFacts/ApartmentRatings
Smart Apartment Data
Zumper

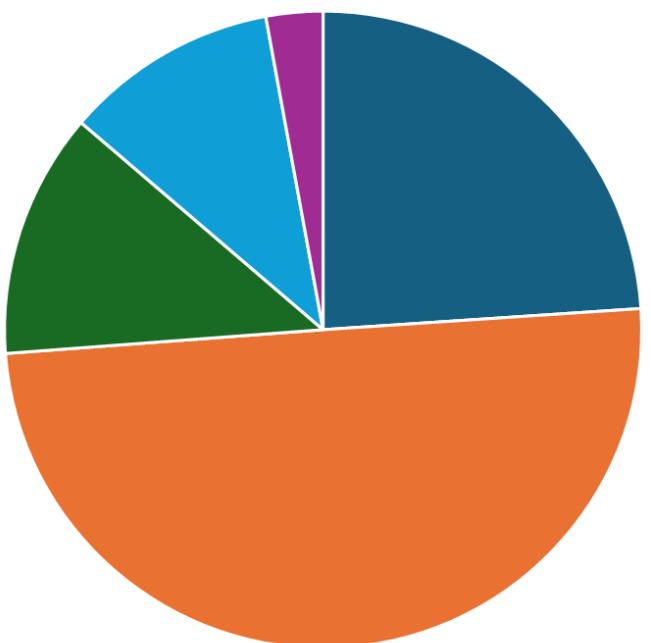
After Party Entertainment Sponsors

Guardian Construction
Environmental Diversified Services

CONNECTed
2025 AANC EDUCATION & LEGISLATIVE CONFERENCE

2025 FINANCIALS

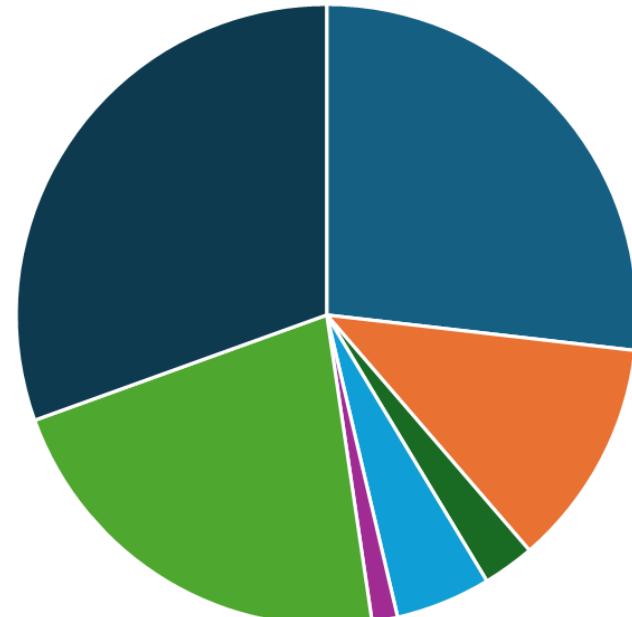
2025 INCOME



TOTAL INCOME: \$ 1,534,127



2025 EXPENSES



TOTAL EXPENSES: \$1,525,870

NAA recognized the following NC affiliates who had the highest growth from October 2024 – October 2025 in comparison to all other affiliates across the country.

- Of Affiliates with 75,000 or more units, the **Greater Charlotte Apartment Association (GCAA)** ranked second in highest unit growth, with an increase of 15.79%. GCAA also had the largest net growth of units, larger than any other affiliate, with an increase of 30,000 units!
- Of Affiliates with 74,999 units or less, the **Apartment Association of Western North Carolina (AAWNC)** ranked fourth in largest percentage of unit growth, with an increase of 24.67%. AAWNC also ranked fifth for largest net growth of units in this category, with an increase of 4,442 units.
- For all NAA Affiliates, **Greenville Area Property Managers Association (GAPMA)** experienced the largest percentage growth in supplier count, with an increase of 81.82%

CONGRATULATIONS NC AFFILIATES!

STATEWIDE NUMBERS

559,082

Total Units
5.2% increase from 2024

894

Suppliers
5% increase from 2024

2,081

Direct Member Units

AFFILIATE MEMBERSHIP NUMBERS

	UNITS	SUPPLIERS
Apartment Association of Western North Carolina	22,447	51
Greater Charlotte Apartment Association	180,000	240
Greater Fayetteville Apartment Association	23,995	57
Greenville Area Property Managers Association	9,454	20
Piedmont Triad Apartment Association	83,394	143
Triangle Apartment Association	197,168	293
Wilmington Apartment Association	40,543	90

2025 AANC COMMITTEE ACCOMPLISHMENTS

DIVERSITY EQUITY INCLUSION



Shane Raby
Continental Realty
CHAIR



Dion Harris
Burkely Communities
VICE CHAIR

- Managed and awarded two recipients the 2025 DEI Scholarship to attend the 2025 CONNECTed Conference.
- Drafted DEI Statement, asserting AANC's continued commitment to supporting members through DEI.
- Created panel discussion on Menopause: What Everyone Needs to Know.
- Supported NAA DEI Week.

