



HCCP Designee Spotlight: Tera Mehrer

Senior Trainer and Compliance Officer
Costello Compliance

Tera Mehrer is a licensed property manager in South Dakota, and has several specialized certifications in tax credits, HOME and various affordable housing programs. Years of work in both site and regional management have given her a very thorough understanding of all phases of property management and how these interact with regulatory compliance. Tera joined the Costello Companies in 2009. She trains Costello staff daily and has presented in a very engaging manner to groups, up to more than 150 people, with wholly positive reviews. She served as both a site and regional manager for Costello for five years. Using the knowledge she gained in these positions, she transitioned to the compliance department as a compliance officer and trainer in 2014.

How has the HCCP designation impacted your career?

Obtaining my HCCP designation has introduced me to an incredible group of colleagues in this industry. These are people I look up to, learn from and have now had the privilege of working with regularly throughout my career. The HCCP credential has also set a high bar for me to live up to, which continues to challenge me to stay on top of the constant changes we see in the affordable housing industry.

What are your day-to-day responsibilities?

I assist in spearheading internal regulatory and software training along with file audits for a major segment of Costello's portfolio as well as for our nationwide client-base.

What helped with your success in the LIHTC industry?

Training, training, training — both hands-on and in the “classroom.” In this industry, there is always more to learn, changes to stay current on, and endless pages of rules and regulations to absorb.



Additionally, I have been blessed to be able to work with some of the most outstanding leaders and mentors in the industry who have guided me, believed in me, encouraged me and paved the way for advancement opportunities.

What's your favorite hobby?

In this season of life, my current “hobbies” are my 5-year-old daughter, Quinn; 2-year-old son, Hayes; a super naughty Shiba Inu/Corgi pup, Harold; and my husband, Andrew. I’m a fitness fanatic, so much of my free time is spent staying active, as well as enjoying the outdoors and all four of the beautiful seasons South Dakota has to offer us. And coffee (and donuts). I’m counting being a coffee (and donut) connoisseur as a hobby.