



HCCP Distributor Spotlight: Sheryl Putnam

Senior Director of Professional Services
Nan McKay & Associates

Sheryl Putnam has been working in the affordable housing industry since 1989 when she worked part-time for a large property management firm. She remembers one of the first duties they gave her was making copies of resident handbooks. She recalls thinking that there was a lot of rules for residents!

Her career path started with the local housing authority and then with the state HFA. She has managed HCV, public housing, FSS, LIHTC, PBRA and HOME programs. At NMA, she is able to help affordable housing providers all around the country, a job she loves.

She is a proud mom of a beautiful 27-year-old daughter who lives in Idaho. She has a loving, supportive husband who reminds her each day to slow down and enjoy the moment. They love lazy weekends in their beautiful small beach town in sunny Southern California, riding our bikes, listening to live music and cooking.

How has the HCCP designation impacted your career?

The HCCP has afforded me the opportunity to join an elite group of LIHTC professionals. As the industry leading LIHTC designation, I think it's important for anyone in this industry to obtain their HCCP and promote the designation.

How did you get into the LIHTC industry?

Like many of my colleagues, quite by accident actually. After working for many years at the local housing authority, I applied for a compliance auditor position at the state HFA. I didn't know anything about the LIHTC program, but I had years of HUD program experience. The HFA hired me, and I loved the work! Traveling to the developments and seeing firsthand the affordable housing in the community was



inspiring. I also enjoyed meeting and training the property's on-site management team. I eventually ended up managing the compliance department!

What are your day-to-day responsibilities?

While no day is the same, I am usually talking to customers across the country about their training and/or consulting needs and how NMA can help. If I'm not talking to a customer, I am working on a project with one of my colleagues, training one of our classes, or helping one of our trainers or consultants.

What helped with your success in the LIHTC industry?

Meeting other LIHTC professionals. I feel like my colleagues in this industry are always willing to help each other. I have a cadre of folks I can call when a difficult or random question presents itself — there is always someone willing to help out. The industry as a whole prides itself on teamwork and professionalism. I'm proud to be part of that!

What's your favorite hobby?

Tennis, anyone? Competitive league tennis is my favorite hobby. You can find me on the court playing after work a couple of times each week. My husband and I also enjoy horseback riding at a friend's ranch down in Mexico.