EDUCATION



Stephanie Loyd
Smart Apartment Data
CHAIR



Carrie Langley
Burkely Communities
VICE CHAIR

- Organized the 2025 AANC CONNECTed Conference, welcoming 725+ attendees and offering 18 educational sessions.
- Hosted the AANC Open House: Committees & More.
- Presented four educational webinars
- Planned the 2026 Conference: selected speakers, introduced two new scholarships, and launched a Developers Day
- Supported enhancements to the Leadership Lyceum Program.

GOVERNMENT AFFAIRS



Bert Wray
Chadwell Supply
CHAIR



Norm Praet
Brownlee Whitlow & Praet
VICE CHAIR

- Collaborated with lobbying team and lawmakers to pass bills supporting the multifamily industry and to defeat bills with anticipated negative impact.
- Hosted AANC's 2025 Lobby Day
- Participated in regulatory meetings and worked with industry stakeholders to drive policy changes.
- Provided input on Government Affairs updates sent to Affiliate staff and volunteers and interested members.

HOUSING AFFORDABILITY



Susan Passmore
Blue Ridge Companies
CHAIR

- Collaborated with the Government Affairs Committee and Regulatory Subcommittee to address legislative and regulatory drivers of increased housing costs.
- Conducted ongoing monitoring and analysis of policy trends at the national, state, and local levels impacting housing affordability.

2025 AANC COMMITTEE ACCOMPLISHMENTS

MEMBERSHIP



Michelle O'Brien
Loebssack & Brownlee
CHAIR



Misty Haskins
RKW Residential
VICE CHAIR

- Supported AANC staff and ensured representation at local affiliate events and trade shows throughout the year.
- Organized and hosted AANC Membership Roundtable, inviting all NC affiliates to share ideas and resources, facilitate discussion, and strategize engagement opportunities for all members.
- Began discussions for NOVI training for NC affiliates in 2026.

NEXTGEN



Ashley Vetter
Phillips Management Group
CHAIR



Samantha Amato
Loebssack & Brownlee
VICE CHAIR

- Hosted Class of 2025 Leadership Lyceum education sessions, celebrated the Class of 2025 at the CONNECTed Conference, and selected the Class of 2026.
- Launched inaugural "20 on the Rise" recognition program, celebrating emerging leaders in the industry.
- Raised \$1,500 for Hatching Hope.
- Managed Conference Social Media Ambassadors and maintained monthly Instagram and Facebook Stories providing tips for onsite property employees.

PR & MARKETING



Bill Clements
Redi Carpet
CHAIR



Megan Lord-Harvey
Greystar
VICE CHAIR

- Supported the restructuring of AANC quarterly newsletter into the Multifamily Minute, a digital magazine.
- Provided input on The Connector, AANC weekly newsletter providing links to news stories and Affiliate events.
- Contributed stories for We Are Multifamily focus on AANC website.
- Restructured committee to focus more on direct outreach through Job and Career Fairs in 2026.

STATE SUPPLIERS COUNCIL



Liz Newkirk
Loebssack & Brownlee
CHAIR



Bill Clements
Redi Carpet
VICE CHAIR

- Secured 65 sponsors and 45 exhibitors for the Conference, generating \$176,305 in support.
- Hosted a stand-alone trade show during the Conference, providing vendors with prime exposure.
- Implemented the 2025 Exhibitor Exposure initiative to maximize engagement with attendees
- Selected three Suppliers to participate in the Leadership Lyceum Class of 2026
- Launched weekly Supplier Spotlight to highlight industry partners

