



HCCP Board of Governors Spotlight: Phyllis Clem

Manager, Multifamily Compliance
Kentucky Housing Corporation

As the multifamily compliance manager of Kentucky Housing Corporation (KHC), Phyllis Clem and her staff are responsible to the Corporation and partners for ensuring all LIHTC, HOME, Affordable Housing Trust Fund, Risk Share, Exchange/TCAP and National Housing Trust Fund projects remain in compliance with all HUD and IRS regulations while providing quality and affordable housing for the commonwealth of Kentucky.

Before joining KHC, Clem served 17 years in various management positions with Community Housing Cooperation located in Winchester, Ky. During her first seven years with KHC, she was a compliance specialist for the asset management department, which comprised monitoring KHC's rental portfolio.

In 2015, Clem was given the opportunity to be manager of the multifamily compliance team. During this time, Clem and staff have maintained an excellent record with the IRS for completion of all LIHTC reviews. The Multifamily Compliance team continually monitors and inspects a rental portfolio of over 1,000 projects for KHC.

Clem has received several certifications in the past years, such as HCCP, COS, Fair Housing, CP3 and Housing Quality Inspector Certification.

How has the HCCP designation impacted your career?

I received my HCCP designation in September 2015, and I credit my past LIHTC training and HCCP designation in promoting my career to where I'm at today with our state HFA, KHC.



How did you get into the LIHTC industry?

I began my housing adventure in 1979 with market projects and, in 1992, advanced into the HUD world with rental. Then in 1995, I was introduced to the LIHTC program when I was asked to manage my first HC project. I quickly realized that I thoroughly enjoyed working in this new program and meeting all the day-to-day challenges. It was definitely a new adventure and one I have come to enjoy greatly.

What are your day-to-day responsibilities?

I have a staff of six compliance officers, and we conduct all site and desk reviews, along with the UPCS inspections, for our current portfolio of around 1,000 projects.

What helped with your success in the LIHTC industry?

Gaining my HCCP designation added to my success within the housing industry. The HCCP designation opened doors for my career and gave me the confidence I needed working with the LIHTC program.

What's your favorite hobby?

Tennis and being with my two fur babies, Jax and Sadie.