



Terri E. Preston, HCCP

Principal

608 240 2546

terri.preston@bakertilly.com

Terri Preston, Principal with Baker Tilly Virchow Krause, LLP, has been with the firm since 2001. She has worked in the commercial and real estate finance industry since 1987. Terri volunteers her time with several affordable housing commissions and organizations at local, state, and national levels.

Specific experience

- > Specializes in Affordable Housing consulting, strategic portfolio and compliance planning, and subsidized housing preservation and repositioning - tax credit, bond, and tiered funding application support.
- > Manages portfolio of clients within the affordable housing service industry compliance, audit, and conversion or preservation of Section 8, Section 515, and other federally or state subsidized housing stock.
- > New Markets Tax Credit specialist; providing training, underwriting support, application and product review, and compliance consulting.
- > Provides litigation support services to communities, developers, and investors as needed based on experience in the affordable housing industry.
- > Acts as primary liaison at state and national levels. Develops marketing and product tool, policy, and procedures as required.
- > Primary relationship manager for portfolio of 28 developments with Section 42, Section 8, and Section 515 attributes. Completed compliance reviews on three additional client portfolios operating in the Section 8 environment.
- > Worked with in-house team to modify tax credit underwriting model to allow for inter-linking with multi-state applications. This allows flow of information from investor and lender data streams and the applications, resulting in reduced time spent in data entry and reduced error rates from transcription.
- > Participated in strategic planning, business/IT integration planning, new product/emerging markets focus and led the internal and external affordable housing preservation and Section 42 compliance programs while at the Wisconsin Housing and Economic Development Authority.
- > Has published articles and provided presentations at state, neighboring state, and national forums, all related to affordable housing, and/or economic development.



Resume, continued

Specific experience cont.

- > Currently serves on local, state, and national boards/initiatives in affordable housing including the Executive Committee of the National Leased Housing Association and the Institute for Responsible Housing Preservation.
- > Provided leadership for Wisconsin's participation in the development of the Section 42 8823 (noncompliance) manual with the IRS.
- > Worked at national level on the development of State Housing Finance Agencies Participating Administrative Entities contract and working policies/procedures manual for the MAHRAA program.

Industry involvement

- > National Leased Housing Association, Chair
- > Institute for Responsible Housing Preservation, Board Member
- > National Leased Housing Education Scholarship Fund, President
- > National Housing Council Assisted Housing Properties Task Force
- > Opportunity Finance Network
- > New Markets Tax Credits Coalition, Board Member
- > NH&RA New Markets Tax Credit Executive Committee, Member
- > NH&RA Legislative Committee Member
- > Featured speaker for Wisconsin statewide New Markets Tax Credit educational series.
- > Published author in national and regional press on topics related to affordable housing and New Markets Tax Credits.
- > Has spoken at various state and national conferences from 1993 to present. (National Council of State Housing Agencies, National Leased Housing Association, Affordable Housing Finance Live, NH&RA; Wisconsin Collaborative for Affordable Housing, Wisconsin Housing and Economic Development Authority, Pennsylvania Housing Finance Agency, Iowa Housing Finance Agency, Illinois Housing Development Authority, Wisconsin Economic Development Conference, National Community Reinvestment Coalition, Community Impact Working Group, Mississippi Governors Conference, New Markets Tax Credit Coalition, among others.)

Education

University of Wisconsin – Madison
Master of Arts

University of Maryland – College Park
Housing and Community Development Executive Program