AANC LEADERSHIP LYCEUM

CLASS OF 2025



ALLISON ALLEN
BELL
PARTNERS



JAMI ANDERSON
MIDDLEBURG
COMMUNITIES



VAIL BARNES
HAWTHORNE
RESIDENTIAL PARTNERS



HANNAH BOYD
CARLISLE RESIDENTIAL
PROPERTIES



BILL CLEMENTS
ENVIRONMENTAL
DIVERSIFIED SERVICES



JESSICA COFFIL
RWK
RESIDENTIAL



WILNILDA CRUZ
SWEETWATER
PROPERTY
MANAGEMENT



NATALIE HART
THE LIBERTY
GROUP



KIM HAYWORTH
GREYSTAR



ELIZA KING
PEGASUS
RESIDENTIAL



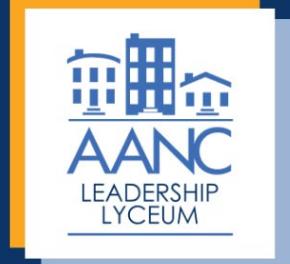
CARRIE LANGLEY
BURKELY
COMMUNITIES



WHITNEY NYE
APARTMENTS.COM



NATASHA
PINCKNEY
GREYSTAR



The AANC Leadership Lyceum educational program aims to identify, train, and empower emerging leaders within AANC. 2025 members participated in three educational sessions on **Association Management and Leadership**, **Legislative Advocacy**, and **Leadership in Multifamily**. Participants are nominated by an AANC Affiliate, the AANC State Suppliers Council, or the AANC President, with criteria focused on involvement with their local association.



Larry Cranford Scholarship

Amanda Propst received the 2025 Larry Cranford scholarship. Amanda's commitment to excellence has been recognized through awards such as Greystar's Assistant Community Manager of the Year in 2021 and overseeing Wilmington Magazine's Best Apartment Community.

The mission of the scholarship is to foster the professional education and career development of up-and-coming multifamily industry leaders.

DEI Scholarships

Kyra Petty and Bernard Ross received the 2025 AANC Diversity Equity Inclusion Scholarship. Both Kyra and Bernard recognize the vital role DEI plays in creating inclusive environments and cultivating collaboration.

The DEI scholarship was established as an opportunity for multifamily professionals from historically underrepresented populations to participate in education and networking opportunities at the annual AANC Education & Legislative Conference.





Chris Loeksack was inducted into the AANC Hall of Fame in recognition of his outstanding contributions to the multifamily housing industry. As the founder and Managing Principal of Loeksack & Brownlee, PLLC, Chris has established a firm renowned for its trust and expertise in the multifamily housing sector.

Chris is known for his genuine passion for people, serving as a mentor, leader, and advocate who inspires those around him to strive for excellence. His unwavering leadership, and his commitment to service have set a high standard for excellence. Through his work, Chris has not only shaped the industry but has also positively impacted the lives of countless individuals.



20 ON THE RISE | 2025 Conference Recognition Recipients

APARTMENT ASSOCIATION OF NORTH CAROLINA

CESSILY ALLEN Phillips Mgt Group	MICAH BROWN Greystar	RACHEAL DINKA Greystar	ROBERT GARRISON Berkley Communities	DARA HARRIS RKW Residential
RYAN HERRMANN Pegasus Residential	KERRINGTON KEYS Greystar	MICHELLE KINGSON Pegasus Residential	SARAH LANE GCI Residential	MICHELLE LINTON Bell Partners
MEGAN LORD-HARVEY Greystar	SAMMY NEIGHBORS Daymark Apartment Homes	ALEXIS O'BUCKLEY Fogelman Properties	NATASHA PINCKNEY Greystar	SKYLER REAK Greystar
CELIA SMART Ready Fitness	LINDSEY STORER Pegasus Residential	JAMAULA SYKES Drucker + Falk	CRISTY TRUESDALE GCI Residential	SEAN VAUGHAN Bell Partners

20 on the Rise, powered by the AANC NextGen Committee, celebrates 20 rising stars with 10 years or less of experience in the rental housing industry. Honorees receive a discounted rate of \$49 to attend the 2025 AANC CONNECTed Conference in May and opportunities to network with AANC leadership and expand professional connections.

2025 NC AFFILIATES LEADERSHIP



Bryan Holladay
CLTPR
ASSOCIATION MANAGEMENT

Bethany Lykins
Greystar
PRESIDENT



Brenda Walters
CareMaster
PRESIDENT



Kim Graham
GCAA
EXECUTIVE DIRECTOR



Jay Rawls
Northwood Ravin
PRESIDENT



Bryan Holladay
CLTPR
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Jeremy Seeland
W.S. Wellons Realty
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Ben Brockschmidt
PTAA
EXECUTIVE DIRECTOR



Kena Sims
Andmore
PRESIDENT



Josie Eatmon
TAA
EXECUTIVE DIRECTOR



Franklyn Rodriguez
Willow Bridge Property Co.
PRESIDENT



Christy Rexroad
WAA
ASSOCIATION EXECUTIVE



Karen Spaid
Highmark Residential
PRESIDENT



FROM NAA REGION IV VICE PRESIDENT LISA TAYLOR

2025 NAA Advocacy | NAA had more than 11 regulatory victories, reintroduced two important housing bills in Congress, and established framework for industry tax priorities established during Advocate, NAA's advocacy conference. Other 2025 Advocacy highlights include:

