

Heather Staggs, HCCP, AHP

Ms. Staggs brings knowledge from both sides of the aisle. Formerly with the Colorado Housing and Finance Authority (CHFA) and, prior to that, the U.S. Department of Housing and Urban Development, she is an expert in compliance with low-income housing laws and regulations. As a long-time property manager, Staggs possesses the real-world, hands-on knowledge of applying the rules of the trade.

Experience includes:

- More than 19 years of property management experience with deep knowledge of multifamily programs and regulations, including: Project Based Section 8, Low Income Housing Tax Credit, FDIC Affordable Housing Program, and FHA and Non-FHA Loan products
- Former Manager of Section 8, and Multifamily Program Compliance and Asset Management Officer with Colorado Housing and Finance Authority (CHFA),
- Former Project Manager with the U.S. Department of Housing and Urban Development,
- Former Sr. Director of Property Management with Front Range Rental Management Group,
- Former Community Manager/Assistant Manager with Windsor Communities / General Investment and Development,
- Former District Manager with McCormack Baron Management Services and Wilhoit Properties,
- Former Special Task Assignment Response Team Specialist with Property Asset Management / AIMCO,
- Leasing Superstar Awards in 1996 and 1997
- Apartment Association of Metro Denver Tribute Leasing Person of the Year Nominee in 1996
- First person to receive Employee of the Month for Wilhoit Properties in 2000
- Employee of the Quarter for Colorado Housing and Finance Authority in 2005
- University of Denver, Executive Leadership Training in 2010-2011
- Rocky AHMA's Contract Administration Special Recognition Award for Commitment to Excellence in Affordable Housing in 2011
- Recipient of a Special Recognition Award from the Denver HUD Office 2012.
- HCCP, Housing Credit Certified Professional
- AHM, Assisted Housing Manager Certification

Annie D. Murphy, Esq.

Annie Murphy is an attorney with Dufford, Waldeck, Milburn & Krohn, L.L.P. in Grand Junction, Colorado. She represents plaintiffs and defendants in construction, small business, and real estate litigation. She represents franchises and other commercial landlords and tenants in connection with the drafting or negotiation of their commercial leases. In the residential leasing context, she drafts and reviews leases, property management agreements, public housing leases, House or Community Rules, and special

policies (e.g., smoke free, marijuana, firearm/weapon, and crime free). She counsels and educates clients and prospective clients on HUD rules, regulations, and recommendations and unique issues arising in residential and commercial leasing, such as notice requirements, warranty of habitability, criminal activity occurring on the property, fair housing or ADA discrimination, retaliation, security deposit return, legalization of marijuana, firearm prohibitions, and domestic violence.

Gianna Solari

Gianna joined Solari Enterprises, Inc. in 1993. As President of Solari Enterprises, Inc., Gianna works directly with the management of our entire portfolio, which consists of Low Income Housing Tax Credits (LIHTC), Section 8, 202, 236, 811 PRAC, Rental Housing Construction Program (RHCP), California Housing Finance Agency (CalHFA) and Community Redevelopment Agency (CRA). Her responsibilities include ensuring all regulatory compliance and operations obligations and are met. Along with the responsibility of maintaining Solari Enterprises.

Gwen Volk

Throughout her 30 years in the affordable housing industry, Gwen Volk has assisted developers, owners, agents, supervisors and on-site managers in navigating the complexities and challenges of the many programs that provide housing opportunities for low and moderate income families.

Her broad range of experience includes 16 years with a Midwest property management company including 8 years as its CEO where she managed Section 8, Rural Development, and LIHC Section 42 properties. For 13 years she served as the compliance director for a Texas-based property management company overseeing regulatory compliance and reporting for Section 42 LIHTC, tax exempt 501(c)(3) bond financed, HOME, Section 8, and 223 (f) on more than 50 properties in 11 states ranging in size from 84 to 972 units.

In 1996 Gwen established Gwen Volk INFOCUS, Inc. and has provided consultation and training to owners of affordable housing in 36 states both individually and through collaborative partnerships with other industry experts. Since then, she has remained continuously active in INFOCUS throughout her other pursuits.

