



HCCP Spotlight: Nikki Freyman

*Senior Manager, Portfolio Performance
Enterprise Community Asset Management, Inc.*

My name is Nikki Freyman and I am proud to work for Enterprise Community Partners, a company who, in its 43-year history, has created or preserved over 1 million homes in all 50 states, the District of Columbia, Puerto Rico and the US Virgin Islands. Enterprise's mission is to make home and community places of pride, power, and belonging, as well as platforms for resilience and upward mobility. With expertise across Community Development, Solutions and Capital, the people at Enterprise strive to achieve that mission every day. I started with Enterprise in 2007 which is the same year I learned what a tax credit was! It was through taking courses in compliance, including the course that includes NAHB's HCCP exam, and visiting our affordable housing properties and meeting residents that I developed a true interest and passion for this work. Nearly 18 years later, there is not another industry I'd rather work in.

How has the HCCP credential impacted your career?

The course that typically precedes the HCCP exam is a true soup to nuts affordable housing crash course. It was through taking courses like that and being tested on my knowledge that I've gotten to where I am today. I also appreciate the industry network that it opens up as well as the continuing education courses. I was proud to pass that exam and to add the "HCCP" credential after my name on my signature line!

How did you get into the LIHTC industry?

I waitressed right out of college while I was figuring out what I wanted to be when I grew up. A friend I met through work already worked for Enterprise and told me I should apply for their administrative assistant position, just to get a foot in the door. While my degrees are not related to housing, public policy or urban planning, I was able to learn so much on the job that I realized quickly that this wasn't just a job, it was a career. Here I am 18 years later and there is nowhere I'd rather be.



What are your day-to-day responsibilities?

For the past 14 years, I've been a Senior Asset Manager overseeing a portfolio of around 70 properties in 5 states (Missouri, Illinois, Louisiana, Mississippi and Montana). In this role, I was responsible for the physical, financial and compliance oversight of the properties as well as working with General Partners to proactively resolve performance issues, mitigate ongoing risk, and take appropriate measures to ensure compliance with partnership documents. Recently I've started in a new role at Enterprise working on our Portfolio Performance team where I will be able to build upon my work as an Asset Manager to work more directly with our investors to maintain key relationships and to provide portfolio data and analysis, reporting and fund level information. I have also collaborated for several years along with other teams across Enterprise and with our IT team for our systems work – helping to improve processes and workflow and to test enhancements to our Salesforce-based software. In addition to my day-to-day work in Asset Management, I also serve as the lead for our Parents and Caregivers Employee Resource Group, co-authored an Enterprise white paper on insurance challenges in the Gulf Coast in 2024 and am active with the Missouri chapter of the Women's Affordable Housing Network.

What helped with your success in the LIHTC industry?

Truly it has been having a phenomenal mentor. I was so fortunate to be hired by a strong people manager who has been instrumental in ensuring that I had access to industry training, opportunities for advancement and space to become the person I am today, both personally and professionally. It's my number one recommendation to anyone starting out in any industry.

What's your favorite hobby?

I can't narrow it down to just one! I love cooking, reading, traveling, bowling and doing anything with my husband and 2 daughters.