

Meet an HCCP Trainer

***Edie L. Kitchens, HCCP, C14P, COS and CAM
President and owner of Tax Credit Assurance, Inc.***

Edie Kitchens has been in the apartment industry for 39 years, and on the LIHTC and HUD side for 19 years. She has passed every LIHTC audit with 100%: No 8823's issued. Tax Credit Assurance does business in 19 states, specializing in correcting files that are out of compliance. The company oversees compliance and does file reviews in 12 states.



In 1997, I wanted out of the industry altogether, and actually took another job. It was supposed to be an 8-to-5 job, Monday through Friday. After three weeks, I was told that their budget was cut and I would have to do two peoples' jobs. I would be working split shifts and have only one weekend off for the year. I went to my office and asked God for direction – since I did not ask him before I took the present job. Within 30 minutes I received a call from Yarco Companies. They wanted me to run a 56-unit LIHTC property in Tulsa, Okla. It was a small senior property. I was blessed every day I worked there. Yarco gave me the opportunity to take a class and test for my HCCP. I was soon promoted to the compliance department and was traveling to all their properties. In September 2004, I made the decision to go out on my own.

When I was 23 years old, I attended a training on leasing. I remember going home and telling my husband that I wanted to be a trainer – that I wanted to be one in front of the class, teaching. Having the HCCP has given me that opportunity. It has also made my business grow each year. I started out with just me in the office. I have 10 people who work for me in Texas, Florida, Illinois, Arizona and Oklahoma.

I oversee the staff, complete onsite audits, review all first-year files myself, work with my staff to complete lease-ups, and I hold 10 to 15 public and private trainings per year. There is not a property too small or one too large for us to handle.

I tell everyone that LIHTC is not hard to learn – you have to be completely detailed and accurate in the paperwork. Your file has to tell a story. I learned this in the beginning, and have followed it throughout the years. I love to train. My feeling is that the more I train, the less messes we have to go in and clean up. It is always better to do it the correct way the first time around.

Working in this industry has helped me help others. When you see people who are in need of affordable housing and can help provide them a nice place to live, you know you have been part of something special!

The only hobby I have is traveling. I am on the road most of the time. When I am home, it is all about spending time with my husband of 33 years and my 50-pound Lab. It is always good to have time with my sons and my brothers – family is very big with us!

I am not the best writer – especially when it comes to talking about myself. I feel very honored that you would ask me for this information. My life has been about this business, and I know I would not have been half as successful without having my HCCP and being able to train for and proctor the HCCP test.