



## HCCP Distributor Spotlight: Samantha Sowards

*Manager of Curriculum Development & Senior Trainer*  
Nan McKay and Associates, Inc.

Samantha Sowards is the manager of curriculum development and senior trainer at Nan McKay & Associates, Inc. (NMA), a San Diego-based company that has been a leader in training, consulting, program management, strategic operations and inspections for more than 40 years. Samantha has 10-plus years of experience in the affordable housing industry and works with hundreds of housing authorities and management companies each year in the areas of program operations, policy development, training, file reviews, and compliance and quality assurance. She specializes in regulatory compliance for a wide array of low-income housing programs, including the Low Income Housing Tax Credit (LIHTC), Rental Assistance Demonstration (RAD), housing choice voucher, public housing, HOME and Department of Housing and Urban Development (HUD) multifamily programs.

### **How has the HCCP designation impacted your career?**

The HCCP designation has opened the door to the top compliance experts in the industry and allowed me to network with some of the smartest people in the affordable housing world. I am proud to be a part of an industry of professionals that helps give millions of people an affordable place to live. At Nan McKay we like to say that we help the people who help the people, and the HCCP designation is an important tool that helps me work toward that goal.

### **How did you get into the LIHTC industry?**

I majored in LIHTCs in college like everyone else did, right? In 2008, I began my career as a junior trainer at Nan McKay and Associates doing compliance training for the housing choice voucher and public housing programs. It's been an honor to work for over a decade at a company that values excellence and customer service as much as NMA does and truly strives to be our customer's partners in performance.

**What are your day-to-day responsibilities?**

I work in the professional services department at Nan McKay, which encompasses all things compliance for LIHTC, HUD PIH [Office of Public and Indian Housing], HUD Multifamily and CDBG [Community Development Block Grant] programs. My main job is to develop and maintain around 50 seminars and 30 products that NMA offers in various affordable housing program areas as well as train and consult with clients all over the country. Right now my main focus has been Nan McKay's partnerships with PHAs [Public Housing Authorities] all over the country assisting them with RAD and public housing voluntary conversions. This processes often means that agencies are not only taking on new HUD programs, but also getting LIHTCs for the first time. Since we have been working with PHAs for over 40 years, we're in the unique position to not only help them with the new world of LIHTC compliance, but also to speak their language when it comes to PIH and multifamily programs.

**What helped with your success in the LIHTC industry?**

A big part of my job at NMA is interpreting regulations to create policies and trainings for a wide variety of affordable housing programs. Because of this, I have a deep knowledge of compliance in a lot of different areas. Running affordable housing has become more and more complex in recent years as mixed finance properties have become the new normal, and because I work in so many program areas, I've been able to really help clients understand how to navigate a very complicated world.

**What's your favorite hobby?**

I love to cook and bake. Our house has an entire wall of cookbooks, and my husband and I love spending time browsing through them, although with a toddler running around that's a little more rare than it used to be. I try to make dinner for my family every night and cook for my friends as much as possible. Everyone also always says they love to travel when they answer this kind of question, which usually means they don't travel for a living, but I do love taking vacations with my family and exploring new places, sharing new experiences and adventures.