



Committed to the affordable housing industry.

**Hertzbach's Affordable Housing Industry Services Group** strives to be an accessible and invaluable resource to our clients. Our knowledge and experience allow us to provide you with assurance, tax, and consulting services from pre-development to Year 15 and beyond. Partnering with an accounting firm experienced in the LIHTC industry is critical to navigating your way through complex transactions and ensuring the long-term success of each project. Hertzbach has been proudly serving the affordable housing industry for over 40 years. Our firm is staffed by a highly skilled team of professionals who are dedicated to understanding of the unique accounting needs of the affordable housing industry.

**Our goal is to guide you through each phase in the life cycle of your project and maximize the financial benefits.**

### TAXATION

- Partnership Income Tax Returns
- Corporate Income Tax Returns
- Form 8609
- Maximization of Annual Tax Credits
- Maximization of First Year Tax Credits
- Utilization of Excess Basis
- Tax Planning / Maximization of Tax Savings
- Credit Allocation Planning ( 704(b) Capital, Minimum Gain )
- Syndication
- Cost Segregation
- Exit Strategies ( Year 15 )

### DEVELOPMENT

- Loan and LIHTC Applications
- Carryover / Eligible Basis Computation
- Syndicator Negotiations
- Financial Projections
- Cost Certification ( Mortgagor / LIHTC 8609 )
- Contractors Cost Certification
- Subsidy Layering Assistance
- Tax-Exempt Bond Questionnaire
- Bond Tests ( 50%,95% )
- Break-even/Stabilization
- Preliminary Eligible Basis / 50% Test
- Other Investor Required Certifications

### OPERATIONS

- Internal Controls
- Section 42 / HUD / CDA / VHDA / DHCD Compliance Documentation, Controls and Monitoring
- Audit
- Debt Covenant Compliance
- Surplus Cash, Distributions, Residual Receipts
- Escrow Analysis
- Electronic Filing of Financial Statements
- Real Estate Tax Assessment Appeal
- Mortgage Reduction/Refinancing

*A commitment to success is ingrained in our firm.*

*Each client has their own goals and we take the time to understand their goals and help bring them to fruition.*