- A federal reconciliation package signed into law in early July included numerous tax policy wins for the rental housing industry, a testament to the diligent advocacy of NAA members nationwide.
- U.S. Senate Committee on Banking, Housing and Urban Affairs advanced a 40-section housing legislative package, known as the ROAD to Housing Act. NAA's advocacy worked to ensure the inclusion of key industry priorities.
- NAA continues its federal advocacy and support of its affiliate partners' efforts to oppose rent control in all its forms, including through initiatives like NAA's [Housing Affordability Program \(HAP\)](#) and the [Housing Solutions Coalition \(HSC\)](#).
- NAA continues to work with HUD to support initiatives aimed at increasing housing affordability and streamlining programs to provide relief to renters, while avoiding the imposition of new requirements.

2025 Events | NAA continued to provide events for multifamily industry professionals and affiliate staff to learn, advocate, and network with industry peers. 2025 events included:

- **Advocate** was held in late March and gathered over 800 rental housing professionals to advocate for housing affordability solutions.
- **Apartmentalize** was held in Las Vegas, June 11-13th, featuring over 100 sessions, a trade show, and networking with 12,000 + industry peers. **Marc Ross** was inducted into the Hall of FAME.
- **ASSEMBLY of Delegates** was held in Atlanta, GA, November 10-12. 250 delegates from NAA's 10 regions met for the largest business meeting of the year.

NAA Podcast | The NAA Apartmentcast surpassed an impressive 5,000 downloads across all platforms, landing in the top 50% of podcasts nationwide.

NAA Resources | NAA provided a variety of resources to affiliates and members in 2025, including:

- [A Conversation on Rental Housing Property Insurance](#), a webinar that dives into the challenges related to securing and maintaining commercial property insurance, as well as insight into identifying strategies for potentially reducing costs.
- Alongside a thorough review of its Music Licensing: Operational Resources to ensure continued alignment with prevailing legal standards and industry best practices, NAA introduced two new operational resources related to copyrighted audiovisual content:
 - [Movie & TV Licensing at a Glance](#)
 - [Movie & TV Licensing Checklist](#)

NAA encourages all our members to review the resources with their local counsel to ensure that their operations remain legally compliant.

2025 DELEGATES AND ALTERNATES

DELEGATES	ALTERNATES
Jami Anderson	Ben Brockschmidt
Tina Baker	Josie Eatmon
Heather Crowley	Kim Graham
Natalie Hart	Krysti Keser
Susan Passmore	Jon Lowder
Karen Perkins	Brian McCarthy
Jay Rawls	Jennifer Pittman
Franklyn Rodriguez	Norm Praet
Karen Spaid	Kena Sims
Bert Wray	

2025 REGION 4 REGIONAL VICE PRESIDENTS

Lisa Taylor- North Carolina
Chris Carter- South Carolina
Brett Duke- Georgia
Susan Sherfield- Tennessee & Kentucky

2025 REGIONAL NATIONAL SUPPLIER COUNCIL REP

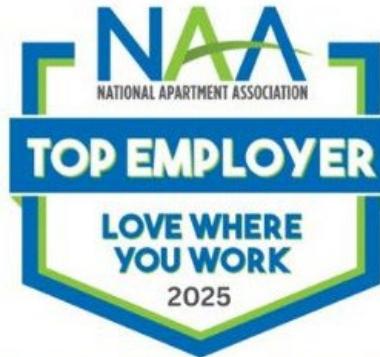
Victoria Cowart

2025 REGION IV INDUCTIONS for 2026-2027

Chris Burns, Atlanta based -
NAA Chair
Kelli Lea - NAAEI Chair
Kim Graham - AEC Chair
Patty Crawford - NSC
President

2026-2027 REGION 4 REGIONAL VICE PRESIDENTS

Lisa Taylor- North Carolina
Chris Carter- South Carolina
Bret Duke- Georgia
Susan Sherfield- Tennessee
& Kentucky



CONGRATULATIONS
AANC MEMBERS!

Property Management Companies

Bell Partners
 Berkshire Residential Investments
 Bridge Property Management
 Flournoy Properties Group
 Olympus Property
 RealSource Properties
 S.L. Nusbaum Realty Co.
 Van Metre Companies

Supplier Companies

Ally Waste
 Guardian Construction
 J Turner Research
 TheGuarantors

2025 AANC PEAK PARTNERS

