



HCCP Designee Spotlight: Jan Krueger

Associate Compliance Analyst
JPMorgan

Jan Krueger began her Property Management career in 1989 working for Affiliated Capital Corp. initially working with market-rate properties. Affiliated Capital had both Development and Management, so they began developing and managing LIHTC properties in the Midwest. Over time working extensively in the LIHTC, Jan transitioned to TheoPro Compliance and Consulting, and became a trainer and auditor. She has been in her current position as Associate Compliance Analyst with JPMorgan since 2005.

How has the HCCP designation impacted your career?

I am not only HCCP certified but was provided the opportunity to be a trainer for the program/HCCP designation over about a four-year period. Being a trainer/consultant enabled me to work with the “best” in the industry, which further expanded my knowledge base of the program over the years. The HCCP designation stands out in the industry as a five-star designation and has provided me with not only growth in the industry but also to be a resourceful part of the Asset Management team here at JPMorgan.

How did you get into the LIHTC industry?

My start in LIHTC was through the gradual evolution, moving from market-rate apartment communities to LIHTC property management and oversight. I worked for a development/management company at the time, and we were just starting to build a few LIHTC properties. When I started, there was no formal training offered; it consisted of reading the Section 42 Code. We have come a long way as an industry since then, I am happy to say.



What are your day-to-day responsibilities?

I oversee compliance on approximately 450 properties in the JPMorgan portfolio across the United States. I perform initial file reviews for all deals coming on line, and review all syndicator third-party annual compliance review /reports issues. Additionally, I collect and review annual AOCs for all properties, review state audit finding and close out reports, review corrected 8823s, and when applicable, work with syndicator partners on credit loss/recapture events. In addition, I hold monthly conference calls with syndicator partners and take part in the JPMorgan Asset Management interim and annual meetings with each of our syndicator partners.

What helped with your success in the LIHTC industry?

What has helped me in my success is never believing I knew everything about the LIHTC program. We all need to continue to stay on top of the changes and expansion of this program to be more inclusive. This program has and I believe will continue to adapt and change to provide affordable housing and meet the needs of so many families. And that is what I call success.

What's your favorite hobby?

My two favorite hobbies are reading and yoga!