



# Affordable Housing

## EMPOWERING AFFORDABLE HOUSING DEVELOPMENT

In the ever-evolving real estate landscape, affordable housing projects present a unique set of challenges and complexities. At SEK, we understand the intricacies of developing projects that not only offer shelter but also contribute to community prosperity. 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, not-for-profits, and housing authorities through the hurdles of compliance, allowing you to concentrate on what matters most—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. We're leaders in affordable housing consultancy, currently servicing over 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.

## SERVICES TAILORED TO AFFORDABLE HOUSING

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

- **Audits, Assurance, and Agreed-Upon Procedures:** Navigate financial complexities with confidence, backed by our thorough audit and assurance services.
- **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.

## START BUILDING WITH SEK

Our vast knowledge of the sector's nuances and our proactive approach to challenges make us the ideal partner for your development needs. Contact us today to learn how we can support your project's journey, from blueprint to community cornerstone. Let's work together to create homes and foster prosperity in communities that need it most.

Visit [www.sek.com](http://www.sek.com) for more information or to schedule a consultation today!

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