



HCCP Designee Spotlight: My Nguyen

Senior Portfolio Manager
Massachusetts Housing Partnership (MHP)

My Nguyen currently works as a senior portfolio manager at Massachusetts Housing Partnership (MHP), which is a nonprofit quasi-public affordable housing organization that works in concert with the governor and the state Department of Housing and Community Development to increase the supply of affordable housing in Massachusetts through providing technical assistance and rental financing to developers.

My became interested in affordable housing, specifically the LIHTC program, through a sociology class about housing during her undergrad years at Wesleyan University. The class inspired her to major in sociology with a focus on housing and community development, and her senior thesis centered on the LIHTC program's impact on creating affordable housing in the United States compared with housing programs in other countries.

After graduating in 2009, she began working for a community development corporation that developed affordable housing in western Massachusetts and, since then, also worked for tax credit syndicators and private developers.

How has the HCCP designation impacted your career?

I earned my HCCP designation in 2015, and it has provided opportunities in the LIHTC industry that I wouldn't have had access to or knowledge of otherwise. The training required to obtain and maintain the designation has also strengthened my knowledge and has kept me up to date with the LIHTC



program, which has been a valuable asset to my employers and when engaging with peers in the industry.

How did you get into the LIHTC industry?

I first learned about the LIHTC program in college in a class taught by Rob Rosenthal, whose teachings focus on housing and homelessness, and he is the author of a book called “Homeless in Paradise.” His class had a profound impact on me, especially his discussion of the LIHTC program as a tool for addressing the lack of affordable housing and issues of homelessness. I was inspired to begin working in community development, specifically the development of affordable housing through the use of the LIHTC program.

What are your day-to-day responsibilities?

In my current role with MHP, an organization that provides financing for the development of affordable rental housing in Massachusetts, I manage relationships with our borrowers and assess the health of the portfolio by analyzing operational performance and conducting site inspections. With a complex portfolio that involves different financing structures and subsidy programs, every borrower’s needs are a little different, which provides a lot of variety in my day-to-day work that I enjoy.

What helped with your success in the LIHTC industry?

Being flexible and resourceful has been immensely helpful when working in the LIHTC industry since no project is ever the same, and certain factors including new legislation or economic fluctuations can impact a project in ways for which you hadn’t prepared. Being able to adapt to new realities and drawing on the resources I have garnered through my years working in the LIHTC industry and getting my HCCP designation have been integral to my success.

What’s your favorite hobby?

I love to travel, and when I don’t have any trips planned, I love reading books that are set in countries and cities I’ve never been to. My travel and reading feed two of my other favorite hobbies, cooking and baking (also eating, if that counts as a hobby). I love developing recipes based on dishes I’ve tried in different places or read about with varying degrees of success, but my family and friends always seem willing to help with the eating part. I’m also a runner, but circling back to my love of eating, my favorite runs are ones with a destination like a sandwich place or bakery.