



## HCCP Board of Governors Spotlight: Lori Erbst

*Director of Compliance*  
Asset Living

Lori currently serves as the director of compliance for Asset Living in Dallas. She has been with Asset Living (formerly Alpha-Barnes Real Estate Services) for more than 20 years. Lori is directly responsible for the successful leadership and operation of Asset's Affordable/LIHTC Compliance Department. In her role as director, she oversees a team of more than 20 compliance specialists and managers providing compliance oversight to more than 320 affordable communities.

Lori has earned top compliance credentials throughout her career, including the esteemed Housing Credit Certified Professional (HCCP). Lori currently serves on the HCCP Board of Governors and is a member of the Texas Affiliation of Affordable Housing Providers (TAAHP) Compliance Committee.

### **How has the HCCP designation impacted your career?**

Obtaining the HCCP designation almost 20 years ago has definitely given me the credibility and confidence required to excel in my organization. This designation demonstrates knowledge and understanding of the LIHTC rules and regulations. It has opened doors and allowed me to meet some of the top compliance professionals in the LIHTC industry.

### **How did you get into the LIHTC industry?**

I started out as a leasing agent on a LIHTC lease-up. I found out quickly that I enjoyed the paperwork much more than the leasing part. I dug in and learned as much as I could, as fast as I could. When I asked my regional supervisor about taking the HCCP exam, I was told that it was too difficult and I was not likely to pass the test. Shortly after that, I obtained my HCCP designation at a different management



company. I am super proud of my HCCP designation, and I will always recommend it to anyone in the industry.

### **What are your day-to-day responsibilities?**

I oversee a talented group of compliance professionals who are responsible for ensuring regulatory and contractual obligations are met at all levels with local and state housing and support agencies. We currently oversee approximately 320-plus properties, and the number is growing every day. I am responsible for monitoring and implementing all federal/state requirements throughout our portfolio. This includes file review and creating policies to ensure compliance with regulations to resolve any audit findings that may arise.

### **What helped with your success in the LIHTC industry?**

Having a leader who trusted and believed in me from the start was essential. Having a network of HCCP professionals to lean on, along with training, experience and amazing colleagues, has helped me become successful. Also, attending regular trainings offered by industry leaders such as NAHB, Novogradac and NCSHA have been key to staying on top of all new regulations.

### **What's your favorite hobby?**

Anything outdoors, but my favorites are camping, ATV riding and gardening. I love to find new experiences either with food or exploring new towns or parks.