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## BAC-6654

### Contact Information

Contact Name	Maria Sepulveda	Home Address	3425 Eliot Street
Preferred Phone	7204962718	Home City	Denver
Preferred Email	msepulveda@habitatmetrodenver.org	Home State	CO
Other Phone		Home Zip	80211
Other Email	msepulveda@habitatmetrodenver.org	County	Denver
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	Yes
SSN	[REDACTED]	Race/Ethnicity	African American
Gender	Female	Other Ethnicity	
Other Gender		Salutation	Ms.

### Board Information

Board Name	Housing Stability Strategic Advisors (HOST)	Other boards or commissions served	
Status	New	Resigned	
Term Start Date			
Term End Date			

### Work Information

Employer	Habitat for Humanity of Metro Denver	Work Address	3425 Eliot Street
Position	VP Community & Government Partnerships	Work City	Denver
Business Phone #	3035342929 Ex.318	Work State	CO
Work Email	msepulveda@habitatmetrodenver.org	Work Zip	80211

### Additional Information

Are you a registered voter?	Yes	Objection to appointment?	No
If so, what county?	Denver	Special Information	
Denver City Council District No	1		

### Education and General Qualifications

Name of High School	St. Mary's Academy	Name of Graduate School	Catholic University Law School
Location of High School	Englewood, Colorado	Location of Graduate School	Washington DC
# of Years Attended High school	4	# of Years Attended Graduate School	3

Did you Graduate  
High School

Yes

Did you Graduate

Yes

Graduate Major

Juris Doctorate-Law

Name of College

CU-Boulder

Location of College

Boulder, Colorado

# of Years Attended  
College

4

Did you Graduate  
College

Yes

Undergrad Major

Political Science-International Affairs  
Latin American Emphasis

### Reference Details

Reference Name #1

Shelley Marquez

Reference Email #1

shelley.marquez@wellsfargo.com

Reference Phone #1

303-916-4931

Reference Address #1

1700 Lincoln St 6th Floor, Denver, CO  
80203

Reference Name #2

Diana Romero Campbell

Reference Email #2

dromerocampbell@scholarsunlimited.org

Reference Phone #2

720-382-0007

Reference Address #2

3059 S. Akron Ct., Denver, CO 80231

Reference Name #3

Heather Lafferty

Reference Email #3

heather@habitatmetrodenver.org

Reference Phone #3

720-496-2710

Reference Address #3

3245 Elliot Street, Denver, CO 80211

Agree to a  
background check

✓

Owner

Romaine Pacheco

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### Notes & Attachments

Maria Sepulveda Bio.3.5.2020.docx

Type Attachment

Last Modified Denver Integration

Description

[View file](#)

## PROFESSIONAL EXPERIENCE

### **Habitat for Humanity of Metro Denver**

**Vice President, Community & Government Partnerships**

**2019 - Present**

- Leads Habitat for Humanity of Metro Denver's advocacy program, collaborating with community and government partners in furtherance of the organization's mission and vision.
- Manages government grants and contracts team.
- Responsible for advancing Habitat's community development strategy.

### **Wells Fargo Bank**

**Vice President, Community Development**

**2014 - 2019**

- Responsible for development and implementation of Community Reinvestment Act (CRA) strategy.
- Evaluated resources and develop innovative solutions addressing affordable housing, transit-oriented development, workforce development, small business development and homelessness.
- Managed relationships with diverse stakeholders including public officials, agencies, nonprofit organizations, private foundations, and community advocacy groups to meet community development needs.

### **Wells Fargo Bank**

**Vice President, Commercial Real Estate Loan Administration**

**2008-2014**

- Managed due diligence, negotiation and closing of complex commercial real estate loan transactions for acquisition, development, construction, REIT and syndication loans for multifamily, senior housing, office, storage, industrial, and retail properties.
- Drafted and negotiated all legal documentation related to loan closings.
- Reviewed and analyzed title, survey, appraisal, environmental, construction contracts, purchase agreements, assignments, public finance documentation, leases, and entity formation documents.

### **U.S. Securities and Exchange Commission**

**Staff Attorney, Enforcement Division**

**1999-2004**

- Conducted investigations and performed legal research for federal securities laws violations concerning financial reporting, accounting and securities offering fraud.
- Drafted subpoenas, legal memoranda, commission recommendations, Wells notices, and press releases.
- Negotiated and drafted settlement documents, initiated enforcement actions and assisted in litigation.

### **Sherman & Howard, LLC**

**Associate Attorney, Commercial Litigation**

**1995-1999**

- Involved in all aspects of complex commercial litigation concerning U.S. securities and telecommunications.
- Drafted memoranda of law, briefs, pleadings, motions, discovery requests, and settlement agreements.