Gwen is highly skilled and effective at teaching and coaching staff at every level, helping owners to navigate the complexities of the program, advising agents on compliance and problem-solving, and working with the agencies that administer and monitor the programs.

Jose (Rigo) Turcios

Jose Turcios (Rigo) has been performing various roles in maintenance since 1985. He has held positions up to and including Chief Engineer while working for the Embassy Suites and the Marriot Corporation.

While working for Marriott he is the recipient of the Best Preventative Maintenance of the West Coast Region for 2004.

His experience has been focused on the needs of Commercial and Hospitality industry.

While this experience includes much on the job training, Rigo has pursued extra educational opportunities at Harbor Occupational center taking classes in Air Conditioning and Refrigeration, Electrical and Electric Motor Controls. He has also received education at El Camino College and SCROC in Commercial Refrigeration and Plumbing respectively.

He holds Certifications in the following:

- EPA section 608
- NSPF CPO Instructor
- CFRT
- Foundation of Leadership from Marriot

In 2006 Rigo joined the HD Supply Customer Training team as a Bilingual instructor and is consistently requested in that capacity.

Robin Fox

In her role as Professional and Development Manager for E3 Housing Solutions, Robin Fox is responsible for creating and delivering Training Programs and Consulting engagements. Ms. Fox has a 23 year history of working in the affordable housing industry and has worked for Los Angeles LOMOD Corporation, Nan McKay & Associates, Gosection8.com, and the Housing Authority of the County of Clark, Nevada. Her experience encompasses Management and Occupancy Reviews, Quality Control audits, Occupancy Tasks associated with Multifamily, LIHTC and Public Housing/HCV housing programs, Policy/Procedure Development, Resident Relations, Tenant Relocation, and HCV Rent Reasonableness. She also had created and performed numerous training programs for both Multifamily Owner/Agents and Housing Authority staff.

Michael Levinson

Years in Industry:

13 – B.S. Business Administration, Georgetown University

Designations:

CEM

Rachelle Macur

Years in Industry:

11 – M.A. Anthropology: Political Ecology, University of Colorado Denver

Designations:

LEED AP+ (BD&C), NCIS Charrette Facilitator

My favorite energy saving tip:

Get outside! The more you're outside the less energy you use.

Diane Renz

Diane Renz, is a Neuroscience Practical Applications Facilitator, Licensed Psychotherapist, & MBSR Teacher, (trained with Jon Kabat-Zinn & Saki Santorelli at the Center for Mindfulness, UMASS), and founder of *Your Gateway to Healing™*, a worldwide Counseling, Coaching, Consulting Service, Creating Conducive Environments for Healthy Systems of Individuals and Organizations.

With over 30 years in Human Services & Mindfulness, trained in Transpersonal & Contemplative Psychology, philosophy, religious perspectives, as well as, extensive post graduate studies in Trauma and Somatic psychology, her work is a confluence of various schools of thought and personal experiment.

Utilizing the latest neuroscience studies that show our capacity for changing our brains & biology through focused attention, she presents a variety of somatic and mindfulness based practices to help people affect state & behavioral changes.

Her work is fueled both by professional training and personal exploration. Through experimenting with her own anxiety, she developed tools for, what she calls; *Returning, Remembering, and Reinforcing™* the nervous system. Diane created a program for performance anxiety arising out of her own explorations with introversion and fears of public speaking. She has written and performed six autobiographical monologues, and appeared in two plays. She continues to use her own life as a study, implementing body mind practices that lead to integrative states. She has studied with Dan Siegel, MD, in the field of neuroscience, Jon Kabat Zinn in Mindfulness Based Stress Reduction, and integrates the teachings of numerous other leaders in the field of Somatic research and Neuroplasticity. Diane's view of a person's inherent health guides her work; each symptom becomes opportunity for healing. Both her professional and personal experience has proven that you can turn 'pain into possibility' as it becomes your Gateway to Healing.