



HCCP Spotlight: Christina Andersen

*Senior Director, Property Management and Compliance
Chelmsford Housing Authority*

Christina Andersen is proud to serve as the Senior Director of Property Management and Compliance at the Chelmsford Housing Authority. Since joining in 2015, she's been deeply committed to our mission of providing safe, affordable housing and compassionate support to low-income elderly individuals, people with disabilities, and families in need. With a background spanning both the private and public sectors, including roles at Boston Capital, The Dolben Company, and Archstone Communities, she has been able to bring a broad and versatile skill set shaped by years of experience in affordable housing to her current role. This diverse foundation has helped her navigate the complexities of property management and compliance with empathy, efficiency, and a strong sense of purpose. In addition to the HCCP, earned in 2006, she holds CAM, C12P, COS-A, MPHA, NPCC and TCS-A credentials.

How has the HCCP credential impacted your career?

Earning the HCCP credential has been a pivotal milestone in my career. It has strengthened my credibility and deepened my expertise in property management, particularly in the complex areas of housing program compliance and administration.

This certification keeps me current with evolving federal and state regulations, enabling me to manage housing projects with confidence and precision. It has also opened doors to greater professional growth, including my current role at the Chelmsford Housing Authority.

Beyond compliance, the HCCP credential has truly been instrumental in shaping my professional journey and establishing me as a trusted leader in affordable housing.



How did you get into the LIHTC industry?

My journey in property management began while I was still in high school, working as a leasing consultant at The Boston Land Company. That early experience introduced me to the complexities of housing programs and regulatory compliance, sparking a lasting interest in affordable housing. I continued working in the industry while earning my Bachelor of Arts in Psychology, gaining hands-on experience and deepening my understanding of the human side of housing.

Throughout my career, I've developed a comprehensive view of the housing market and the unique challenges faced by lower-income families. These experiences laid the foundation for my commitment to creating and maintaining stable, supportive housing environments.

Driven by a passion for affordable housing, I pursued the HCCP, which significantly expanded my expertise in the LIHTC industry. This certification has equipped me with the tools to manage complex housing projects, ensure regulatory compliance, and implement effective, resident-focused solutions.

Ultimately, my career has been shaped by a dedication to making a meaningful impact by providing safe, affordable housing and helping families build brighter futures.

What are your day-to-day responsibilities?

As the Senior Director of Property Management and Compliance at Chelmsford Housing Authority for the past 10 years, I am responsible for planning, implementing and managing the administration and compliance of various housing programs, including programs such as LIHTC, HOME, HIF, AHTF and State Aided Public housing. In this role I am the main point of contact for all funders and state agencies with respect to audits and ensuring program compliance. In addition, I also ensure that all housing program rules, regulations, policies, procedures, and agency standards are met through ongoing monitoring and assessment and initiating actions necessary to correct deviations.

I am also currently an active member on a number of committees with MassNAHRO, the Massachusetts chapter of the National Association of Housing and Redevelopment Officials, NMCOG (Northern Middlesex Council of Governments) and Housing Navigator MA, a Massachusetts-based 501(c)(3) that works in partnership with housing owners and government agencies to provide accurate, reliable information on income restricted rents in Massachusetts.



What helped with your success in the LIHTC industry?

My success in the LIHTC industry has been shaped by a combination of education, hands-on experience, a genuine passion for affordable housing, and a commitment to lifelong learning. I've had the privilege of working with some truly incredible mentors over the years; people who believed in me, challenged me, and helped me grow both professionally and personally. Their guidance and encouragement have played a huge role in my journey, and I'm deeply grateful for the impact they've had.

Every step along the way, from my early days in property management to my current leadership role, has been driven by a desire to make a difference in the lives of others. I continue to learn, adapt, and push myself to be better, because I believe that's what this work, and the people we serve, deserve.

What's your favorite hobby?

Lately, I've fallen in love with hot yoga, and it's become my favorite way to unwind and recharge. It's not just about fitness; it's about focus, discipline, and staying grounded, which honestly mirrors a lot of what I do in property management. The resilience and adaptability it takes on the mat definitely carry over into my professional life.

Outside of work, I treasure time with my family at our lake house in Maine. There's nothing better than watching the sunset over the water and soaking in the peace and quiet. I also have a passion for traveling and exploring the world with my husband and close friends has given me some of the most unforgettable experiences and memories.