## **OTHER EXPERIENCE**

- Licensed Real Estate Agent (2006-2008)
- Residential Real Estate Title Company owner (2004-2005)

## **EDUCATION**

- Juris Doctorate, Catholic University of America, Columbus School of Law, Washington, D.C.
  - Public Policy Certificate
  - Catholic University Law Review, Note and Comment Editor and Published Article
  - Colorado License (Inactive)
- Bachelor of Arts, University of Colorado, Boulder
  - International Affairs with emphasis in Latin America
  - San Jose, Costa Rica Study Abroad Program

## **COMMUNITY ENGAGEMENT**

- Housing Colorado, Board Member, Diversity Equity, and Inclusion Committee
- Community Resources and Housing Development Corporation (CRHDC), Board Member / Finance Committee
- Habitat Colorado, Advocacy Committee Co-Chair
- Mile High Connects, Steering Committee Member, Executive Committee
- Barrio E', Puerto Rican Culture and Music Organization, Ensemble Member
- Cleo Parker Robinson Dance, Board Member



## María Sepúlveda

*Vice President, Community and Government Partnerships  
Habitat for Humanity of Metro Denver*

María Sepúlveda leads Habitat for Humanity of Metro Denver's advocacy program, collaborating with community and government partners in furtherance of the organization's mission and vision. She manages the government grants and contracts team and is responsible for advancing Habitat's community development strategy. María's work experience includes practicing law in private practice and for the federal government and serving as vice president of Wells Fargo's Commercial Real Estate and Community Relations divisions. María received her bachelor's degree from the University of Colorado-Boulder and her Juris Doctorate from the Catholic University of America, Columbus School of Law in Washington, D.C. Sepúlveda serves on the boards of Housing Colorado, Community Resources Housing Development Corporation and Cleo Parker Robinson Dance, advisory committee member of Colorado Enterprise Fund and is a member of the Barrio E' Puerto Rican Music and Dance Ensemble.

1. I am interested in serving on the advisory group because prioritizing housing stability in vulnerable, historically under-resourced neighborhoods and integrating highly resourced neighborhoods will achieve Denver's goal of being an inclusive and vibrant city. The COVID-19 pandemic and resultant economic crisis exacerbated our affordable housing crisis and the racially inequitable outcomes of historically discriminatory policies. The pandemic forces us to recognize the inextricable link between affordable housing and our physical, mental and financial health. We have a unique opportunity to work in a collaborative way to avoid further deterioration of the catastrophic housing impacts of the last economic recession where record numbers of Black and Brown residents were displaced from their neighborhoods and locked out of the social and economic opportunities that come with safe, stable and affordable housing. While we must keep our attention on the immediate housing emergency presented by the pandemic, we must "keep our heads up" to ensure we preserve and create affordable housing for ALL in Denver for years to come.
2. My qualifications for the advisory group stem from my work experience in private, public and non-profit sectors and my lived experiences as an Afro-Latina living in Denver. My parents, aunts and uncles were prevented from renting and later buying homes in certain neighborhoods due to the color of their skin, their accent and their surname. They persevered and pushed through racially discriminatory policies and ultimately achieved stable housing that afforded us social, economic, and educational opportunities from generation to generation. Our family was able to withstand economic downturns and personal emergencies and was able to give back to our neighborhoods. I am proud of this family history but recognize that this experience should not be the exception to the rule. We must improve current policies and funding to address these inequities so that more of our residents and workforce can access social and economic opportunities and have a stake in the future of our city. Practicing law, commercial real estate, and community development in private, government and nonprofit organizations helps me appreciate the complexity of addressing our region's affordable housing crisis. We must focus on both financial considerations of real estate development and the needs and dignity of the human beings who will live in the homes and neighborhoods we build and preserve. If we erect buildings and pass laws and policies without taking into account the voices of the people we seek to serve, we risk unintended negative consequences of our actions and will fail to achieve our goals. It is critically important that we take a critical look at the exclusionary impacts of past land use, zoning, and funding decisions.
3. The advisory group roles that interest me are affordable housing development for low-income households/income restricted affordable housing, and national best practices of affordable housing organization.
4. I am interested in serving in either the mayoral or council appointed role on this advisory group.
5. I gained experience with affordable housing and displacement issues working at Wells Fargo and Habitat Metro Denver. I directed Wells Fargo's investments, grants, loans, and technical assistance to address affordable housing needs across the housing spectrum, including supporting Denver organizations serving those without housing, affordable multi-family rental housing, and homeownership. This work included supporting Habitat Metro Denver's critical home repair program designed to stabilize families threatened by gentrification and displacement in the Globeville Elyria Swansea and Westwood neighborhoods. At Habitat Metro Denver I collaborate with community and government partners to bring the stability and intergenerational wealth-building benefits of affordable homeownership to low- and moderate- income families in these same neighborhoods. Both roles required an in-depth understanding of the unique needs of communities throughout Denver, the barriers that prevent us from providing enough affordable housing, and tailoring solutions in collaboration with diverse stakeholders.
6. My appointment would contribute to greater inclusion and representation of communities with historic barriers because my professional and personal experiences as an Afro-Latina provide me with a unique perspective that needs more representation in our city's decision-making bodies, especially as it relates to affordable housing.
7. My experience with public funding includes oversight of federal, state and local government grants for affordable homeownership at Habitat Metro Denver and leveraging bank investments and loans with federal, state and local public funding programs, including LIHTC and HUD programs, for both for-sale and multi-family rental development. I would like additional training on bond financing for affordable housing development.