

CPA & ADVISORY SERVICES FOR AFFORDABLE HOUSING PROJECTS

FROM BLUEPRINT TO COMMUNITY CORNERSTONE

Affordable housing development plays a vital role in strengthening communities—and it requires specialized accounting, tax, and compliance expertise. At SEK, we can support your affordable housing project's journey, from blueprint to community cornerstone. With 30 years of experience navigating the multifaceted regulations of affordable housing, our dedicated team is equipped to guide low-income housing developers, builders, syndicators, investors, nonprofits, and housing authorities through the hurdles of compliance, allowing you to concentrate on creating more affordable homes.

Our extensive background includes collaboration with pivotal agencies such as the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture (USDA) Rural Development Services, and the Pennsylvania Housing Finance Agency, alongside numerous state tax credit-financing bodies.

LOW-INCOME HOUSING TAX CREDIT (LIHTC) COMPLIANCE

The LIHTC program is the primary federal incentive for affordable housing development, and it requires careful compliance monitoring, accurate tax credit calculations, and precise reporting to investors and housing agencies. SEK's affordable housing team has extensive experience with Section 42 compliance and LIHTC audit requirements. We're leaders in affordable housing consultancy, currently servicing more than 50 Low-Income Housing Tax Credit Projects and various affordable housing entities across Pennsylvania and Maryland. Our project portfolio showcases a broad range of initiatives, from modest 6-unit developments to expansive 130-unit complexes.

LIHTC AUDIT SERVICES

We provide financial statement audits for LIHTC partnerships and limited liability companies, meeting the specific requirements of housing finance agencies and tax credit syndicators. Our audit reports are designed to satisfy investor and agency requirements while helping project owners manage their compliance obligations.

AFFORDABLE HOUSING FINANCIAL REPORTING

Accurate financial statements are essential for demonstrating project compliance, satisfying lender covenants, and reporting to investors. SEK's affordable housing accountants understand the unique financial reporting requirements of these projects.

HUD & GOVERNMENT REPORTING

For projects funded with HUD financing or other government sources, SEK provides the specialized reporting and compliance services required by program

TEAM LEADERS

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DEVELOPMENT ADVISORY

We work with [developers, investors](#), and housing organizations throughout the development lifecycle—helping evaluate deal structures, tax implications, and long-term financial viability.

PROJECT SUPPORT SERVICES

Additionally, SEK offers these comprehensive services that are designed to streamline your project's finances and operations—ensuring success from inception to completion:

- [Reviews and Compilations](#): Gain valuable insights and maintain accurate financial records with our expert review and compilation services.
- [Tax Planning & Compliance](#): Maximize your project's financial efficiency with strategic tax planning, ensuring you leverage all available credits and deductions while staying compliant.
- 10% Carryover Test and Final Cost Certifications: Ensure compliance and secure financing with precise carryover testing and cost certifications.
- Consulting: Benefit from our in-depth understanding of laws and tools essential for developing sustainable communities.

WHY CHOOSE SEK?

At SEK, our team holds vast knowledge of the sector's nuances and takes a proactive approach to challenges. Contact us today to learn how we can support your project's journey, from blueprint to community cornerstone. Let's partner together to create homes and foster prosperity in communities that need it most.