



Affordable Housing

First enacted in 1937 with new programs evolving every year, affordable housing regulations offer a collection of financial benefits to a host of low-income housing business participants as well as investors, syndicators, developers, lenders, housing authorities and state credit agencies. However, this niche sector requires that participants be adept at navigating complex federal and state tax rules and compliance requirements to secure financial benefits. And the stakes are high – errors or oversights can lead to devastating financial consequences.

As a result, the complexities of the program dictate that service providers have a strong reputation in the industry, unquestionable expertise and an exceptional commitment to ongoing, value-added communications with clients.

An enviable reputation for exemplary service, sensitivity to reporting deadlines and personalized attention.

With more than 30 years of experience, PKF O'Connor Davies Affordable Housing Practice currently serves more than 2,000 not-for-profit clients and another 200 affordable housing clients. Delivering exceptional audit, tax and advisory services, our Affordable Housing Practice is one of the largest and oldest of its kind in the tri-state and mid-atlantic areas. Our high degree of personalized attention in meeting individual client needs and utmost sensitivity to reporting deadlines earns us an exceptional reputation with HUD, national syndicators and state and city housing agencies.

Our Affordable Housing Practice services include:

- Financial Statement Audits, Reviews and Compilations
- Filing of Tax Forms 1065 and 990
- Underwriting and Application Assistance
- Mortgagor and Contractor Cost Certifications
- Agreed-Upon Procedure Reports for LIHTC Properties
 - 10% Test for Carryover Allocations
 - 95/5 and 50% Tests for Bond Financed Deals
- Regulatory Compliance – HUD, RD, State and Local
- Year 15 Transition Consulting

Contact Us

Alan S. Chalfin, CPA
Partner
achalfin@pkfod.com

Stewart A. Grubman, CPA
Partner
sgrubman@pkfod.com

Steven J. Walters, CPA
Partner
swalters@pkfod.com

Gigi Eggers, CPA
Principal
geggers@pkfod.com

PKF O'Connor Davies, LLP is a full-service certified public accounting and advisory firm with a long history of serving clients both domestically and internationally. With roots tracing to 1891, ten offices in New York, New Jersey, Connecticut and Maryland, and more than 600 professionals, the Firm provides a complete range of accounting, auditing, tax and management advisory services. PKF O'Connor Davies is ranked number 26 on *Accounting Today's* 2016 "Top 100 Firms" list and is recognized as one of the "Top 10 Fastest-Growing Firms." PKF O'Connor Davies was named one of the 50 best accounting employers to work for in North America, by *Vault*. The Firm is the 11th largest accounting firm in the New York Metropolitan area, according to *Crain's New York Business*.

PKF O'Connor Davies is the lead North American firm in PKF International, a global network of legally independent accounting and advisory firms located in 440 locations, in 150 countries around the world.