

ERICA DAVIS

Affordable Housing & Multifamily Compliance Leader

PROFESSIONAL SUMMARY

Senior affordable housing compliance executive with nearly two decades of experience supporting LIHTC, HUD, HOME, PBRA, and layered-finance multifamily portfolios nationwide. Founder of Total Compliance Consulting LLC, providing third-party compliance support focused on asset stabilization, risk mitigation, and regulatory compliance. Known for translating policy into practical implementation that preserves funding, protects assets, and supports long-term housing stability.

PROFESSIONAL EXPERIENCE

Senior Director of Housing Compliance — National Church Residences (2024–2026)

Led housing compliance teams across LIHTC, HUD, HOME, and layered-finance portfolios. Developed KPI-driven strategies to improve compliance outcomes, revenue performance, and operational efficiency. Oversaw onboarding and acquisition compliance reviews, utility allowance submissions, and regulatory training programs. Served as liaison with federal, state, and local agencies while partnering with executive leadership to strengthen compliance systems.

Compliance Director — Enterprise Residential, LLC (2020–2023)

Served as senior compliance authority for multifamily affordable housing portfolios. Oversaw LIHTC, PBRA, HOME, bond, and Section 811 program requirements. Developed policies, procedures, and training programs to ensure audit readiness, risk mitigation, and long-term regulatory compliance.

Compliance Manager — Columbus Property Management (2018–2020)

Managed compliance specialists and reviewed lease-up and move-in files to ensure accuracy and regulatory compliance. Supported new development monitoring and organizational policy development.

Founder & Principal — Total Compliance Consulting LLC (2016–Present)

Founded and lead a compliance consulting firm supporting owners, developers, and management agents with LIHTC and HUD-regulated portfolios. Provide advisory services focused on compliance stabilization, audit preparation, staff training, and asset preservation.