



## FORT COLLINS HOUSING AUTHORITY

### Management Team – 2010

Just as a house is built upon a solid foundation, the Fort Collins Housing Authority is built upon its mission: To provide and promote affordable housing, economic opportunity and a safe living environment free from discrimination. The Housing Authority currently assists approximately 1,650 families (3,630 individuals) throughout Larimer County through various programs. These programs include federally subsidized low income public housing, the Housing Choice Voucher Program (Section 8 Rental Assistance), management of the Wellington Housing Authority, management of The Villages non-subsidized affordable housing properties owned by the Fort Collins Housing Corporation, development and management of the Village on Elizabeth LLLP low income housing tax credit project, management of the historic Northern Hotel low income housing tax credit project, and development and management of the Village on Stanford LLLP low income housing tax credit project.

**Julie J. Brewen, Executive Director**, assumed this role in 1999. She is in charge of all facets of the agency's affordable housing and resident services programs. Prior to this position she was the Executive Director of the Minot North Dakota Housing Authority. She holds a Masters Degree in Health Services Administration from the Milano Graduate School of Management and Urban Policy at the New School for Social Research, and a Bachelors Degree in Psychology from the University of Northern Colorado. Julie is a certified Public Housing Manager and has a great deal of experience and knowledge of acquisition, development and management of affordable housing. She serves on numerous local and national committees, including the National Association of Housing and Redevelopment Officials (NAHRO) International Committee, Housing Services Day Center Board of Directors, Homeward 2020 Board of Directors, Community Mental Health and Substance Abuse Partnership Steering Committee, and the City of Fort Collins Executive Lead Team.

**Duane Hopkins, Chief Financial Officer**, joined the staff in March 2010 to lead financial and business operations. Duane has over 25 years experience in top financial roles that include managing development and funding, financial recovery and operational restructuring. For the previous five years, he had been a partner in B2B CFO®, a national partnership of consultants providing financial guidance to owners of emerging and mid-market businesses. Prior to that, he owned a national consulting company with Native American and federal governments as clients. As CFO, he provided accounting and asset management administration, organizational improvement and financing package structuring. Duane also has experience restructuring major savings and loans institutions. He holds a Bachelor of Science degree in Finance from Fort Hays State University and has completed the program on Negotiation for Senior Executives at Harvard Law School.

**John Tuchscherer, Federal Programs and Compliance Manager**, has 15 years experience supervising staff for numerous housing programs, including Housing Choice Vouchers, Single Room Occupancy and Public Housing, and in monitoring compliance for projects utilizing HOME funds, CDBG funds, Low Income Housing Tax Credits and RTC/FDIC land-use restriction agreements. He holds a bachelor degree in computer science and mathematics from the University of North Dakota, with two years of graduate work at the University of Minnesota. John has completed numerous training programs on Assisted Housing, including Low Income Housing Tax Credits, Housing Quality Standards Inspections, Section 8, Public Housing and Section 8 Project-based Housing.

**Nancy Stafford, Portfolio Manager**, joined the staff in January 2010. Nancy has many years experience as a director of property management and as an asset manager. Her background includes work with both for-profit and nonprofit companies, including the Aurora Housing Authority. She has developed community partnerships to achieve the goals of decent, safe and affordable housing. Her range of expertise covers all aspects of property performance, including tax credit compliance, occupancy, market position, operations, budgeting and financing. She has successfully trained and guided staff to improve property operations and to upgrade employee performance standards. Nancy holds a Bachelor of Science degree from State University College in Buffalo, New York. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management and a Housing Credit Certified Professional (HCCP) through the National Association of Home Builders.

**Michele Christensen, Resident Services Manager**, joined the staff in October 2005 as a Family Self-Sufficiency Coordinator. Michele holds a Bachelor of Science degree in Social Work from Augustana College in Sioux Falls, South Dakota. She also received her Master of Science degree in Social Work from the University of Iowa in Iowa City, Iowa. Michele had over 15 years experience working in child and family welfare and working with homeless families before coming to the Fort Collins Housing Authority. Michele became the Resident Services Manager at the Housing Authority in January 2010.

**Mike Salza, Developer and Capital Improvements Manager**, moved into this role with one year of development experience and three years of experience from the Housing Authority's single family home ownership program. Mike is formally trained in low-income multi-family development and financing through the National Development Council and the Institute of Real Estate Management. He has completed many regional workshops targeted toward development project management and the federal Low Income Housing Tax Credit program.