



HCCP Board of Governors Spotlight: Patricia Hensley

Vice President, Compliance
Kittle Property Group

Patricia Hensley began her career in the affordable housing industry in 2007 as an office assistant with an Austin-based developer. Over time, she advanced to Operations Director, taking on a wide range of responsibilities and developing a strong foundation in the industry. Her passion for regulatory compliance led her to the Texas Department of Housing and Community Affairs (TDHCA), where she served as a Compliance Monitor and trainer for all affordable housing programs overseen by the Department. Patricia later brought her expertise back to the private sector, joining another owner/developer and establishing a comprehensive compliance department from the ground up. She now serves as the Vice President of Compliance for Kittle Property Group, an Indiana-based developer. In this role, Patricia oversees compliance for all federal, state, and local programs across approximately 17,000 units in 17 states.

How has the HCCP credential impacted your career?

I earned my HCCP credential in 2013 while working for the Texas Department of Community Affairs, an experience that deepened my understanding of every facet of the Housing Tax Credit (HTC) program. Although my work in property management provided a strong foundation, the HCCP certification completed the full picture—enhancing my knowledge of how credits are allocated, the requirements throughout the extended-use period, and the complexities of maintaining compliance during acquisition/rehabilitation projects. This comprehensive expertise has given me the confidence and capability to perform my role with accuracy and excellence.



How did you get into the LIHTC industry?

At 21, I was a single mother of two, working a minimum-wage job and in need of stable housing. I remember seeing a beautiful new apartment community advertised with “affordable” rents and immediate move-ins, so I applied. After completing what felt like a mountain of paperwork, I was approved for a 30% 3-bedroom apartment—and I truly felt like I had won the lottery.

Years later, I applied for a front desk secretary position with an Austin-based developer. I had no idea what the company actually did at the time, but both my supervisor and the owner gave me the opportunity to learn. They taught me the full scope of LIHTC property management, as well as the importance of integrity and delivering a high-quality product to residents—regardless of income level. These are lessons I still carry with me today and strive to pass on to anyone interested in the LIHTC industry.

I didn’t remain a front desk secretary for long; I was promoted several times and eventually left the company as Operations Director. After realizing that purchase orders and move-out statements weren’t my strongest fit, I transitioned to the Compliance Department at TDHCA. From that moment on, I’ve proudly embraced my status as a compliance nerd—and I’ve never looked back.

What are your day-to-day responsibilities?

My primary responsibility is to ensure the company remains in full compliance with all federal, state, and local program requirements; however, my greatest priority is leading and mentoring the compliance team. This includes keeping our policies current with evolving regulations, creating and updating internal procedures, overseeing file reviews and audits, and providing guidance and support to team members as needed. A key part of my role also involves setting up our new developments to ensure that all compliance requirements are in place from the very beginning. With approximately 15 new sites coming online in the next two years, this preparation has become a significant and meaningful undertaking.

What helped with your success in the LIHTC industry?

I would not be where I am today without the support of many mentors and fellow compliance nerds. I’m incredibly grateful for the connections I’ve built over my 18 years in the industry—many of which have grown into cherished friendships that have directly contributed to my success. These individuals have taught me to be objective yet flexible, confident yet thoughtful in my approach, and to always remember that our work is ultimately about helping people. Their guidance and encouragement have



shaped the way I lead, reminding me to treat every role as an opportunity to grow and to positively influence every team member I encounter.

What's your favorite hobby?

LEGO! I am an active builder of LEGO and love the architecture and botanical sets. I find them to be very relaxing and mentally stimulating after a long day of spreadsheets and screentime.