



HCCP Distributor Spotlight: Karen Graham

President & CEO

Karen A. Graham Consulting, LLC and
42U LIHTC OnLine Learning

Karen Graham is the president and CEO of Karen A. Graham Consulting, LLC, a Cincinnati-based consulting firm specializing in LIHTC compliance and education. With 25-plus years in the affordable housing industry, her previous experience ranges from onsite and multi-site management to a compliance director growing a LIHTC portfolio to more than 15,000 LIHTC units in 23 states. Since 2003, Karen's concentration is on education and partnering with owners, managers and investors to successfully operate their LIHTC properties.

How has the HCCP designation impacted your career?

I obtained my HCCP in 1999. I was thrilled to know I was part of an elite group of people who were the best of the best in the industry. The HCCP designation sets a benchmark for the LIHTC industry, so having it has opened a lot of doors for me. For almost 15 years now, I've had the honor of being an NAHB-approved distributor of the HCCP exam. Nothing makes me happier than helping others seek out and accomplish their goals.

How did you get into the LIHTC industry?

Like many of us, it was not on purpose. When I was in college, I worked part time as a leasing agent at a market-rate property. The owner asked me to help with the lease-up of a new LIHTC property. So I did. I've loved this industry ever since.

What's your favorite hobby?

I love reading, a good cup of coffee, and being with my family. This summer, I've been learning a lot about the horse world, spending many weekends at horse parks across the Midwest for my daughter's equestrian competitions. I really enjoy traveling when I can find the time. I recently visited Scotland and Ireland, checking off a couple of boxes on my bucket list of new places to explore.