



HCCP Spotlight: Andrea Goelz

Director of Compliance
Walton Communities, LLC

Andrea Goelz began her career with Walton Communities in 2003 and currently serves as Director of Compliance. She has a passion for affordable housing and focuses my efforts on ensuring adherence to the many affordable housing programs in which Walton Communities participates. She provides ongoing compliance training to Walton team members with the goal of creating a seamless application and recertification experience for residents. Over the years, she has developed an appreciation for how technology can streamline work, strengthen communication and help teams operate more efficiently while staying more connected to residents. Her leadership of the compliance department plays a vital role in supporting Walton's mission of creating neighborhoods where people thrive.

How has the HCCP credential impacted your career?

The HCCP credential has played a meaningful role in shaping my growth as a compliance professional. It has given me a deeper, more nuanced understanding of affordable housing programs and strengthened the foundation I've built during my years at Walton Communities. Staying current with evolving federal and state requirements has allowed me to better support our teams and ensure our residents experience a smooth, accurate certification process. The HCCP has also broadened my opportunities to train, mentor, and collaborate with others, reinforcing my commitment to being a trusted resource and leader in affordable housing.



How did you get into the LIHTC industry?

My path into the LIHTC industry began when I started working onsite at Walton Communities, an experience that introduced me to the day-to-day realities of property management and the meaningful impact stable housing can have on residents. Those early years gave me a firsthand understanding of the challenges families face and sparked a genuine interest in the affordable housing programs that support them. As I grew within the company—one I've been proud to call home for my entire career—I developed a deeper appreciation for the structure, purpose, and responsibility that come with LIHTC compliance. The combination of onsite experience, long-term commitment to Walton, and a passion for affordable housing has shaped my career and reinforced my dedication to creating communities where people can call home for years to come.

What are your day-to-day responsibilities?

In my role as Director of Compliance at Walton Communities, I oversee all aspects of ensuring our communities remain in full compliance with the LIHTC program and the other affordable housing programs we participate in. My day-to-day work includes monitoring program adherence, reviewing files, and providing ongoing guidance to onsite teams as they navigate the detailed rules and regulations that govern our housing programs. I also support the broader compliance department by developing and updating internal policies, procedures, and training materials to ensure our team members have the clarity and tools they need to do their jobs confidently and accurately.

In addition to compliance oversight, I serve as a resource for both team members and residents—answering questions, troubleshooting challenges, and helping create a consistent, supportive experience across our communities. My work plays a key role in maintaining program integrity while ensuring our teams feel supported and our residents feel well-served.

What helped with your success in the LIHTC industry?

My success in the LIHTC industry has been shaped by a combination of hands-on experience, continuous learning, and the incredible people I've had the privilege to work alongside. Starting my career onsite gave me a strong foundation and a real understanding of the residents we serve, but it's the support of my Walton family that has truly helped me grow. I've been fortunate to learn from leaders and mentors who encouraged me, challenged me, and modeled the professionalism and compassion that define this industry.

Collaborating with other industry professionals has also played a major role in my development, giving me new perspectives, deeper knowledge, and a network of peers who share the same commitment to



affordable housing. Each step of my journey has reinforced my dedication to this work and strengthened my desire to make a meaningful impact on the lives of our residents and communities.

What's your favorite hobby?

If quality time can be considered a hobby, then that's absolutely my favorite one. I really enjoy spending time with my family and friends, and those moments are what recharge me the most. Soccer is my favorite sport, and I love watching my younger son play and cheering him on from the sidelines. My older son is in college, so any time he's home feels extra special, and I treasure the chance to catch up and spend time together. Those moments with both of my boys are truly the highlight of my week.