



**Grace Rutledge**  
**Portfolio & Asset Manager | Sugar Creek Capital**  
Atlanta, GA  
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### Work Locations

National

### My company will cover travel costs?

Yes

### Area of Expertise

- Asset Management
- Government Agency
- Policy
- Other (list below)

### Other Areas of Expertise

WAHN, Mentorship

### Topic/Details on Expertise

As a long term board member and current president of ATL WAHN, I can speak on a wide variety of WAHN topics. I have helped run internship/mentorship programs both formally and informally and enjoy speaking about that.

### Preferred Presentation Format

- Conference Panel
- Podcast

### Speaker Description

Grace is part of the Portfolio Management team at Sugar Creek Capital, a national leader in state low-income housing tax credit syndication. She ensures each investment's performance and success from construction through stabilized operations by analyzing and monitoring construction draws, equity contributions, lease up data, and audited financial statements. Grace began her career in the affordable housing industry at the Georgia Department of Community Affairs (DCA) where she spent four years in various roles – authoring the QAP, scoring LIHTC applications, developing policy for DCA's 1,000+ stabilized property portfolio, analyzing portfolio statistics, and eventually overseeing all compliance and asset management functions as Assistant Director of Portfolio Management. She earned her bachelor's degree at the

University of Wisconsin-Madison and her master's degree in City and Regional Planning at the Georgia Institute of Technology.